

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

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

HRUSKA JR, JAMES LOUIS



Parcel Number: JA478700002  
Bill Number: 835458

**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

Sec. 34, T2N, R17E  
LOT 2 CERTIFIED SURVEY NO 4787 AS RECORDED IN VOL 32 OF CS ON PAGE 24 WCR. LOCATED IN NE1/4 & SE1/4 NW1/4 SEC 34 T2N R17E. 69645 SQ FT. OMITTS JLW-1 THRU JLW-4 & JLW-8 & JA4711-1.  
1.600 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 95,300	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 95,300	AVERAGE ASSMT. RATIO 0.923717536	NET ASSESSED VALUE RATE 0.00872916  (Does NOT reflect credits)	NET PROPERTY TAX 831.89																																									
ESTIMATED FAIR MARKET VALUE LAND 103,200	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 103,200	<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 140.18																																										
<table><tr><td>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>WALWORTH COUNTY</td><td>280,060</td><td>289,404</td><td>252.53</td><td>250.02</td><td>-1.0%</td></tr><tr><td>Town of Geneva</td><td>471,496</td><td>481,262</td><td>151.07</td><td>149.07</td><td>-1.3%</td></tr><tr><td>Geneva J4 School District</td><td>26,826</td><td>28,768</td><td>208.11</td><td>194.18</td><td>-6.7%</td></tr><tr><td>Lake Geneva-Genoa City UHS</td><td>614,889</td><td>584,208</td><td>207.42</td><td>180.82</td><td>-12.8%</td></tr><tr><td>Gateway Technical</td><td>1,105,503</td><td>1,151,883</td><td>56.68</td><td>57.80</td><td>2.0%</td></tr><tr><td>TOTAL</td><td>2,498,774</td><td>2,535,525</td><td>875.81</td><td>831.89</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	252.53	250.02	-1.0%	Town of Geneva	471,496	481,262	151.07	149.07	-1.3%	Geneva J4 School District	26,826	28,768	208.11	194.18	-6.7%	Lake Geneva-Genoa City UHS	614,889	584,208	207.42	180.82	-12.8%	Gateway Technical	1,105,503	1,151,883	56.68	57.80	2.0%	TOTAL	2,498,774	2,535,525	875.81	831.89
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FIRST DOLLAR CREDIT			0.00	0.00	0.0%																																									
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%																																									
NET PROPERTY TAX			875.81	831.89	-5.0%																																									

TOTAL DUE: \$831.89

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.

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	4.07	2031				
Geneva J4 School District	252,202	94.19	2027				

PAY 1ST INSTALLMENT OF: \$415.95  
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# JA478700002  
HRUSKA JR, JAMES LOUIS  
BILL NUMBER: 835458

PAY 2ND INSTALLMENT OF: \$415.94  
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# JA478700002  
HRUSKA JR, JAMES LOUIS  
BILL NUMBER: 835458

PAY FULL AMOUNT OF: \$831.89  
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# JA478700002  
HRUSKA JR, JAMES LOUIS  
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INCLUDE THIS STUB WITH YOUR PAYMENT



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