

LINN TOWN TREASURER
PO BOX 130
W3728 FRANKLIN WALSH ST
ZENDA, WI 53195-0130

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

JOHN SIMMS JR TRUST
MUTUAL TRUST,

Parcel Number: IA341100001
Bill Number: 805894

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
N1577 N CREEKSIDE LN

LOT 1 CERTIFIED SURVEY NO. 3411 AS RECORDED IN VOL 19 OF C.S. ON PAGE 264 WCR. LOCATED IN NE 1/4 NE 1/4 SEC 18 T1N R17E. 54320 SQ FT OMITS INE-9 OUT OF INE-10. ALSO COM E 1/4 COR SEC 18, T1N, R17E, N88°55'54"W 559.18, N 0°19'14"W 1317' TO POB, S0°19'16"E 78.51', S88°1 1.247 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 4,702,500	ASSESSED VALUE IMPROVEMENTS 3,250,300	TOTAL ASSESSED VALUE 7,952,800	AVERAGE ASSMT. RATIO 0.965334710	NET ASSESSED VALUE RATE 0.00730284 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 58048.77 Garbage/Recycle 232.17																																																																		
ESTIMATED FAIR MARKET VALUE LAND 4,871,400	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 3,367,000	TOTAL ESTIMATED FAIR MARKET VALUE 8,238,400	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 7,913.22																																																																			
<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>498,374</td><td>567,024</td><td>18,145.89</td><td>19,991.21</td><td>10.2%</td></tr><tr><td>Town of Linn</td><td>518,929</td><td>545,998</td><td>12,762.28</td><td>14,970.99</td><td>17.3%</td></tr><tr><td>Linn J6 School District</td><td>140,376</td><td>145,408</td><td>7,905.66</td><td>8,205.31</td><td>3.8%</td></tr><tr><td>Walworth Bigfoot UHS</td><td>238,826</td><td>242,994</td><td>10,681.25</td><td>10,135.92</td><td>-5.1%</td></tr><tr><td>Gateway Technical</td><td>1,967,273</td><td>2,256,857</td><td>4,073.08</td><td>4,622.06</td><td>13.5%</td></tr><tr><td>Linn Sanitary Dist.</td><td>0</td><td>0</td><td>124.22</td><td>152.49</td><td>22.8%</td></tr><tr><td>TOTAL</td><td>3,363,778</td><td>3,758,281</td><td>53,692.38</td><td>58,077.98</td><td>8.2%</td></tr><tr><td>FIRST DOLLAR CREDIT</td><td></td><td></td><td>-33.98</td><td>-29.21</td><td>-14.0%</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>53,658.40</td><td>58,048.77</td><td>8.2%</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	498,374	567,024	18,145.89	19,991.21	10.2%	Town of Linn	518,929	545,998	12,762.28	14,970.99	17.3%	Linn J6 School District	140,376	145,408	7,905.66	8,205.31	3.8%	Walworth Bigfoot UHS	238,826	242,994	10,681.25	10,135.92	-5.1%	Gateway Technical	1,967,273	2,256,857	4,073.08	4,622.06	13.5%	Linn Sanitary Dist.	0	0	124.22	152.49	22.8%	TOTAL	3,363,778	3,758,281	53,692.38	58,077.98	8.2%	FIRST DOLLAR CREDIT			-33.98	-29.21	-14.0%	LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%	NET PROPERTY TAX			53,658.40	58,048.77	8.2%
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<div>TOTAL DUE: \$58,280.94 FOR FULL PAYMENT PAY BY: JANUARY 31, 2025 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
Walworth Bigfoot UHS	303,027	1,683.14	2028				
Linn J6 School District	294,609	1,637.05	2028				

PAY 1ST INSTALLMENT OF: \$29,256.56 BY JANUARY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: LINN TOWN TREASURER PO BOX 130 W3728 FRANKLIN WALSH ST ZENDA, WI 53195-0130 PIN# IA341100001 JOHN SIMMS JR TRUST BILL NUMBER: 805894	PAY 2ND INSTALLMENT OF: \$29,024.38 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# IA341100001 JOHN SIMMS JR TRUST BILL NUMBER: 805894	PAY FULL AMOUNT OF: \$58,280.94 BY JANUARY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: LINN TOWN TREASURER PO BOX 130 W3728 FRANKLIN WALSH ST ZENDA, WI 53195-0130 PIN# IA341100001 JOHN SIMMS JR TRUST BILL NUMBER: 805894
INCLUDE THIS STUB WITH YOUR PAYMENT	INCLUDE THIS STUB WITH YOUR PAYMENT	INCLUDE THIS STUB WITH YOUR PAYMENT