

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

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

LUMOBAY MAX LLC



Parcel Number: ZA452900001  
Bill Number: 762422

**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

**421 BAKER ST**  
Sec. 36, T2N, R17E  
LOT 1 CERTIFIED SURVEY NO 4529 AS RECORDED IN VOL 29 OF C.S. ON PAGE 295 WCR. LOCATED IN NW 1/4 SE 1/4 SEC 36 T2N R17E. 67196 SQ FT. CITY OF LAKE GENEVA.  
OMITS ZOP-352 & ZOP-352A.  
1.540 ACRES

762422/ZA452900001  
LUMOBAY MAX LLC  
PO BOX 426  
LAKE GENEVA WI 53147

Please inform treasurer of address changes.

ASSESSED VALUE LAND 462,500	ASSESSED VALUE IMPROVEMENTS 1,391,000	TOTAL ASSESSED VALUE 1,853,500	AVERAGE ASSMT. RATIO 1.015491093	NET ASSESSED VALUE RATE 0.01281217  (Does NOT reflect credits)	NET PROPERTY TAX 23682.75																																									
ESTIMATED FAIR MARKET VALUE LAND 455,400	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 1,369,800	TOTAL ESTIMATED FAIR MARKET VALUE 1,825,200	<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 2,744.08																																										
<table><tr><td>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>WALWORTH COUNTY</td><td>258,582</td><td>374,236</td><td>5,544.25</td><td>4,569.19</td><td>-17.6%</td></tr><tr><td>City of Lake Geneva</td><td>824,684</td><td>1,069,591</td><td>9,158.67</td><td>7,740.99</td><td>-15.5%</td></tr><tr><td>Lake Geneva J1 School Dist</td><td>4,979,072</td><td>4,436,815</td><td>7,550.38</td><td>6,274.11</td><td>-16.9%</td></tr><tr><td>Lake Geneva-Genoa City UHS</td><td>1,058,870</td><td>1,035,286</td><td>4,878.69</td><td>4,083.38</td><td>-16.3%</td></tr><tr><td>Gateway Technical</td><td>1,405,224</td><td>1,477,253</td><td>1,217.45</td><td>1,079.69</td><td>-11.3%</td></tr><tr><td>TOTAL</td><td>8,526,432</td><td>8,393,181</td><td>28,349.44</td><td>23,747.36</td><td>-16.2%</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	5,544.25	4,569.19	-17.6%	City of Lake Geneva	824,684	1,069,591	9,158.67	7,740.99	-15.5%	Lake Geneva J1 School Dist	4,979,072	4,436,815	7,550.38	6,274.11	-16.9%	Lake Geneva-Genoa City UHS	1,058,870	1,035,286	4,878.69	4,083.38	-16.3%	Gateway Technical	1,405,224	1,477,253	1,217.45	1,079.69	-11.3%	TOTAL	8,526,432	8,393,181	28,349.44	23,747.36
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FIRST DOLLAR CREDIT			-67.63	-64.61	-4.5%																																									
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%																																									
NET PROPERTY TAX			28,281.81	23,682.75	-16.3%																																									

TOTAL DUE: \$23,682.75

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 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	603.66	2031				

PAY 1ST INSTALLMENT OF: \$11,841.38  
BY JANUARY 31, 2024

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

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZA452900001  
LUMOBAY MAX LLC  
BILL NUMBER: 762422

PAY 2ND INSTALLMENT OF: \$11,841.37  
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# ZA452900001  
LUMOBAY MAX LLC  
BILL NUMBER: 762422

PAY FULL AMOUNT OF: \$23,682.75  
BY JANUARY 31, 2024

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

MAKE CHECK PAYABLE AND MAIL TO:

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

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INCLUDE THIS STUB WITH YOUR PAYMENT



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