

TOWN OF TROY  
N8870 BRIGGS ST  
EAST TROY, WI 53120

WALWORTH COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2023  
REAL ESTATE

GUEHRER, JOHN M  
GUEHRER, ALISON L

Parcel Number: LA200500001  
Bill Number: 696856

**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**  
**W3347 BLUFF RD**

LOT 1 CERTIFIED SURVEY NO. 2005 AS RECORDED IN VOL 9 OF C.S. ON PAGE 290 WCR. LOCATED IN SE 1/4 NE 1/4 SEC 10 T4N R17E. 2.30 A OUT OF L T10-5  
2.300 ACRES

696856/LA200500001  
JOHN M GUEHRER  
ALISON L GUEHRER  
W3347 BLUFF RD  
EAST TROY WI 53120

Please inform treasurer of address changes.

ASSESSED VALUE LAND 78,000	ASSESSED VALUE IMPROVEMENTS 186,500	TOTAL ASSESSED VALUE 264,500	AVERAGE ASSMT. RATIO 0.644750766	NET ASSESSED VALUE RATE 0.01627701 <small>(Does NOT reflect credits)</small>	<b>NET PROPERTY TAX</b> 4016.76 Garbage/Recycle 229.44
ESTIMATED FAIR MARKET VALUE LAND 121,000	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 289,300	TOTAL ESTIMATED FAIR MARKET VALUE 410,300	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 586.57	
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
WALWORTH COUNTY	54,053	75,379	1,101.93	1,080.93	-1.9%
Town of Troy	142,996	221,748	746.37	783.89	5.0%
East Troy Community Schools	1,294,451	1,331,602	2,167.98	2,197.82	1.4%
Gateway Technical	293,745	297,550	230.07	242.63	5.5%
<b>TOTAL</b>	<b>1,785,245</b>	<b>1,926,279</b>	<b>4,246.35</b>	<b>4,305.27</b>	<b>1.4%</b>
<b>FIRST DOLLAR CREDIT</b>			<b>-61.94</b>	<b>-61.10</b>	<b>-1.4%</b>
<b>LOTTERY AND GAMING CREDIT</b>			<b>-203.30</b>	<b>-227.41</b>	<b>11.9%</b>
<b>NET PROPERTY TAX</b>			<b>3,981.11</b>	<b>4,016.76</b>	<b>0.9%</b>
<b>TOTAL DUE: \$4,246.20</b> <b>FOR FULL PAYMENT</b> <b>PAY BY:</b> <b>JANUARY 31, 2024</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
East Troy Community Schools	277,644	267.26	2036				
East Troy Community Schools	493,327	474.88	2026				
East Troy Community Schools	9,007	8.67	2036				

PAY 1ST INSTALLMENT OF: \$2,124.12  
BY JANUARY 31, 2024

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

PIN# LA200500001  
GUEHRER, JOHN M  
BILL NUMBER: 696856

PAY 2ND INSTALLMENT OF: \$2,122.08  
BY JULY 31, 2024

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

PIN# LA200500001  
GUEHRER, JOHN M  
BILL NUMBER: 696856

PAY FULL AMOUNT OF: \$4,246.20  
BY JANUARY 31, 2024

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

PIN# LA200500001  
GUEHRER, JOHN M  
BILL NUMBER: 696856

INCLUDE THIS STUB WITH YOUR PAYMENT

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