

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

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



Parcel Number: ZSR 00021  
Bill Number: 761275

**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**  
**1710 COBBLESTONE CT**

LOT 21 STONE RIDGE AS RECORDED IN CAB D SLIDE 24  
WCR. LOCATED IN SE 1/4 SW 1/4, SW 1/4 & SE 1/4 OF SE 1/4  
SEC 24 & PT NE 1/4 & NW 1/4 OF NW 1/4 & NE 1/4, NW 1/4, SW  
1/4 & SE 1/4 OF NE 1/4 SEC 25 T2N R17E. 15365 SQ FT CITY OF  
LAKE GENEVA OMITS ZYUP-178  
0.350 ACRES

Please inform treasurer of address changes.

|   |  |   |   |  |                          |                     |  |  |                 |                 |                 |                 |         |         |          |          |        |                     |         |           |          |          |       |                            |           |           |          |          |       |                            |           |           |          |          |       |                   |           |           |        |        |       |       |           |           |           |          |
|---|--|---|---|--|--------------------------|---------------------|--|--|-----------------|-----------------|-----------------|-----------------|---------|---------|----------|----------|--------|---------------------|---------|-----------|----------|----------|-------|----------------------------|-----------|-----------|----------|----------|-------|----------------------------|-----------|-----------|----------|----------|-------|-------------------|-----------|-----------|--------|--------|-------|-------|-----------|-----------|-----------|----------|
| ASSESSED VALUE<br>LAND<br>86,000  | ASSESSED VALUE<br>IMPROVEMENTS<br>641,500              | TOTAL ASSESSED<br>VALUE<br>727,500              | AVERAGE ASSMT.<br>RATIO<br>1.015491093  | NET ASSESSED<br>VALUE RATE<br>0.01281217<br><br>(Does NOT reflect credits) | NET PROPERTY TAX 9015.75 |                     |  |  |                 |                 |                 |                 |         |         |          |          |        |                     |         |           |          |          |       |                            |           |           |          |          |       |                            |           |           |          |          |       |                   |           |           |        |        |       |       |           |           |           |          |
| ESTIMATED FAIR MARKET<br>VALUE LAND<br>84,700   | ESTIMATED FAIR MARKET<br>VALUE IMPROVEMENTS<br>631,700 | TOTAL ESTIMATED<br>FAIR MARKET VALUE<br>716,400 | <div><div></div>A star in this<br/>box means<br/>unpaid prior<br/>year taxes.</div> | School taxes also reduced<br>by school levy tax credit<br>1,077.05         |                          |                     |  |  |                 |                 |                 |                 |         |         |          |          |        |                     |         |           |          |          |       |                            |           |           |          |          |       |                            |           |           |          |          |       |                   |           |           |        |        |       |       |           |           |           |          |
| <table><tr><td>TAXING JURISDICTION</td><td>2022<br/>EST. STATE AIDS<br/>ALLOCATED TAX DIST.</td><td>2023<br/>EST. STATE AIDS<br/>ALLOCATED TAX DIST.</td><td>2022<br/>NET TAX</td><td>2023<br/>NET TAX</td><td>% TAX<br/>CHANGE</td></tr><tr><td>WALWORTH COUNTY</td><td>258,582</td><td>374,236</td><td>2,007.72</td><td>1,793.41</td><td>-10.7%</td></tr><tr><td>City of Lake Geneva</td><td>824,684</td><td>1,069,591</td><td>3,316.60</td><td>3,038.34</td><td>-8.4%</td></tr><tr><td>Lake Geneva J1 School Dist</td><td>4,979,072</td><td>4,436,815</td><td>2,734.20</td><td>2,462.59</td><td>-9.9%</td></tr><tr><td>Lake Geneva-Genoa City UHS</td><td>1,058,870</td><td>1,035,286</td><td>1,766.71</td><td>1,602.73</td><td>-9.3%</td></tr><tr><td>Gateway Technical</td><td>1,405,224</td><td>1,477,253</td><td>440.87</td><td>423.78</td><td>-3.9%</td></tr><tr><td>TOTAL</td><td>8,526,432</td><td>8,393,181</td><td>10,266.10</td><td>9,320.85</td><td>-9.2%</td></tr></table> |  |   |   |  |                          | TAXING JURISDICTION | 2022<br>EST. STATE AIDS<br>ALLOCATED TAX DIST. | 2023<br>EST. STATE AIDS<br>ALLOCATED TAX DIST. | 2022<br>NET TAX | 2023<br>NET TAX | % TAX<br>CHANGE | WALWORTH COUNTY | 258,582 | 374,236 | 2,007.72 | 1,793.41 | -10.7% | City of Lake Geneva | 824,684 | 1,069,591 | 3,316.60 | 3,038.34 | -8.4% | Lake Geneva J1 School Dist | 4,979,072 | 4,436,815 | 2,734.20 | 2,462.59 | -9.9% | Lake Geneva-Genoa City UHS | 1,058,870 | 1,035,286 | 1,766.71 | 1,602.73 | -9.3% | Gateway Technical | 1,405,224 | 1,477,253 | 440.87 | 423.78 | -3.9% | TOTAL | 8,526,432 | 8,393,181 | 10,266.10 | 9,320.85 |
| TAXING JURISDICTION   | 2022<br>EST. STATE AIDS<br>ALLOCATED TAX DIST.         | 2023<br>EST. STATE AIDS<br>ALLOCATED TAX DIST.  | 2022<br>NET TAX   | 2023<br>NET TAX  | % TAX<br>CHANGE          |                     |  |  |                 |                 |                 |                 |         |         |          |          |        |                     |         |           |          |          |       |                            |           |           |          |          |       |                            |           |           |          |          |       |                   |           |           |        |        |       |       |           |           |           |          |
| WALWORTH COUNTY   | 258,582  | 374,236   | 2,007.72  | 1,793.41   | -10.7%                   |                     |  |  |                 |                 |                 |                 |         |         |          |          |        |                     |         |           |          |          |       |                            |           |           |          |          |       |                            |           |           |          |          |       |                   |           |           |        |        |       |       |           |           |           |          |
| City of Lake Geneva   | 824,684  | 1,069,591                                       | 3,316.60  | 3,038.34   | -8.4%                    |                     |  |  |                 |                 |                 |                 |         |         |          |          |        |                     |         |           |          |          |       |                            |           |           |          |          |       |                            |           |           |          |          |       |                   |           |           |        |        |       |       |           |           |           |          |
| Lake Geneva J1 School Dist  | 4,979,072  | 4,436,815                                       | 2,734.20  | 2,462.59   | -9.9%                    |                     |  |  |                 |                 |                 |                 |         |         |          |          |        |                     |         |           |          |          |       |                            |           |           |          |          |       |                            |           |           |          |          |       |                   |           |           |        |        |       |       |           |           |           |          |
| Lake Geneva-Genoa City UHS  | 1,058,870  | 1,035,286                                       | 1,766.71  | 1,602.73   | -9.3%                    |                     |  |  |                 |                 |                 |                 |         |         |          |          |        |                     |         |           |          |          |       |                            |           |           |          |          |       |                            |           |           |          |          |       |                   |           |           |        |        |       |       |           |           |           |          |
| Gateway Technical   | 1,405,224  | 1,477,253                                       | 440.87  | 423.78   | -3.9%                    |                     |  |  |                 |                 |                 |                 |         |         |          |          |        |                     |         |           |          |          |       |                            |           |           |          |          |       |                            |           |           |          |          |       |                   |           |           |        |        |       |       |           |           |           |          |
| TOTAL   | 8,526,432  | 8,393,181                                       | 10,266.10   | 9,320.85   | -9.2%                    |                     |  |  |                 |                 |                 |                 |         |         |          |          |        |                     |         |           |          |          |       |                            |           |           |          |          |       |                            |           |           |          |          |       |                   |           |           |        |        |       |       |           |           |           |          |
| FIRST DOLLAR CREDIT   |  |   | -67.63  | -64.61   | -4.5%                    |                     |  |  |                 |                 |                 |                 |         |         |          |          |        |                     |         |           |          |          |       |                            |           |           |          |          |       |                            |           |           |          |          |       |                   |           |           |        |        |       |       |           |           |           |          |
| LOTTERY AND GAMING CREDIT   |  |   | -221.99   | -240.49  | 8.3%                     |                     |  |  |                 |                 |                 |                 |         |         |          |          |        |                     |         |           |          |          |       |                            |           |           |          |          |       |                            |           |           |          |          |       |                   |           |           |        |        |       |       |           |           |           |          |
| NET PROPERTY TAX  |  |   | 9,976.48  | 9,015.75   | -9.6%                    |                     |  |  |                 |                 |                 |                 |         |         |          |          |        |                     |         |           |          |          |       |                            |           |           |          |          |       |                            |           |           |          |          |       |                   |           |           |        |        |       |       |           |           |           |          |

TOTAL DUE: \$9,015.75  
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<br>Taxes | Total Additional Taxes<br>Applied to Property | Year Increase<br>Ends | Taxing Jurisdiction | Total Additional<br>Taxes | Total Additional Taxes<br>Applied to Property | Year Increase<br>Ends |
|----------------------------|---------------------------|---|-----------------------|---------------------|---------------------------|---|-----------------------|
| Lake Geneva-Genoa City UHS | 747,649                   | 236.94  | 2031                  |                     |                           |   |                       |

PAY 1ST INSTALLMENT OF: \$4,387.64

BY JANUARY 31, 2024

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZSR 00021  
CHAPPELL TRUST  
BILL NUMBER: 761275

PAY 2ND INSTALLMENT OF: \$4,628.11

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# ZSR 00021  
CHAPPELL TRUST  
BILL NUMBER: 761275

PAY FULL AMOUNT OF: \$9,015.75

BY JANUARY 31, 2024

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZSR 00021  
CHAPPELL TRUST  
BILL NUMBER: 761275

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT