

Town of Troy
 N8870 Briggs St
 East Troy, WI 53120

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

NELCO FARMS LLC

**Parcel Number: LA228300001
 Bill Number: 778761**

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

LOT 1 CERTIFIED SURVEY NO. 2283 AS RECORDED IN VOL 11 OF C.S. ON PAGE 117 WCR. LOCATED IN W 1/2 W 1/2 SECTION 8 T4N R17E. 5145278 SQ FT. OMITTS L T 8-4. EXC. COM SW

116.160 ACRES

778761/LA228300001
NELCO FARMS LLC
 N8981 NELSON RD
 EAST TROY WI 53120

Please inform treasurer of address changes.

ASSESSED VALUE LAND 18,200	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 18,200	AVERAGE ASSMT. RATIO 0.585052179	NET ASSESSED VALUE RATE 0.01754821 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 319.38
ESTIMATED FAIR MARKET VALUE LAND 300	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 300	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 43.27	
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	75,379	79,380	87.86	75.49	-14.1%
Town of Troy	221,748	225,169	63.72	53.76	-15.6%
East Troy Community Schools	1,331,602	1,346,450	178.65	172.68	-3.3%
Gateway Technical	297,550	315,947	19.72	17.45	-11.5%
TOTAL	1,926,279	1,966,946	349.95	319.38	-8.7%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			349.95	319.38	-8.7%

TOTAL DUE: \$319.38

**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
East Troy Community Schools	525,587	34.69	2026				
East Troy Community Schools	9,596	0.63	2036				
East Troy Community Schools	295,581	19.51	2036				

PAY 1ST INSTALLMENT OF: \$159.69
BY JANUARY 31, 2025
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF TROY
N8870 BRIGGS ST
EAST TROY, WI 53120
 PIN# LA228300001
 NELCO FARMS LLC
 BILL NUMBER: 778761

PAY 2ND INSTALLMENT OF: \$159.69
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# LA228300001
 NELCO FARMS LLC
 BILL NUMBER: 778761

PAY FULL AMOUNT OF: \$319.38
BY JANUARY 31, 2025
 AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF TROY
N8870 BRIGGS ST
EAST TROY, WI 53120
 PIN# LA228300001
 NELCO FARMS LLC
 BILL NUMBER: 778761



INCLUDE THIS STUB WITH YOUR PAYMENT



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