

LYONS TOWN TREASURER  
PO BOX 148  
LYONS, WI 53148

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

HANSEN, GARY V  
HANSEN, BARBARA J

Parcel Number: NCS 00108  
Bill Number: 710565

**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**  
**1484 PLEASANT ST**

UNIT NO. 108-1484 PLEASANT ST. OF COUNTRY ESTATES  
CONDOMINIUM AS RECORDED IN VOL 150 RECORDS PAGE  
1 W. C. R.

0.306 ACRES

710565/NCS 00108  
GARY V HANSEN  
BARBARA J HANSEN  
1484 PLEASANT ST  
BURLINGTON WI 53105

Please inform treasurer of address changes.

ASSESSED VALUE LAND 23,800	ASSESSED VALUE IMPROVEMENTS 18,000	TOTAL ASSESSED VALUE 41,800	AVERAGE ASSMT. RATIO 0.793106567	NET ASSESSED VALUE RATE 0.01141607 (Does NOT reflect credits)	<b>NET PROPERTY TAX</b> 183.25																																																												
ESTIMATED FAIR MARKET VALUE LAND 30,000	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 22,700	TOTAL ESTIMATED FAIR MARKET VALUE 52,700	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 74.95	Water Main & Lateral Installations 100.00 Water Main Interest 86.35																																																												
<table><tr><td>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>WALWORTH COUNTY</td><td>82,255</td><td>122,240</td><td>120.75</td><td>127.40</td><td>5.5%</td></tr><tr><td>Town of Lyons</td><td>193,390</td><td>283,952</td><td>27.69</td><td>27.44</td><td>-0.9%</td></tr><tr><td>Burlington Area School Dist</td><td>1,745,031</td><td>1,890,142</td><td>267.71</td><td>291.04</td><td>8.7%</td></tr><tr><td>Gateway Technical</td><td>447,006</td><td>482,529</td><td>27.76</td><td>31.30</td><td>12.8%</td></tr><tr><td>Country Estates Sanitary Dist</td><td>0</td><td>0</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td><b>TOTAL</b></td><td><b>2,467,682</b></td><td><b>2,778,863</b></td><td><b>443.91</b></td><td><b>477.18</b></td><td><b>7.5%</b></td></tr><tr><td><b>FIRST DOLLAR CREDIT</b></td><td></td><td></td><td><b>-64.98</b></td><td><b>-62.24</b></td><td><b>-4.2%</b></td></tr><tr><td><b>LOTTERY AND GAMING CREDIT</b></td><td></td><td></td><td><b>-213.29</b></td><td><b>-231.69</b></td><td><b>8.6%</b></td></tr><tr><td><b>NET PROPERTY TAX</b></td><td></td><td></td><td><b>165.64</b></td><td><b>183.25</b></td><td><b>10.6%</b></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	82,255	122,240	120.75	127.40	5.5%	Town of Lyons	193,390	283,952	27.69	27.44	-0.9%	Burlington Area School Dist	1,745,031	1,890,142	267.71	291.04	8.7%	Gateway Technical	447,006	482,529	27.76	31.30	12.8%	Country Estates Sanitary Dist	0	0	0.00	0.00		<b>TOTAL</b>	<b>2,467,682</b>	<b>2,778,863</b>	<b>443.91</b>	<b>477.18</b>	<b>7.5%</b>	<b>FIRST DOLLAR CREDIT</b>			<b>-64.98</b>	<b>-62.24</b>	<b>-4.2%</b>	<b>LOTTERY AND GAMING CREDIT</b>			<b>-213.29</b>	<b>-231.69</b>	<b>8.6%</b>	<b>NET PROPERTY TAX</b>			<b>165.64</b>	<b>183.25</b>	<b>10.6%</b>
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<div><b>TOTAL DUE: \$369.60</b> FOR FULL PAYMENT PAY BY: <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></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
Burlington Area School Dist	532,206	100.66	2038				

PAY 1ST INSTALLMENT OF: \$155.23  
BY JANUARY 31, 2024

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

MAKE CHECK PAYABLE AND MAIL TO:

LYONS TOWN TREASURER  
PO BOX 148  
LYONS, WI 53148

PIN# NCS 00108  
HANSEN, GARY V  
BILL NUMBER: 710565

PAY 2ND INSTALLMENT OF: \$214.37  
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# NCS 00108  
HANSEN, GARY V  
BILL NUMBER: 710565

PAY FULL AMOUNT OF: \$369.60  
BY JANUARY 31, 2024

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

MAKE CHECK PAYABLE AND MAIL TO:

LYONS TOWN TREASURER  
PO BOX 148  
LYONS, WI 53148

PIN# NCS 00108  
HANSEN, GARY V  
BILL NUMBER: 710565

INCLUDE THIS STUB WITH YOUR PAYMENT

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