

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: LA428600004
 Bill Number: 778877**

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.

778877/LA428600004
**NELCO FARMS LLC
 N8981 NELSON RD
 EAST TROY WI 53120**

Location of Property/Legal Description

LOT 4 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. 1263520 SQ FT OMTS

29.020 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 4,000	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 4,000	AVERAGE ASSMT. RATIO 0.585052179	NET ASSESSED VALUE RATE 0.01754821 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 70.20
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 9.51	
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	19.21	16.59	-13.6%
Town of Troy	221,748	225,169	13.93	11.82	-15.1%
East Troy Community Schools	1,331,602	1,346,450	39.06	37.95	-2.8%
Gateway Technical	297,550	315,947	4.31	3.84	-10.9%
TOTAL	1,926,279	1,966,946	76.51	70.20	-8.2%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			76.51	70.20	-8.2%

TOTAL DUE: \$70.20
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	7.62	2026				
East Troy Community Schools	9,596	0.14	2036				
East Troy Community Schools	295,581	4.29	2036				

PAY 1ST INSTALLMENT OF: \$70.20 BY JANUARY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF TROY N8870 BRIGGS ST EAST TROY, WI 53120 PIN# LA428600004 NELCO FARMS LLC BILL NUMBER: 778877	PAY 2ND INSTALLMENT OF: \$0.00 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# LA428600004 NELCO FARMS LLC BILL NUMBER: 778877	PAY FULL AMOUNT OF: \$70.20 BY JANUARY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF TROY N8870 BRIGGS ST EAST TROY, WI 53120 PIN# LA428600004 NELCO FARMS LLC BILL NUMBER: 778877
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INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT