

ELKHORN CITY TREASURER  
PO BOX 920  
311 SEYMOUR CT  
ELKHORN, WI 53121-0920

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

ROLK PROPERTIES FRANKLIN LLC



Parcel Number: YA279900002  
Bill Number: 785430

**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**  
411 S FRANKLIN ST

LOT 2 CERTIFIED SURVEY NO. 2799 AS RECORDED IN VOL 14 OF C.S. ON PAGE 222 WCR. LOCATED IN SEC 1 T2N R16E. 7892 SQ FT. CITY OF ELKHORN OMTS YU-3 0.181 ACRES

785430/YA279900002  
ROLK PROPERTIES FRANKLIN LL  
W5642 COUNTY RD A  
ELKHORN WI 53121

Please inform treasurer of address changes.

ASSESSED VALUE LAND 22,600	ASSESSED VALUE IMPROVEMENTS 201,600	TOTAL ASSESSED VALUE 224,200	AVERAGE ASSMT. RATIO 0.975662113	NET ASSESSED VALUE RATE 0.01472795  (Does NOT reflect credits)	NET PROPERTY TAX 3242.88																																										
ESTIMATED FAIR MARKET VALUE LAND 23,200	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 206,600	TOTAL ESTIMATED FAIR MARKET VALUE 229,800	<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 343.54																																											
<table><tr><td>TAXING JURISDICTION</td><td>2023 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2024 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2023 NET TAX</td><td>2024 NET TAX</td><td>% TAX CHANGE</td></tr><tr><td>WALWORTH COUNTY</td><td>195,751</td><td>196,211</td><td>531.74</td><td>528.76</td><td>-0.6%</td></tr><tr><td>City of Elkhorn</td><td>1,709,259</td><td>1,801,020</td><td>1,434.57</td><td>1,494.67</td><td>4.2%</td></tr><tr><td>Elkhorn Area School District</td><td>7,941,514</td><td>7,638,646</td><td>1,125.35</td><td>1,149.66</td><td>2.2%</td></tr><tr><td>Gateway Technical</td><td>772,705</td><td>780,957</td><td>125.65</td><td>128.92</td><td>2.6%</td></tr><tr><td>Wal Cty Metro Sewer</td><td>0</td><td>0</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td>TOTAL</td><td>10,619,229</td><td>10,416,834</td><td>3,217.31</td><td>3,302.01</td><td>2.6%</td></tr></table>						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	195,751	196,211	531.74	528.76	-0.6%	City of Elkhorn	1,709,259	1,801,020	1,434.57	1,494.67	4.2%	Elkhorn Area School District	7,941,514	7,638,646	1,125.35	1,149.66	2.2%	Gateway Technical	772,705	780,957	125.65	128.92	2.6%	Wal Cty Metro Sewer	0	0	0.00	0.00		TOTAL	10,619,229	10,416,834	3,217.31	3,302.01	2.6%
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FIRST DOLLAR CREDIT			-61.29	-59.13	-3.5%																																										
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%																																										
NET PROPERTY TAX			3,156.02	3,242.88	2.8%																																										

TOTAL DUE: \$3,242.88

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
Elkhorn Area School District	362,031	65.87	2030				
Elkhorn Area School District	522,470	95.06	2032				
Elkhorn Area School District	571,463	103.98	2036				

PAY 1ST INSTALLMENT OF: \$1,621.45  
BY JANUARY 31, 2025

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

MAKE CHECK PAYABLE AND MAIL TO:

ELKHORN CITY TREASURER  
PO BOX 920  
311 SEYMOUR CT  
ELKHORN, WI 53121-0920

PIN# YA279900002  
ROLK PROPERTIES FRANKLIN LLC  
BILL NUMBER: 785430

PAY 2ND INSTALLMENT OF: \$1,621.43  
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# YA279900002  
ROLK PROPERTIES FRANKLIN LLC  
BILL NUMBER: 785430

PAY FULL AMOUNT OF: \$3,242.88  
BY JANUARY 31, 2025

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

MAKE CHECK PAYABLE AND MAIL TO:

ELKHORN CITY TREASURER  
PO BOX 920  
311 SEYMOUR CT  
ELKHORN, WI 53121-0920

PIN# YA279900002  
ROLK PROPERTIES FRANKLIN LLC  
BILL NUMBER: 785430



INCLUDE THIS STUB WITH YOUR PAYMENT



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