

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 00023B
Bill Number: 799411

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

S 1/2 LOT 8 & PT N 1/2 LOT 8 DESC AS: COM SE COR N 1/2 LOT 8, W 27', N 25', E 27' TO E LN LOT 8, S 25' TO POB. ORIGINAL PLAT VILLAGE OF GENOA CITY
0.129 ACRES

799411/TOP 00023B
TCB MAINTENANCE GROUP LLC
40520 102ND PL
GENOA CITY WI 53128

Please inform treasurer of address changes.

ASSESSED VALUE LAND 8,000		ASSESSED VALUE IMPROVEMENTS 0		TOTAL ASSESSED VALUE 8,000		AVERAGE ASSMT. RATIO 0.605319168		NET ASSESSED VALUE RATE 0.02659866 (Does NOT reflect credits)		NET PROPERTY TAX 212.78																																																
ESTIMATED FAIR MARKET VALUE LAND 13,200		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0		TOTAL ESTIMATED FAIR MARKET VALUE 13,200		<div><div></div>A star in this box means unpaid prior year taxes.</div>		School taxes also reduced by school levy tax credit 25.54																																																		
<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>30.92</td><td>30.41</td><td>-1.6%</td></tr><tr><td colspan="2">Village of Genoa City</td><td>395,123</td><td>377,406</td><td>84.05</td><td>86.35</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>27.33</td><td>24.65</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>59.84</td><td>63.96</td><td>6.9%</td></tr><tr><td colspan="2">Gateway Technical</td><td>199,854</td><td>208,537</td><td>7.31</td><td>7.41</td><td>1.4%</td></tr><tr><td colspan="2">TOTAL</td><td>3,307,974</td><td>3,439,315</td><td>209.45</td><td>212.78</td><td>1.6%</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	30.92	30.41	-1.6%	Village of Genoa City		395,123	377,406	84.05	86.35	2.7%	Lake Geneva-Genoa City UHS		140,061	133,129	27.33	24.65	-9.8%	Genoa City J2 School Dist		2,522,307	2,667,849	59.84	63.96	6.9%	Gateway Technical		199,854	208,537	7.31	7.41	1.4%	TOTAL		3,307,974	3,439,315	209.45
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FIRST DOLLAR CREDIT				0.00	0.00	0.0%	<div>TOTAL DUE: \$212.78</div> <div>FOR FULL PAYMENT PAY BY: 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>																																																			
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%																																																				
NET PROPERTY TAX				209.45	212.78	1.6%																																																				

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	41,030	1.63	2035				
Genoa City J2 School Dist	395,997	15.72	2025				
Lake Geneva-Genoa City UHS	13,102	0.52	2031				

PAY 1ST INSTALLMENT OF: \$106.39
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 00023B
TCB MAINTENANCE GROUP LLC
BILL NUMBER: 799411

PAY 2ND INSTALLMENT OF: \$106.39
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 00023B
TCB MAINTENANCE GROUP LLC
BILL NUMBER: 799411

PAY FULL AMOUNT OF: \$212.78
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 00023B
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INCLUDE THIS STUB WITH YOUR PAYMENT



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INCLUDE THIS STUB WITH YOUR PAYMENT