

GENOA CITY VILLAGE TREASURER
PO BOX 428
755 FELLOWS RD
GENOA CITY, WI 53128

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

PECHA, JAMES L
PECHA, MONIKA M

Parcel Number: TAA 00017
Bill Number: 798711

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
311 SOUTHEASTERN CT

LOT 17 ANDERS ADD VILLAGE OF GENOA CITY
0.206 ACRES

798711/TAA 00017
JAMES L PECHA
MONIKA M PECHA
311 SOUTHEASTERN CT
GENOA CITY WI 53128

Please inform treasurer of address changes.

ASSESSED VALUE LAND 21,000	ASSESSED VALUE IMPROVEMENTS 130,800	TOTAL ASSESSED VALUE 151,800	AVERAGE ASSMT. RATIO 0.605319168	NET ASSESSED VALUE RATE 0.02659866 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 3706.01 Garbage/Recycle 201.40
ESTIMATED FAIR MARKET VALUE LAND 34,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 216,100	TOTAL ESTIMATED FAIR MARKET VALUE 250,800	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 484.57	
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	50,629	52,394	613.73	577.04	-6.0%
Village of Genoa City	395,123	377,406	1,668.42	1,638.50	-1.8%
Genoa City J2 School Dist	2,522,307	2,667,849	1,187.72	1,213.57	2.2%
Lake Geneva-Genoa City UHS	140,061	133,129	542.60	467.87	-13.8%
Gateway Technical	199,854	208,537	145.02	140.70	-3.0%
TOTAL	3,307,974	3,439,315	4,157.49	4,037.68	-2.9%
FIRST DOLLAR CREDIT			-81.22	-78.60	-3.2%
LOTTERY AND GAMING CREDIT			-302.32	-253.07	-16.3%
NET PROPERTY TAX			3,773.95	3,706.01	-1.8%
TOTAL DUE: \$3,907.41 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
Genoa City J2 School Dist	395,997	298.33	2025				
Genoa City J2 School Dist	41,030	30.91	2035				
Lake Geneva-Genoa City UHS	13,102	9.87	2031				

PAY 1ST INSTALLMENT OF: \$1,927.87
BY JANUARY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
GENOA CITY VILLAGE TREASURER
PO BOX 428
755 FELLOWS RD
GENOA CITY, WI 53128

PIN# TAA 00017
PECHA, JAMES L
BILL NUMBER: 798711

PAY 2ND INSTALLMENT OF: \$1,979.54
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# TAA 00017
PECHA, JAMES L
BILL NUMBER: 798711

PAY FULL AMOUNT OF: \$3,907.41
BY JANUARY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
GENOA CITY VILLAGE TREASURER
PO BOX 428
755 FELLOWS RD
GENOA CITY, WI 53128

PIN# TAA 00017
PECHA, JAMES L
BILL NUMBER: 798711

INCLUDE THIS STUB WITH YOUR PAYMENT

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