

CITY OF WHITEWATER  
PO BOX 690  
WHITEWATER, WI 53190

**WALWORTH COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2021  
REAL ESTATE**

CAMPUS EDGE APARTMENTS LLC



**Parcel Number: /A461300001**  
**Bill Number: 574824**

**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**

**122 N PRINCE ST**  
Sec. 5, T4N, R15E  
LOT 1 CERTIFIED SURVEY NO 4613 AS RECORDED IN VOL 30 OF CS ON PAGE 189 WCR. LOCATED IN SE1/4 NW1/4 & SW1/4 NE1/4 SEC 5 T4N R15E. 38022 SQ FT, CITY OF WHITEWATER, OMTS /WUP-173, /WUP-173A, /WUP 173B. 0.870 ACRES

574824//A461300001

**CAMPUS EDGE APARTMENTS LLC**  
**1129 IRELAND DR**  
**WAUNAKEE WI 53597**

Please inform treasurer of address changes.

|   |  |   |  |  |                           |                     |  |  |                 |                 |                 |                 |         |        |          |          |       |                    |           |           |          |          |       |                                |           |           |          |           |      |                   |         |         |        |        |       |       |           |           |           |           |       |
|---|--|---|--|--|---------------------------|---------------------|--|--|-----------------|-----------------|-----------------|-----------------|---------|--------|----------|----------|-------|--------------------|-----------|-----------|----------|----------|-------|--------------------------------|-----------|-----------|----------|-----------|------|-------------------|---------|---------|--------|--------|-------|-------|-----------|-----------|-----------|-----------|-------|
| ASSESSED VALUE<br>LAND<br>115,300   | ASSESSED VALUE<br>IMPROVEMENTS<br>922,300              | TOTAL ASSESSED<br>VALUE<br>1,037,600              | AVERAGE ASSMT.<br>RATIO<br>0.936608501                                 | NET ASSESSED<br>VALUE RATE<br>0.02063811<br><br>(Does NOT reflect credits) | NET PROPERTY TAX 21331.62 |                     |  |  |                 |                 |                 |                 |         |        |          |          |       |                    |           |           |          |          |       |                                |           |           |          |           |      |                   |         |         |        |        |       |       |           |           |           |           |       |
| ESTIMATED FAIR MARKET<br>VALUE LAND<br>123,100  | ESTIMATED FAIR MARKET<br>VALUE IMPROVEMENTS<br>984,700 | TOTAL ESTIMATED<br>FAIR MARKET VALUE<br>1,107,800 | <div></div> A star in this<br>box means<br>unpaid prior<br>year taxes. | School taxes also reduced<br>by school levy tax credit<br>1,870.14         |                           |                     |  |  |                 |                 |                 |                 |         |        |          |          |       |                    |           |           |          |          |       |                                |           |           |          |           |      |                   |         |         |        |        |       |       |           |           |           |           |       |
| <table><tr><td>TAXING JURISDICTION</td><td>2020<br/>EST. STATE AIDS<br/>ALLOCATED TAX DIST.</td><td>2021<br/>EST. STATE AIDS<br/>ALLOCATED TAX DIST.</td><td>2020<br/>NET TAX</td><td>2021<br/>NET TAX</td><td>% TAX<br/>CHANGE</td></tr><tr><td>WALWORTH COUNTY</td><td>101,435</td><td>99,835</td><td>3,875.40</td><td>3,696.97</td><td>-4.6%</td></tr><tr><td>City of Whitewater</td><td>3,503,412</td><td>3,474,873</td><td>6,814.84</td><td>6,599.57</td><td>-3.2%</td></tr><tr><td>Whitewater Unified School Dist</td><td>5,136,864</td><td>5,526,376</td><td>9,986.88</td><td>10,318.20</td><td>3.3%</td></tr><tr><td>Gateway Technical</td><td>487,098</td><td>520,741</td><td>859.58</td><td>799.38</td><td>-7.0%</td></tr><tr><td>TOTAL</td><td>9,228,809</td><td>9,621,825</td><td>21,536.70</td><td>21,414.12</td><td>-0.6%</td></tr></table> |  |   |  |  |                           | TAXING JURISDICTION | 2020<br>EST. STATE AIDS<br>ALLOCATED TAX DIST. | 2021<br>EST. STATE AIDS<br>ALLOCATED TAX DIST. | 2020<br>NET TAX | 2021<br>NET TAX | % TAX<br>CHANGE | WALWORTH COUNTY | 101,435 | 99,835 | 3,875.40 | 3,696.97 | -4.6% | City of Whitewater | 3,503,412 | 3,474,873 | 6,814.84 | 6,599.57 | -3.2% | Whitewater Unified School Dist | 5,136,864 | 5,526,376 | 9,986.88 | 10,318.20 | 3.3% | Gateway Technical | 487,098 | 520,741 | 859.58 | 799.38 | -7.0% | TOTAL | 9,228,809 | 9,621,825 | 21,536.70 | 21,414.12 | -0.6% |
| TAXING JURISDICTION   | 2020<br>EST. STATE AIDS<br>ALLOCATED TAX DIST.         | 2021<br>EST. STATE AIDS<br>ALLOCATED TAX DIST.    | 2020<br>NET TAX  | 2021<br>NET TAX  | % TAX<br>CHANGE           |                     |  |  |                 |                 |                 |                 |         |        |          |          |       |                    |           |           |          |          |       |                                |           |           |          |           |      |                   |         |         |        |        |       |       |           |           |           |           |       |
| WALWORTH COUNTY   | 101,435  | 99,835  | 3,875.40   | 3,696.97   | -4.6%                     |                     |  |  |                 |                 |                 |                 |         |        |          |          |       |                    |           |           |          |          |       |                                |           |           |          |           |      |                   |         |         |        |        |       |       |           |           |           |           |       |
| City of Whitewater  | 3,503,412  | 3,474,873   | 6,814.84   | 6,599.57   | -3.2%                     |                     |  |  |                 |                 |                 |                 |         |        |          |          |       |                    |           |           |          |          |       |                                |           |           |          |           |      |                   |         |         |        |        |       |       |           |           |           |           |       |
| Whitewater Unified School Dist  | 5,136,864  | 5,526,376   | 9,986.88   | 10,318.20  | 3.3%                      |                     |  |  |                 |                 |                 |                 |         |        |          |          |       |                    |           |           |          |          |       |                                |           |           |          |           |      |                   |         |         |        |        |       |       |           |           |           |           |       |
| Gateway Technical   | 487,098  | 520,741   | 859.58   | 799.38   | -7.0%                     |                     |  |  |                 |                 |                 |                 |         |        |          |          |       |                    |           |           |          |          |       |                                |           |           |          |           |      |                   |         |         |        |        |       |       |           |           |           |           |       |
| TOTAL   | 9,228,809  | 9,621,825   | 21,536.70  | 21,414.12  | -0.6%                     |                     |  |  |                 |                 |                 |                 |         |        |          |          |       |                    |           |           |          |          |       |                                |           |           |          |           |      |                   |         |         |        |        |       |       |           |           |           |           |       |
| FIRST DOLLAR CREDIT   |  |   | -78.81   | -82.50   | 4.7%                      |                     |  |  |                 |                 |                 |                 |         |        |          |          |       |                    |           |           |          |          |       |                                |           |           |          |           |      |                   |         |         |        |        |       |       |           |           |           |           |       |
| LOTTERY AND GAMING CREDIT   |  |   | 0.00   | 0.00   | 0.0%                      |                     |  |  |                 |                 |                 |                 |         |        |          |          |       |                    |           |           |          |          |       |                                |           |           |          |           |      |                   |         |         |        |        |       |       |           |           |           |           |       |
| NET PROPERTY TAX  |  |   | 21,457.89  | 21,331.62  | -0.6%                     |                     |  |  |                 |                 |                 |                 |         |        |          |          |       |                    |           |           |          |          |       |                                |           |           |          |           |      |                   |         |         |        |        |       |       |           |           |           |           |       |

TOTAL DUE: \$21,331.62  
FOR FULL PAYMENT  
PAY BY:  
JANUARY 31, 2022  
  
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.

**FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases**

| Taxing Jurisdiction            | Total Additional<br>Taxes | Total Additional Taxes<br>Applied to Property | Year Increase<br>Ends | Taxing Jurisdiction | Total Additional<br>Taxes | Total Additional Taxes<br>Applied to Property | Year Increase<br>Ends |
|--------------------------------|---------------------------|---|-----------------------|---------------------|---------------------------|---|-----------------------|
| Whitewater Unified School Dist | 1,346,271                 | 2,124.06                                      | 2037                  |                     |                           |   |                       |
| Whitewater Unified School Dist | 1,382,191                 | 2,180.73                                      | 2023                  |                     |                           |   |                       |

PAY 1ST INSTALLMENT OF: \$10,665.81

**BY JANUARY 31, 2022**

AMOUNT ENCLOSED \_\_\_\_\_

**MAKE CHECK PAYABLE AND MAIL TO:**

**CITY OF WHITEWATER**  
**PO BOX 690**  
**WHITEWATER, WI 53190**

**PIN# /A461300001**  
**CAMPUS EDGE APARTMENTS LLC**  
**BILL NUMBER: 574824**

PAY 2ND INSTALLMENT OF: \$10,665.81

**BY JULY 31, 2022**

AMOUNT ENCLOSED \_\_\_\_\_

**MAKE CHECK PAYABLE AND MAIL TO:**

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

**PIN# /A461300001**  
**CAMPUS EDGE APARTMENTS LLC**  
**BILL NUMBER: 574824**

PAY FULL AMOUNT OF: \$21,331.62

**BY JANUARY 31, 2022**

AMOUNT ENCLOSED \_\_\_\_\_

**MAKE CHECK PAYABLE AND MAIL TO:**

**CITY OF WHITEWATER**  
**PO BOX 690**  
**WHITEWATER, WI 53190**

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INCLUDE THIS STUB WITH YOUR PAYMENT



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