

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
ANDES CANDIES LP



803295/XWUP 00179A1
ANDES CANDIES LP
1400 E WISCONSIN ST
DELANAN WI 53115-1470

Parcel Number: XWUP 00179A1
Bill Number: 803295

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
1400 E WISCONSIN ST

PT NE 1/4 SEC 17 T2N R16E DESC AS: COM NE COR LOT 31 BLK 2 DELAVIEW SUB, N56D42'E 1039.70', S88D59'E 672.62', N56D16' W 1532.64', S33D44'E 17', S56D16'W 110', SWLY ALG CURVE OF R/W 182.65', NLY 268.7' TO SE COR LOT 1 BLK 3 DELAVAN SUB, N56D54'E 191', N17D10'W 138' TO PO 13.137 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 541,200		ASSESSED VALUE IMPROVEMENTS 3,405,400		TOTAL ASSESSED VALUE 3,946,600		AVERAGE ASSMT. RATIO 0.978989039		NET ASSESSED VALUE RATE 0.01502275 (Does NOT reflect credits)		NET PROPERTY TAX 59233.49																																																																			
ESTIMATED FAIR MARKET VALUE LAND 552,800		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 3,478,500		TOTAL ESTIMATED FAIR MARKET VALUE 4,031,300		<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 4,944.63																																																																					
<table><tr><th>TAXING JURISDICTION</th><th>2023 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2024 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2023 NET TAX</th><th>2024 NET TAX</th><th>% TAX CHANGE</th></tr><tr><td>WALWORTH COUNTY</td><td>147,695</td><td>151,388</td><td>9,215.88</td><td>9,276.09</td><td>0.7%</td></tr><tr><td>City of Delavan</td><td>1,404,798</td><td>1,458,997</td><td>25,155.94</td><td>27,648.02</td><td>9.9%</td></tr><tr><td>Delavan-Darien School Dist</td><td>5,165,012</td><td>5,162,501</td><td>18,680.38</td><td>19,547.85</td><td>4.6%</td></tr><tr><td>Gateway Technical</td><td>583,010</td><td>602,551</td><td>2,177.69</td><td>2,261.71</td><td>3.9%</td></tr><tr><td>Lake Comus Protect & Rehab</td><td>0</td><td>0</td><td>546.96</td><td>555.11</td><td>1.5%</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>55,776.85</td><td>59,288.78</td><td>6.3%</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>55,719.66</td><td>59,233.49</td><td>6.3%</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	9,215.88	9,276.09	0.7%	City of Delavan	1,404,798	1,458,997	25,155.94	27,648.02	9.9%	Delavan-Darien School Dist	5,165,012	5,162,501	18,680.38	19,547.85	4.6%	Gateway Technical	583,010	602,551	2,177.69	2,261.71	3.9%	Lake Comus Protect & Rehab	0	0	546.96	555.11	1.5%	Wal Cty Metro Sewer	0	0	0.00	0.00		TOTAL	7,300,515	7,375,437	55,776.85	59,288.78	6.3%	FIRST DOLLAR CREDIT			-57.19	-55.29	-3.3%	LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%	NET PROPERTY TAX			55,719.66	59,233.49	6.3%
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<div><div>TOTAL DUE: \$59,233.49</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	1,181,353	4,485.13	2027				
Delavan-Darien School Dist	48,587	184.47	2041				

PAY 1ST INSTALLMENT OF: \$29,616.75
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# XWUP 00179A1
ANDES CANDIES LP
BILL NUMBER: 803295

PAY 2ND INSTALLMENT OF: \$29,616.74
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 00179A1
ANDES CANDIES LP
BILL NUMBER: 803295

PAY FULL AMOUNT OF: \$59,233.49
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# XWUP 00179A1
ANDES CANDIES LP
BILL NUMBER: 803295



INCLUDE THIS STUB WITH YOUR PAYMENT



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