

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
TOWN BANK



Parcel Number: TOP 00004
Bill Number: 799392

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
235 FREEMAN ST

N 50' LOT 2 ORIGINAL PLAT VILLAGE OF GENOA CITY
0.150 ACRES

799392/TOP 00004
TOWN BANK
C/O WINTRUST FINANCIAL CORP
9700 W HIGGINS RD STE 800
ROSEMONT IL 60018

Please inform treasurer of address changes.

ASSESSED VALUE LAND 25,000		ASSESSED VALUE IMPROVEMENTS 274,900		TOTAL ASSESSED VALUE 299,900		AVERAGE ASSMT. RATIO 0.605319168		NET ASSESSED VALUE RATE 0.02659866 (Does NOT reflect credits)		NET PROPERTY TAX 7898.34	
ESTIMATED FAIR MARKET VALUE LAND 41,300		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 454,100		TOTAL ESTIMATED FAIR MARKET VALUE 495,400		<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 957.34			
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		1,159.06		1,140.02		-1.6%	
Village of Genoa City		395,123		377,406		3,150.88		3,237.07		2.7%	
Genoa City J2 School Dist		2,522,307		2,667,849		2,243.06		2,397.54		6.9%	
Lake Geneva-Genoa City UHS		140,061		133,129		1,024.72		924.35		-9.8%	
Gateway Technical		199,854		208,537		273.88		277.96		1.5%	
TOTAL		3,307,974		3,439,315		7,851.60		7,976.94		1.6%	
FIRST DOLLAR CREDIT						-81.22		-78.60		-3.2%	
LOTTERY AND GAMING CREDIT						0.00		0.00		0.0%	
NET PROPERTY TAX						7,770.38		7,898.34		1.6%	

TOTAL DUE: \$7,898.34

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
Genoa City J2 School Dist	41,030	61.07	2035			
Genoa City J2 School Dist	395,997	589.39	2025			
Lake Geneva-Genoa City UHS	13,102	19.50	2031			

PAY 1ST INSTALLMENT OF: \$3,949.17
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# TOP 00004
TOWN BANK
BILL NUMBER: 799392

PAY 2ND INSTALLMENT OF: \$3,949.17
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# TOP 00004
TOWN BANK
BILL NUMBER: 799392

PAY FULL AMOUNT OF: \$7,898.34
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# TOP 00004
TOWN BANK
BILL NUMBER: 799392



INCLUDE THIS STUB WITH YOUR PAYMENT



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