

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

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

THIEL, SUSAN
COURTEAU, KEVIN

Parcel Number: JLCB 00564
Bill Number: 754389

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
N3342 UNIVERSITY RD

LOTS 3118 THRU 3122 BLK 55 LAKE COMO BEACH SECOND MAP
0.230 ACRES



754389/JLCB 00564
SUSAN THIEL
KEVIN COURTEAU
N3342 UNIVERSITY RD
LAKE GENEVA WI 53147

Please inform treasurer of address changes.

ASSESSED VALUE LAND 72,500	ASSESSED VALUE IMPROVEMENTS 222,800	TOTAL ASSESSED VALUE 295,300	AVERAGE ASSMT. RATIO 0.999168465	NET ASSESSED VALUE RATE 0.01235533 (Does NOT reflect credits)	NET PROPERTY TAX 3343.42
ESTIMATED FAIR MARKET VALUE LAND 72,600	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 223,000	TOTAL ESTIMATED FAIR MARKET VALUE 295,600	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 394.01	Garbage Collection 214.20 Lake Como Water Assessment 24.71 Lake Como Water Assm Interest 18.53
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	630.55	782.49	24.1%
Town of Geneva	313,145	471,496	366.74	468.11	27.6%
Lake Geneva J1 School Dist	2,370,105	2,133,462	843.33	1,048.69	24.4%
Lake Geneva-Genoa City UHS	624,512	614,889	546.62	683.89	25.1%
Gateway Technical	1,044,445	1,105,503	131.65	175.64	33.4%
Wal Cty Metro Sewer	0	0	0.00	0.00	
Lake Como Sanitary Dist	0	0	447.38	489.70	9.5%
TOTAL	4,544,400	4,605,410	2,966.27	3,648.52	23.0%
FIRST DOLLAR CREDIT			-67.63	-64.61	-4.5%
LOTTERY AND GAMING CREDIT			-221.99	-240.49	8.3%
NET PROPERTY TAX			2,676.65	3,343.42	24.9%
TOTAL DUE: \$3,600.86 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	444,053	98.10	2031				

PAY 1ST INSTALLMENT OF: \$1,808.91 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# JLCB 00564 THIEL, SUSAN BILL NUMBER: 754389	PAY 2ND INSTALLMENT OF: \$1,791.95 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# JLCB 00564 THIEL, SUSAN BILL NUMBER: 754389	PAY FULL AMOUNT OF: \$3,600.86 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# JLCB 00564 THIEL, SUSAN BILL NUMBER: 754389
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INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT