

CITY OF WHITEWATER  
PO BOX 690  
WHITEWATER, WI 53190

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

AJ TANIS II LLC



Parcel Number: /WUP 00031C  
Bill Number: 643453

**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**  
512 E NORTH ST

PT NE 1/4 SEC 4 T4N R15E DESC AS: COM 132' E OF SW COR LOT 9 BLK 4 J. DANN ADD, E 66', S TO N LN NORTH ST, W 66', N TO POB CITY OF WHITEWATER  
0.280 ACRES

643453/WUP 00031C  
AJ TANIS II LLC  
1232 W WALWORTH AV  
WHITEWATER WI 53190

Please inform treasurer of address changes.

ASSESSED VALUE LAND 51,500	ASSESSED VALUE IMPROVEMENTS 90,900	TOTAL ASSESSED VALUE 142,400	AVERAGE ASSMT. RATIO 0.957742290	NET ASSESSED VALUE RATE 0.01820412  (Does NOT reflect credits)	NET PROPERTY TAX 2517.80																																				
ESTIMATED FAIR MARKET VALUE LAND 53,800	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 94,900	TOTAL ESTIMATED FAIR MARKET VALUE 148,700	<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 237.33																																					
<table><tr><td>TAXING JURISDICTION</td><td>2021 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2022 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2021 NET TAX</td><td>2022 NET TAX</td><td>% TAX CHANGE</td></tr><tr><td>WALWORTH COUNTY</td><td>99,835</td><td>102,309</td><td>466.75</td><td>431.66</td><td>-7.5%</td></tr><tr><td>City of Whitewater</td><td>3,474,873</td><td>3,359,828</td><td>833.21</td><td>1,000.59</td><td>20.1%</td></tr><tr><td>Whitewater Unified School Dist</td><td>5,526,376</td><td>6,321,035</td><td>1,302.70</td><td>1,065.23</td><td>-18.2%</td></tr><tr><td>Gateway Technical</td><td>520,741</td><td>555,985</td><td>100.92</td><td>94.79</td><td>-6.1%</td></tr><tr><td>TOTAL</td><td>9,621,825</td><td>10,339,157</td><td>2,703.58</td><td>2,592.27</td><td>-4.1%</td></tr></table>						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	99,835	102,309	466.75	431.66	-7.5%	City of Whitewater	3,474,873	3,359,828	833.21	1,000.59	20.1%	Whitewater Unified School Dist	5,526,376	6,321,035	1,302.70	1,065.23	-18.2%	Gateway Technical	520,741	555,985	100.92	94.79	-6.1%	TOTAL	9,621,825	10,339,157	2,703.58	2,592.27	-4.1%
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FIRST DOLLAR CREDIT			-82.50	-74.47	-9.7%																																				
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%																																				
NET PROPERTY TAX			2,621.08	2,517.80	-3.9%																																				

TOTAL DUE: \$2,517.80

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
Whitewater Unified School Dist	992,926	196.11	2037				
Whitewater Unified School Dist	1,704,416	336.63	2023				

PAY 1ST INSTALLMENT OF: \$1,258.91

BY JANUARY 31, 2023

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

MAKE CHECK PAYABLE AND MAIL TO:

CITY OF WHITEWATER  
PO BOX 690  
WHITEWATER, WI 53190

PIN# /WUP 00031C  
AJ TANIS II LLC  
BILL NUMBER: 643453

PAY 2ND INSTALLMENT OF: \$1,258.89

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# /WUP 00031C  
AJ TANIS II LLC  
BILL NUMBER: 643453

PAY FULL AMOUNT OF: \$2,517.80

BY JANUARY 31, 2023

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

MAKE CHECK PAYABLE AND MAIL TO:

CITY OF WHITEWATER  
PO BOX 690  
WHITEWATER, WI 53190

PIN# /WUP 00031C  
AJ TANIS II LLC  
BILL NUMBER: 643453



INCLUDE THIS STUB WITH YOUR PAYMENT



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