

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

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

NIKKEL, VICTOR J
NIKKEL, BERNADETTE

Parcel Number: ZPRW 00013
Bill Number: 811362

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 301 PRAIRIE WIND TOWNHOMES CONDOMINIUM AS RECORDED IN CONDO CAB A SLIDE 454 WCR. LOCATED IN NW 1/4, SW 1/4 & SE 1/4 OF SW 1/4 SEC 32 T2N R18E. CITY OF LAKE GEN

0.000 ACRES

811362/ZPRW 00013
VICTOR J NIKKEL
BERNADETTE NIKKEL
1151 TOWNLINE RD UT 301
LAKE GENEVA WI 53147

Please inform treasurer of address changes.

ASSESSED VALUE LAND 10,000	ASSESSED VALUE IMPROVEMENTS 240,000	TOTAL ASSESSED VALUE 250,000	AVERAGE ASSMT. RATIO 0.910834629	NET ASSESSED VALUE RATE 0.01324508 (Does NOT reflect credits)	NET PROPERTY TAX 3250.76																																									
ESTIMATED FAIR MARKET VALUE LAND 11,000	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 263,500	TOTAL ESTIMATED FAIR MARKET VALUE 274,500	<div><div></div>A star in this box means unpaid prior year taxes.</div>	School taxes also reduced by school levy tax credit 396.74																																										
<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>616.29</td><td>631.33</td><td>2.4%</td></tr><tr><td>City of Lake Geneva</td><td>1,069,591</td><td>1,134,959</td><td>1,044.10</td><td>1,098.27</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>846.25</td><td>911.72</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>550.76</td><td>516.02</td><td>-6.3%</td></tr><tr><td>Gateway Technical</td><td>1,477,253</td><td>1,584,095</td><td>145.63</td><td>153.93</td><td>5.7%</td></tr><tr><td>TOTAL</td><td>8,393,181</td><td>8,180,557</td><td>3,203.03</td><td>3,311.27</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	616.29	631.33	2.4%	City of Lake Geneva	1,069,591	1,134,959	1,044.10	1,098.27	5.2%	Lake Geneva J1 School Dist	4,436,815	4,052,227	846.25	911.72	7.7%	Lake Geneva-Genoa City UHS	1,035,286	1,011,280	550.76	516.02	-6.3%	Gateway Technical	1,477,253	1,584,095	145.63	153.93	5.7%	TOTAL	8,393,181	8,180,557	3,203.03	3,311.27
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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			3,138.42	3,250.76	3.6%																																									

TOTAL DUE: \$3,250.76
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	10.80	2031				

PAY 1ST INSTALLMENT OF: \$1,625.39

BY JANUARY 31, 2025

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZPRW 00013
NIKKEL, VICTOR J
BILL NUMBER: 811362

PAY 2ND INSTALLMENT OF: \$1,625.37

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# ZPRW 00013
NIKKEL, VICTOR J
BILL NUMBER: 811362

PAY FULL AMOUNT OF: \$3,250.76

BY JANUARY 31, 2025

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZPRW 00013
NIKKEL, VICTOR J
BILL NUMBER: 811362

INCLUDE THIS STUB WITH YOUR PAYMENT

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