

LAKE GENEVA CITY TREASURER
626 GENEVA ST
LAKE GENEVA, WI 53147

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

CHRISTIANSEN, NELS C
CHRISTIANSEN, SUSAN B

Parcel Number: ZEND 00019
Bill Number: 654914



654914/ZEND 00019
NELS C CHRISTIANSEN
SUSAN B CHRISTIANSEN
9588 SW 70TH LOOP
OCALA FL 34481

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

UNIT 19 THE END OF THE LINE CABOOSE VILLAGE
CONDOMINIUM AS RECORDED UNDER DOC. #331166.
LOCATED IN SW 1/4 SW 1/4 & NW 1/4 SW 1/4 SEC 31 T2N
R18E. CITY OF LAKE GENEVA OMITS ZYUP-155
0.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 15,500	ASSESSED VALUE IMPROVEMENTS 12,500	TOTAL ASSESSED VALUE 28,000	AVERAGE ASSMT. RATIO 0.870437722	NET ASSESSED VALUE RATE 0.01705332 (Does NOT reflect credits)	NET PROPERTY TAX 409.87																																																											
ESTIMATED FAIR MARKET VALUE LAND 17,800	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 14,400	TOTAL ESTIMATED FAIR MARKET VALUE 32,200	<div><div></div>A star in this box means unpaid prior year taxes.</div>	School taxes also reduced by school levy tax credit 46.58																																																												
<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>257,461</td><td>258,582</td><td>95.80</td><td>93.38</td><td>-2.5%</td></tr><tr><td>City of Lake Geneva</td><td>803,682</td><td>824,684</td><td>145.26</td><td>154.26</td><td>6.2%</td></tr><tr><td>Lake Geneva J1 School Dist</td><td>4,813,208</td><td>4,979,072</td><td>127.29</td><td>127.17</td><td>-0.1%</td></tr><tr><td>Lake Geneva-Genoa City UHS</td><td>905,139</td><td>1,058,870</td><td>83.69</td><td>82.18</td><td>-1.8%</td></tr><tr><td>Gateway Technical</td><td>1,342,926</td><td>1,405,224</td><td>20.71</td><td>20.51</td><td>-1.0%</td></tr><tr><td>TOTAL</td><td>8,122,416</td><td>8,526,432</td><td>472.75</td><td>477.50</td><td>1.0%</td></tr><tr><td>FIRST DOLLAR CREDIT</td><td></td><td></td><td>-68.05</td><td>-67.63</td><td>-0.6%</td></tr><tr><td>LOTTERY AND GAMING CREDIT</td><td></td><td></td><td>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td>NET PROPERTY TAX</td><td></td><td></td><td>404.70</td><td>409.87</td><td>1.3%</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	257,461	258,582	95.80	93.38	-2.5%	City of Lake Geneva	803,682	824,684	145.26	154.26	6.2%	Lake Geneva J1 School Dist	4,813,208	4,979,072	127.29	127.17	-0.1%	Lake Geneva-Genoa City UHS	905,139	1,058,870	83.69	82.18	-1.8%	Gateway Technical	1,342,926	1,405,224	20.71	20.51	-1.0%	TOTAL	8,122,416	8,526,432	472.75	477.50	1.0%	FIRST DOLLAR CREDIT			-68.05	-67.63	-0.6%	LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%	NET PROPERTY TAX			404.70	409.87
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					<div>TOTAL DUE: \$409.87 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.</div>																																																											

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	662,361	11.23	2031				

PAY 1ST INSTALLMENT OF: \$204.94
BY JANUARY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

LAKE GENEVA CITY TREASURER
626 GENEVA ST
LAKE GENEVA, WI 53147

PIN# ZEND 00019
CHRISTIANSEN, NELS C
BILL NUMBER: 654914

PAY 2ND INSTALLMENT OF: \$204.93
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# ZEND 00019
CHRISTIANSEN, NELS C
BILL NUMBER: 654914

PAY FULL AMOUNT OF: \$409.87
BY JANUARY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

LAKE GENEVA CITY TREASURER
626 GENEVA ST
LAKE GENEVA, WI 53147

PIN# ZEND 00019
CHRISTIANSEN, NELS C
BILL NUMBER: 654914



INCLUDE THIS STUB WITH YOUR PAYMENT



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