

FONTANA VILLAGE TREASURER  
PO BOX 200  
175 VALLEY VIEW DR  
FONTANA, WI 53125-0200

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

MANNS, JENNIFER  
BIRKHOLZ, TODD

Parcel Number: SA390200003  
Bill Number: 822916

**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**  
**280 STEARNS RD**

LOT 3 CERTIFIED SURVEY NO. 3902 AS RECORDED IN VOL. 24 OF C.S. ON PAGE 1 WCR. LOCATED IN SW 1/4 NW 1/4 SEC 11 T1N R16E. 142966 SQ FT VILLAGE OF FONTANA OMITS SA 676-1 & SA 676-2 OUT OF EA1815-2  
3.280 ACRES

822916/SA390200003  
JENNIFER MANNS  
TODD BIRKHOLZ  
808 N 5TH AVE  
ST CHARLES IL 60174

Please inform treasurer of address changes.

ASSESSED VALUE LAND 122,800	ASSESSED VALUE IMPROVEMENTS 964,800	TOTAL ASSESSED VALUE 1,087,600	AVERAGE ASSMT. RATIO 1.015725857	NET ASSESSED VALUE RATE 0.00765583  (Does NOT reflect credits)	NET PROPERTY TAX 8295.14																																																											
ESTIMATED FAIR MARKET VALUE LAND 120,900	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 949,900	TOTAL ESTIMATED FAIR MARKET VALUE 1,070,800	<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 831.23																																																												
<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>331,545</td><td>353,230</td><td>2,729.47</td><td>2,463.85</td><td>-9.7%</td></tr><tr><td>Village of Fontana</td><td>682,419</td><td>636,561</td><td>2,716.94</td><td>2,410.31</td><td>-11.3%</td></tr><tr><td>Walworth Bigfoot UHS</td><td>388,638</td><td>370,335</td><td>1,883.13</td><td>1,470.76</td><td>-21.9%</td></tr><tr><td>Fontana J8 School District</td><td>270,362</td><td>272,762</td><td>1,528.26</td><td>1,380.81</td><td>-9.6%</td></tr><tr><td>Gateway Technical</td><td>1,308,736</td><td>1,405,921</td><td>644.97</td><td>600.74</td><td>-6.9%</td></tr><tr><td>TOTAL</td><td>2,981,700</td><td>3,038,809</td><td>9,502.77</td><td>8,326.47</td><td>-12.4%</td></tr><tr><td>FIRST DOLLAR CREDIT</td><td></td><td></td><td>-35.38</td><td>-31.33</td><td>-11.4%</td></tr><tr><td>LOTTERY AND GAMING CREDIT</td><td></td><td></td><td>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td>NET PROPERTY TAX</td><td></td><td></td><td>9,467.39</td><td>8,295.14</td><td>-12.4%</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	331,545	353,230	2,729.47	2,463.85	-9.7%	Village of Fontana	682,419	636,561	2,716.94	2,410.31	-11.3%	Walworth Bigfoot UHS	388,638	370,335	1,883.13	1,470.76	-21.9%	Fontana J8 School District	270,362	272,762	1,528.26	1,380.81	-9.6%	Gateway Technical	1,308,736	1,405,921	644.97	600.74	-6.9%	TOTAL	2,981,700	3,038,809	9,502.77	8,326.47	-12.4%	FIRST DOLLAR CREDIT			-35.38	-31.33	-11.4%	LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%	NET PROPERTY TAX			9,467.39	8,295.14
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<div>TOTAL DUE: \$8,295.14</div> <div>FOR FULL PAYMENT PAY BY: 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>																																																																

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
Fontana J8 School District	1,198,029	559.01	2026				
Walworth Bigfoot UHS	461,827	201.88	2028				

PAY 1ST INSTALLMENT OF: \$4,147.58  
BY JANUARY 31, 2025

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

MAKE CHECK PAYABLE AND MAIL TO:

FONTANA VILLAGE TREASURER  
PO BOX 200  
175 VALLEY VIEW DR  
FONTANA, WI 53125-0200

PIN# SA390200003  
MANNS, JENNIFER  
BILL NUMBER: 822916

PAY 2ND INSTALLMENT OF: \$4,147.56  
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# SA390200003  
MANNS, JENNIFER  
BILL NUMBER: 822916

PAY FULL AMOUNT OF: \$8,295.14  
BY JANUARY 31, 2025

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

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