

GENOA CITY VILLAGE TREASURER
PO BOX 428
GENOA CITY, WI 53128

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

LENTO, NEIL L
LENTO, LORNE N

Parcel Number: THR 00045
Bill Number: 591905

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
1006 PHEASANT DR

LOT 45 HUNTERS RIDGE SUB AS RECORDED IN CAB B
SLIDE 181 WCR. LOCATED IN SW 1/4 SEC 25 T1N R18E. 10507
SQ FT. VILLAGE OF GENOA CITY ANNEXED UNDER DOC.
#326327. OMTS MB 25-4D

0.240 ACRES

591905/THR 00045

NEIL L LENTO
LORNE N LENTO
1006 PHEASANT DR
GENOA CITY WI 53128

Please inform treasurer of address changes.

ASSESSED VALUE LAND 25,500	ASSESSED VALUE IMPROVEMENTS 117,200	TOTAL ASSESSED VALUE 142,700	AVERAGE ASSMT. RATIO 0.810785435	NET ASSESSED VALUE RATE 0.02599576 (Does NOT reflect credits)	NET PROPERTY TAX 3331.05 Garbage/Recycle 189.00
ESTIMATED FAIR MARKET VALUE LAND 31,500	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 144,600	TOTAL ESTIMATED FAIR MARKET VALUE 176,100	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 336.96	
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	38,597	37,897	590.30	587.23	-0.5%
Village of Genoa City	276,559	299,248	1,319.83	1,378.58	4.5%
Lake Geneva-Genoa City UHS	140,602	133,232	504.38	524.15	3.9%
Genoa City J2 School Dist	2,699,810	2,918,702	1,018.12	1,092.65	7.3%
Gateway Technical	185,345	197,672	130.93	126.98	-3.0%
TOTAL	3,340,913	3,586,751	3,563.56	3,709.59	4.1%
FIRST DOLLAR CREDIT			-80.62	-83.26	3.3%
LOTTERY AND GAMING CREDIT			-197.58	-295.28	49.4%
NET PROPERTY TAX			3,285.36	3,331.05	1.4%
TOTAL DUE: \$3,520.05 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 Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
Genoa City J2 School Dist	26,717	19.44	2036				
Lake Geneva-Genoa City UHS	68,419	49.78	2031				

PAY 1ST INSTALLMENT OF: \$1,706.89

BY JANUARY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

GENOA CITY VILLAGE TREASURER
PO BOX 428
GENOA CITY, WI 53128

PIN# THR 00045

LENTO, NEIL L

BILL NUMBER: 591905

PAY 2ND INSTALLMENT OF: \$1,813.16

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# THR 00045

LENTO, NEIL L

BILL NUMBER: 591905

PAY FULL AMOUNT OF: \$3,520.05

BY JANUARY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

GENOA CITY VILLAGE TREASURER
PO BOX 428
GENOA CITY, WI 53128

PIN# THR 00045

LENTO, NEIL L

BILL NUMBER: 591905



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT