

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

WALWORTH COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2024
REAL ESTATE
4TH ROCK INC



Parcel Number: JCON 00043
Bill Number: 835427

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.

835427/JCON 00043
4TH ROCK INC
234 PLANTERS ROW
GENEVA IL 60134

Location of Property/Legal Description
W4098 S SHORE DR
Sec. 32, T2N, R17E; Sec. 33, T2N, R17E
LOTS 77 & 78 CONSUMERS COMPANY SUB ALSO RR R/W
DESC IN VOL 41 OF RECORDS PG 167 ALSO RR R/W DESC IN
VOL 504 OF RECORDS ON PAGE 678 ALSO VACATED LAKE
COMO DR AS VACATED UNDER #840690 ALSO LOT 76
CONSUMERS COMPANY SUB ALSO RR R /W DESC IN VOL 39
OF RECORDS PG 169 ALSO VAC

0.838 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 305,400		ASSESSED VALUE IMPROVEMENTS 413,300		TOTAL ASSESSED VALUE 718,700		AVERAGE ASSMT. RATIO 0.923717536		NET ASSESSED VALUE RATE 0.00872916 (Does NOT reflect credits)		NET PROPERTY TAX 6228.23																																																		
ESTIMATED FAIR MARKET VALUE LAND 330,600		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 447,400		TOTAL ESTIMATED FAIR MARKET VALUE 778,000		<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 1,057.15																																																				
<table><tr><td colspan="2">TAXING JURISDICTION</td><td>2023 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2024 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2023 NET TAX</td><td>2024 NET TAX</td><td>% TAX CHANGE</td></tr><tr><td colspan="2">WALWORTH COUNTY</td><td>280,060</td><td>289,404</td><td>1,904.43</td><td>1,885.48</td><td>-1.0%</td></tr><tr><td colspan="2">Town of Geneva</td><td>471,496</td><td>481,262</td><td>1,139.29</td><td>1,124.17</td><td>-1.3%</td></tr><tr><td colspan="2">Geneva J4 School District</td><td>26,826</td><td>28,768</td><td>1,569.42</td><td>1,464.42</td><td>-6.7%</td></tr><tr><td colspan="2">Lake Geneva-Genoa City UHS</td><td>614,889</td><td>584,208</td><td>1,564.28</td><td>1,363.64</td><td>-12.8%</td></tr><tr><td colspan="2">Gateway Technical</td><td>1,105,503</td><td>1,151,883</td><td>427.47</td><td>435.93</td><td>2.0%</td></tr><tr><td colspan="2">TOTAL</td><td>2,498,774</td><td>2,535,525</td><td>6,604.89</td><td>6,273.64</td><td>-5.0%</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	1,904.43	1,885.48	-1.0%	Town of Geneva		471,496	481,262	1,139.29	1,124.17	-1.3%	Geneva J4 School District		26,826	28,768	1,569.42	1,464.42	-6.7%	Lake Geneva-Genoa City UHS		614,889	584,208	1,564.28	1,363.64	-12.8%	Gateway Technical		1,105,503	1,151,883	427.47	435.93	2.0%	TOTAL		2,498,774	2,535,525	6,604.89	6,273.64	-5.0%
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FIRST DOLLAR CREDIT				-50.79	-45.41	-10.6%	<div>TOTAL DUE: \$6,228.23</div> <div>FOR FULL PAYMENT PAY BY: 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>																																																					
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%																																																						
NET PROPERTY TAX				6,554.10	6,228.23	-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
Lake Geneva-Genoa City UHS	57,494	30.68	2031			
Geneva J4 School District	252,202	710.30	2027			

PAY 1ST INSTALLMENT OF: \$3,114.12	PAY 2ND INSTALLMENT OF: \$3,114.11	PAY FULL AMOUNT OF: \$6,228.23
BY JANUARY 31, 2025	BY JULY 31, 2025	BY JANUARY 31, 2025
AMOUNT ENCLOSED _____	AMOUNT ENCLOSED _____	AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:	MAKE CHECK PAYABLE AND MAIL TO:	MAKE CHECK PAYABLE AND MAIL TO:
GENEVA TOWN CLERK-TREASURER N3496 COMO RD LAKE GENEVA, WI 53147-1106	WALWORTH COUNTY TREASURER 100 W WALWORTH PO BOX 1001 ELKHORN, WI 53121	GENEVA TOWN CLERK-TREASURER N3496 COMO RD LAKE GENEVA, WI 53147-1106
PIN# JCON 00043 4TH ROCK INC BILL NUMBER: 835427	PIN# JCON 00043 4TH ROCK INC BILL NUMBER: 835427	PIN# JCON 00043 4TH ROCK INC BILL NUMBER: 835427



INCLUDE THIS STUB WITH YOUR PAYMENT



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