

ELKHORN CITY TREASURER
 PO BOX 920
 ELKHORN, WI 53121-0920

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

COULEE REGION BIO-FUELS LLC



**Parcel Number: YA248000001
 Bill Number: 740931**

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.

740931/YA248000001
**COULEE REGION BIO-FUELS LLC
 PO BOX 194
 ETTRICK WI 54627**

**Location of Property/Legal Description
 259 E O'CONNOR DR**

LOT 1 CERTIFIED SURVEY NO. 2480 AS RECORDED IN VOL 12 OF C.S. ON PAGE 184 WCR. LOCATED IN SE 1/4 NW 1/4 SEC 7 T2N R17E. 104600 SQ FT. CITY OF ELKHORN OUT OF YV SE-2

2.401 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 83,600	ASSESSED VALUE IMPROVEMENTS 266,400	TOTAL ASSESSED VALUE 350,000	AVERAGE ASSMT. RATIO 0.957103493	NET ASSESSED VALUE RATE 0.01582538 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 5477.59
ESTIMATED FAIR MARKET VALUE LAND 87,300	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 278,300	TOTAL ESTIMATED FAIR MARKET VALUE 365,600	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 552.74	
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	141,988	195,751	1,022.07	915.44	-10.4%
City of Elkhorn	1,323,576	1,709,259	2,519.00	2,469.74	-2.0%
Elkhorn Area School District	7,759,328	7,941,514	2,237.96	1,937.38	-13.4%
Gateway Technical	771,616	772,705	224.44	216.32	-3.6%
Wal City Metro Sewer	0	0	0.00	0.00	
TOTAL	9,996,508	10,619,229	6,003.47	5,538.88	-7.7%
FIRST DOLLAR CREDIT			-65.51	-61.29	-6.4%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			5,937.96	5,477.59	-7.8%

TOTAL DUE: \$5,477.59
 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
Elkhorn Area School District	329,817	100.90	2030				
Elkhorn Area School District	561,646	171.83	2032				
Elkhorn Area School District	631,912	193.33	2036				

PAY 1ST INSTALLMENT OF: \$2,738.80 BY JANUARY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: ELKHORN CITY TREASURER PO BOX 920 ELKHORN, WI 53121-0920 PIN# YA248000001 COULEE REGION BIO-FUELS LLC BILL NUMBER: 740931	PAY 2ND INSTALLMENT OF: \$2,738.79 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# YA248000001 COULEE REGION BIO-FUELS LLC BILL NUMBER: 740931	PAY FULL AMOUNT OF: \$5,477.59 BY JANUARY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: ELKHORN CITY TREASURER PO BOX 920 ELKHORN, WI 53121-0920 PIN# YA248000001 COULEE REGION BIO-FUELS LLC BILL NUMBER: 740931
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INCLUDE THIS STUB WITH YOUR PAYMENT



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INCLUDE THIS STUB WITH YOUR PAYMENT