

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

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

LINCOLN HOLDING GROUP LLC



Parcel Number: ZMA 00044A
Bill Number: 810536

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
534 FREMONT ST

E 275' LOT 44 DAVID O MARSH'S ADD CITY OF LAKE GENEVA

0.560 ACRES

810536/ZMA 00044A
LINCOLN HOLDING GROUP LLC
507 BROAD ST
LAKE GENEVA WI 53147

Please inform treasurer of address changes.

ASSESSED VALUE LAND 76,000	ASSESSED VALUE IMPROVEMENTS 204,000	TOTAL ASSESSED VALUE 280,000	AVERAGE ASSMT. RATIO 0.910834629	NET ASSESSED VALUE RATE 0.01324508 (Does NOT reflect credits)	NET PROPERTY TAX 3648.11																																									
ESTIMATED FAIR MARKET VALUE LAND 83,400	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 224,000	TOTAL ESTIMATED FAIR MARKET VALUE 307,400	<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 444.35																																										
<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>690.25</td><td>707.09</td><td>2.4%</td></tr><tr><td>City of Lake Geneva</td><td>1,069,591</td><td>1,134,959</td><td>1,169.40</td><td>1,230.06</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>947.80</td><td>1,021.13</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>616.86</td><td>577.94</td><td>-6.3%</td></tr><tr><td>Gateway Technical</td><td>1,477,253</td><td>1,584,095</td><td>163.10</td><td>172.40</td><td>5.7%</td></tr><tr><td>TOTAL</td><td>8,393,181</td><td>8,180,557</td><td>3,587.41</td><td>3,708.62</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	690.25	707.09	2.4%	City of Lake Geneva	1,069,591	1,134,959	1,169.40	1,230.06	5.2%	Lake Geneva J1 School Dist	4,436,815	4,052,227	947.80	1,021.13	7.7%	Lake Geneva-Genoa City UHS	1,035,286	1,011,280	616.86	577.94	-6.3%	Gateway Technical	1,477,253	1,584,095	163.10	172.40	5.7%	TOTAL	8,393,181	8,180,557	3,587.41	3,708.62
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FIRST DOLLAR CREDIT			-64.61	-60.51	-6.3%																																									
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%																																									
NET PROPERTY TAX			3,522.80	3,648.11	3.6%																																									

TOTAL DUE: \$3,648.11

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	12.09	2031				

PAY 1ST INSTALLMENT OF: \$1,824.06
BY JANUARY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZMA 00044A
LINCOLN HOLDING GROUP LLC
BILL NUMBER: 810536

PAY 2ND INSTALLMENT OF: \$1,824.05
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# ZMA 00044A
LINCOLN HOLDING GROUP LLC
BILL NUMBER: 810536

PAY FULL AMOUNT OF: \$3,648.11
BY JANUARY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZMA 00044A
LINCOLN HOLDING GROUP LLC
BILL NUMBER: 810536



INCLUDE THIS STUB WITH YOUR PAYMENT



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