

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

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

AHMADIAN, YAHYA S  
AHMADIAN, JOAN

Parcel Number: ZCOV 00403  
Bill Number: 759038

**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**  
**111 CENTER ST**

UNIT 403 OF THE COVE OF LAKE GENEVA CONDOMINIUM AS RECORDED UNDER DOC. #303257. LOCATED IN NE 1/4 SW 1/4 & NW 1/4 SE 1/4 & SW 1/4 NE 1/4 SEC 36 T2N R17E. CITY OF LAKE GENEVA OMTS ZA2333-1, ZA2467-1, ZOP-378, 379 & 379A

0.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 20,000	ASSESSED VALUE IMPROVEMENTS 180,000	TOTAL ASSESSED VALUE 200,000	AVERAGE ASSMT. RATIO 1.015491093	NET ASSESSED VALUE RATE 0.01281217 (Does NOT reflect credits)	<b>NET PROPERTY TAX</b> 2497.81																																																												
ESTIMATED FAIR MARKET VALUE LAND 19,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 177,300	TOTAL ESTIMATED FAIR MARKET VALUE 197,000	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 296.10	Business Improvement District 324.66																																																												
<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>258,582</td><td>374,236</td><td>400.21</td><td>493.03</td><td>23.2%</td></tr><tr><td>City of Lake Geneva</td><td>824,684</td><td>1,069,591</td><td>661.12</td><td>835.28</td><td>26.3%</td></tr><tr><td>Lake Geneva J1 School Dist</td><td>4,979,072</td><td>4,436,815</td><td>545.02</td><td>677.00</td><td>24.2%</td></tr><tr><td>Lake Geneva-Genoa City UHS</td><td>1,058,870</td><td>1,035,286</td><td>352.17</td><td>440.61</td><td>25.1%</td></tr><tr><td>Gateway Technical</td><td>1,405,224</td><td>1,477,253</td><td>87.88</td><td>116.50</td><td>32.6%</td></tr><tr><td><b>TOTAL</b></td><td><b>8,526,432</b></td><td><b>8,393,181</b></td><td><b>2,046.40</b></td><td><b>2,562.42</b></td><td><b>25.2%</b></td></tr><tr><td><b>FIRST DOLLAR CREDIT</b></td><td></td><td></td><td><b>-67.63</b></td><td><b>-64.61</b></td><td><b>-4.5%</b></td></tr><tr><td><b>LOTTERY AND GAMING CREDIT</b></td><td></td><td></td><td><b>0.00</b></td><td><b>0.00</b></td><td><b>0.0%</b></td></tr><tr><td><b>NET PROPERTY TAX</b></td><td></td><td></td><td><b>1,978.77</b></td><td><b>2,497.81</b></td><td><b>26.2%</b></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	400.21	493.03	23.2%	City of Lake Geneva	824,684	1,069,591	661.12	835.28	26.3%	Lake Geneva J1 School Dist	4,979,072	4,436,815	545.02	677.00	24.2%	Lake Geneva-Genoa City UHS	1,058,870	1,035,286	352.17	440.61	25.1%	Gateway Technical	1,405,224	1,477,253	87.88	116.50	32.6%	<b>TOTAL</b>	<b>8,526,432</b>	<b>8,393,181</b>	<b>2,046.40</b>	<b>2,562.42</b>	<b>25.2%</b>	<b>FIRST DOLLAR CREDIT</b>			<b>-67.63</b>	<b>-64.61</b>	<b>-4.5%</b>	<b>LOTTERY AND GAMING CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>	<b>NET PROPERTY TAX</b>			<b>1,978.77</b>	<b>2,497.81</b>	<b>26.2%</b>
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<div><b>TOTAL DUE: \$2,822.47</b> FOR FULL PAYMENT PAY BY: <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></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	65.14	2031				

PAY 1ST INSTALLMENT OF: \$1,573.57  
BY JANUARY 31, 2024

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

PIN# ZCOV 00403  
AHMADIAN, YAHYA S  
BILL NUMBER: 759038

PAY 2ND INSTALLMENT OF: \$1,248.90  
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# ZCOV 00403  
AHMADIAN, YAHYA S  
BILL NUMBER: 759038

PAY FULL AMOUNT OF: \$2,822.47  
BY JANUARY 31, 2024

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

PIN# ZCOV 00403  
AHMADIAN, YAHYA S  
BILL NUMBER: 759038

INCLUDE THIS STUB WITH YOUR PAYMENT

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