

Lake Geneva City Treasurer  
 626 Geneva St  
 Lake Geneva, WI 534147

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

MCCARTHY, EDWARD A  
 MCCARTHY, MARY J

**Parcel Number: ZA315600003  
 Bill Number: 808402**

**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  
 648 S LAKE SHORE DR**

LOT 3 CERTIFIED SURVEY NO. 3156 AS RECORDED IN VOL 17 OF C.S. ON PAGE 178 WCR. LOCATED IN SE 1/4 SEC 36 T2N R17E. 106150 SQ FT CITY OF LAKE GENEVA OMTS ZBB-4 & ZBB-

2.440 ACRES

808402/ZA315600003

**EDWARD A MCCARTHY  
 MARY J MCCARTHY  
 1438 MUREX DR  
 NAPLES FL 34102**

Please inform treasurer of address changes.

ASSESSED VALUE LAND 4,765,000	ASSESSED VALUE IMPROVEMENTS 2,896,500	TOTAL ASSESSED VALUE 7,661,500	AVERAGE ASSMT. RATIO 0.910834629	NET ASSESSED VALUE RATE 0.01324508 <small>(Does NOT reflect credits)</small>	<b>NET PROPERTY TAX</b> 101416.67
ESTIMATED FAIR MARKET VALUE LAND 5,231,500	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 3,180,100	TOTAL ESTIMATED FAIR MARKET VALUE 8,411,600	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 12,158.42	
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	374,236	397,996	18,886.89	19,347.66	2.4%
City of Lake Geneva	1,069,591	1,134,959	31,997.63	33,657.50	5.2%
Lake Geneva J1 School Dist	4,436,815	4,052,227	25,934.22	27,940.68	7.7%
Lake Geneva-Genoa City UHS	1,035,286	1,011,280	16,878.78	15,813.97	-6.3%
Gateway Technical	1,477,253	1,584,095	4,462.92	4,717.37	5.7%
<b>TOTAL</b>	<b>8,393,181</b>	<b>8,180,557</b>	<b>98,160.44</b>	<b>101,477.18</b>	<b>3.4%</b>
<b>FIRST DOLLAR CREDIT</b>			<b>-64.61</b>	<b>-60.51</b>	<b>-6.3%</b>
<b>LOTTERY AND GAMING CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>NET PROPERTY TAX</b>			<b>98,095.83</b>	<b>101,416.67</b>	<b>3.4%</b>

**TOTAL DUE: \$101,416.67**  
 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.**

**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
Lake Geneva-Genoa City UHS	99,523	330.95	2031				

PAY 1ST INSTALLMENT OF: \$50,708.34 <b>BY JANUARY 31, 2025</b> AMOUNT ENCLOSED _____ <b>MAKE CHECK PAYABLE AND MAIL TO:</b> <b>LAKE GENEVA CITY TREASURER</b> <b>626 GENEVA ST</b> <b>LAKE GENEVA, WI 53147</b> PIN# ZA315600003 MCCARTHY, EDWARD A BILL NUMBER: 808402	PAY 2ND INSTALLMENT OF: \$50,708.33 <b>BY JULY 31, 2025</b> AMOUNT ENCLOSED _____ <b>MAKE CHECK PAYABLE AND MAIL TO:</b> <b>WALWORTH COUNTY TREASURER</b> <b>100 W WALWORTH</b> <b>PO BOX 1001</b> <b>ELKHORN, WI 53121</b> PIN# ZA315600003 MCCARTHY, EDWARD A BILL NUMBER: 808402	PAY FULL AMOUNT OF: \$101,416.67 <b>BY JANUARY 31, 2025</b> AMOUNT ENCLOSED _____ <b>MAKE CHECK PAYABLE AND MAIL TO:</b> <b>LAKE GENEVA CITY TREASURER</b> <b>626 GENEVA ST</b> <b>LAKE GENEVA, WI 53147</b> PIN# ZA315600003 MCCARTHY, EDWARD A BILL NUMBER: 808402
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INCLUDE THIS STUB WITH YOUR PAYMENT



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