

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

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

RUSSELL, JAMES M
 RUSSELL, WENDY A

**Parcel Number: ZGLO 00004
 Bill Number: 809894**

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
 701 ASPINALL LN**

LOT 4 GLEN OAKS SUBDIVISION AS RECORDED IN CAB B SLIDE 160 WCR. LOCATED IN SW 1/4 SE 1/4 SEC 26 T2N R17E. 52404 SQ FT. CITY OF LAKE GENEVA OMTS ZA1830-2 1.200 ACRES

809894/ZGLO 00004
**JAMES M RUSSELL
 WENDY A RUSSELL
 701 ASPINALL LN
 LAKE GENEVA WI 53147**

Please inform treasurer of address changes.

ASSESSED VALUE LAND 130,000	ASSESSED VALUE IMPROVEMENTS 501,500	TOTAL ASSESSED VALUE 631,500	AVERAGE ASSMT. RATIO 0.910834629	NET ASSESSED VALUE RATE 0.01324508 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 8108.91
ESTIMATED FAIR MARKET VALUE LAND 142,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 550,600	TOTAL ESTIMATED FAIR MARKET VALUE 693,300	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 1,002.16	
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	1,556.75	1,594.73	2.4%
City of Lake Geneva	1,069,591	1,134,959	2,637.41	2,774.22	5.2%
Lake Geneva J1 School Dist	4,436,815	4,052,227	2,137.63	2,303.01	7.7%
Lake Geneva-Genoa City UHS	1,035,286	1,011,280	1,391.24	1,303.47	-6.3%
Gateway Technical	1,477,253	1,584,095	367.86	388.83	5.7%
TOTAL	8,393,181	8,180,557	8,090.89	8,364.26	3.4%
FIRST DOLLAR CREDIT			-64.61	-60.51	-6.3%
LOTTERY AND GAMING CREDIT			-240.49	-194.84	-19.0%
NET PROPERTY TAX			7,785.79	8,108.91	4.2%

TOTAL DUE: \$8,108.91
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	27.28	2031				

PAY 1ST INSTALLMENT OF: \$3,957.04 BY JANUARY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: LAKE GENEVA CITY TREASURER 626 GENEVA ST LAKE GENEVA, WI 53147 PIN# ZGLO 00004 RUSSELL, JAMES M BILL NUMBER: 809894	PAY 2ND INSTALLMENT OF: \$4,151.87 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# ZGLO 00004 RUSSELL, JAMES M BILL NUMBER: 809894	PAY FULL AMOUNT OF: \$8,108.91 BY JANUARY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: LAKE GENEVA CITY TREASURER 626 GENEVA ST LAKE GENEVA, WI 53147 PIN# ZGLO 00004 RUSSELL, JAMES M BILL NUMBER: 809894
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