

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

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

LG INVESTMENT PROPERTIES LLC



Parcel Number: ZMA 00002
Bill Number: 760257

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
549 JEFFERSON AVE

LOT 2 & LOT 7 DAVID O MARSH'S ADD CITY OF LAKE GENEVA

0.500 ACRES

760257/ZMA 00002
LG INVESTMENT PROPERTIES LL
PO BOX 1103
LAKE GENEVA WI 53147

Please inform treasurer of address changes.

ASSESSED VALUE LAND 74,500	ASSESSED VALUE IMPROVEMENTS 194,000	TOTAL ASSESSED VALUE 268,500	AVERAGE ASSMT. RATIO 1.015491093	NET ASSESSED VALUE RATE 0.01281217 (Does NOT reflect credits)	NET PROPERTY TAX 3375.46																																									
ESTIMATED FAIR MARKET VALUE LAND 73,400	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 191,000	TOTAL ESTIMATED FAIR MARKET VALUE 264,400	<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 397.51																																										
<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>603.65</td><td>661.90</td><td>9.6%</td></tr><tr><td>City of Lake Geneva</td><td>824,684</td><td>1,069,591</td><td>997.18</td><td>1,121.37</td><td>12.5%</td></tr><tr><td>Lake Geneva J1 School Dist</td><td>4,979,072</td><td>4,436,815</td><td>822.08</td><td>908.88</td><td>10.6%</td></tr><tr><td>Lake Geneva-Genoa City UHS</td><td>1,058,870</td><td>1,035,286</td><td>531.18</td><td>591.52</td><td>11.4%</td></tr><tr><td>Gateway Technical</td><td>1,405,224</td><td>1,477,253</td><td>132.55</td><td>156.40</td><td>18.0%</td></tr><tr><td>TOTAL</td><td>8,526,432</td><td>8,393,181</td><td>3,086.64</td><td>3,440.07</td><td>11.5%</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	603.65	661.90	9.6%	City of Lake Geneva	824,684	1,069,591	997.18	1,121.37	12.5%	Lake Geneva J1 School Dist	4,979,072	4,436,815	822.08	908.88	10.6%	Lake Geneva-Genoa City UHS	1,058,870	1,035,286	531.18	591.52	11.4%	Gateway Technical	1,405,224	1,477,253	132.55	156.40	18.0%	TOTAL	8,526,432	8,393,181	3,086.64	3,440.07
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FIRST DOLLAR CREDIT			-67.63	-64.61	-4.5%																																									
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%																																									
NET PROPERTY TAX			3,019.01	3,375.46	11.8%																																									

TOTAL DUE: \$3,375.46

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	747,649	87.45	2031				

PAY 1ST INSTALLMENT OF: \$1,687.74
BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZMA 00002
LG INVESTMENT PROPERTIES LLC
BILL NUMBER: 760257

PAY 2ND INSTALLMENT OF: \$1,687.72
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# ZMA 00002
LG INVESTMENT PROPERTIES LLC
BILL NUMBER: 760257

PAY FULL AMOUNT OF: \$3,375.46
BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZMA 00002
LG INVESTMENT PROPERTIES LLC
BILL NUMBER: 760257



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT