

Genoa City Village Treasurer
 755 Fellows Rd
 PO Box 428
 Genoa City, WI 53128

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

BROWN, JOSEPH K



**Parcel Number: THR1 00047
 Bill Number: 799335**

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.

799335/THR1 00047
**JOSEPH K BROWN
 863 HUNTERS RIDGE DR
 GENOA CITY WI 53128**

**Location of Property/Legal Description
 863 HUNTERS RIDGE DR**

LOT 246 HUNTERS RIDGE SUB ADD NO. 1 AS RECORDED IN CAB C SLIDE 114 WCR. LOCATED IN NW 1/4 & SW 1/4 NW 1/4 SEC 36 T1N R18E. 10135 SQ FT VILLAGE OF GENOA CITY OMITS T

0.230 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 25,000	ASSESSED VALUE IMPROVEMENTS 144,200	TOTAL ASSESSED VALUE 169,200	AVERAGE ASSMT. RATIO 0.605319168	NET ASSESSED VALUE RATE 0.02659866 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 4168.83																																										
ESTIMATED FAIR MARKET VALUE LAND 41,300	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 238,200	TOTAL ESTIMATED FAIR MARKET VALUE 279,500	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 540.12	Garbage/Recycle 201.40																																										
<table border="1"> <thead> <tr> <th>TAXING JURISDICTION</th> <th>2023 EST. STATE AIDS ALLOCATED TAX DIST.</th> <th>2024 EST. STATE AIDS ALLOCATED TAX DIST.</th> <th>2023 NET TAX</th> <th>2024 NET TAX</th> <th>% TAX CHANGE</th> </tr> </thead> <tbody> <tr> <td>WALWORTH COUNTY</td> <td>50,629</td> <td>52,394</td> <td>653.93</td> <td>643.19</td> <td>-1.6%</td> </tr> <tr> <td>Village of Genoa City</td> <td>395,123</td> <td>377,406</td> <td>1,777.69</td> <td>1,826.32</td> <td>2.7%</td> </tr> <tr> <td>Genoa City J2 School Dist</td> <td>2,522,307</td> <td>2,667,849</td> <td>1,265.51</td> <td>1,352.66</td> <td>6.9%</td> </tr> <tr> <td>Lake Geneva-Genoa City UHS</td> <td>140,061</td> <td>133,129</td> <td>578.13</td> <td>521.51</td> <td>-9.8%</td> </tr> <tr> <td>Gateway Technical</td> <td>199,854</td> <td>208,537</td> <td>154.52</td> <td>156.82</td> <td>1.5%</td> </tr> <tr> <td>TOTAL</td> <td>3,307,974</td> <td>3,439,315</td> <td>4,429.78</td> <td>4,500.50</td> <td>1.6%</td> </tr> </tbody> </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	653.93	643.19	-1.6%	Village of Genoa City	395,123	377,406	1,777.69	1,826.32	2.7%	Genoa City J2 School Dist	2,522,307	2,667,849	1,265.51	1,352.66	6.9%	Lake Geneva-Genoa City UHS	140,061	133,129	578.13	521.51	-9.8%	Gateway Technical	199,854	208,537	154.52	156.82	1.5%	TOTAL	3,307,974	3,439,315	4,429.78	4,500.50	1.6%	TOTAL DUE: \$4,370.23 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.
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FIRST DOLLAR CREDIT			-81.22	-78.60	-3.2%																																										
LOTTERY AND GAMING CREDIT			-302.32	-253.07	-16.3%																																										
NET PROPERTY TAX			4,046.24	4,168.83	3.0%																																										

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	11.00	2031				
Genoa City J2 School Dist	395,997	332.53	2025				
Genoa City J2 School Dist	41,030	34.45	2035				

PAY 1ST INSTALLMENT OF: \$2,159.28 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# THR1 00047 BROWN, JOSEPH K BILL NUMBER: 799335	PAY 2ND INSTALLMENT OF: \$2,210.95 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# THR1 00047 BROWN, JOSEPH K BILL NUMBER: 799335	PAY FULL AMOUNT OF: \$4,370.23 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# THR1 00047 BROWN, JOSEPH K BILL NUMBER: 799335
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INCLUDE THIS STUB WITH YOUR PAYMENT



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