

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

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

OJM EQUITIES LLC-GN 1642



Parcel Number: JGN 700048
Bill Number: 831821

831821/JGN 700048
OJM EQUITIES LLC-GN 1642
816 N MERRILL
PARK RIDGE IL 60068

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
1642 COTTAGE DR

UNIT 7-48 GENEVA NATIONAL CONDOMINIUM NO. 7 AS RECORDED UNDER DOC. NO. 197181. LOCATED IN NE 1/4 SECTION 30 T2N R17E. OUT OF J G30-1
0.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 9,300		ASSESSED VALUE IMPROVEMENTS 232,200		TOTAL ASSESSED VALUE 241,500		AVERAGE ASSMT. RATIO 0.923717536		NET ASSESSED VALUE RATE 0.01053773 (Does NOT reflect credits)		NET PROPERTY TAX 2484.35	
ESTIMATED FAIR MARKET VALUE LAND 10,100		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 251,400		TOTAL ESTIMATED FAIR MARKET VALUE 261,500		<div></div> A star in this box means unpaid prior year taxes.		School taxes also reduced by school levy tax credit 355.23			
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		639.93		633.57		-1.0%	
Town of Geneva		471,496		481,262		382.83		377.75		-1.3%	
Lake Geneva-Genoa City UHS		614,889		584,208		559.30		501.15		-10.4%	
Lake Geneva J1 School Dist		2,133,462		1,899,081		857.63		885.91		3.3%	
Gateway Technical		1,105,503		1,151,883		143.64		146.48		2.0%	
Wal Cty Metro Sewer		0		0		0.00		0.00			
Geneva National Sanitary		0		0		0.00		0.00			
TOTAL		4,605,410		4,405,838		2,583.33		2,544.86		-1.5%	
FIRST DOLLAR CREDIT						-64.61		-60.51		-6.3%	
LOTTERY AND GAMING CREDIT						0.00		0.00		0.0%	
NET PROPERTY TAX						2,518.72		2,484.35		-1.4%	
<div>TOTAL DUE: \$2,484.35</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	10.31	2031				

PAY 1ST INSTALLMENT OF: \$1,242.18
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 700048
OJM EQUITIES LLC-GN 1642
BILL NUMBER: 831821

PAY 2ND INSTALLMENT OF: \$1,242.17
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 700048
OJM EQUITIES LLC-GN 1642
BILL NUMBER: 831821

PAY FULL AMOUNT OF: \$2,484.35
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 700048
OJM EQUITIES LLC-GN 1642
BILL NUMBER: 831821



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT