

Delavan City Treasurer
123 South Second St
PO Box 465
Delavan, WI 53115-0465

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

KOSINA, ANTHONY
AMBORN, THERESA

Parcel Number: XWUP 00120F
Bill Number: 803214

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
234 ELM ST

PT SW 1/4 SEC 18 T2N R16E DESC AS: COM SE COR LOT 8
BLK 1 SUNSET VIEW SUB, S0D04'E ON W LN ELM ST
PRODUCED S 1' M/L TO PT, S0D04'E 87.75' TO POB, S0D04'E
87.75', S8

0.266 ACRES

803214/XWUP 00120F
ANTHONY KOSINA
THERESA AMBORN
234 ELM ST
DELAVAN WI 53115

Please inform treasurer of address changes.

ASSESSED VALUE LAND 31,500		ASSESSED VALUE IMPROVEMENTS 182,000		TOTAL ASSESSED VALUE 213,500		AVERAGE ASSMT. RATIO 0.978989039		NET ASSESSED VALUE RATE 0.01502275 (Does NOT reflect credits)		NET PROPERTY TAX 3152.06																																																																			
ESTIMATED FAIR MARKET VALUE LAND 32,200		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 185,900		TOTAL ESTIMATED FAIR MARKET VALUE 218,100		<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 267.49																																																																					
<table><tr><td>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>WALWORTH COUNTY</td><td>147,695</td><td>151,388</td><td>464.10</td><td>501.81</td><td>8.1%</td></tr><tr><td>City of Delavan</td><td>1,404,798</td><td>1,458,997</td><td>1,266.81</td><td>1,495.68</td><td>18.1%</td></tr><tr><td>Delavan-Darien School Dist</td><td>5,165,012</td><td>5,162,501</td><td>940.72</td><td>1,057.48</td><td>12.4%</td></tr><tr><td>Gateway Technical</td><td>583,010</td><td>602,551</td><td>109.66</td><td>122.35</td><td>11.6%</td></tr><tr><td>Lake Comus Protect & Rehab</td><td>0</td><td>0</td><td>27.54</td><td>30.03</td><td>9.0%</td></tr><tr><td>Wal Cty Metro Sewer</td><td>0</td><td>0</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td>TOTAL</td><td>7,300,515</td><td>7,375,437</td><td>2,808.83</td><td>3,207.35</td><td>14.2%</td></tr><tr><td>FIRST DOLLAR CREDIT</td><td></td><td></td><td>-57.19</td><td>-55.29</td><td>-3.3%</td></tr><tr><td>LOTTERY AND GAMING CREDIT</td><td></td><td></td><td>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td>NET PROPERTY TAX</td><td></td><td></td><td>2,751.64</td><td>3,152.06</td><td>14.6%</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	147,695	151,388	464.10	501.81	8.1%	City of Delavan	1,404,798	1,458,997	1,266.81	1,495.68	18.1%	Delavan-Darien School Dist	5,165,012	5,162,501	940.72	1,057.48	12.4%	Gateway Technical	583,010	602,551	109.66	122.35	11.6%	Lake Comus Protect & Rehab	0	0	27.54	30.03	9.0%	Wal Cty Metro Sewer	0	0	0.00	0.00		TOTAL	7,300,515	7,375,437	2,808.83	3,207.35	14.2%	FIRST DOLLAR CREDIT			-57.19	-55.29	-3.3%	LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%	NET PROPERTY TAX			2,751.64	3,152.06	14.6%
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<div><div>TOTAL DUE: \$3,152.06</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></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	9.98	2041				
Delavan-Darien School Dist	1,181,353	242.63	2027				

PAY 1ST INSTALLMENT OF: \$1,576.04
BY JANUARY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# XWUP 00120F
KOSINA, ANTHONY
BILL NUMBER: 803214

PAY 2ND INSTALLMENT OF: \$1,576.02
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# XWUP 00120F
KOSINA, ANTHONY
BILL NUMBER: 803214

PAY FULL AMOUNT OF: \$3,152.06
BY JANUARY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# XWUP 00120F
KOSINA, ANTHONY
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INCLUDE THIS STUB WITH YOUR PAYMENT

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