

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  
ERSW PROPERTIES LLC



Parcel Number: THBP 00018  
Bill Number: 799066

799066/THBP 00018  
ERSW PROPERTIES LLC  
3827 E BLUESTEM DR  
OAK CREEK WI 53154-6640

**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**  
**166 ELIZABETH LN**

LOTS 18 & 19 HORNSBY BUSINESS PARK RECORDED IN CAB B SLIDE 94 DOCUMENT NO. 194058 LOCATED IN NE 1/4 NW 1/4 & SE 1/4 NW 1/4 & NW 1/4 SW 1/4 & NE 1/4 SW 1/4 SECTION 36 T1N R18E. 2.12 A. OMTIS TVGC-87B, 87C & 89 VILLAGE OF GENOA CITY ASSESSED BY DEPT OF REVENUE 2.120 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 80,700	ASSESSED VALUE IMPROVEMENTS 548,500	TOTAL ASSESSED VALUE 629,200	AVERAGE ASSMT. RATIO 0.605319168	NET ASSESSED VALUE RATE 0.02659866  (Does NOT reflect credits)	NET PROPERTY TAX 16657.27																																									
ESTIMATED FAIR MARKET VALUE LAND 133,300	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 906,100	TOTAL ESTIMATED FAIR MARKET VALUE 1,039,400	<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 2,008.53																																										
<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>50,629</td><td>52,394</td><td>2,392.71</td><td>2,391.81</td><td>0.0%</td></tr><tr><td>Village of Genoa City</td><td>395,123</td><td>377,406</td><td>6,504.52</td><td>6,791.47</td><td>4.4%</td></tr><tr><td>Genoa City J2 School Dist</td><td>2,522,307</td><td>2,667,849</td><td>4,630.48</td><td>5,030.11</td><td>8.6%</td></tr><tr><td>Lake Geneva-Genoa City UHS</td><td>140,061</td><td>133,129</td><td>2,115.38</td><td>1,939.31</td><td>-8.3%</td></tr><tr><td>Gateway Technical</td><td>199,854</td><td>208,537</td><td>565.39</td><td>583.17</td><td>3.1%</td></tr><tr><td>TOTAL</td><td>3,307,974</td><td>3,439,315</td><td>16,208.48</td><td>16,735.87</td><td>3.3%</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	50,629	52,394	2,392.71	2,391.81	0.0%	Village of Genoa City	395,123	377,406	6,504.52	6,791.47	4.4%	Genoa City J2 School Dist	2,522,307	2,667,849	4,630.48	5,030.11	8.6%	Lake Geneva-Genoa City UHS	140,061	133,129	2,115.38	1,939.31	-8.3%	Gateway Technical	199,854	208,537	565.39	583.17	3.1%	TOTAL	3,307,974	3,439,315	16,208.48	16,735.87
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FIRST DOLLAR CREDIT			-81.22	-78.60	-3.2%																																									
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%																																									
NET PROPERTY TAX			16,127.26	16,657.27	3.3%																																									

TOTAL DUE: \$16,657.27

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
Lake Geneva-Genoa City UHS	13,102	40.91	2031				
Genoa City J2 School Dist	395,997	1,236.57	2025				
Genoa City J2 School Dist	41,030	128.12	2035				

PAY 1ST INSTALLMENT OF: \$8,328.64 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# THBP 00018 ERSW PROPERTIES LLC BILL NUMBER: 799066	PAY 2ND INSTALLMENT OF: \$8,328.63 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# THBP 00018 ERSW PROPERTIES LLC BILL NUMBER: 799066	PAY FULL AMOUNT OF: \$16,657.27 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# THBP 00018 ERSW PROPERTIES LLC BILL NUMBER: 799066
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INCLUDE THIS STUB WITH YOUR PAYMENT



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