

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

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

OAKFIRE PROPERTIES LLC



Parcel Number: ZOP 00340
Bill Number: 760926

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.

760926/ZOP 00340
OAKFIRE PROPERTIES LLC
831 WRIGLEY DR
LAKE GENEVA WI 53147

Location of Property/Legal Description
831 WRIGLEY DR

PT LOTS 6 & 7 BLK 31 GENEVA VILLAGE (NOW CITY) DESC AS COM IN S LN BLK 31 OP 93' SELY OF SW COR SD BLK, NWLY IN S LN 46.5', N 14', NELY TO PT IN S LN ALLEY 51.5' ELY FROM NW COR LOT 7, E 51.5', SLY TO POB. ORIGINAL PLAT CITY OF LAKE GENEVA
0.090 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 780,500	ASSESSED VALUE IMPROVEMENTS 1,489,500	TOTAL ASSESSED VALUE 2,270,000	AVERAGE ASSMT. RATIO 1.015491093	NET ASSESSED VALUE RATE 0.01281217 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 29019.02 Business Improvement District 3,684.91																																																												
ESTIMATED FAIR MARKET VALUE LAND 768,600	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 1,466,800	TOTAL ESTIMATED FAIR MARKET VALUE 2,235,400	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 3,360.70																																																													
<table><tr><th>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>WALWORTH COUNTY</td><td>258,582</td><td>374,236</td><td>4,955.27</td><td>5,595.93</td><td>12.9%</td></tr><tr><td>City of Lake Geneva</td><td>824,684</td><td>1,069,591</td><td>8,185.72</td><td>9,480.47</td><td>15.8%</td></tr><tr><td>Lake Geneva J1 School Dist</td><td>4,979,072</td><td>4,436,815</td><td>6,748.30</td><td>7,683.97</td><td>13.9%</td></tr><tr><td>Lake Geneva-Genoa City UHS</td><td>1,058,870</td><td>1,035,286</td><td>4,360.42</td><td>5,000.96</td><td>14.7%</td></tr><tr><td>Gateway Technical</td><td>1,405,224</td><td>1,477,253</td><td>1,088.12</td><td>1,322.30</td><td>21.5%</td></tr><tr><td>TOTAL</td><td>8,526,432</td><td>8,393,181</td><td>25,337.83</td><td>29,083.63</td><td>14.8%</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>25,270.20</td><td>29,019.02</td><td>14.8%</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	4,955.27	5,595.93	12.9%	City of Lake Geneva	824,684	1,069,591	8,185.72	9,480.47	15.8%	Lake Geneva J1 School Dist	4,979,072	4,436,815	6,748.30	7,683.97	13.9%	Lake Geneva-Genoa City UHS	1,058,870	1,035,286	4,360.42	5,000.96	14.7%	Gateway Technical	1,405,224	1,477,253	1,088.12	1,322.30	21.5%	TOTAL	8,526,432	8,393,181	25,337.83	29,083.63	14.8%	FIRST DOLLAR CREDIT			-67.63	-64.61	-4.5%	LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%	NET PROPERTY TAX			25,270.20	29,019.02	14.8%
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					TOTAL DUE: \$32,703.93 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	739.30	2031				

PAY 1ST INSTALLMENT OF: \$18,194.43
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 00340
OAKFIRE PROPERTIES LLC
BILL NUMBER: 760926

PAY 2ND INSTALLMENT OF: \$14,509.50
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 00340
OAKFIRE PROPERTIES LLC
BILL NUMBER: 760926

PAY FULL AMOUNT OF: \$32,703.93
BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZOP 00340
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INCLUDE THIS STUB WITH YOUR PAYMENT



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