

DELANAN CITY TREASURER  
PO BOX 465  
123 SOUTH SECOND ST  
DELANAN, WI 53115-0465

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

LUTCHER, ARTHUR E  
LUTCHER, ROSA G

Parcel Number: XFH 00056  
Bill Number: 801093

**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**  
706 PHOENIX ST

LOTS 1 & 2 BLK 8 FAIRVIEW HEIGHTS CITY OF DELAVAN  
0.398 ACRES

801093/XFH 00056  
ARTHUR E LUTCHER  
ROSA G LUTCHER  
706 PHOENIX ST  
DELANAN WI 53115

Please inform treasurer of address changes.

ASSESSED VALUE LAND 37,500		ASSESSED VALUE IMPROVEMENTS 136,300		TOTAL ASSESSED VALUE 173,800		AVERAGE ASSMT. RATIO 0.978989039		NET ASSESSED VALUE RATE 0.01502275  (Does NOT reflect credits)		NET PROPERTY TAX 2377.65																																																																														
ESTIMATED FAIR MARKET VALUE LAND 38,300		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 139,200		TOTAL ESTIMATED FAIR MARKET VALUE 177,500		<div><div></div>A star in this box means unpaid prior year taxes.</div>		School taxes also reduced by school levy tax credit 217.75																																																																																
<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>147,695</td><td>151,388</td><td>365.42</td><td>408.50</td><td>11.8%</td></tr><tr><td colspan="2">City of Delavan</td><td>1,404,798</td><td>1,458,997</td><td>997.45</td><td>1,217.56</td><td>22.1%</td></tr><tr><td colspan="2">Delavan-Darien School Dist</td><td>5,165,012</td><td>5,162,501</td><td>740.69</td><td>860.85</td><td>16.2%</td></tr><tr><td colspan="2">Gateway Technical</td><td>583,010</td><td>602,551</td><td>86.35</td><td>99.60</td><td>15.3%</td></tr><tr><td colspan="2">Lake Comus Protect &amp; Rehab</td><td>0</td><td>0</td><td>21.69</td><td>24.45</td><td>12.7%</td></tr><tr><td colspan="2">Wal Cty Metro Sewer</td><td>0</td><td>0</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td colspan="2">TOTAL</td><td>7,300,515</td><td>7,375,437</td><td>2,211.60</td><td>2,610.96</td><td>18.1%</td></tr><tr><td colspan="4">FIRST DOLLAR CREDIT</td><td>-57.19</td><td>-55.29</td><td>-3.3%</td></tr><tr><td colspan="4">LOTTERY AND GAMING CREDIT</td><td>-212.89</td><td>-178.02</td><td>-16.4%</td></tr><tr><td colspan="4">NET PROPERTY TAX</td><td>1,941.52</td><td>2,377.65</td><td>22.5%</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		147,695	151,388	365.42	408.50	11.8%	City of Delavan		1,404,798	1,458,997	997.45	1,217.56	22.1%	Delavan-Darien School Dist		5,165,012	5,162,501	740.69	860.85	16.2%	Gateway Technical		583,010	602,551	86.35	99.60	15.3%	Lake Comus Protect & Rehab		0	0	21.69	24.45	12.7%	Wal Cty Metro Sewer		0	0	0.00	0.00		TOTAL		7,300,515	7,375,437	2,211.60	2,610.96	18.1%	FIRST DOLLAR CREDIT				-57.19	-55.29	-3.3%	LOTTERY AND GAMING CREDIT				-212.89	-178.02	-16.4%	NET PROPERTY TAX				1,941.52	2,377.65	22.5%
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<div><div>TOTAL DUE: \$2,377.65</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></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
Delavan-Darien School Dist	48,587	8.12	2041				
Delavan-Darien School Dist	1,181,353	197.52	2027				

PAY 1ST INSTALLMENT OF: \$1,099.82  
BY JANUARY 31, 2025

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

DELANAN CITY TREASURER  
PO BOX 465  
123 SOUTH SECOND ST  
DELANAN, WI 53115-0465

PIN# XFH 00056  
LUTCHER, ARTHUR E  
BILL NUMBER: 801093

PAY 2ND INSTALLMENT OF: \$1,277.83  
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# XFH 00056  
LUTCHER, ARTHUR E  
BILL NUMBER: 801093

PAY FULL AMOUNT OF: \$2,377.65  
BY JANUARY 31, 2025

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

DELANAN CITY TREASURER  
PO BOX 465  
123 SOUTH SECOND ST  
DELANAN, WI 53115-0465

PIN# XFH 00056  
LUTCHER, ARTHUR E  
BILL NUMBER: 801093

INCLUDE THIS STUB WITH YOUR PAYMENT

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