

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

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

LAKE GENEVA VENTURES LLC



Parcel Number: ZRED 00002  
Bill Number: 811455

811455/ZRED 00002  
LAKE GENEVA VENTURES LLC  
6801 ROOSEVELT RD  
BERWYN IL 60402

**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**  
393 N EDWARDS BLVD

LOT 2 RED GERANIUM AS RECORDED IN CAB D SLIDE 71  
WCR LOCATED IN NE 1/4 NW 1/4 & NW 1/4 NE 1/4 SEC 31 T2N  
R18E 59901 SQ FT CITY OF LAKE GENEVA OMITS ZPW-3,  
ZPW-4 & ZA3263-2

1.370 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 735,500		ASSESSED VALUE IMPROVEMENTS 953,000		TOTAL ASSESSED VALUE 1,688,500		AVERAGE ASSMT. RATIO 0.910834629		NET ASSESSED VALUE RATE 0.01324508  (Does NOT reflect credits)		NET PROPERTY TAX 22303.81	
ESTIMATED FAIR MARKET VALUE LAND 807,500		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 1,046,300		TOTAL ESTIMATED FAIR MARKET VALUE 1,853,800		<div><div></div>A star in this box means unpaid prior year taxes.</div>		School taxes also reduced by school levy tax credit 2,679.57			
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		4,162.44		4,263.99		2.4%	
City of Lake Geneva		1,069,591		1,134,959		7,051.88		7,417.70		5.2%	
Lake Geneva J1 School Dist		4,436,815		4,052,227		5,715.58		6,157.78		7.7%	
Lake Geneva-Genoa City UHS		1,035,286		1,011,280		3,719.88		3,485.20		-6.3%	
Gateway Technical		1,477,253		1,584,095		983.57		1,039.65		5.7%	
TOTAL		8,393,181		8,180,557		21,633.35		22,364.32		3.4%	
FIRST DOLLAR CREDIT						-64.61		-60.51		-6.3%	
LOTTERY AND GAMING CREDIT						0.00		0.00		0.0%	
NET PROPERTY TAX						21,568.74		22,303.81		3.4%	

TOTAL DUE: \$22,303.81

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	72.94	2031				

PAY 1ST INSTALLMENT OF: \$11,151.91  
BY JANUARY 31, 2025

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZRED 00002  
LAKE GENEVA VENTURES LLC  
BILL NUMBER: 811455

PAY 2ND INSTALLMENT OF: \$11,151.90  
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# ZRED 00002  
LAKE GENEVA VENTURES LLC  
BILL NUMBER: 811455

PAY FULL AMOUNT OF: \$22,303.81  
BY JANUARY 31, 2025

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZRED 00002  
LAKE GENEVA VENTURES LLC  
BILL NUMBER: 811455



INCLUDE THIS STUB WITH YOUR PAYMENT



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INCLUDE THIS STUB WITH YOUR PAYMENT