

GENEVA TOWN CLERK-TREASURER  
N3496 COMO RD  
LAKE GENEVA, WI 53147-1106

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

MODZELEWSKI, JOHN F



Parcel Number: JWS 00033  
Bill Number: 603548

**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**  
**W3504 WILDWOOD DR**

LOT 35 W 65' LOT 34. EXC COM SW COR LOT 34, S89D19'E 65' TO POB, N0D41'E 228.46', N89D19'W 15', S0D41'W 228.46', S89D19'E 15' TO POB. ALSO COM NW COR LOT 34 S89D19'E 65' TO POB, S89D19'E 60', S0D41'W 40', S62D37'W 68', N0D41'W 72' TO POB. WILDWOOD SUB  
1.480 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 45,700	ASSESSED VALUE IMPROVEMENTS 279,000	TOTAL ASSESSED VALUE 324,700	AVERAGE ASSMT. RATIO 0.811062035	NET ASSESSED VALUE RATE 0.01459262 (Does NOT reflect credits)	<b>NET PROPERTY TAX</b> 4686.61 Garbage Collection 198.00
ESTIMATED FAIR MARKET VALUE LAND 56,300	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 344,000	TOTAL ESTIMATED FAIR MARKET VALUE 400,300	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 608.56	
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	174,599	178,868	1,373.25	1,416.77	3.2%
Town of Geneva	322,305	317,281	768.89	862.82	12.2%
Geneva J4 School District	40,811	37,223	940.01	1,037.01	10.3%
Lake Geneva-Genoa City UHS	503,345	498,284	1,029.33	1,130.87	9.9%
Gateway Technical	838,439	932,980	289.33	290.76	0.5%
<b>TOTAL</b>	<b>1,879,499</b>	<b>1,964,636</b>	<b>4,400.81</b>	<b>4,738.23</b>	<b>7.7%</b>
<b>FIRST DOLLAR CREDIT</b>			<b>-50.83</b>	<b>-51.62</b>	<b>1.6%</b>
<b>LOTTERY AND GAMING CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>NET PROPERTY TAX</b>			<b>4,349.98</b>	<b>4,686.61</b>	<b>7.7%</b>
<b>TOTAL DUE: \$4,884.61</b> <b>FOR FULL PAYMENT</b> <b>PAY BY:</b> <b>JANUARY 31, 2022</b> <b>Warning:</b> If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>					

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	255,886	113.83	2031				
Geneva J4 School District	78,132	179.79	2037				

PAY 1ST INSTALLMENT OF: \$2,541.31  
BY JANUARY 31, 2022

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

MAKE CHECK PAYABLE AND MAIL TO:

GENEVA TOWN CLERK-TREASURER  
N3496 COMO RD  
LAKE GENEVA, WI 53147-1106

PIN# JWS 00033  
MODZELEWSKI, JOHN F  
BILL NUMBER: 603548

PAY 2ND INSTALLMENT OF: \$2,343.30  
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# JWS 00033  
MODZELEWSKI, JOHN F  
BILL NUMBER: 603548

PAY FULL AMOUNT OF: \$4,884.61  
BY JANUARY 31, 2022

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

MAKE CHECK PAYABLE AND MAIL TO:

GENEVA TOWN CLERK-TREASURER  
N3496 COMO RD  
LAKE GENEVA, WI 53147-1106

PIN# JWS 00033  
MODZELEWSKI, JOHN F  
BILL NUMBER: 603548



INCLUDE THIS STUB WITH YOUR PAYMENT



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INCLUDE THIS STUB WITH YOUR PAYMENT