

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

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

CARLSON, DANIEL C  
CARLSON, ERICA E

Parcel Number: JGN 1100005  
Bill Number: 831989



831989/JGN 1100005  
DANIEL C CARLSON  
ERICA E CARLSON  
N61W21641 MASTERS DR  
MENOMONEE FALLS WI 53051

**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 11-05 GENEVA NATIONAL CONDOMINIUM NO. 11 AS RECORDED UNDER DOC. NO. 194629. LOCATED IN NE 1/4 & SE 1/4 SECTION 30 & NW 1/4 SECTION 29 T2N R17E. .56 A. OUT OF J G29-4, J G30-1A, J G30-1B & J G30-14  
0.560 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 82,200		ASSESSED VALUE IMPROVEMENTS 454,000		TOTAL ASSESSED VALUE 536,200		AVERAGE ASSMT. RATIO 0.923717536		NET ASSESSED VALUE RATE 0.01053773  (Does NOT reflect credits)		NET PROPERTY TAX 5589.83																																																																																					
ESTIMATED FAIR MARKET VALUE LAND 89,000		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 491,500		TOTAL ESTIMATED FAIR MARKET VALUE 580,500		<div></div> A star in this box means unpaid prior year taxes.		School taxes also reduced by school levy tax credit 788.70																																																																																							
<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>217.82</td><td>1,406.70</td><td>545.8%</td></tr><tr><td colspan="2">Town of Geneva</td><td>471,496</td><td>481,262</td><td>130.30</td><td>838.71</td><td>543.7%</td></tr><tr><td colspan="2">Lake Geneva J1 School Dist</td><td>2,133,462</td><td>1,899,081</td><td>291.91</td><td>1,966.98</td><td>573.8%</td></tr><tr><td colspan="2">Lake Geneva-Genoa City UHS</td><td>614,889</td><td>584,208</td><td>190.37</td><td>1,112.71</td><td>484.5%</td></tr><tr><td colspan="2">Gateway Technical</td><td>1,105,503</td><td>1,151,883</td><td>48.89</td><td>325.24</td><td>565.2%</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>4,605,410</td><td>4,405,838</td><td>879.29</td><td>5,650.34</td><td>542.6%</td></tr><tr><td colspan="4">FIRST DOLLAR CREDIT</td><td>0.00</td><td>-60.51</td><td>0.0%</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>879.29</td><td>5,589.83</td><td>535.7%</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	217.82	1,406.70	545.8%	Town of Geneva		471,496	481,262	130.30	838.71	543.7%	Lake Geneva J1 School Dist		2,133,462	1,899,081	291.91	1,966.98	573.8%	Lake Geneva-Genoa City UHS		614,889	584,208	190.37	1,112.71	484.5%	Gateway Technical		1,105,503	1,151,883	48.89	325.24	565.2%	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	879.29	5,650.34	542.6%	FIRST DOLLAR CREDIT				0.00	-60.51	0.0%	LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%	NET PROPERTY TAX				879.29	5,589.83	535.7%
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							<div>TOTAL DUE: \$5,589.83</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	22.89	2031				

PAY 1ST INSTALLMENT OF: \$2,794.92  
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 1100005  
CARLSON, DANIEL C  
BILL NUMBER: 831989

PAY 2ND INSTALLMENT OF: \$2,794.91  
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 1100005  
CARLSON, DANIEL C  
BILL NUMBER: 831989

PAY FULL AMOUNT OF: \$5,589.83  
BY JANUARY 31, 2025

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

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

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INCLUDE THIS STUB WITH YOUR PAYMENT



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