

DELANAN CITY TREASURER
 PO BOX 465
 DELAVAN, WI 53115-0465

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

FREDRICKSON, CHRISTOPHER L
 FREDRICKSON, JAN S

**Parcel Number: XWUP 00091
 Bill Number: 682139**



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.

682139/XWUP 00091
**CHRISTOPHER L FREDRICKSON
 JAN S FREDRICKSON
 113 N FOURTH ST
 DELAVAN WI 53115**

**Location of Property/Legal Description
 113 N FOURTH ST**

PT NE 1/4 SEC 18 T2N R16E DESC AS: COM ON E LN 4TH ST
 165' N OF N LN WALWORTH AVE, E 132', N 66', W 132', S 66'
 TO POB. CITY OF DELAVAN
 0.204 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 17,700	ASSESSED VALUE IMPROVEMENTS 151,700	TOTAL ASSESSED VALUE 169,400	AVERAGE ASSMT. RATIO 0.769220432	NET ASSESSED VALUE RATE 0.02217735 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 3509.02
ESTIMATED FAIR MARKET VALUE LAND 23,000	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 197,200	TOTAL ESTIMATED FAIR MARKET VALUE 220,200	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 268.49	
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	109,868	107,164	654.31	639.34	-2.3%
City of Delavan	1,165,697	977,337	1,711.21	1,709.20	-0.1%
Delavan-Darien School Dist	5,513,349	5,504,258	1,224.87	1,230.78	0.5%
Gateway Technical	573,076	582,368	141.48	140.39	-0.8%
Lake Comus Protect & Rehab	0	0	0.00	37.13	
Wal Cty Metro Sewer	0	0	0.00	0.00	
TOTAL	7,361,990	7,171,127	3,731.87	3,756.84	0.7%
FIRST DOLLAR CREDIT			-57.25	-57.87	1.1%
LOTTERY AND GAMING CREDIT			-203.05	-189.95	-6.5%
NET PROPERTY TAX			3,471.57	3,509.02	1.1%

TOTAL DUE: \$3,509.02
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
Delavan-Darien School Dist	432,099	110.52	2041				
Delavan-Darien School Dist	888,455	227.24	2023				

PAY 1ST INSTALLMENT OF: \$1,659.54 BY JANUARY 31, 2023 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: DELANAN CITY TREASURER PO BOX 465 DELANAN, WI 53115-0465 PIN# XWUP 00091 FREDRICKSON, CHRISTOPHER L BILL NUMBER: 682139	PAY 2ND INSTALLMENT OF: \$1,849.48 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# XWUP 00091 FREDRICKSON, CHRISTOPHER L BILL NUMBER: 682139	PAY FULL AMOUNT OF: \$3,509.02 BY JANUARY 31, 2023 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: DELANAN CITY TREASURER PO BOX 465 DELANAN, WI 53115-0465 PIN# XWUP 00091 FREDRICKSON, CHRISTOPHER L BILL NUMBER: 682139
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INCLUDE THIS STUB WITH YOUR PAYMENT



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