FONTANA VILLAGE TREASURER
PO BOX 200
FONTANA, WI 53125-0200

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

CJB INVESTMENTS LLC

Parcel Number: SCDB1002050C
Bill Number: 594371

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.

594371/SCDB1002050C
CJB INVESTMENTS LLC
16 BRIARWOOD SOUTH
OAK BROOK IL 60523

Location of Property/Legal Description
601 KNOLLWOOD CIR C

UNIT NO. 2050C ABBEY SPRINGS CONDO NO. 10 AS DESC IN VOL 82 RECORDS PG 686 WCR VILLAGE OF FONTANA ON GENEVA LAKE

0.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE
83,900	71,500	155,400	0.972717590	0.01178916 (Does NOT reflect credits)
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit
86,300	73,500	159,800		138.22

NET PROPERTY TAX 1792.43

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	218,490	220,180	625.11	533.04	-14.7%
Village of Fontana	518,810	592,652	535.54	477.93	-10.8%
Walworth Bigfoot UHS	405,650	423,350	427.79	395.30	-7.6%
Fontana J8 School District	214,904	229,963	336.60	310.52	-7.7%
Gateway Technical	1,049,206	1,148,467	138.65	115.26	-16.9%
TOTAL	**2,407,060**	**2,614,612**	**2,063.69**	**1,832.05**	**-11.2%**
FIRST DOLLAR CREDIT			**-38.25**	**-39.62**	**3.6%**
LOTTERY AND GAMING CREDIT			**0.00**	**0.00**	**0.0%**
NET PROPERTY TAX			**2,025.44**	**1,792.43**	**-11.5%**

TOTAL DUE: $1,792.43
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
Fontana J8 School District	640,920	72.57	2022
Walworth Bigfoot UHS	158,436	16.67	2022
Walworth Bigfoot UHS	687,101	72.28	2035

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends

PAY 1ST INSTALLMENT OF: $896.22
BY JANUARY 31, 2022
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
FONTANA VILLAGE TREASURER
PO BOX 200
FONTANA, WI 53125-0200
PIN# SCDB1002050C
CJB INVESTMENTS LLC
BILL NUMBER: 594371
INCLUDE THIS STUB WITH YOUR PAYMENT

PAY 2ND INSTALLMENT OF: $896.21
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# SCDB1002050C
CJB INVESTMENTS LLC
BILL NUMBER: 594371
INCLUDE THIS STUB WITH YOUR PAYMENT

PAY FULL AMOUNT OF: $1,792.43
BY JANUARY 31, 2022
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
FONTANA VILLAGE TREASURER
PO BOX 200
FONTANA, WI 53125-0200
PIN# SCDB1002050C
CJB INVESTMENTS LLC
BILL NUMBER: 594371
INCLUDE THIS STUB WITH YOUR PAYMENT