

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

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

CAPITOL CUISINE LLC
J&P ANDERSON LLC,

**Parcel Number: ZCOV 00001
Bill Number: 809113**



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.

809113/ZCOV 00001
**CAPITOL CUISINE LLC
J&P ANDERSON LLC
PO BOX 44507
MADISON WI 53744**

**Location of Property/Legal Description
111 CENTER ST**

COMMERCIAL UNIT 1 OF THE COVE OF LAKE GENEVA
CONDOMINIUM AS RECORDED UNDER DOC. #303257.
LOCATED IN NE 1/4 SW 1/4 & NW 1/4 SE 1/4 & SW 1/4 NE 1/4
SEC 36 T2N R17E. CI

0.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 250,000	ASSESSED VALUE IMPROVEMENTS 2,573,500	TOTAL ASSESSED VALUE 2,823,500	AVERAGE ASSMT. RATIO 0.910834629	NET ASSESSED VALUE RATE 0.01324508 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 37336.98	
ESTIMATED FAIR MARKET VALUE LAND 274,500	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 2,825,400	TOTAL ESTIMATED FAIR MARKET VALUE 3,099,900	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 4,480.75	Business Improvement District 5,787.24	
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	6,960.40	7,130.21	2.4%
City of Lake Geneva		1,069,591	1,134,959	11,792.12	12,403.83	5.2%
Lake Geneva J1 School Dist		4,436,815	4,052,227	9,557.56	10,297.01	7.7%
Lake Geneva-Genoa City UHS		1,035,286	1,011,280	6,220.35	5,827.94	-6.3%
Gateway Technical		1,477,253	1,584,095	1,644.73	1,738.50	5.7%
TOTAL		8,393,181	8,180,557	36,175.16	37,397.49	3.4%
FIRST DOLLAR CREDIT				-64.61	-60.51	-6.3%
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%
NET PROPERTY TAX				36,110.55	37,336.98	3.4%

TOTAL DUE: \$43,124.22
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	121.96	2031				

PAY 1ST INSTALLMENT OF: \$24,455.74 BY JANUARY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: LAKE GENEVA CITY TREASURER 626 GENEVA ST LAKE GENEVA, WI 53147 PIN# ZCOV 00001 CAPITOL CUISINE LLC BILL NUMBER: 809113	PAY 2ND INSTALLMENT OF: \$18,668.48 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# ZCOV 00001 CAPITOL CUISINE LLC BILL NUMBER: 809113	PAY FULL AMOUNT OF: \$43,124.22 BY JANUARY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: LAKE GENEVA CITY TREASURER 626 GENEVA ST LAKE GENEVA, WI 53147 PIN# ZCOV 00001 CAPITOL CUISINE LLC BILL NUMBER: 809113
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INCLUDE THIS STUB WITH YOUR PAYMENT



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