

Geneva Town Clerk-Treasurer  
 N3496 Como Rd  
 Lake Geneva, WI 53147

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

KARL SCHAM TRUST  
 WALTRUAD SCHAM TRUST,

**Parcel Number: JA 51100001  
 Bill Number: 830888**

**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  
 W3978 HWY 50**

LOT 1 CERT SURVEY NO. 511 RECORDED IN VOL 2 CS PG 344  
 WCR SE 1/4 SW 1/4 SEC 33 T2N R17E. 4.25 A OUT OF J G 33-11  
 4.250 ACRES



830888/JA 51100001  
**KARL SCHAM TRUST  
 WALTRUAD SCHAM TRUST  
 PO BOX 566  
 LAKE GENEVA WI 53147**

Please inform treasurer of address changes.

ASSESSED VALUE LAND 121,800	ASSESSED VALUE IMPROVEMENTS 525,500	TOTAL ASSESSED VALUE 647,300	AVERAGE ASSMT. RATIO 0.923717536	NET ASSESSED VALUE RATE 0.00872916 <small>(Does NOT reflect credits)</small>	<b>NET PROPERTY TAX</b> 5458.77																																										
ESTIMATED FAIR MARKET VALUE LAND 131,900	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 568,900	TOTAL ESTIMATED FAIR MARKET VALUE 700,800	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 952.12	Garbage Collection 221.88																																										
<table border="1"> <thead> <tr> <th>TAXING JURISDICTION</th> <th>2023 EST. STATE AIDS ALLOCATED TAX DIST.</th> <th>2024 EST. STATE AIDS ALLOCATED TAX DIST.</th> <th>2023 NET TAX</th> <th>2024 NET TAX</th> <th>% TAX CHANGE</th> </tr> </thead> <tbody> <tr> <td>WALWORTH COUNTY</td> <td>280,060</td> <td>289,404</td> <td>1,715.23</td> <td>1,698.17</td> <td>-1.0%</td> </tr> <tr> <td>Town of Geneva</td> <td>471,496</td> <td>481,262</td> <td>1,026.11</td> <td>1,012.49</td> <td>-1.3%</td> </tr> <tr> <td>Geneva J4 School District</td> <td>26,826</td> <td>28,768</td> <td>1,413.50</td> <td>1,318.94</td> <td>-6.7%</td> </tr> <tr> <td>Lake Geneva-Genoa City UHS</td> <td>614,889</td> <td>584,208</td> <td>1,408.88</td> <td>1,228.17</td> <td>-12.8%</td> </tr> <tr> <td>Gateway Technical</td> <td>1,105,503</td> <td>1,151,883</td> <td>385.01</td> <td>392.62</td> <td>2.0%</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>2,498,774</b></td> <td><b>2,535,525</b></td> <td><b>5,948.73</b></td> <td><b>5,650.39</b></td> <td><b>-5.0%</b></td> </tr> </tbody> </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	280,060	289,404	1,715.23	1,698.17	-1.0%	Town of Geneva	471,496	481,262	1,026.11	1,012.49	-1.3%	Geneva J4 School District	26,826	28,768	1,413.50	1,318.94	-6.7%	Lake Geneva-Genoa City UHS	614,889	584,208	1,408.88	1,228.17	-12.8%	Gateway Technical	1,105,503	1,151,883	385.01	392.62	2.0%	<b>TOTAL</b>	<b>2,498,774</b>	<b>2,535,525</b>	<b>5,948.73</b>	<b>5,650.39</b>	<b>-5.0%</b>	<b>TOTAL DUE: \$5,680.65</b> <b>FOR FULL PAYMENT          PAY BY:          JANUARY 31, 2025</b>  <b>Warning:</b> If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>
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<b>FIRST DOLLAR CREDIT</b>			<b>-50.79</b>	<b>-45.41</b>	<b>-10.6%</b>																																										
<b>LOTTERY AND GAMING CREDIT</b>			<b>-189.04</b>	<b>-146.21</b>	<b>-22.7%</b>																																										
<b>NET PROPERTY TAX</b>			<b>5,708.90</b>	<b>5,458.77</b>	<b>-4.4%</b>																																										

**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
Geneva J4 School District	252,202	639.74	2027				
Lake Geneva-Genoa City UHS	57,494	27.63	2031				

PAY 1ST INSTALLMENT OF: \$2,878.17 <b>BY JANUARY 31, 2025</b>  AMOUNT ENCLOSED _____  <b>MAKE CHECK PAYABLE AND MAIL TO:</b> <b>GENEVA TOWN CLERK-TREASURER</b> <b>N3496 COMO RD</b> <b>LAKE GENEVA, WI 53147-1106</b>  <b>PIN# JA 51100001</b> KARL SCHAM TRUST BILL NUMBER: 830888	PAY 2ND INSTALLMENT OF: \$2,802.48 <b>BY JULY 31, 2025</b>  AMOUNT ENCLOSED _____  <b>MAKE CHECK PAYABLE AND MAIL TO:</b> <b>WALWORTH COUNTY TREASURER</b> <b>100 W WALWORTH</b> <b>PO BOX 1001</b> <b>ELKHORN, WI 53121</b>  <b>PIN# JA 51100001</b> KARL SCHAM TRUST BILL NUMBER: 830888	PAY FULL AMOUNT OF: \$5,680.65 <b>BY JANUARY 31, 2025</b>  AMOUNT ENCLOSED _____  <b>MAKE CHECK PAYABLE AND MAIL TO:</b> <b>GENEVA TOWN CLERK-TREASURER</b> <b>N3496 COMO RD</b> <b>LAKE GENEVA, WI 53147-1106</b>  <b>PIN# JA 51100001</b> KARL SCHAM TRUST BILL NUMBER: 830888
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INCLUDE THIS STUB WITH YOUR PAYMENT



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