

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
JOHN A NIEDS TRUST



Parcel Number: SCDA 00104
Bill Number: 823125

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
950 LAKEVIEW DR 3

UNIT N 3 & GARAGE NG 3 ABBEY HILL RESORT CONDO AS
DESC IN VOL 8. RECORDS PG 800 W.C.R. VILLAGE OF
FONTANA ON GENEVA LAKE
0.000 ACRES

823125/SCDA 00104
JOHN A NIEDS TRUST
950 LAKEVIEW DR UT 3
FONTANA WI 53125

Please inform treasurer of address changes.

ASSESSED VALUE LAND 84,000	ASSESSED VALUE IMPROVEMENTS 324,200	TOTAL ASSESSED VALUE 408,200	AVERAGE ASSMT. RATIO 1.015725857	NET ASSESSED VALUE RATE 0.00765583 (Does NOT reflect credits)	NET PROPERTY TAX 3093.77																																								
ESTIMATED FAIR MARKET VALUE LAND 82,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 319,200	TOTAL ESTIMATED FAIR MARKET VALUE 401,900	<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 311.98																																									
<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>873.85</td><td>924.74</td><td>5.8%</td></tr><tr><td>Village of Fontana</td><td>682,419</td><td>636,561</td><td>869.84</td><td>904.64</td><td>4.0%</td></tr><tr><td>Walworth Bigfoot UHS</td><td>388,638</td><td>370,335</td><td>602.90</td><td>552.00</td><td>-8.4%</td></tr><tr><td>Fontana J8 School District</td><td>270,362</td><td>272,762</td><td>489.27</td><td>518.25</td><td>5.9%</td></tr><tr><td>Gateway Technical</td><td>1,308,736</td><td>1,405,921</td><td>206.49</td><td>225.47</td><td>9.2%</td></tr><tr><td>TOTAL</td><td>2,981,700</td><td>3,038,809</td><td>3,042.35</td><td>3,125.10</td><td>2.7%</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	873.85	924.74	5.8%	Village of Fontana	682,419	636,561	869.84	904.64	4.0%	Walworth Bigfoot UHS	388,638	370,335	602.90	552.00	-8.4%	Fontana J8 School District	270,362	272,762	489.27	518.25	5.9%	Gateway Technical	1,308,736	1,405,921	206.49	225.47	9.2%	TOTAL	2,981,700	3,038,809	3,042.35	3,125.10	2.7%
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	873.85	924.74	5.8%																																								
Village of Fontana	682,419	636,561	869.84	904.64	4.0%																																								
Walworth Bigfoot UHS	388,638	370,335	602.90	552.00	-8.4%																																								
Fontana J8 School District	270,362	272,762	489.27	518.25	5.9%																																								
Gateway Technical	1,308,736	1,405,921	206.49	225.47	9.2%																																								
TOTAL	2,981,700	3,038,809	3,042.35	3,125.10	2.7%																																								
FIRST DOLLAR CREDIT			-35.38	-31.33	-11.4%																																								
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%																																								
NET PROPERTY TAX			3,006.97	3,093.77	2.9%																																								

TOTAL DUE: \$3,093.77
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
Fontana J8 School District	1,198,029	209.81	2026				
Walworth Bigfoot UHS	461,827	75.77	2028				

PAY 1ST INSTALLMENT OF: \$1,546.89
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# SCDA 00104
JOHN A NIEDS TRUST
BILL NUMBER: 823125

PAY 2ND INSTALLMENT OF: \$1,546.88
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# SCDA 00104
JOHN A NIEDS TRUST
BILL NUMBER: 823125

PAY FULL AMOUNT OF: \$3,093.77
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# SCDA 00104
JOHN A NIEDS TRUST
BILL NUMBER: 823125



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT