

GENEVA TOWN CLERK-TREASURER
N3496 COMO RD
LAKE GENEVA, WI 53147-1106

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

FASSL TRUST



Parcel Number: JGN 3800048
Bill Number: 753589

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
1281 DEER CT

UNIT 38-48 GENEVA NATIONAL CONDOMINIUM NO. 38 AS
RECORDED UNDER DOC. NO. 198989. LOCATED IN S 1/2
SECTION 29 T2N R17E. .52 A. OUT OF J G29-4
0.520 ACRES

753589/JGN 3800048
FASSL TRUST
1281 DEER CT
LAKE GENEVA WI 53147

Please inform treasurer of address changes.

ASSESSED VALUE LAND 93,800		ASSESSED VALUE IMPROVEMENTS 556,200		TOTAL ASSESSED VALUE 650,000		AVERAGE ASSMT. RATIO 0.999168465		NET ASSESSED VALUE RATE 0.01069702 (Does NOT reflect credits)		NET PROPERTY TAX 6647.97																																																																																					
ESTIMATED FAIR MARKET VALUE LAND 93,900		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 556,700		TOTAL ESTIMATED FAIR MARKET VALUE 650,600		<div></div> A star in this box means unpaid prior year taxes.		School taxes also reduced by school levy tax credit 867.27																																																																																							
<table><tr><th colspan="2">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 colspan="2">WALWORTH COUNTY</td><td>192,193</td><td>280,060</td><td>1,762.24</td><td>1,722.39</td><td>-2.3%</td></tr><tr><td colspan="2">Town of Geneva</td><td>313,145</td><td>471,496</td><td>1,024.96</td><td>1,030.39</td><td>0.5%</td></tr><tr><td colspan="2">Lake Geneva J1 School Dist</td><td>2,370,105</td><td>2,133,462</td><td>2,356.93</td><td>2,308.32</td><td>-2.1%</td></tr><tr><td colspan="2">Lake Geneva-Genoa City UHS</td><td>624,512</td><td>614,889</td><td>1,527.68</td><td>1,505.36</td><td>-1.5%</td></tr><tr><td colspan="2">Gateway Technical</td><td>1,044,445</td><td>1,105,503</td><td>367.94</td><td>386.61</td><td>5.1%</td></tr><tr><td colspan="2">Geneva National Sanitary</td><td>0</td><td>0</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td colspan="2">Wal Cty Metro Sewer</td><td>0</td><td>0</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td colspan="2">TOTAL</td><td>4,544,400</td><td>4,605,410</td><td>7,039.75</td><td>6,953.07</td><td>-1.2%</td></tr><tr><td colspan="4">FIRST DOLLAR CREDIT</td><td>-67.63</td><td>-64.61</td><td>-4.5%</td></tr><tr><td colspan="4">LOTTERY AND GAMING CREDIT</td><td>-221.99</td><td>-240.49</td><td>8.3%</td></tr><tr><td colspan="4">NET PROPERTY TAX</td><td>6,750.13</td><td>6,647.97</td><td>-1.5%</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		192,193	280,060	1,762.24	1,722.39	-2.3%	Town of Geneva		313,145	471,496	1,024.96	1,030.39	0.5%	Lake Geneva J1 School Dist		2,370,105	2,133,462	2,356.93	2,308.32	-2.1%	Lake Geneva-Genoa City UHS		624,512	614,889	1,527.68	1,505.36	-1.5%	Gateway Technical		1,044,445	1,105,503	367.94	386.61	5.1%	Geneva National Sanitary		0	0	0.00	0.00		Wal Cty Metro Sewer		0	0	0.00	0.00		TOTAL		4,544,400	4,605,410	7,039.75	6,953.07	-1.2%	FIRST DOLLAR CREDIT				-67.63	-64.61	-4.5%	LOTTERY AND GAMING CREDIT				-221.99	-240.49	8.3%	NET PROPERTY TAX				6,750.13	6,647.97	-1.5%
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							<div>TOTAL DUE: \$6,647.97</div> <div>FOR FULL PAYMENT</div> <div>PAY BY:</div> <div>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
Lake Geneva-Genoa City UHS	444,053	215.94	2031				

PAY 1ST INSTALLMENT OF: \$3,203.75
BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

GENEVA TOWN CLERK-TREASURER
N3496 COMO RD
LAKE GENEVA, WI 53147-1106

PIN# JGN 3800048
FASSL TRUST
BILL NUMBER: 753589

PAY 2ND INSTALLMENT OF: \$3,444.22
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# JGN 3800048
FASSL TRUST
BILL NUMBER: 753589

PAY FULL AMOUNT OF: \$6,647.97
BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

GENEVA TOWN CLERK-TREASURER
N3496 COMO RD
LAKE GENEVA, WI 53147-1106

PIN# JGN 3800048
FASSL TRUST
BILL NUMBER: 753589



INCLUDE THIS STUB WITH YOUR PAYMENT



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INCLUDE THIS STUB WITH YOUR PAYMENT