

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
C&M HOLDING LLC



Parcel Number: YA289700002
Bill Number: 785443

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
506 S NATHAN LN

LOT 2 CERTIFIED SURVEY NO. 2897 AS RECORDED IN VOL. 15 OF C.S. ON PAGE 119 WCR. LOCATED IN SE 1/4 NE 1/4 SEC 1 T2N R16E. 36220 SQ FT. CITY OF ELKHORN OMITS YEC-4 0.831 ACRES

785443/YA289700002
C&M HOLDING LLC
PO BOX 1019
ELKHORN WI 53121

Please inform treasurer of address changes.

ASSESSED VALUE LAND 45,400		ASSESSED VALUE IMPROVEMENTS 687,100		TOTAL ASSESSED VALUE 732,500		AVERAGE ASSMT. RATIO 0.975662113		NET ASSESSED VALUE RATE 0.01472795 (Does NOT reflect credits)		NET PROPERTY TAX 10729.09																																																		
ESTIMATED FAIR MARKET VALUE LAND 46,500		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 704,200		TOTAL ESTIMATED FAIR MARKET VALUE 750,700		<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 1,122.40																																																				
<table><tr><td colspan="2">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 colspan="2">WALWORTH COUNTY</td><td>195,751</td><td>196,211</td><td>1,419.20</td><td>1,727.55</td><td>21.7%</td></tr><tr><td colspan="2">City of Elkhorn</td><td>1,709,259</td><td>1,801,020</td><td>3,828.80</td><td>4,883.33</td><td>27.5%</td></tr><tr><td colspan="2">Elkhorn Area School District</td><td>7,941,514</td><td>7,638,646</td><td>3,003.49</td><td>3,756.13</td><td>25.1%</td></tr><tr><td colspan="2">Gateway Technical</td><td>772,705</td><td>780,957</td><td>335.35</td><td>421.21</td><td>25.6%</td></tr><tr><td colspan="2">Wal Cty Metro Sewer</td><td>0</td><td>0</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td colspan="2">TOTAL</td><td>10,619,229</td><td>10,416,834</td><td>8,586.84</td><td>10,788.22</td><td>25.6%</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	1,419.20	1,727.55	21.7%	City of Elkhorn		1,709,259	1,801,020	3,828.80	4,883.33	27.5%	Elkhorn Area School District		7,941,514	7,638,646	3,003.49	3,756.13	25.1%	Gateway Technical		772,705	780,957	335.35	421.21	25.6%	Wal Cty Metro Sewer		0	0	0.00	0.00		TOTAL		10,619,229	10,416,834	8,586.84	10,788.22	25.6%
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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				8,525.55	10,729.09	25.8%																																																						

TOTAL DUE: \$10,729.09

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	571,463	339.71	2036				
Elkhorn Area School District	362,031	215.21	2030				
Elkhorn Area School District	522,470	310.58	2032				

PAY 1ST INSTALLMENT OF: \$5,364.55
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# YA289700002
C&M HOLDING LLC
BILL NUMBER: 785443

PAY 2ND INSTALLMENT OF: \$5,364.54
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# YA289700002
C&M HOLDING LLC
BILL NUMBER: 785443

PAY FULL AMOUNT OF: \$10,729.09
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# YA289700002
C&M HOLDING LLC
BILL NUMBER: 785443



INCLUDE THIS STUB WITH YOUR PAYMENT



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