

GENOA CITY VILLAGE TREASURER
PO BOX 428
GENOA CITY, WI 53128

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

ERSW PROPERTIES LLC



Parcel Number: THBP 00018
Bill Number: 749518

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
166 ELIZABETH LN

LOTS 18 & 19 HORNSBY BUSINESS PARK RECORDED IN CAB B SLIDE 94 DOCUMENT NO. 194058 LOCATED IN NE 1/4 NW 1/4 & SE 1/4 NW 1/4 & NW 1/4 SW 1/4 & NE 1/4 SW 1/4 SECTION 36 T1N R18E. 2.12 A. OMTIS TVGC-87B, 87C & 89 VILLAGE OF GENOA CITY ASSESSED BY DEPT OF REVENUE 2.120 ACRES

Please inform treasurer of address changes.

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|--|--|---|--|--|------------------------------|---------------------|--|--|-----------------|-----------------|-----------------|-----------------|--------|--------|----------|----------|-------|-----------------------|---------|---------|----------|----------|-------|---------------------------|-----------|-----------|----------|----------|-------|----------------------------|---------|---------|----------|----------|-------|-------------------|---------|---------|--------|--------|------|-------|-----------|-----------|-----------|-----------|
| ASSESSED VALUE LAND 85,600 | ASSESSED VALUE IMPROVEMENTS 533,500 | TOTAL ASSESSED VALUE 619,100 | AVERAGE ASSMT. RATIO 0.647730129 | NET ASSESSED VALUE RATE 0.02618072 (Does NOT reflect credits) | NET PROPERTY TAX 16127.26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ESTIMATED FAIR MARKET VALUE LAND 132,200 | ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 823,600 | TOTAL ESTIMATED FAIR MARKET VALUE 955,800 | <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 1,879.71 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <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>39,244</td><td>50,629</td><td>2,546.17</td><td>2,392.71</td><td>-6.0%</td></tr><tr><td>Village of Genoa City</td><td>283,510</td><td>395,123</td><td>5,909.95</td><td>6,504.52</td><td>10.1%</td></tr><tr><td>Genoa City J2 School Dist</td><td>2,906,842</td><td>2,522,307</td><td>4,642.19</td><td>4,630.48</td><td>-0.3%</td></tr><tr><td>Lake Geneva-Genoa City UHS</td><td>160,701</td><td>140,061</td><td>2,271.75</td><td>2,115.38</td><td>-6.9%</td></tr><tr><td>Gateway Technical</td><td>213,266</td><td>199,854</td><td>559.11</td><td>565.39</td><td>1.1%</td></tr><tr><td>TOTAL</td><td>3,603,563</td><td>3,307,974</td><td>15,929.17</td><td>16,208.48</td><td>1.8%</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 | 39,244 | 50,629 | 2,546.17 | 2,392.71 | -6.0% | Village of Genoa City | 283,510 | 395,123 | 5,909.95 | 6,504.52 | 10.1% | Genoa City J2 School Dist | 2,906,842 | 2,522,307 | 4,642.19 | 4,630.48 | -0.3% | Lake Geneva-Genoa City UHS | 160,701 | 140,061 | 2,271.75 | 2,115.38 | -6.9% | Gateway Technical | 213,266 | 199,854 | 559.11 | 565.39 | 1.1% | TOTAL | 3,603,563 | 3,307,974 | 15,929.17 | 16,208.48 |
| 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 | 39,244 | 50,629 | 2,546.17 | 2,392.71 | -6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Village of Genoa City | 283,510 | 395,123 | 5,909.95 | 6,504.52 | 10.1% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Genoa City J2 School Dist | 2,906,842 | 2,522,307 | 4,642.19 | 4,630.48 | -0.3% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lake Geneva-Genoa City UHS | 160,701 | 140,061 | 2,271.75 | 2,115.38 | -6.9% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gateway Technical | 213,266 | 199,854 | 559.11 | 565.39 | 1.1% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL | 3,603,563 | 3,307,974 | 15,929.17 | 16,208.48 | 1.8% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FIRST DOLLAR CREDIT | | | -80.79 | -81.22 | 0.5% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOTTERY AND GAMING CREDIT | | | 0.00 | 0.00 | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NET PROPERTY TAX | | | 15,848.38 | 16,127.26 | 1.8% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

TOTAL DUE: \$16,127.26

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 |
|----------------------------|---------------------------|---|-----------------------|---------------------|---------------------------|---|-----------------------|
| Lake Geneva-Genoa City UHS | 101,148 | 316.11 | 2031 | | | | |
| Genoa City J2 School Dist | 29,431 | 91.98 | 2036 | | | | |
| Genoa City J2 School Dist | 387,809 | 1,212.00 | 2025 | | | | |

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|--|--|---|
| PAY 1ST INSTALLMENT OF: \$8,063.63 BY JANUARY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: GENOA CITY VILLAGE TREASURER PO BOX 428 GENOA CITY, WI 53128 PIN# THBP 00018 ERSW PROPERTIES LLC BILL NUMBER: 749518 | PAY 2ND INSTALLMENT OF: \$8,063.63 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# THBP 00018 ERSW PROPERTIES LLC BILL NUMBER: 749518 | PAY FULL AMOUNT OF: \$16,127.26 BY JANUARY 31, 2024 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: GENOA CITY VILLAGE TREASURER PO BOX 428 GENOA CITY, WI 53128 PIN# THBP 00018 ERSW PROPERTIES LLC BILL NUMBER: 749518 |
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INCLUDE THIS STUB WITH YOUR PAYMENT