

FONTANA VILLAGE TREASURER
P.O. BOX 200
FONTANA, WI 53125-0200

**WALWORTH COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2020
REAL ESTATE**

ABBEY SPRINGS COSENZA LLC



520165/SCDB 500203

ABBEY SPRINGS COSENZA LLC
2020 S VALLEY RD
LOMBARD IL 60148

Parcel Number: SCDB 500203
Bill Number: 520165

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
203 ABBEY SPRINGS DR

UNIT NO. 203 ABBEY SPRINGS CONDO NO. 5 AS DESC IN
VOL 97 RECORDS PG 265 W.C.R. VILLAGE OF FONTANA ON
GENEVA LAKE

0.260 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 138,600	ASSESSED VALUE IMPROVEMENTS 262,900	TOTAL ASSESSED VALUE 401,500	AVERAGE ASSMT. RATIO 0.895193469	NET ASSESSED VALUE RATE 0.01327990 (Does NOT reflect credits)	NET PROPERTY TAX 5293.63																																																																		
ESTIMATED FAIR MARKET VALUE LAND 154,800	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 293,700	TOTAL ESTIMATED FAIR MARKET VALUE 448,500	<div><div></div><div>A star in this box means unpaid prior year taxes.</div></div>	School taxes also reduced by school levy tax credit 441.16																																																																			
<table><tr><td>TAXING JURISDICTION</td><td>2019 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2020 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2019 NET TAX</td><td>2020 NET TAX</td><td>% TAX CHANGE</td></tr><tr><td>STATE OF WISCONSIN</td><td>0</td><td>0</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td>WALWORTH COUNTY</td><td>218,494</td><td>218,490</td><td>1,601.05</td><td>1,615.06</td><td>0.9%</td></tr><tr><td>Village of Fontana</td><td>515,626</td><td>518,810</td><td>1,343.38</td><td>1,383.66</td><td>3.0%</td></tr><tr><td>Walworth Bigfoot UHS</td><td>397,861</td><td>405,650</td><td>1,046.92</td><td>1,105.27</td><td>5.6%</td></tr><tr><td>Fontana J8 School District</td><td>214,088</td><td>214,904</td><td>912.06</td><td>869.66</td><td>-4.6%</td></tr><tr><td>Gateway Technical</td><td>1,066,577</td><td>1,049,206</td><td>338.61</td><td>358.23</td><td>5.8%</td></tr><tr><td>TOTAL</td><td>2,412,646</td><td>2,407,060</td><td>5,242.02</td><td>5,331.88</td><td>1.7%</td></tr><tr><td>FIRST DOLLAR CREDIT</td><td></td><td></td><td>-40.46</td><td>-38.25</td><td>-5.5%</td></tr><tr><td>LOTTERY AND GAMING CREDIT</td><td></td><td></td><td>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td>NET PROPERTY TAX</td><td></td><td></td><td>5,201.56</td><td>5,293.63</td><td>1.8%</td></tr></table>						TAXING JURISDICTION	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2019 NET TAX	2020 NET TAX	% TAX CHANGE	STATE OF WISCONSIN	0	0	0.00	0.00		WALWORTH COUNTY	218,494	218,490	1,601.05	1,615.06	0.9%	Village of Fontana	515,626	518,810	1,343.38	1,383.66	3.0%	Walworth Bigfoot UHS	397,861	405,650	1,046.92	1,105.27	5.6%	Fontana J8 School District	214,088	214,904	912.06	869.66	-4.6%	Gateway Technical	1,066,577	1,049,206	338.61	358.23	5.8%	TOTAL	2,412,646	2,407,060	5,242.02	5,331.88	1.7%	FIRST DOLLAR CREDIT			-40.46	-38.25	-5.5%	LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%	NET PROPERTY TAX			5,201.56	5,293.63	1.8%
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<div>TOTAL DUE: \$5,293.63</div> <div>FOR FULL PAYMENT PAY BY: JANUARY 31, 2021</div> <div>Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.</div>																																																																							

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
Fontana J8 School District	639,091	228.14	2022				
Walworth Bigfoot UHS	443,855	147.34	2035				
Walworth Bigfoot UHS	155,349	51.57	2021				

PAY 1ST INSTALLMENT OF: \$2,646.82

BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

FONTANA VILLAGE TREASURER
P.O. BOX 200
FONTANA, WI 53125-0200

PIN# SCDB 500203
ABBEY SPRINGS COSENZA LLC
BILL NUMBER: 520165

PAY 2ND INSTALLMENT OF: \$2,646.81

BY JULY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

WALWORTH COUNTY TREASURER
100 W WALWORTH
PO BOX 1001
ELKHORN, WI 53121

PIN# SCDB 500203
ABBEY SPRINGS COSENZA LLC
BILL NUMBER: 520165

PAY FULL AMOUNT OF: \$5,293.63

BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

FONTANA VILLAGE TREASURER
P.O. BOX 200
FONTANA, WI 53125-0200

PIN# SCDB 500203
ABBEY SPRINGS COSENZA LLC
BILL NUMBER: 520165



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT