

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

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

FRED GELDERMANN TRUST



Parcel Number: ZOP 00081  
Bill Number: 760677

**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**  
1025 WISCONSIN ST

E 50' LOT 8 BLK 10 & W 5' LOT 9 BLK 10 ORIGINAL PLAT  
CITY OF LAKE GENEVA  
0.220 ACRES

760677/ZOP 00081  
FRED GELDERMANN TRUST  
1025 WISCONSIN ST  
LAKE GENEVA WI 53147

Please inform treasurer of address changes.

ASSESSED VALUE LAND 87,500		ASSESSED VALUE IMPROVEMENTS 425,000		TOTAL ASSESSED VALUE 512,500		AVERAGE ASSMT. RATIO 1.015491093		NET ASSESSED VALUE RATE 0.01281217  (Does NOT reflect credits)		NET PROPERTY TAX 6261.13																																																		
ESTIMATED FAIR MARKET VALUE LAND 86,200		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 418,500		TOTAL ESTIMATED FAIR MARKET VALUE 504,700		<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 758.75																																																				
<table><tr><td colspan="2">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 colspan="2">WALWORTH COUNTY</td><td>258,582</td><td>374,236</td><td>1,500.79</td><td>1,263.40</td><td>-15.8%</td></tr><tr><td colspan="2">City of Lake Geneva</td><td>824,684</td><td>1,069,591</td><td>2,479.19</td><td>2,140.41</td><td>-13.7%</td></tr><tr><td colspan="2">Lake Geneva J1 School Dist</td><td>4,979,072</td><td>4,436,815</td><td>2,043.84</td><td>1,734.81</td><td>-15.1%</td></tr><tr><td colspan="2">Lake Geneva-Genoa City UHS</td><td>1,058,870</td><td>1,035,286</td><td>1,320.62</td><td>1,129.07</td><td>-14.5%</td></tr><tr><td colspan="2">Gateway Technical</td><td>1,405,224</td><td>1,477,253</td><td>329.56</td><td>298.54</td><td>-9.4%</td></tr><tr><td colspan="2">TOTAL</td><td>8,526,432</td><td>8,393,181</td><td>7,674.00</td><td>6,566.23</td><td>-14.4%</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	1,500.79	1,263.40	-15.8%	City of Lake Geneva		824,684	1,069,591	2,479.19	2,140.41	-13.7%	Lake Geneva J1 School Dist		4,979,072	4,436,815	2,043.84	1,734.81	-15.1%	Lake Geneva-Genoa City UHS		1,058,870	1,035,286	1,320.62	1,129.07	-14.5%	Gateway Technical		1,405,224	1,477,253	329.56	298.54	-9.4%	TOTAL		8,526,432	8,393,181	7,674.00	6,566.23	-14.4%
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FIRST DOLLAR CREDIT				-67.63	-64.61	-4.5%																																																						
LOTTERY AND GAMING CREDIT				-221.99	-240.49	8.3%																																																						
NET PROPERTY TAX				7,384.38	6,261.13	-15.2%																																																						

TOTAL DUE: \$6,261.13

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	166.91	2031				

PAY 1ST INSTALLMENT OF: \$3,010.33  
BY JANUARY 31, 2024

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZOP 00081  
FRED GELDERMANN TRUST  
BILL NUMBER: 760677

PAY 2ND INSTALLMENT OF: \$3,250.80  
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# ZOP 00081  
FRED GELDERMANN TRUST  
BILL NUMBER: 760677

PAY FULL AMOUNT OF: \$6,261.13  
BY JANUARY 31, 2024

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZOP 00081  
FRED GELDERMANN TRUST  
BILL NUMBER: 760677



INCLUDE THIS STUB WITH YOUR PAYMENT



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INCLUDE THIS STUB WITH YOUR PAYMENT