

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

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

MARIANNE COOGAN TRUST



Parcel Number: ZCNGE 00203  
Bill Number: 808874

**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

UNIT 203 GEORGETOWN CONDOMINIUM AS RECORDED IN  
VOL 271 RECORDS PAGE 873 W.C.R. CITY OF LAKE GENEVA  
0.000 ACRES

808874/ZCNGE 00203  
MARIANNE COOGAN TRUST  
532 W NORTH ST  
HINSDALE IL 60521

Please inform treasurer of address changes.

ASSESSED VALUE LAND 30,000		ASSESSED VALUE IMPROVEMENTS 195,000		TOTAL ASSESSED VALUE 225,000		AVERAGE ASSMT. RATIO 0.910834629		NET ASSESSED VALUE RATE 0.01324508  (Does NOT reflect credits)		NET PROPERTY TAX 2919.63	
ESTIMATED FAIR MARKET VALUE LAND 32,900		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 214,100		TOTAL ESTIMATED FAIR MARKET VALUE 247,000		<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 357.06			
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		554.66		568.19		2.4%	
City of Lake Geneva		1,069,591		1,134,959		939.69		988.44		5.2%	
Lake Geneva J1 School Dist		4,436,815		4,052,227		761.63		820.55		7.7%	
Lake Geneva-Genoa City UHS		1,035,286		1,011,280		495.69		464.42		-6.3%	
Gateway Technical		1,477,253		1,584,095		131.07		138.54		5.7%	
TOTAL		8,393,181		8,180,557		2,882.74		2,980.14		3.4%	
FIRST DOLLAR CREDIT						-64.61		-60.51		-6.3%	
LOTTERY AND GAMING CREDIT						0.00		0.00		0.0%	
NET PROPERTY TAX						2,818.13		2,919.63		3.6%	

TOTAL DUE: \$2,919.63

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
Lake Geneva-Genoa City UHS	99,523	9.72	2031			

PAY 1ST INSTALLMENT OF: \$1,459.82

BY JANUARY 31, 2025

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZCNGE 00203  
MARIANNE COOGAN TRUST  
BILL NUMBER: 808874

PAY 2ND INSTALLMENT OF: \$1,459.81

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# ZCNGE 00203  
MARIANNE COOGAN TRUST  
BILL NUMBER: 808874

PAY FULL AMOUNT OF: \$2,919.63

BY JANUARY 31, 2025

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZCNGE 00203  
MARIANNE COOGAN TRUST  
BILL NUMBER: 808874

INCLUDE THIS STUB WITH YOUR PAYMENT

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