

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

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

CJ ENDEAVORS LLC



**Parcel Number: JCON 00002C
Bill Number: 831479**

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.

831479/JCON 00002C
**CJ ENDEAVORS LLC
2070 BURNHAM CT
ALGONQUIN IL 60102**

**Location of Property/Legal Description
W3848 S SHORE DR**

LOTS 6 & 7 CONSUMERS COMPANY SUB. ALSO PT OF FORMER RR R/W DESC IN VOL 43 RECORDS PG 123 ALSO VACATED LAKE COMO DR AS VACATED UNDER #840690 0.626 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 504,100	ASSESSED VALUE IMPROVEMENTS 325,000	TOTAL ASSESSED VALUE 829,100	AVERAGE ASSMT. RATIO 0.923717536	NET ASSESSED VALUE RATE 0.00872916 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 7191.94																																										
ESTIMATED FAIR MARKET VALUE LAND 545,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 351,800	TOTAL ESTIMATED FAIR MARKET VALUE 897,500	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 1,219.53	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>2,196.97</td> <td>2,175.11</td> <td>-1.0%</td> </tr> <tr> <td>Town of Geneva</td> <td>471,496</td> <td>481,262</td> <td>1,314.30</td> <td>1,296.85</td> <td>-1.3%</td> </tr> <tr> <td>Geneva J4 School District</td> <td>26,826</td> <td>28,768</td> <td>1,810.49</td> <td>1,689.38</td> <td>-6.7%</td> </tr> <tr> <td>Lake Geneva-Genoa City UHS</td> <td>614,889</td> <td>584,208</td> <td>1,804.58</td> <td>1,573.11</td> <td>-12.8%</td> </tr> <tr> <td>Gateway Technical</td> <td>1,105,503</td> <td>1,151,883</td> <td>493.14</td> <td>502.90</td> <td>2.0%</td> </tr> <tr> <td>TOTAL</td> <td>2,498,774</td> <td>2,535,525</td> <td>7,619.48</td> <td>7,237.35</td> <td>-5.0%</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	2,196.97	2,175.11	-1.0%	Town of Geneva	471,496	481,262	1,314.30	1,296.85	-1.3%	Geneva J4 School District	26,826	28,768	1,810.49	1,689.38	-6.7%	Lake Geneva-Genoa City UHS	614,889	584,208	1,804.58	1,573.11	-12.8%	Gateway Technical	1,105,503	1,151,883	493.14	502.90	2.0%	TOTAL	2,498,774	2,535,525	7,619.48	7,237.35	-5.0%	TOTAL DUE: \$7,413.82 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.
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FIRST DOLLAR CREDIT			-50.79	-45.41	-10.6%																																										
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%																																										
NET PROPERTY TAX			7,568.69	7,191.94	-5.0%																																										

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	819.41	2027				
Lake Geneva-Genoa City UHS	57,494	35.39	2031				

PAY 1ST INSTALLMENT OF: \$3,817.86 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# JCON 00002C CJ ENDEAVORS LLC BILL NUMBER: 831479	PAY 2ND INSTALLMENT OF: \$3,595.96 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# JCON 00002C CJ ENDEAVORS LLC BILL NUMBER: 831479	PAY FULL AMOUNT OF: \$7,413.82 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# JCON 00002C CJ ENDEAVORS LLC BILL NUMBER: 831479
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INCLUDE THIS STUB WITH YOUR PAYMENT



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