

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

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

THRESHOLD MANAGEMENT LLC



Parcel Number: ZSH 00006  
Bill Number: 761253

**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**  
1253 WISCONSIN ST

ELY 28.70' LOT 5 & ALL LOT 6 SLEEPY HOLLOW SUB. CITY OF LAKE GENEVA PER DOC. #308272  
0.220 ACRES

761253/ZSH 00006  
THRESHOLD MANAGEMENT LLC  
C/O GEORGE SCHNEIDER  
S 2104 BIG VALLEY RD  
LAFARGE WI 54639

Please inform treasurer of address changes.

ASSESSED VALUE LAND 87,500		ASSESSED VALUE IMPROVEMENTS 285,000		TOTAL ASSESSED VALUE 372,500		AVERAGE ASSMT. RATIO 1.015491093		NET ASSESSED VALUE RATE 0.01281217  (Does NOT reflect credits)		NET PROPERTY TAX 4707.94			
ESTIMATED FAIR MARKET VALUE LAND 86,200		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 280,700		TOTAL ESTIMATED FAIR MARKET VALUE 366,900		<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 551.48					
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		927.49		918.28		-1.0%			
City of Lake Geneva		824,684		1,069,591		1,532.14		1,555.72		1.5%			
Lake Geneva J1 School Dist		4,979,072		4,436,815		1,263.09		1,260.92		-0.2%			
Lake Geneva-Genoa City UHS		1,058,870		1,035,286		816.15		820.64		0.6%			
Gateway Technical		1,405,224		1,477,253		203.67		216.99		6.5%			
TOTAL		8,526,432		8,393,181		4,742.54		4,772.55		0.6%			
										<div>TOTAL DUE: \$4,707.94</div> <div>FOR FULL PAYMENT PAY BY: 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>			
FIRST DOLLAR CREDIT						-67.63		-64.61				-4.5%	
LOTTERY AND GAMING CREDIT						0.00		0.00				0.0%	
NET PROPERTY TAX						4,674.91		4,707.94				0.7%	

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	121.32	2031				

PAY 1ST INSTALLMENT OF: \$2,353.98  
BY JANUARY 31, 2024

AMOUNT ENCLOSED \_\_\_\_\_  
  
MAKE CHECK PAYABLE AND MAIL TO:  
LAKE GENEVA CITY TREASURER  
626 GENEVA ST  
LAKE GENEVA, WI 53147

PIN# ZSH 00006  
THRESHOLD MANAGEMENT LLC  
BILL NUMBER: 761253

PAY 2ND INSTALLMENT OF: \$2,353.96  
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# ZSH 00006  
THRESHOLD MANAGEMENT LLC  
BILL NUMBER: 761253

PAY FULL AMOUNT OF: \$4,707.94  
BY JANUARY 31, 2024

AMOUNT ENCLOSED \_\_\_\_\_  
  
MAKE CHECK PAYABLE AND MAIL TO:  
LAKE GENEVA CITY TREASURER  
626 GENEVA ST  
LAKE GENEVA, WI 53147

PIN# ZSH 00006  
THRESHOLD MANAGEMENT LLC  
BILL NUMBER: 761253



INCLUDE THIS STUB WITH YOUR PAYMENT



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