

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

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

ELSTER RATLIFF TRUST  
PRISCILLA RATLIFF TRUST,

Parcel Number: JCO 03408  
Bill Number: 831313

**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**  
34 LAUSANNE CT

TOWNHOUSE UNIT NO. 34-08 INTERLAKEN CONDO AS  
RECORDED IN VOL 193 RECORDS PG 358 WCR  
0.000 ACRES



831313/JCO 03408  
ELSTER RATLIFF TRUST  
PRISCILLA RATLIFF TRUST  
3900 GREENLEAF  
LINCOLNWOOD IL 60645

Please inform treasurer of address changes.

ASSESSED VALUE LAND 27,800		ASSESSED VALUE IMPROVEMENTS 168,000		TOTAL ASSESSED VALUE 195,800		AVERAGE ASSMT. RATIO 0.923717536		NET ASSESSED VALUE RATE 0.00814483  (Does NOT reflect credits)		NET PROPERTY TAX 1553.77																																																																														
ESTIMATED FAIR MARKET VALUE LAND 30,100		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 181,900		TOTAL ESTIMATED FAIR MARKET VALUE 212,000		<div><div></div>A star in this box means unpaid prior year taxes.</div>		School taxes also reduced by school levy tax credit 288.00																																																																																
<table><tr><th colspan="2">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><tr><td colspan="2">WALWORTH COUNTY</td><td>280,060</td><td>289,404</td><td>518.84</td><td>513.67</td><td>-1.0%</td></tr><tr><td colspan="2">Town of Geneva</td><td>471,496</td><td>481,262</td><td>310.38</td><td>306.26</td><td>-1.3%</td></tr><tr><td colspan="2">Williams Bay School District</td><td>84,716</td><td>81,739</td><td>755.85</td><td>656.06</td><td>-13.2%</td></tr><tr><td colspan="2">Gateway Technical</td><td>1,105,503</td><td>1,151,883</td><td>116.46</td><td>118.76</td><td>2.0%</td></tr><tr><td colspan="2">Geneva National Sanitary</td><td>0</td><td>0</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td colspan="2">Wal Cty Metro Sewer</td><td>0</td><td>0</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td colspan="2">TOTAL</td><td>1,941,775</td><td>2,004,288</td><td>1,701.53</td><td>1,594.75</td><td>-6.3%</td></tr><tr><td colspan="4">FIRST DOLLAR CREDIT</td><td>-46.24</td><td>-40.98</td><td>-11.4%</td></tr><tr><td colspan="4">LOTTERY AND GAMING CREDIT</td><td>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td colspan="4">NET PROPERTY TAX</td><td>1,655.29</td><td>1,553.77</td><td>-6.1%</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		280,060	289,404	518.84	513.67	-1.0%	Town of Geneva		471,496	481,262	310.38	306.26	-1.3%	Williams Bay School District		84,716	81,739	755.85	656.06	-13.2%	Gateway Technical		1,105,503	1,151,883	116.46	118.76	2.0%	Geneva National Sanitary		0	0	0.00	0.00		Wal Cty Metro Sewer		0	0	0.00	0.00		TOTAL		1,941,775	2,004,288	1,701.53	1,594.75	-6.3%	FIRST DOLLAR CREDIT				-46.24	-40.98	-11.4%	LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%	NET PROPERTY TAX				1,655.29	1,553.77	-6.1%
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							<div>TOTAL DUE: \$1,553.77</div> <div>FOR FULL PAYMENT</div> <div>PAY BY:</div> <div>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
Williams Bay School District	147,296	117.86	2027				

PAY 1ST INSTALLMENT OF: \$776.89  
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# JCO 03408  
ELSTER RATLIFF TRUST  
BILL NUMBER: 831313

PAY 2ND INSTALLMENT OF: \$776.88  
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# JCO 03408  
ELSTER RATLIFF TRUST  
BILL NUMBER: 831313

PAY FULL AMOUNT OF: \$1,553.77  
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# JCO 03408  
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BILL NUMBER: 831313



INCLUDE THIS STUB WITH YOUR PAYMENT



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