

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

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

MANUSOS TRUSTEE, DONALD N
MANUSOS TRUSTEE, CHARLENE R

Parcel Number: ZMC 00010
Bill Number: 760355

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
1324 TOMIKE ST

E 36.58' LOT 9 EXC S 2.85' BLK 1. & LOT 10 EXC. S 2.85' BLK 1
MCKENNA ADD CITY OF LAKE GENEVA
0.270 ACRES

760355/ZMC 00010
DONALD N MANUSOS TRUSTEE
CHARLENE R MANUSOS TRUSTEE
3656 JADE AVE
ST JAMES CITY FL 33956

Please inform treasurer of address changes.

ASSESSED VALUE LAND 60,500	ASSESSED VALUE IMPROVEMENTS 356,000	TOTAL ASSESSED VALUE 416,500	AVERAGE ASSMT. RATIO 1.015491093	NET ASSESSED VALUE RATE 0.01281217 (Does NOT reflect credits)	NET PROPERTY TAX 5271.67																																																										
ESTIMATED FAIR MARKET VALUE LAND 59,600	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 350,600	TOTAL ESTIMATED FAIR MARKET VALUE 410,200	<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 616.62																																																											
<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>1,222.31</td><td>1,026.74</td><td>-16.0%</td></tr><tr><td>City of Lake Geneva</td><td>824,684</td><td>1,069,591</td><td>2,019.16</td><td>1,739.48</td><td>-13.9%</td></tr><tr><td>Lake Geneva J1 School Dist</td><td>4,979,072</td><td>4,436,815</td><td>1,664.59</td><td>1,409.86</td><td>-15.3%</td></tr><tr><td>Lake Geneva-Genoa City UHS</td><td>1,058,870</td><td>1,035,286</td><td>1,075.58</td><td>917.58</td><td>-14.7%</td></tr><tr><td>Gateway Technical</td><td>1,405,224</td><td>1,477,253</td><td>268.41</td><td>242.62</td><td>-9.6%</td></tr><tr><td>TOTAL</td><td>8,526,432</td><td>8,393,181</td><td>6,250.05</td><td>5,336.28</td><td>-14.6%</td></tr><tr><td>FIRST DOLLAR CREDIT</td><td></td><td></td><td>-67.63</td><td>-64.61</td><td>-4.5%</td></tr><tr><td>LOTTERY AND GAMING CREDIT</td><td></td><td></td><td>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td>NET PROPERTY TAX</td><td></td><td></td><td>6,182.42</td><td>5,271.67</td><td>-14.7%</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	1,222.31	1,026.74	-16.0%	City of Lake Geneva	824,684	1,069,591	2,019.16	1,739.48	-13.9%	Lake Geneva J1 School Dist	4,979,072	4,436,815	1,664.59	1,409.86	-15.3%	Lake Geneva-Genoa City UHS	1,058,870	1,035,286	1,075.58	917.58	-14.7%	Gateway Technical	1,405,224	1,477,253	268.41	242.62	-9.6%	TOTAL	8,526,432	8,393,181	6,250.05	5,336.28	-14.6%	FIRST DOLLAR CREDIT			-67.63	-64.61	-4.5%	LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%	NET PROPERTY TAX			6,182.42	5,271.67	-14.7%
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<div>TOTAL DUE: \$5,271.67</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	747,649	135.65	2031				

PAY 1ST INSTALLMENT OF: \$2,635.84
BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZMC 00010
MANUSOS TRUSTEE, DONALD N
BILL NUMBER: 760355

PAY 2ND INSTALLMENT OF: \$2,635.83
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# ZMC 00010
MANUSOS TRUSTEE, DONALD N
BILL NUMBER: 760355

PAY FULL AMOUNT OF: \$5,271.67
BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZMC 00010
MANUSOS TRUSTEE, DONALD N
BILL NUMBER: 760355

INCLUDE THIS STUB WITH YOUR PAYMENT

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