

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

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

RIDGESTONE VILLAGE REAL ESTATE INVESTMENT
LLC



739914/XWUP 00170A
RIDGESTONE VILLAGE REAL EST
1025 S SECOND ST
DELANAN WI 53115

Parcel Number: XWUP 00170A
Bill Number: 739914

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
1025 S SECOND ST

EXPANSION AREA FOR SWAN CREEK CONDO AS RECORDED UNDER DOC. NO. 201667 MORE DESC AS: COM SW COR LOT 1 CSM 1668, S1D13'46"E 96' TO POB, S1D13'46"E 295', N88D47'50"E 565.65', N1D11'22"W 680', S88D47'50"W 158.23', S1D13'46"E 289', S88D47' 50"W 88', S1D13'46"E 96', S88D47'50'

8.838 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 179,400		ASSESSED VALUE IMPROVEMENTS 2,026,400		TOTAL ASSESSED VALUE 2,205,800		AVERAGE ASSMT. RATIO 0.674795987		NET ASSESSED VALUE RATE 0.02245264 (Does NOT reflect credits)		NET PROPERTY TAX 49468.84																																																																			
ESTIMATED FAIR MARKET VALUE LAND 265,900		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 3,003,000		TOTAL ESTIMATED FAIR MARKET VALUE 3,268,900		<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 4,186.32																																																																					
<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>8,324.97</td><td>8,183.07</td><td>-1.7%</td></tr><tr><td>City of Delavan</td><td>977,337</td><td>1,404,798</td><td>22,255.95</td><td>22,336.75</td><td>0.4%</td></tr><tr><td>Delavan-Darien School Dist</td><td>5,504,258</td><td>5,165,012</td><td>16,026.28</td><td>16,586.91</td><td>3.5%</td></tr><tr><td>Gateway Technical</td><td>582,368</td><td>583,010</td><td>1,828.07</td><td>1,933.64</td><td>5.8%</td></tr><tr><td>Lake Comus Protect & Rehab</td><td>0</td><td>0</td><td>483.52</td><td>485.66</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>48,918.79</td><td>49,526.03</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>48,860.92</td><td>49,468.84</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	8,324.97	8,183.07	-1.7%	City of Delavan	977,337	1,404,798	22,255.95	22,336.75	0.4%	Delavan-Darien School Dist	5,504,258	5,165,012	16,026.28	16,586.91	3.5%	Gateway Technical	582,368	583,010	1,828.07	1,933.64	5.8%	Lake Comus Protect & Rehab	0	0	483.52	485.66	0.4%	Wal Cty Metro Sewer	0	0	0.00	0.00		TOTAL	7,171,127	7,300,515	48,918.79	49,526.03	1.2%	FIRST DOLLAR CREDIT			-57.87	-57.19	-1.2%	LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%	NET PROPERTY TAX			48,860.92	49,468.84	1.2%
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						<div>TOTAL DUE: \$49,468.84</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>																																																																							

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	1,064,758	3,507.12	2027				
Delavan-Darien School Dist	47,864	157.65	2041				

PAY 1ST INSTALLMENT OF: \$24,734.43 BY JANUARY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: DELANAN CITY TREASURER PO BOX 465 DELANAN, WI 53115-0465 PIN# XWUP 00170A RIDGESTONE VILLAGE REAL ESTATE INVESTMENT LLC BILL NUMBER: 739914	PAY 2ND INSTALLMENT OF: \$24,734.41 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# XWUP 00170A RIDGESTONE VILLAGE REAL ESTATE INVESTMENT LLC BILL NUMBER: 739914	PAY FULL AMOUNT OF: \$49,468.84 BY JANUARY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: DELANAN CITY TREASURER PO BOX 465 DELANAN, WI 53115-0465 PIN# XWUP 00170A RIDGESTONE VILLAGE REAL ESTATE INVESTMENT LLC BILL NUMBER: 739914
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INCLUDE THIS STUB WITH YOUR PAYMENT



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