

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

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

PAWLUK, NICHOLAS J  
PAWLUK, CHRISTINE N

Parcel Number: ZWRI 00103  
Bill Number: 812286

**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 103 WRIGHTWOOD CONDOMINIUM ADDENDUM NO. 1  
AS RECORDED IN CONDO CAB A SLIDE 489 WCR. LOCATED  
IN NE 1/4 SE 1/4 SEC 36 T2N R17E CITY OF LAKE GENEVA  
OMITS ZOP-395

0.000 ACRES

812286/ZWRI 00103  
NICHOLAS J PAWLUK  
CHRISTINE N PAWLUK  
415 S WELLS ST UT 103  
LAKE GENEVA WI 53147

Please inform treasurer of address changes.

|  |  |   |   |  |                          |                     |  |  |                 |                 |                 |                 |         |         |          |          |      |                     |           |           |          |          |      |                            |           |           |          |          |      |                            |           |           |          |          |       |                   |           |           |        |        |      |       |           |           |          |          |
|--|--|---|---|--|--------------------------|---------------------|--|--|-----------------|-----------------|-----------------|-----------------|---------|---------|----------|----------|------|---------------------|-----------|-----------|----------|----------|------|----------------------------|-----------|-----------|----------|----------|------|----------------------------|-----------|-----------|----------|----------|-------|-------------------|-----------|-----------|--------|--------|------|-------|-----------|-----------|----------|----------|
| ASSESSED VALUE<br>LAND<br>25,000   | ASSESSED VALUE<br>IMPROVEMENTS<br>462,500              | TOTAL ASSESSED<br>VALUE<br>487,500              | AVERAGE ASSMT.<br>RATIO<br>0.910834629  | NET ASSESSED<br>VALUE RATE<br>0.01324508<br><br>(Does NOT reflect credits) | NET PROPERTY TAX 6201.63 |                     |  |  |                 |                 |                 |                 |         |         |          |          |      |                     |           |           |          |          |      |                            |           |           |          |          |      |                            |           |           |          |          |       |                   |           |           |        |        |      |       |           |           |          |          |
| ESTIMATED FAIR MARKET<br>VALUE LAND<br>27,400  | ESTIMATED FAIR MARKET<br>VALUE IMPROVEMENTS<br>507,800 | TOTAL ESTIMATED<br>FAIR MARKET VALUE<br>535,200 | <div><div></div>A star in this<br/>box means<br/>unpaid prior<br/>year taxes.</div> | School taxes also reduced<br>by school levy tax credit<br>773.64           |                          |                     |  |  |                 |                 |                 |                 |         |         |          |          |      |                     |           |           |          |          |      |                            |           |           |          |          |      |                            |           |           |          |          |       |                   |           |           |        |        |      |       |           |           |          |          |
| <table><tr><td>TAXING JURISDICTION</td><td>2023<br/>EST. STATE AIDS<br/>ALLOCATED TAX DIST.</td><td>2024<br/>EST. STATE AIDS<br/>ALLOCATED TAX DIST.</td><td>2023<br/>NET TAX</td><td>2024<br/>NET TAX</td><td>% TAX<br/>CHANGE</td></tr><tr><td>WALWORTH COUNTY</td><td>374,236</td><td>397,996</td><td>1,201.77</td><td>1,231.09</td><td>2.4%</td></tr><tr><td>City of Lake Geneva</td><td>1,069,591</td><td>1,134,959</td><td>2,036.00</td><td>2,141.62</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>1,650.19</td><td>1,777.86</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>1,073.99</td><td>1,006.24</td><td>-6.3%</td></tr><tr><td>Gateway Technical</td><td>1,477,253</td><td>1,584,095</td><td>283.98</td><td>300.17</td><td>5.7%</td></tr><tr><td>TOTAL</td><td>8,393,181</td><td>8,180,557</td><td>6,245.93</td><td>6,456.98</td><td>3.4%</td></tr></table> |  |   |   |  |                          | TAXING JURISDICTION | 2023<br>EST. STATE AIDS<br>ALLOCATED TAX DIST. | 2024<br>EST. STATE AIDS<br>ALLOCATED TAX DIST. | 2023<br>NET TAX | 2024<br>NET TAX | % TAX<br>CHANGE | WALWORTH COUNTY | 374,236 | 397,996 | 1,201.77 | 1,231.09 | 2.4% | City of Lake Geneva | 1,069,591 | 1,134,959 | 2,036.00 | 2,141.62 | 5.2% | Lake Geneva J1 School Dist | 4,436,815 | 4,052,227 | 1,650.19 | 1,777.86 | 7.7% | Lake Geneva-Genoa City UHS | 1,035,286 | 1,011,280 | 1,073.99 | 1,006.24 | -6.3% | Gateway Technical | 1,477,253 | 1,584,095 | 283.98 | 300.17 | 5.7% | TOTAL | 8,393,181 | 8,180,557 | 6,245.93 | 6,456.98 |
| TAXING JURISDICTION  | 2023<br>EST. STATE AIDS<br>ALLOCATED TAX DIST.         | 2024<br>EST. STATE AIDS<br>ALLOCATED TAX DIST.  | 2023<br>NET TAX   | 2024<br>NET TAX  | % TAX<br>CHANGE          |                     |  |  |                 |                 |                 |                 |         |         |          |          |      |                     |           |           |          |          |      |                            |           |           |          |          |      |                            |           |           |          |          |       |                   |           |           |        |        |      |       |           |           |          |          |
| WALWORTH COUNTY  | 374,236  | 397,996   | 1,201.77  | 1,231.09   | 2.4%                     |                     |  |  |                 |                 |                 |                 |         |         |          |          |      |                     |           |           |          |          |      |                            |           |           |          |          |      |                            |           |           |          |          |       |                   |           |           |        |        |      |       |           |           |          |          |
| City of Lake Geneva  | 1,069,591  | 1,134,959                                       | 2,036.00  | 2,141.62   | 5.2%                     |                     |  |  |                 |                 |                 |                 |         |         |          |          |      |                     |           |           |          |          |      |                            |           |           |          |          |      |                            |           |           |          |          |       |                   |           |           |        |        |      |       |           |           |          |          |
| Lake Geneva J1 School Dist   | 4,436,815  | 4,052,227                                       | 1,650.19  | 1,777.86   | 7.7%                     |                     |  |  |                 |                 |                 |                 |         |         |          |          |      |                     |           |           |          |          |      |                            |           |           |          |          |      |                            |           |           |          |          |       |                   |           |           |        |        |      |       |           |           |          |          |
| Lake Geneva-Genoa City UHS   | 1,035,286  | 1,011,280                                       | 1,073.99  | 1,006.24   | -6.3%                    |                     |  |  |                 |                 |                 |                 |         |         |          |          |      |                     |           |           |          |          |      |                            |           |           |          |          |      |                            |           |           |          |          |       |                   |           |           |        |        |      |       |           |           |          |          |
| Gateway Technical  | 1,477,253  | 1,584,095                                       | 283.98  | 300.17   | 5.7%                     |                     |  |  |                 |                 |                 |                 |         |         |          |          |      |                     |           |           |          |          |      |                            |           |           |          |          |      |                            |           |           |          |          |       |                   |           |           |        |        |      |       |           |           |          |          |
| TOTAL  | 8,393,181  | 8,180,557                                       | 6,245.93  | 6,456.98   | 3.4%                     |                     |  |  |                 |                 |                 |                 |         |         |          |          |      |                     |           |           |          |          |      |                            |           |           |          |          |      |                            |           |           |          |          |       |                   |           |           |        |        |      |       |           |           |          |          |
| FIRST DOLLAR CREDIT  |  |   | -64.61  | -60.51   | -6.3%                    |                     |  |  |                 |                 |                 |                 |         |         |          |          |      |                     |           |           |          |          |      |                            |           |           |          |          |      |                            |           |           |          |          |       |                   |           |           |        |        |      |       |           |           |          |          |
| LOTTERY AND GAMING CREDIT  |  |   | -240.49   | -194.84  | -19.0%                   |                     |  |  |                 |                 |                 |                 |         |         |          |          |      |                     |           |           |          |          |      |                            |           |           |          |          |      |                            |           |           |          |          |       |                   |           |           |        |        |      |       |           |           |          |          |
| NET PROPERTY TAX   |  |   | 5,940.83  | 6,201.63   | 4.4%                     |                     |  |  |                 |                 |                 |                 |         |         |          |          |      |                     |           |           |          |          |      |                            |           |           |          |          |      |                            |           |           |          |          |       |                   |           |           |        |        |      |       |           |           |          |          |

TOTAL DUE: \$6,201.63  
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<br>Taxes | Total Additional Taxes<br>Applied to Property | Year Increase<br>Ends | Taxing Jurisdiction | Total Additional<br>Taxes | Total Additional Taxes<br>Applied to Property | Year Increase<br>Ends |
| Lake Geneva-Genoa City UHS   | 99,523                    | 21.06   | 2031                  |                     |                           |   |                       |

PAY 1ST INSTALLMENT OF: \$3,003.40  
BY JANUARY 31, 2025

AMOUNT ENCLOSED \_\_\_\_\_  
  
MAKE CHECK PAYABLE AND MAIL TO:  
LAKE GENEVA CITY TREASURER  
626 GENEVA ST  
LAKE GENEVA, WI 53147

PIN# ZWRI 00103  
PAWLUK, NICHOLAS J  
BILL NUMBER: 812286

PAY 2ND INSTALLMENT OF: \$3,198.23  
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# ZWRI 00103  
PAWLUK, NICHOLAS J  
BILL NUMBER: 812286

PAY FULL AMOUNT OF: \$6,201.63  
BY JANUARY 31, 2025

AMOUNT ENCLOSED \_\_\_\_\_  
  
MAKE CHECK PAYABLE AND MAIL TO:  
LAKE GENEVA CITY TREASURER  
626 GENEVA ST  
LAKE GENEVA, WI 53147

PIN# ZWRI 00103  
PAWLUK, NICHOLAS J  
BILL NUMBER: 812286

INCLUDE THIS STUB WITH YOUR PAYMENT

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