

LAKE GENEVA CITY TREASURER  
626 GENEVA ST  
LAKE GENEVA, WI 53147

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

MELCHIORRE, FRANK  
MELCHIORRE, COLETTE

Parcel Number: ZCC 00010  
Bill Number: 580267



580267/ZCC 00010  
FRANK MELCHIORRE  
COLETTE MELCHIORRE  
2136 FIELDCREST DR  
BARTLETT IL 60103

**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**  
**425 BAKER ST**

UNIT 102-425 BAKER ST OF COURTYARD CONDOMINIUM AS RECORDED UNDER DOC. #325212. LOCATED IN BLK 35 ORIGINAL PLAT. CITY OF LAKE GENEVA OMTS ZOP-352C THIS UNIT NOW KNOWN AS UNIT 6-425 BAKER ST OF 1ST AMENDMENT TO COURTYARD CONDO - #480955  
0.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 12,300		ASSESSED VALUE IMPROVEMENTS 152,700		TOTAL ASSESSED VALUE 165,000		AVERAGE ASSMT. RATIO 0.975196153		NET ASSESSED VALUE RATE 0.01688409  (Does NOT reflect credits)		NET PROPERTY TAX 2717.83																																																													
ESTIMATED FAIR MARKET VALUE LAND 12,600		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 156,600		TOTAL ESTIMATED FAIR MARKET VALUE 169,200		<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 291.79																																																															
<table><tr><th>TAXING JURISDICTION</th><th>2020 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2021 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2020 NET TAX</th><th>2021 NET TAX</th><th>% TAX CHANGE</th></tr><tr><td>WALWORTH COUNTY</td><td>262,401</td><td>257,461</td><td>510.59</td><td>564.53</td><td>10.6%</td></tr><tr><td>City of Lake Geneva</td><td>812,675</td><td>803,682</td><td>726.44</td><td>855.97</td><td>17.8%</td></tr><tr><td>Lake Geneva J1 School Dist</td><td>4,538,957</td><td>4,813,208</td><td>671.50</td><td>750.15</td><td>11.7%</td></tr><tr><td>Lake Geneva-Genoa City UHS</td><td>955,885</td><td>905,139</td><td>426.66</td><td>493.16</td><td>15.6%</td></tr><tr><td>Gateway Technical</td><td>1,260,071</td><td>1,342,926</td><td>113.25</td><td>122.07</td><td>7.8%</td></tr><tr><td>TOTAL</td><td>7,829,989</td><td>8,122,416</td><td>2,448.44</td><td>2,785.88</td><td>13.8%</td></tr><tr><td>FIRST DOLLAR CREDIT</td><td></td><td></td><td>-68.74</td><td>-68.05</td><td>-1.0%</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>2,379.70</td><td>2,717.83</td><td>14.2%</td></tr></table>												TAXING JURISDICTION	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2020 NET TAX	2021 NET TAX	% TAX CHANGE	WALWORTH COUNTY	262,401	257,461	510.59	564.53	10.6%	City of Lake Geneva	812,675	803,682	726.44	855.97	17.8%	Lake Geneva J1 School Dist	4,538,957	4,813,208	671.50	750.15	11.7%	Lake Geneva-Genoa City UHS	955,885	905,139	426.66	493.16	15.6%	Gateway Technical	1,260,071	1,342,926	113.25	122.07	7.8%	TOTAL	7,829,989	8,122,416	2,448.44	2,785.88	13.8%	FIRST DOLLAR CREDIT			-68.74	-68.05	-1.0%	LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%	NET PROPERTY TAX			2,379.70	2,717.83	14.2%
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						<div>TOTAL DUE: \$2,717.83</div> <div>FOR FULL PAYMENT</div> <div>PAY BY:</div> <div>JANUARY 31, 2022</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
Lake Geneva-Genoa City UHS	464,820	47.86	2031				

PAY 1ST INSTALLMENT OF: \$1,358.92  
BY JANUARY 31, 2022

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

MAKE CHECK PAYABLE AND MAIL TO:

LAKE GENEVA CITY TREASURER  
626 GENEVA ST  
LAKE GENEVA, WI 53147

PIN# ZCC 00010  
MELCHIORRE, FRANK  
BILL NUMBER: 580267

PAY 2ND INSTALLMENT OF: \$1,358.91  
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# ZCC 00010  
MELCHIORRE, FRANK  
BILL NUMBER: 580267

PAY FULL AMOUNT OF: \$2,717.83  
BY JANUARY 31, 2022

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

MAKE CHECK PAYABLE AND MAIL TO:

LAKE GENEVA CITY TREASURER  
626 GENEVA ST  
LAKE GENEVA, WI 53147

PIN# ZCC 00010  
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INCLUDE THIS STUB WITH YOUR PAYMENT

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