

LAKE GENEVA CITY TREASURER
626 GENEVA ST
LAKE GENEVA, WI 53147

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

BUSBY, THOMAS A
BUSBY, STEPHANIE L

Parcel Number: ZCNG 00012
Bill Number: 758598

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
101 BROAD ST

APARTMENT UNIT NO. 301 GENEVA TOWERS
CONDOMINIUM AS DESC IN VOL 82 RECORDS PG 1 W.C.R.
CITY OF LAKE GENEVA
0.000 ACRES

758598/ZCNG 00012
THOMAS A BUSBY
STEPHANIE L BUSBY
1702 N YALE AVE
ARLINGTON HEIGHTS IL 60004

Please inform treasurer of address changes.

ASSESSED VALUE LAND 70,000		ASSESSED VALUE IMPROVEMENTS 526,500		TOTAL ASSESSED VALUE 596,500		AVERAGE ASSMT. RATIO 1.015491093		NET ASSESSED VALUE RATE 0.01281217 (Does NOT reflect credits)		NET PROPERTY TAX 7577.84																																																																							
ESTIMATED FAIR MARKET VALUE LAND 68,900		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 518,500		TOTAL ESTIMATED FAIR MARKET VALUE 587,400		<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 883.11																																																																									
<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>258,582</td><td>374,236</td><td>1,354.05</td><td>1,470.47</td><td>8.6%</td></tr><tr><td colspan="2">City of Lake Geneva</td><td>824,684</td><td>1,069,591</td><td>2,236.78</td><td>2,491.23</td><td>11.4%</td></tr><tr><td colspan="2">Lake Geneva J1 School Dist</td><td>4,979,072</td><td>4,436,815</td><td>1,843.99</td><td>2,019.15</td><td>9.5%</td></tr><tr><td colspan="2">Lake Geneva-Genoa City UHS</td><td>1,058,870</td><td>1,035,286</td><td>1,191.50</td><td>1,314.13</td><td>10.3%</td></tr><tr><td colspan="2">Gateway Technical</td><td>1,405,224</td><td>1,477,253</td><td>297.33</td><td>347.47</td><td>16.9%</td></tr><tr><td colspan="2">TOTAL</td><td>8,526,432</td><td>8,393,181</td><td>6,923.65</td><td>7,642.45</td><td>10.4%</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>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td colspan="4">NET PROPERTY TAX</td><td>6,856.02</td><td>7,577.84</td><td>10.5%</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		258,582	374,236	1,354.05	1,470.47	8.6%	City of Lake Geneva		824,684	1,069,591	2,236.78	2,491.23	11.4%	Lake Geneva J1 School Dist		4,979,072	4,436,815	1,843.99	2,019.15	9.5%	Lake Geneva-Genoa City UHS		1,058,870	1,035,286	1,191.50	1,314.13	10.3%	Gateway Technical		1,405,224	1,477,253	297.33	347.47	16.9%	TOTAL		8,526,432	8,393,181	6,923.65	7,642.45	10.4%	FIRST DOLLAR CREDIT				-67.63	-64.61	-4.5%	LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%	NET PROPERTY TAX				6,856.02	7,577.84	10.5%
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<div>TOTAL DUE: \$7,577.84</div> <div>FOR FULL PAYMENT PAY BY: 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	747,649	194.27	2031				

PAY 1ST INSTALLMENT OF: \$3,788.93
BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
LAKE GENEVA CITY TREASURER
626 GENEVA ST
LAKE GENEVA, WI 53147

PIN# ZCNG 00012
BUSBY, THOMAS A
BILL NUMBER: 758598

PAY 2ND INSTALLMENT OF: \$3,788.91
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# ZCNG 00012
BUSBY, THOMAS A
BILL NUMBER: 758598

PAY FULL AMOUNT OF: \$7,577.84
BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
LAKE GENEVA CITY TREASURER
626 GENEVA ST
LAKE GENEVA, WI 53147

PIN# ZCNG 00012
BUSBY, THOMAS A
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INCLUDE THIS STUB WITH YOUR PAYMENT

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