

City of Whitewater  
 312 W Whitewater St  
 PO Box 690  
 Whitewater, WI 53190

**WALWORTH COUNTY - STATE OF WISCONSIN  
 PROPERTY TAX BILL FOR 2024  
 REAL ESTATE**

TINCHER, TREY M



**Parcel Number: /WUP 00197C  
 Bill Number: 776788**

**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.

776788/WUP 00197C  
**TREY M TINCHER  
 N997 COLD SPRING RD  
 FT ATKINSON WI 53538**

**Location of Property/Legal Description  
 1178 W HIGHLAND ST**

PT SW 1/4 SEC 5 T4N R15E DESC AS: COM INTER E LN ELIZABETH ST & N LN HIGHLAND ST, E 127.38' TO POB, E 76', N 201.28', WLY 76', SLY 201.25' TO POB. CITY OF WHITEWATER

0.350 ACRES

Please inform treasurer of address changes.

|  |   |  |  |  |   |              |
|--|---|--|--|--|---|--------------|
| ASSESSED VALUE LAND<br>48,400              | ASSESSED VALUE IMPROVEMENTS<br>158,100              | TOTAL ASSESSED VALUE<br>206,500              | AVERAGE ASSMT. RATIO<br>0.964490125  | NET ASSESSED VALUE RATE<br>0.01525095<br><small>(Does NOT reflect credits)</small> | <b>NET PROPERTY TAX</b> 3083.55<br>Delinquent Utilities 40.08 |              |
| ESTIMATED FAIR MARKET VALUE LAND<br>50,200 | ESTIMATED FAIR MARKET VALUE IMPROVEMENTS<br>163,900 | TOTAL ESTIMATED FAIR MARKET VALUE<br>214,100 | <input type="checkbox"/> A star in this box means unpaid prior year taxes. | School taxes also reduced by school levy tax credit<br>367.29                      |   |              |
| TAXING JURISDICTION                        |   | 2023 EST. STATE AIDS ALLOCATED TAX DIST.     | 2024 EST. STATE AIDS ALLOCATED TAX DIST.                                   | 2023 NET TAX   | 2024 NET TAX  | % TAX CHANGE |
| WALWORTH COUNTY                            |   | 134,946                                      | 141,060  | 512.11   | 492.55  | -3.8%        |
| City of Whitewater                         |   | 3,947,735                                    | 4,015,710  | 1,294.02   | 1,356.93  | 4.9%         |
| Whitewater Unified School Dist             |   | 6,257,235                                    | 6,449,393  | 1,216.48   | 1,179.75  | -3.0%        |
| Gateway Technical                          |   | 532,685                                      | 561,444  | 121.01   | 120.09  | -0.8%        |
| <b>TOTAL</b>                               |   | <b>10,872,601</b>                            | <b>11,167,607</b>  | <b>3,143.62</b>  | <b>3,149.32</b>   | <b>0.2%</b>  |
| <b>FIRST DOLLAR CREDIT</b>                 |   |  |  | <b>-69.54</b>  | <b>-65.77</b>   | <b>-5.4%</b> |
| <b>LOTTERY AND GAMING CREDIT</b>           |   |  |  | <b>0.00</b>  | <b>0.00</b>   | <b>0.0%</b>  |
| <b>NET PROPERTY TAX</b>                    |   |  |  | <b>3,074.08</b>  | <b>3,083.55</b>   | <b>0.3%</b>  |

**TOTAL DUE: \$3,123.63**  
 FOR FULL PAYMENT  
 PAY BY:  
**JANUARY 31, 2025**  
 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 |
|--------------------------------|------------------------|--|--------------------|---------------------|------------------------|--|--------------------|
| Whitewater Unified School Dist | 1,645,026              | 385.63                                     | 2027               |                     |                        |  |                    |
| Whitewater Unified School Dist | 504,374                | 118.24                                     | 2037               |                     |                        |  |                    |

PAY 1ST INSTALLMENT OF: \$1,581.86  
**BY JANUARY 31, 2025**  
 AMOUNT ENCLOSED \_\_\_\_\_  
**MAKE CHECK PAYABLE AND MAIL TO:**  
**CITY OF WHITEWATER  
 PO BOX 690  
 312 W WHITEWATER ST  
 WHITEWATER, WI 53190**  
 PIN# /WUP 00197C  
 TINCHER, TREY M  
 BILL NUMBER: 776788

PAY 2ND INSTALLMENT OF: \$1,541.77  
**BY JULY 31, 2025**  
 AMOUNT ENCLOSED \_\_\_\_\_  
**MAKE CHECK PAYABLE AND MAIL TO:**  
**WALWORTH COUNTY TREASURER  
 100 W WALWORTH  
 PO BOX 1001  
 ELKHORN, WI 53121**  
 PIN# /WUP 00197C  
 TINCHER, TREY M  
 BILL NUMBER: 776788

PAY FULL AMOUNT OF: \$3,123.63  
**BY JANUARY 31, 2025**  
 AMOUNT ENCLOSED \_\_\_\_\_  
**MAKE CHECK PAYABLE AND MAIL TO:**  
**CITY OF WHITEWATER  
 PO BOX 690  
 312 W WHITEWATER ST  
 WHITEWATER, WI 53190**  
 PIN# /WUP 00197C  
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INCLUDE THIS STUB WITH YOUR PAYMENT



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