

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

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

LUMOBAY INVESTMENTS LLC

**Parcel Number: ZOP 00357
Bill Number: 760938**

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
415 S LAKE SHORE DR**

S 27' LOT 3 BLK 36 & LOT 6 BLK 36 ORIGINAL PLAT CITY OF LAKE GENEVA

0.340 ACRES

760938/ZOP 00357
**LUMOBAY INVESTMENTS LLC
304 S WELLS ST
LAKE GENEVA WI 53147**

Please inform treasurer of address changes.

ASSESSED VALUE LAND 120,000	ASSESSED VALUE IMPROVEMENTS 555,500	TOTAL ASSESSED VALUE 675,500	AVERAGE ASSMT. RATIO 1.015491093	NET ASSESSED VALUE RATE 0.01281217 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 8590.01
ESTIMATED FAIR MARKET VALUE LAND 118,200	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 547,000	TOTAL ESTIMATED FAIR MARKET VALUE 665,200	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 1,000.07	
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	1,475.78	1,665.22	12.8%
City of Lake Geneva	824,684	1,069,591	2,437.87	2,821.17	15.7%
Lake Geneva J1 School Dist	4,979,072	4,436,815	2,009.78	2,286.57	13.8%
Lake Geneva-Genoa City UHS	1,058,870	1,035,286	1,298.62	1,488.17	14.6%
Gateway Technical	1,405,224	1,477,253	324.06	393.49	21.4%
TOTAL	8,526,432	8,393,181	7,546.11	8,654.62	14.7%
FIRST DOLLAR CREDIT			-67.63	-64.61	-4.5%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			7,478.48	8,590.01	14.9%

TOTAL DUE: \$8,590.01

**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	220.00	2031				

PAY 1ST INSTALLMENT OF: \$4,295.01
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 00357
LUMOBAY INVESTMENTS LLC
BILL NUMBER: 760938**

PAY 2ND INSTALLMENT OF: \$4,295.00
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 00357
LUMOBAY INVESTMENTS LLC
BILL NUMBER: 760938**

PAY FULL AMOUNT OF: \$8,590.01
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 00357
LUMOBAY INVESTMENTS LLC
BILL NUMBER: 760938**



INCLUDE THIS STUB WITH YOUR PAYMENT



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INCLUDE THIS STUB WITH YOUR PAYMENT