

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

TCB MAINTENANCE GROUP LLC



Parcel Number: TOP 00009  
Bill Number: 799396

**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

W 86' OF LOT 3, & W 86' OF N 1/2 LOT 8 ORIGINAL PLAT  
VILLAGE OF GENOA CITY  
0.272 ACRES

799396/TOP 00009  
TCB MAINTENANCE GROUP LLC  
40520 102ND PL  
GENOA CITY WI 53128

Please inform treasurer of address changes.

ASSESSED VALUE LAND 38,500		ASSESSED VALUE IMPROVEMENTS 37,000		TOTAL ASSESSED VALUE 75,500		AVERAGE ASSMT. RATIO 0.605319168		NET ASSESSED VALUE RATE 0.02659866  (Does NOT reflect credits)		NET PROPERTY TAX 1929.60																																																																							
ESTIMATED FAIR MARKET VALUE LAND 63,600		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 61,100		TOTAL ESTIMATED FAIR MARKET VALUE 124,700		<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 241.01																																																																									
<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>50,629</td><td>52,394</td><td>291.79</td><td>287.00</td><td>-1.6%</td></tr><tr><td colspan="2">Village of Genoa City</td><td>395,123</td><td>377,406</td><td>793.23</td><td>814.93</td><td>2.7%</td></tr><tr><td colspan="2">Lake Geneva-Genoa City UHS</td><td>140,061</td><td>133,129</td><td>257.98</td><td>232.71</td><td>-9.8%</td></tr><tr><td colspan="2">Genoa City J2 School Dist</td><td>2,522,307</td><td>2,667,849</td><td>564.69</td><td>603.58</td><td>6.9%</td></tr><tr><td colspan="2">Gateway Technical</td><td>199,854</td><td>208,537</td><td>68.95</td><td>69.98</td><td>1.5%</td></tr><tr><td colspan="2">TOTAL</td><td>3,307,974</td><td>3,439,315</td><td>1,976.64</td><td>2,008.20</td><td>1.6%</td></tr><tr><td colspan="4">FIRST DOLLAR CREDIT</td><td>-81.22</td><td>-78.60</td><td>-3.2%</td></tr><tr><td colspan="4">LOTTERY AND GAMING CREDIT</td><td>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td colspan="4">NET PROPERTY TAX</td><td>1,895.42</td><td>1,929.60</td><td>1.8%</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	291.79	287.00	-1.6%	Village of Genoa City		395,123	377,406	793.23	814.93	2.7%	Lake Geneva-Genoa City UHS		140,061	133,129	257.98	232.71	-9.8%	Genoa City J2 School Dist		2,522,307	2,667,849	564.69	603.58	6.9%	Gateway Technical		199,854	208,537	68.95	69.98	1.5%	TOTAL		3,307,974	3,439,315	1,976.64	2,008.20	1.6%	FIRST DOLLAR CREDIT				-81.22	-78.60	-3.2%	LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%	NET PROPERTY TAX				1,895.42	1,929.60	1.8%
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							<div>TOTAL DUE: \$1,929.60</div> <div>FOR FULL PAYMENT</div> <div>PAY BY:</div> <div>JANUARY 31, 2025</div> <div>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.</div>																																																																										

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	4.91	2031				
Genoa City J2 School Dist	41,030	15.37	2035				
Genoa City J2 School Dist	395,997	148.38	2025				

PAY 1ST INSTALLMENT OF: \$964.80  
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 00009  
TCB MAINTENANCE GROUP LLC  
BILL NUMBER: 799396

PAY 2ND INSTALLMENT OF: \$964.80  
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 00009  
TCB MAINTENANCE GROUP LLC  
BILL NUMBER: 799396

PAY FULL AMOUNT OF: \$1,929.60  
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 00009  
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INCLUDE THIS STUB WITH YOUR PAYMENT



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