

LYONS TOWN TREASURER  
PO BOX 148  
6339 HOSPITAL RD  
LYONS, WI 53148

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

SINCLAIR, RICHARD BRIAN  
SINCLAIR, LANA M

Parcel Number: NPRW 00003  
Bill Number: 817003

**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**  
2440 PARTRIDGE WOODS CT

LOT 3 PARTRIDGE WOODS RECORDED IN CABINET B SLIDE  
87 WCR. W 1/2 E 1/2 & E 1/2 SW 1/4 SEC 23 T2N R18E. 17.94 A  
17.940 ACRES

817003/NPRW 00003  
RICHARD BRIAN SINCLAIR  
LANA M SINCLAIR  
2440 PARTRIDGE WOODS CT  
BURLINGTON WI 53105

Please inform treasurer of address changes.

ASSESSED VALUE LAND 143,200		ASSESSED VALUE IMPROVEMENTS 298,200		TOTAL ASSESSED VALUE 441,400		AVERAGE ASSMT. RATIO 0.792553844		NET ASSESSED VALUE RATE 0.01086548  (Does NOT reflect credits)		NET PROPERTY TAX 4540.68	
ESTIMATED FAIR MARKET VALUE LAND  176,600		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS  See Reverse, Use Value Assessment 376,300		TOTAL ESTIMATED FAIR MARKET VALUE  552,900		<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 861.08			
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		122,240		115,429		1,344.75		1,227.41		-8.7%	
Town of Lyons		283,952		286,903		289.62		289.71		0.0%	
Lake Geneva J1 School Dist		900,544		725,884		1,949.84		1,815.09		-6.9%	
Lake Geneva-Genoa City UHS		210,026		181,086		1,268.82		1,027.32		-19.0%	
Gateway Technical		482,529		459,430		330.41		312.46		-5.4%	
CDEB Lake Geneva J1		0		0		127.24		124.04		-2.5%	
TOTAL		1,999,291		1,768,732		5,310.68		4,796.03		-9.7%	
FIRST DOLLAR CREDIT						-64.61		-60.51		-6.3%	
LOTTERY AND GAMING CREDIT						-240.49		-194.84		-19.0%	
NET PROPERTY TAX						5,005.58		4,540.68		-9.3%	
<div><div>TOTAL DUE: \$4,540.68</div><div>FOR FULL PAYMENT</div><div>PAY BY:</div><div>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></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	17,821	21.92	2031				

PAY 1ST INSTALLMENT OF: \$2,172.93  
BY JANUARY 31, 2025

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

MAKE CHECK PAYABLE AND MAIL TO:

LYONS TOWN TREASURER  
PO BOX 148  
6339 HOSPITAL RD  
LYONS, WI 53148

PIN# NPRW 00003  
SINCLAIR, RICHARD BRIAN  
BILL NUMBER: 817003

PAY 2ND INSTALLMENT OF: \$2,367.75  
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# NPRW 00003  
SINCLAIR, RICHARD BRIAN  
BILL NUMBER: 817003

PAY FULL AMOUNT OF: \$4,540.68  
BY JANUARY 31, 2025

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

MAKE CHECK PAYABLE AND MAIL TO:

LYONS TOWN TREASURER  
PO BOX 148  
6339 HOSPITAL RD  
LYONS, WI 53148

PIN# NPRW 00003  
SINCLAIR, RICHARD BRIAN  
BILL NUMBER: 817003

INCLUDE THIS STUB WITH YOUR PAYMENT

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