

GENEVA TOWN CLERK-TREASURER
N3496 COMO RD
LAKE GENEVA, WI 53147-1106

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>	NET PROPERTY TAX 5458.77 Garbage Collection 221.88
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	
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%
TOTAL	2,498,774	2,535,525	5,948.73	5,650.39	-5.0%
FIRST DOLLAR CREDIT			-50.79	-45.41	-10.6%
LOTTERY AND GAMING CREDIT			-189.04	-146.21	-22.7%
NET PROPERTY TAX			5,708.90	5,458.77	-4.4%
TOTAL DUE: \$5,680.65 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
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
BY JANUARY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
GENEVA TOWN CLERK-TREASURER
N3496 COMO RD
LAKE GENEVA, WI 53147-1106

PIN# JA 51100001
KARL SCHAM TRUST
BILL NUMBER: 830888

PAY 2ND INSTALLMENT OF: \$2,802.48
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# JA 51100001
KARL SCHAM TRUST
BILL NUMBER: 830888

PAY FULL AMOUNT OF: \$5,680.65
BY JANUARY 31, 2025

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
GENEVA TOWN CLERK-TREASURER
N3496 COMO RD
LAKE GENEVA, WI 53147-1106

PIN# JA 51100001
KARL SCHAM TRUST
BILL NUMBER: 830888



INCLUDE THIS STUB WITH YOUR PAYMENT



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