

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

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

BRIAN J FLAHERTY TRUST



Parcel Number: JGN 500011  
Bill Number: 831690

**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

UNIT 5-11 GENEVA NATIONAL CONDOMINIUM NO. 5 AS RECORDED UNDER DOC. NO. 194544. LOCATED IN NE 1/4 & SE 1/4 SECTION 30 T2N R17E. .48 A. OUT OF J G30-1 & J G30-13  
0.480 ACRES

831690/JGN 500011  
BRIAN J FLAHERTY TRUST  
22968 FOLKESTONE WAY  
FRANKFORT IL 60423

Please inform treasurer of address changes.

ASSESSED VALUE LAND 80,500		ASSESSED VALUE IMPROVEMENTS 462,700		TOTAL ASSESSED VALUE 543,200		AVERAGE ASSMT. RATIO 0.923717536		NET ASSESSED VALUE RATE 0.01053773  (Does NOT reflect credits)		NET PROPERTY TAX 5468.75	
ESTIMATED FAIR MARKET VALUE LAND 87,100		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 500,900		TOTAL ESTIMATED FAIR MARKET VALUE 588,000		<div><div></div><div>A star in this box means unpaid prior year taxes.</div></div>		School taxes also reduced by school levy tax credit 799.00			
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		1,439.39		1,425.07		-1.0%	
Town of Geneva		471,496		481,262		861.09		849.66		-1.3%	
Lake Geneva J1 School Dist		2,133,462		1,899,081		1,929.05		1,992.65		3.3%	
Lake Geneva-Genoa City UHS		614,889		584,208		1,258.02		1,127.24		-10.4%	
Gateway Technical		1,105,503		1,151,883		323.09		329.48		2.0%	
Geneva National Sanitary		0		0		0.00		0.00			
Wal Cty Metro Sewer		0		0		0.00		0.00			
TOTAL		4,605,410		4,405,838		5,810.64		5,724.10		-1.5%	
FIRST DOLLAR CREDIT						-64.61		-60.51		-6.3%	
LOTTERY AND GAMING CREDIT						-240.49		-194.84		-19.0%	
NET PROPERTY TAX						5,505.54		5,468.75		-0.7%	
<div>TOTAL DUE: \$5,468.75</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
Lake Geneva-Genoa City UHS	57,494	23.19	2031				

PAY 1ST INSTALLMENT OF: \$2,636.96  
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# JGN 500011  
BRIAN J FLAHERTY TRUST  
BILL NUMBER: 831690

PAY 2ND INSTALLMENT OF: \$2,831.79  
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# JGN 500011  
BRIAN J FLAHERTY TRUST  
BILL NUMBER: 831690

PAY FULL AMOUNT OF: \$5,468.75  
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# JGN 500011  
BRIAN J FLAHERTY TRUST  
BILL NUMBER: 831690



INCLUDE THIS STUB WITH YOUR PAYMENT



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