

FONTANA VILLAGE TREASURER  
 PO BOX 200  
 FONTANA, WI 53125-0200

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

CJB INVESTMENTS LLC



**Parcel Number: SCDB1002050C  
 Bill Number: 718911**

**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.

718911/SCDB1002050C  
**CJB INVESTMENTS LLC  
 16 BRIARWOOD S  
 OAK BROOK IL 60523**

**Location of Property/Legal Description  
 601 KNOLLWOOD CIR C**

UNIT NO. 2050C ABBEY SPRINGS CONDO NO. 10 AS DESC IN  
 VOL 82 RECORDS PG 686 WCR VILLAGE OF FONTANA ON  
 GENEVA LAKE

0.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 83,900	ASSESSED VALUE IMPROVEMENTS 71,500	TOTAL ASSESSED VALUE 155,400	AVERAGE ASSMT. RATIO 0.688969119	NET ASSESSED VALUE RATE 0.01265013 <small>(Does NOT reflect credits)</small>	<b>NET PROPERTY TAX</b> 1930.44
ESTIMATED FAIR MARKET VALUE LAND 121,800	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 103,800	TOTAL ESTIMATED FAIR MARKET VALUE 225,600	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 180.86	
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	236,871	331,545	573.49	564.64	-1.5%
Village of Fontana	651,709	682,419	554.17	562.05	1.4%
Walworth Bigfoot UHS	432,776	388,638	436.25	389.56	-10.7%
Fontana J8 School District	355,982	270,362	337.12	316.15	-6.2%
Gateway Technical	1,287,241	1,308,736	125.93	133.42	5.9%
<b>TOTAL</b>	<b>2,964,579</b>	<b>2,981,700</b>	<b>2,026.96</b>	<b>1,965.82</b>	<b>-3.0%</b>
<b>FIRST DOLLAR CREDIT</b>			<b>-39.23</b>	<b>-35.38</b>	<b>-9.8%</b>
<b>LOTTERY AND GAMING CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>NET PROPERTY TAX</b>			<b>1,987.73</b>	<b>1,930.44</b>	<b>-2.9%</b>

**TOTAL DUE: \$1,930.44**  
 FOR FULL PAYMENT  
 PAY BY:  
**JANUARY 31, 2024**

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
Walworth Bigfoot UHS	666,448	68.88	2035				
Fontana J8 School District	1,029,425	113.77	2026				

PAY 1ST INSTALLMENT OF: \$965.22 <b>BY JANUARY 31, 2024</b>  AMOUNT ENCLOSED _____  <b>MAKE CHECK PAYABLE AND MAIL TO:</b> <b>FONTANA VILLAGE TREASURER</b> <b>PO BOX 200</b> <b>FONTANA, WI 53125-0200</b>  <b>PIN# SCDB1002050C</b> <b>CJB INVESTMENTS LLC</b> <b>BILL NUMBER: 718911</b>	PAY 2ND INSTALLMENT OF: \$965.22 <b>BY JULY 31, 2024</b>  AMOUNT ENCLOSED _____  <b>MAKE CHECK PAYABLE AND MAIL TO:</b> <b>WALWORTH COUNTY TREASURER</b> <b>100 W WALWORTH</b> <b>PO BOX 1001</b> <b>ELKHORN, WI 53121</b>  <b>PIN# SCDB1002050C</b> <b>CJB INVESTMENTS LLC</b> <b>BILL NUMBER: 718911</b>	PAY FULL AMOUNT OF: \$1,930.44 <b>BY JANUARY 31, 2024</b>  AMOUNT ENCLOSED _____  <b>MAKE CHECK PAYABLE AND MAIL TO:</b> <b>FONTANA VILLAGE TREASURER</b> <b>PO BOX 200</b> <b>FONTANA, WI 53125-0200</b>  <b>PIN# SCDB1002050C</b> <b>CJB INVESTMENTS LLC</b> <b>BILL NUMBER: 718911</b>
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INCLUDE THIS STUB WITH YOUR PAYMENT



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