

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: LA428600003  
 Bill Number: 778876**

**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.

778876/LA428600003  
**NELCO FARMS LLC  
 N8981 NELSON RD  
 EAST TROY WI 53120**

**Location of Property/Legal Description**

LOT 3 CERTIFIED SURVEY NO. 4286 AS RECORDED IN VOL 27 OF C.S. ON PAGE 248 WCR. LOCATED IN NE 1/4, SE 1/4, NW 1/4 & SW 1/4 NE 1/4 SEC 7 T4N R17E. 2056150 SQ FT OMTS

47.200 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 7,700	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 7,700	AVERAGE ASSMT. RATIO 0.585052179	NET ASSESSED VALUE RATE 0.01754821 <small>(Does NOT reflect credits)</small>	<b>NET PROPERTY TAX</b> 135.12
ESTIMATED FAIR MARKET VALUE LAND 1,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 1,700	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 18.31	
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	36.78	31.94	-13.2%
Town of Troy	221,748	225,169	26.67	22.75	-14.7%
East Troy Community Schools	1,331,602	1,346,450	74.78	73.05	-2.3%
Gateway Technical	297,550	315,947	8.26	7.38	-10.7%
<b>TOTAL</b>	<b>1,926,279</b>	<b>1,966,946</b>	<b>146.49</b>	<b>135.12</b>	<b>-7.8%</b>
<b>FIRST DOLLAR CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</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>146.49</b>	<b>135.12</b>	<b>-7.8%</b>

**TOTAL DUE: \$135.12**

**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	295,581	8.25	2036				
East Troy Community Schools	525,587	14.67	2026				
East Troy Community Schools	9,596	0.27	2036				

PAY 1ST INSTALLMENT OF: \$67.56  
**BY JANUARY 31, 2025**

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

**MAKE CHECK PAYABLE AND MAIL TO:**

**TOWN OF TROY  
 N8870 BRIGGS ST  
 EAST TROY, WI 53120**

**PIN# LA428600003  
 NELCO FARMS LLC  
 BILL NUMBER: 778876**

PAY 2ND INSTALLMENT OF: \$67.56  
**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# LA428600003  
 NELCO FARMS LLC  
 BILL NUMBER: 778876**

PAY FULL AMOUNT OF: \$135.12  
**BY JANUARY 31, 2025**

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

**MAKE CHECK PAYABLE AND MAIL TO:**

**TOWN OF TROY  
 N8870 BRIGGS ST  
 EAST TROY, WI 53120**

**PIN# LA428600003  
 NELCO FARMS LLC  
 BILL NUMBER: 778876**



INCLUDE THIS STUB WITH YOUR PAYMENT



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