

TOWN OF TROY
N8870 BRIGGS ST
EAST TROY, WI 53120

WALWORTH COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE

OPGENORTH, JOHN
OPGENORTH, CARRIE

Parcel Number: LA120600002
Bill Number: 633700

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
N8431 PICKERAL LAKE RD

LOT 2 CERT SURVEY NO. 1206 AS RECORDED IN VOL 5 CS
PG 296 WCR. NE 1/4 NE 1/4 SEC 23 T4N R17E. 5.005 A.
5.005 ACRES

633700/LA120600002
JOHN OPGENORTH
CARRIE OPGENORTH
N8431 PICKERAL LAKE RD
EAST TROY WI 53120

Please inform treasurer of address changes.

ASSESSED VALUE LAND 150,000	ASSESSED VALUE IMPROVEMENTS 130,500	TOTAL ASSESSED VALUE 280,500	AVERAGE ASSMT. RATIO 0.732907846	NET ASSESSED VALUE RATE 0.01605427 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 4441.29 Garbage/Recycle 223.50
ESTIMATED FAIR MARKET VALUE LAND 204,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 178,100	TOTAL ESTIMATED FAIR MARKET VALUE 382,800	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 489.71	
TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE
WALWORTH COUNTY	53,679	54,053	1,176.66	1,168.59	-0.7%
Town of Troy	142,246	142,996	786.57	791.52	0.6%
East Troy Community Schools	1,255,713	1,294,451	2,301.91	2,299.13	-0.1%
Gateway Technical	279,992	293,745	241.48	243.99	1.0%
TOTAL	1,731,630	1,785,245	4,506.62	4,503.23	-0.1%
FIRST DOLLAR CREDIT			-62.54	-61.94	-1.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			4,444.08	4,441.29	-0.1%
TOTAL DUE: \$4,664.79 FOR FULL PAYMENT PAY BY: JANUARY 31, 2023 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
East Troy Community Schools	29,497	30.42	2036				
East Troy Community Schools	301,563	311.02	2036				

PAY 1ST INSTALLMENT OF: \$2,444.15
BY JANUARY 31, 2023

AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF TROY
N8870 BRIGGS ST
EAST TROY, WI 53120

PIN# LA120600002
OPGENORTH, JOHN
BILL NUMBER: 633700

PAY 2ND INSTALLMENT OF: \$2,220.64
BY JULY 31, 2023

AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
WALWORTH COUNTY TREASURER
100 W WALWORTH
PO BOX 1001
ELKHORN, WI 53121

PIN# LA120600002
OPGENORTH, JOHN
BILL NUMBER: 633700

PAY FULL AMOUNT OF: \$4,664.79
BY JANUARY 31, 2023

AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF TROY
N8870 BRIGGS ST
EAST TROY, WI 53120

PIN# LA120600002
OPGENORTH, JOHN
BILL NUMBER: 633700

INCLUDE THIS STUB WITH YOUR PAYMENT

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