

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

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

LANGER, THOMAS DALE  
LANGER, AUDREY JEANNE

Parcel Number: ZLM 00036  
Bill Number: 810337

**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**  
**1620 LAKE SHORE DR**

LOT 3 BLK 18 LAKE GENEVA MANOR (TRACT #17) CITY OF LAKE GENEVA  
0.168 ACRES

810337/ZLM 00036  
THOMAS DALE LANGER  
AUDREY JEANNE LANGER  
1598 N WESTERN AVE  
LAKE FOREST IL 60045

Please inform treasurer of address changes.

ASSESSED VALUE LAND 1,960,000	ASSESSED VALUE IMPROVEMENTS 357,000	TOTAL ASSESSED VALUE 2,317,000	AVERAGE ASSMT. RATIO 0.910834629	NET ASSESSED VALUE RATE 0.01324508  (Does NOT reflect credits)	NET PROPERTY TAX 30628.34																																																											
ESTIMATED FAIR MARKET VALUE LAND 2,151,900	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 391,900	TOTAL ESTIMATED FAIR MARKET VALUE 2,543,800	<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 3,676.96																																																												
<table><tr><td>TAXING JURISDICTION</td><td>2023 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2024 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2023 NET TAX</td><td>2024 NET TAX</td><td>% TAX CHANGE</td></tr><tr><td>WALWORTH COUNTY</td><td>374,236</td><td>397,996</td><td>5,711.80</td><td>5,851.14</td><td>2.4%</td></tr><tr><td>City of Lake Geneva</td><td>1,069,591</td><td>1,134,959</td><td>9,676.76</td><td>10,178.74</td><td>5.2%</td></tr><tr><td>Lake Geneva J1 School Dist</td><td>4,436,815</td><td>4,052,227</td><td>7,843.05</td><td>8,449.86</td><td>7.7%</td></tr><tr><td>Lake Geneva-Genoa City UHS</td><td>1,035,286</td><td>1,011,280</td><td>5,104.50</td><td>4,782.48</td><td>-6.3%</td></tr><tr><td>Gateway Technical</td><td>1,477,253</td><td>1,584,095</td><td>1,349.68</td><td>1,426.63</td><td>5.7%</td></tr><tr><td>TOTAL</td><td>8,393,181</td><td>8,180,557</td><td>29,685.79</td><td>30,688.85</td><td>3.4%</td></tr><tr><td>FIRST DOLLAR CREDIT</td><td></td><td></td><td>-64.61</td><td>-60.51</td><td>-6.3%</td></tr><tr><td>LOTTERY AND GAMING CREDIT</td><td></td><td></td><td>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td>NET PROPERTY TAX</td><td></td><td></td><td>29,621.18</td><td>30,628.34</td><td>3.4%</td></tr></table>						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	5,711.80	5,851.14	2.4%	City of Lake Geneva	1,069,591	1,134,959	9,676.76	10,178.74	5.2%	Lake Geneva J1 School Dist	4,436,815	4,052,227	7,843.05	8,449.86	7.7%	Lake Geneva-Genoa City UHS	1,035,286	1,011,280	5,104.50	4,782.48	-6.3%	Gateway Technical	1,477,253	1,584,095	1,349.68	1,426.63	5.7%	TOTAL	8,393,181	8,180,557	29,685.79	30,688.85	3.4%	FIRST DOLLAR CREDIT			-64.61	-60.51	-6.3%	LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%	NET PROPERTY TAX			29,621.18	30,628.34
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<div>TOTAL DUE: \$30,628.34</div> <div>FOR FULL PAYMENT PAY BY: JANUARY 31, 2025</div> <div>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.</div>																																																																

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	100.09	2031				

PAY 1ST INSTALLMENT OF: \$15,314.18 BY JANUARY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: LAKE GENEVA CITY TREASURER 626 GENEVA ST LAKE GENEVA, WI 53147 PIN# ZLM 00036 LANGER, THOMAS DALE BILL NUMBER: 810337	PAY 2ND INSTALLMENT OF: \$15,314.16 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# ZLM 00036 LANGER, THOMAS DALE BILL NUMBER: 810337	PAY FULL AMOUNT OF: \$30,628.34 BY JANUARY 31, 2025 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: LAKE GENEVA CITY TREASURER 626 GENEVA ST LAKE GENEVA, WI 53147 PIN# ZLM 00036 LANGER, THOMAS DALE BILL NUMBER: 810337
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