

CITY OF WHITEWATER  
PO BOX 690  
WHITEWATER, WI 53190

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

MBNAB LLC



Parcel Number: /WUP 00160G  
Bill Number: 708966

708966//WUP 00160G  
MBNAB LLC  
802 GENESIS DR  
ORFORDVILLE WI 53576

**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**  
**1389 W MAIN ST**

PT SE 1/4 SEC 6 T4N R15E DESC AS: COM E 1/4 COR SEC 6, S84D53'W 500' TO POB, S84D53'W 214.7', S5D23'E 40.3', S5D23'W 166.6', N84D37'E 205', N2D42'W 206' TO POB. ALSO COM E 1/4 COR SEC 6, S84D53'W 500', S2D42'E 206' M/L TO POB, S2D42'E 344', S84D53'W 250', N2D42'W 500', 2.870 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 412,500		ASSESSED VALUE IMPROVEMENTS 826,900		TOTAL ASSESSED VALUE 1,239,400		AVERAGE ASSMT. RATIO 0.934984564		NET ASSESSED VALUE RATE 0.01642432  (Does NOT reflect credits)		NET PROPERTY TAX 20286.76																																											
ESTIMATED FAIR MARKET VALUE LAND 441,200		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 884,400		TOTAL ESTIMATED FAIR MARKET VALUE 1,325,600		<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 2,358.06																																													
<table><tr><td colspan="2">TAXING JURISDICTION</td><td>2022 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2023 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2022 NET TAX</td><td>2023 NET TAX</td><td>% TAX CHANGE</td></tr><tr><td colspan="2">WALWORTH COUNTY</td><td>102,309</td><td>134,946</td><td>3,637.55</td><td>3,316.12</td><td>-8.8%</td></tr><tr><td colspan="2">City of Whitewater</td><td>3,359,828</td><td>3,947,735</td><td>8,431.94</td><td>8,379.36</td><td>-0.6%</td></tr><tr><td colspan="2">Whitewater Unified School Dist</td><td>6,321,035</td><td>6,257,235</td><td>8,976.68</td><td>7,877.23</td><td>-12.2%</td></tr><tr><td colspan="2">Gateway Technical</td><td>555,985</td><td>532,685</td><td>798.76</td><td>783.59</td><td>-1.9%</td></tr><tr><td colspan="2">TOTAL</td><td>10,339,157</td><td>10,872,601</td><td>21,844.93</td><td>20,356.30</td><td>-6.8%</td></tr></table>												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		102,309	134,946	3,637.55	3,316.12	-8.8%	City of Whitewater		3,359,828	3,947,735	8,431.94	8,379.36	-0.6%	Whitewater Unified School Dist		6,321,035	6,257,235	8,976.68	7,877.23	-12.2%	Gateway Technical		555,985	532,685	798.76	783.59	-1.9%	TOTAL		10,339,157	10,872,601	21,844.93	20,356.30	-6.8%
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FIRST DOLLAR CREDIT				-74.47	-69.54	-6.6%	<div>TOTAL DUE: \$20,286.76</div> <div>FOR FULL PAYMENT</div> <div>PAY BY:</div> <div>JANUARY 31, 2024</div> <div>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>																																														
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%																																															
NET PROPERTY TAX				21,770.46	20,286.76	-6.8%																																															

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	1,631,909	2,530.09	2027				
Whitewater Unified School Dist	384,618	596.31	2037				

PAY 1ST INSTALLMENT OF: \$10,143.38  
BY JANUARY 31, 2024

AMOUNT ENCLOSED \_\_\_\_\_  
  
MAKE CHECK PAYABLE AND MAIL TO:  
CITY OF WHITEWATER  
PO BOX 690  
WHITEWATER, WI 53190

PIN# /WUP 00160G  
MBNAB LLC  
BILL NUMBER: 708966

PAY 2ND INSTALLMENT OF: \$10,143.38  
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# /WUP 00160G  
MBNAB LLC  
BILL NUMBER: 708966

PAY FULL AMOUNT OF: \$20,286.76  
BY JANUARY 31, 2024

AMOUNT ENCLOSED \_\_\_\_\_  
  
MAKE CHECK PAYABLE AND MAIL TO:  
CITY OF WHITEWATER  
PO BOX 690  
WHITEWATER, WI 53190

PIN# /WUP 00160G  
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INCLUDE THIS STUB WITH YOUR PAYMENT



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