

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

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

DH DELAVAN LLC
BBG HOBBS LLC,

Parcel Number: XCDB3 00005A
Bill Number: 737090

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
1632 HOBBS DR

PT BLOCK E DELAVAN BUSINESS PARK NO. 3 DESC AS:
COM W 1/4 COR SEC 16 T2N R16E, S1D12'01" E 454.04',
N88D47'51"E 253.94' N62D08'12"E 521.63' TO POB, N35D28'32"E
480', S54D31'28"E 493.66', S35D31'12"W 480', N54D31'28"W
493.29' TO POB. CITY OF DELAVAN OUT OF XCDB3-5
5.438 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 256,200		ASSESSED VALUE IMPROVEMENTS 1,617,300		TOTAL ASSESSED VALUE 1,873,500		AVERAGE ASSMT. RATIO 0.674795987		NET ASSESSED VALUE RATE 0.02245264 (Does NOT reflect credits)		NET PROPERTY TAX 42007.83																																																																			
ESTIMATED FAIR MARKET VALUE LAND 379,700		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 2,396,700		TOTAL ESTIMATED FAIR MARKET VALUE 2,776,400		<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 3,555.66																																																																					
<table><tr><th>TAXING JURISDICTION</th><th>2022 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2023 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2022 NET TAX</th><th>2023 NET TAX</th><th>% TAX CHANGE</th></tr><tr><td>WALWORTH COUNTY</td><td>107,164</td><td>147,695</td><td>7,070.83</td><td>6,950.31</td><td>-1.7%</td></tr><tr><td>City of Delavan</td><td>977,337</td><td>1,404,798</td><td>18,903.13</td><td>18,971.76</td><td>0.4%</td></tr><tr><td>Delavan-Darien School Dist</td><td>5,504,258</td><td>5,165,012</td><td>13,611.95</td><td>14,088.11</td><td>3.5%</td></tr><tr><td>Gateway Technical</td><td>582,368</td><td>583,010</td><td>1,552.67</td><td>1,642.34</td><td>5.8%</td></tr><tr><td>Lake Comus Protect & Rehab</td><td>0</td><td>0</td><td>410.68</td><td>412.50</td><td>0.4%</td></tr><tr><td>Wal Cty Metro Sewer</td><td>0</td><td>0</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td>TOTAL</td><td>7,171,127</td><td>7,300,515</td><td>41,549.26</td><td>42,065.02</td><td>1.2%</td></tr><tr><td>FIRST DOLLAR CREDIT</td><td></td><td></td><td>-57.87</td><td>-57.19</td><td>-1.2%</td></tr><tr><td>LOTTERY AND GAMING CREDIT</td><td></td><td></td><td>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td>NET PROPERTY TAX</td><td></td><td></td><td>41,491.39</td><td>42,007.83</td><td>1.2%</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	107,164	147,695	7,070.83	6,950.31	-1.7%	City of Delavan	977,337	1,404,798	18,903.13	18,971.76	0.4%	Delavan-Darien School Dist	5,504,258	5,165,012	13,611.95	14,088.11	3.5%	Gateway Technical	582,368	583,010	1,552.67	1,642.34	5.8%	Lake Comus Protect & Rehab	0	0	410.68	412.50	0.4%	Wal Cty Metro Sewer	0	0	0.00	0.00		TOTAL	7,171,127	7,300,515	41,549.26	42,065.02	1.2%	FIRST DOLLAR CREDIT			-57.87	-57.19	-1.2%	LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%	NET PROPERTY TAX			41,491.39	42,007.83	1.2%
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<div><div>TOTAL DUE: \$42,007.83</div><div>FOR FULL PAYMENT PAY BY: 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></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
Delavan-Darien School Dist	47,864	133.90	2041				
Delavan-Darien School Dist	1,064,758	2,978.78	2027				

PAY 1ST INSTALLMENT OF: \$21,003.92
BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# XCDB3 00005A
DH DELAVAN LLC
BILL NUMBER: 737090

PAY 2ND INSTALLMENT OF: \$21,003.91
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# XCDB3 00005A
DH DELAVAN LLC
BILL NUMBER: 737090

PAY FULL AMOUNT OF: \$42,007.83
BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# XCDB3 00005A
DH DELAVAN LLC
BILL NUMBER: 737090

INCLUDE THIS STUB WITH YOUR PAYMENT

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