

LAKE GENEVA CITY TREASURER
626 GENEVA ST
LAKE GENEVA, WI 53147

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

GNI OF LAKE GENEVA LLC



Parcel Number: ZA326300001
Bill Number: 808410

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
351 N EDWARDS BLVD

LOT 1 CERTIFIED SURVEY NO. 3263 AS RECORDED IN VOL 18 OF C.S. ON PAGE 154 WCR. LOCATED IN NE 1/4 & NW 1/4 SEC 31 T2N R18E. 75112 SQ FT CITY OF LAKE GENEVA OMITS CSM 3196

1.740 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 1,149,500		ASSESSED VALUE IMPROVEMENTS 2,112,500		TOTAL ASSESSED VALUE 3,262,000		AVERAGE ASSMT. RATIO 0.910834629		NET ASSESSED VALUE RATE 0.01324508 (Does NOT reflect credits)		NET PROPERTY TAX 43144.93	
ESTIMATED FAIR MARKET VALUE LAND 1,262,000		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 2,319,300		TOTAL ESTIMATED FAIR MARKET VALUE 3,581,300		<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 5,176.63			
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		8,041.38		8,237.56		2.4%	
City of Lake Geneva		1,069,591		1,134,959		13,623.48		14,330.19		5.2%	
Lake Geneva J1 School Dist		4,436,815		4,052,227		11,041.88		11,896.17		7.7%	
Lake Geneva-Genoa City UHS		1,035,286		1,011,280		7,186.40		6,733.03		-6.3%	
Gateway Technical		1,477,253		1,584,095		1,900.16		2,008.49		5.7%	
TOTAL		8,393,181		8,180,557		41,793.30		43,205.44		3.4%	
FIRST DOLLAR CREDIT						-64.61		-60.51		-6.3%	
LOTTERY AND GAMING CREDIT						0.00		0.00		0.0%	
NET PROPERTY TAX						41,728.69		43,144.93		3.4%	

TOTAL DUE: \$43,144.93

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	140.91	2031				

PAY 1ST INSTALLMENT OF: \$21,572.47
BY JANUARY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

LAKE GENEVA CITY TREASURER
626 GENEVA ST
LAKE GENEVA, WI 53147

PIN# ZA326300001
GNI OF LAKE GENEVA LLC
BILL NUMBER: 808410

PAY 2ND INSTALLMENT OF: \$21,572.46
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# ZA326300001
GNI OF LAKE GENEVA LLC
BILL NUMBER: 808410

PAY FULL AMOUNT OF: \$43,144.93
BY JANUARY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

LAKE GENEVA CITY TREASURER
626 GENEVA ST
LAKE GENEVA, WI 53147

PIN# ZA326300001
GNI OF LAKE GENEVA LLC
BILL NUMBER: 808410



INCLUDE THIS STUB WITH YOUR PAYMENT



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