

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

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

DIFAZZIO, MARK
DIFAZZIO, MELISSA

Parcel Number: JA433600001
Bill Number: 831145

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
N4741 SITTLER RD

LOT 1 CERTIFIED SURVEY NO. 4336 AS RECORDED IN VOL. 28 OF C.S. ON PAGE 69 WCR. LOCATED IN SW 1/4 NE 1/4 SEC 3 T2N R17E. 217800 SQ FT (GROSS) 202827 SQ FT (NET) OUT OF J G 3-2

4.660 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 76,900	ASSESSED VALUE IMPROVEMENTS 332,100	TOTAL ASSESSED VALUE 409,000	AVERAGE ASSMT. RATIO 0.923717536	NET ASSESSED VALUE RATE 0.01022545 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 3932.70 Garbage Collection 221.88
ESTIMATED FAIR MARKET VALUE LAND 82,300	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment 359,500	TOTAL ESTIMATED FAIR MARKET VALUE 441,800	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 601.60	
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	1,083.52	1,073.00	-1.0%
Town of Geneva	471,496	481,262	648.19	639.75	-1.3%
Elkhorn Area School District	716,446	710,339	2,254.53	2,221.39	-1.5%
Gateway Technical	1,105,503	1,151,883	243.21	248.08	2.0%
TOTAL	2,573,505	2,632,888	4,229.45	4,182.22	-1.1%
FIRST DOLLAR CREDIT			-61.29	-59.13	-3.5%
LOTTERY AND GAMING CREDIT			-228.12	-190.39	-16.5%
NET PROPERTY TAX			3,940.04	3,932.70	-0.2%
TOTAL DUE: \$4,154.58 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
Elkhorn Area School District	53,142	199.16	2036				
Elkhorn Area School District	33,666	126.17	2030				
Elkhorn Area School District	48,586	182.08	2032				

PAY 1ST INSTALLMENT OF: \$2,093.04
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# JA433600001
DIFAZZIO, MARK
BILL NUMBER: 831145

PAY 2ND INSTALLMENT OF: \$2,061.54
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# JA433600001
DIFAZZIO, MARK
BILL NUMBER: 831145

PAY FULL AMOUNT OF: \$4,154.58
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# JA433600001
DIFAZZIO, MARK
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INCLUDE THIS STUB WITH YOUR PAYMENT

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