

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

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

MCREYNOLDS, RYAN W



Parcel Number: TR 00028  
Bill Number: 749945

**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**  
**518 BOND ST**

LOT 11 BLK 3, & W 23' LOT 12 BLK 3 J H ROWES ADD  
VILLAGE OF GENOA CITY  
0.270 ACRES

749945/TR 00028  
RYAN W MCREYNOLDS  
518 BOND ST  
GENOA CITY WI 53128

Please inform treasurer of address changes.

ASSESSED VALUE LAND 24,000	ASSESSED VALUE IMPROVEMENTS 110,800	TOTAL ASSESSED VALUE 134,800	AVERAGE ASSMT. RATIO 0.647730129	NET ASSESSED VALUE RATE 0.02618072 <small>(Does NOT reflect credits)</small>	<b>NET PROPERTY TAX</b> 3145.64 Garbage/Recycle 404.00
ESTIMATED FAIR MARKET VALUE LAND 37,100	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 171,100	TOTAL ESTIMATED FAIR MARKET VALUE 208,200	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 409.28	
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	570.52	520.98	-8.7%
Village of Genoa City	283,510	395,123	1,324.24	1,416.27	6.9%
Genoa City J2 School Dist	2,906,842	2,522,307	1,040.17	1,008.22	-3.1%
Lake Geneva-Genoa City UHS	160,701	140,061	509.03	460.60	-9.5%
Gateway Technical	213,266	199,854	125.28	123.11	-1.7%
<b>TOTAL</b>	<b>3,603,563</b>	<b>3,307,974</b>	<b>3,569.24</b>	<b>3,529.18</b>	<b>-1.1%</b>
<b>FIRST DOLLAR CREDIT</b>			<b>-80.79</b>	<b>-81.22</b>	<b>0.5%</b>
<b>LOTTERY AND GAMING CREDIT</b>			<b>-265.19</b>	<b>-302.32</b>	<b>14.0%</b>
<b>NET PROPERTY TAX</b>			<b>3,223.26</b>	<b>3,145.64</b>	<b>-2.4%</b>
<b>TOTAL DUE: \$3,549.64</b> <b>FOR FULL PAYMENT</b> <b>PAY BY:</b> <b>JANUARY 31, 2024</b>  <b>Warning:</b> If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>					

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	68.83	2031				
Genoa City J2 School Dist	387,809	263.89	2025				
Genoa City J2 School Dist	29,431	20.03	2036				

PAY 1ST INSTALLMENT OF: \$1,825.66  
BY JANUARY 31, 2024

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# TR 00028  
MCREYNOLDS, RYAN W  
BILL NUMBER: 749945

PAY 2ND INSTALLMENT OF: \$1,723.98  
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# TR 00028  
MCREYNOLDS, RYAN W  
BILL NUMBER: 749945

PAY FULL AMOUNT OF: \$3,549.64  
BY JANUARY 31, 2024

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# TR 00028  
MCREYNOLDS, RYAN W  
BILL NUMBER: 749945



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT