

Geneva Town Clerk-Treasurer  
 N3496 Como Rd  
 Lake Geneva, WI 53147

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

PINES TO PALMS TRUST



**Parcel Number: JA495500003  
 Bill Number: 835581**

835581/JA495500003  
 PINES TO PALMS TRUST

**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.

101 BROAD ST STE 207  
 LAKE GENEVA WI 53147

**Location of Property/Legal Description**

**W2516 TRINITY LN**  
 Sec. 13, T2N, R17E  
 LOT 3 CERTIFIED SURVEY NO 4955 RECORDED AS DOC #1033645 WCR. LOCATED IN NE1/4 SE1/4 & SE1/4 SE1/4 SEC 13 T2N R17E; 234480 SQ FT. OUT OF J G 13-10A.; EXC PT LT 3 CSM

5.490 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 134,200	ASSESSED VALUE IMPROVEMENTS 797,600	TOTAL ASSESSED VALUE 931,800	AVERAGE ASSMT. RATIO 0.923717536	NET ASSESSED VALUE RATE 0.01053773 <small>(Does NOT reflect credits)</small>	<b>NET PROPERTY TAX</b> 9758.53 Garbage Collection 221.88
ESTIMATED FAIR MARKET VALUE LAND 145,300	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 863,500	TOTAL ESTIMATED FAIR MARKET VALUE 1,008,800	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 1,370.60	
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	2,482.89	2,444.54	-1.5%
Town of Geneva	471,496	481,262	1,485.34	1,457.49	-1.9%
Lake Geneva J1 School Dist	2,133,462	1,899,081	3,327.54	3,418.18	2.7%
Lake Geneva-Genoa City UHS	614,889	584,208	2,170.02	1,933.64	-10.9%
Gateway Technical	1,105,503	1,151,883	557.32	565.19	1.4%
<b>TOTAL</b>	<b>4,605,410</b>	<b>4,405,838</b>	<b>10,023.11</b>	<b>9,819.04</b>	<b>-2.0%</b>
<b>FIRST DOLLAR CREDIT</b>			<b>-64.61</b>	<b>-60.51</b>	<b>-6.3%</b>
<b>LOTTERY AND GAMING CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>NET PROPERTY TAX</b>			<b>9,958.50</b>	<b>9,758.53</b>	<b>-2.0%</b>

**TOTAL DUE: \$9,980.41**  
 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	39.78	2031				

PAY 1ST INSTALLMENT OF: \$5,101.15 <b>BY JANUARY 31, 2025</b> AMOUNT ENCLOSED _____ <b>MAKE CHECK PAYABLE AND MAIL TO:</b> <b>GENEVA TOWN CLERK-TREASURER</b> <b>N3496 COMO RD</b> <b>LAKE GENEVA, WI 53147-1106</b> PIN# JA495500003 PINES TO PALMS TRUST BILL NUMBER: 835581	PAY 2ND INSTALLMENT OF: \$4,879.26 <b>BY JULY 31, 2025</b> AMOUNT ENCLOSED _____ <b>MAKE CHECK PAYABLE AND MAIL TO:</b> <b>WALWORTH COUNTY TREASURER</b> <b>100 W WALWORTH</b> <b>PO BOX 1001</b> <b>ELKHORN, WI 53121</b> PIN# JA495500003 PINES TO PALMS TRUST BILL NUMBER: 835581	PAY FULL AMOUNT OF: \$9,980.41 <b>BY JANUARY 31, 2025</b> AMOUNT ENCLOSED _____ <b>MAKE CHECK PAYABLE AND MAIL TO:</b> <b>GENEVA TOWN CLERK-TREASURER</b> <b>N3496 COMO RD</b> <b>LAKE GENEVA, WI 53147-1106</b> PIN# JA495500003 PINES TO PALMS TRUST BILL NUMBER: 835581
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INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT