

TOWN OF TROY
 N8870 BRIGGS ST
 EAST TROY, WI 53120

**WALWORTH COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2025
 REAL ESTATE**

CHAPMAN, PHILIP M
 CHAPMAN, J MICHELLE

**Parcel Number: LA214100001
 Bill Number: 837689**

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
 W4761 RICE RD**

LOT 1 CERTIFIED SURVEY NO. 2141 AS RECORDED IN VOL 10 OF C.S. ON PAGE 171 WCR. LOCATED IN NE 1/4 NW 1/4 SEC 7 T4N R17E. 5.01 A. OMITTS L T 7-3C
 5.010 ACRES

837689/LA214100001
**PHILIP M CHAPMAN
 J MICHELLE CHAPMAN
 W4761 RICE RD
 EAST TROY WI 53120-1569**

Please inform treasurer of address changes.

ASSESSED VALUE LAND 69,000	ASSESSED VALUE IMPROVEMENTS 345,700	TOTAL ASSESSED VALUE 414,700	AVERAGE ASSMT. RATIO 0.946674237	NET ASSESSED VALUE RATE 0.01081916 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 4232.03 Garbage/Recycle 255.60
ESTIMATED FAIR MARKET VALUE LAND 72,100	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment 365,200	TOTAL ESTIMATED FAIR MARKET VALUE 437,300	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 601.70	
TAXING JURISDICTION	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE
WALWORTH COUNTY	79,380	94,830	973.84	1,017.00	4.4%
Town of Troy	225,169	224,913	693.61	737.58	6.3%
East Troy Community Schools	1,346,450	1,217,142	2,227.70	2,499.41	12.2%
Gateway Technical	315,947	306,014	225.16	232.72	3.4%
TOTAL	1,966,946	1,842,899	4,120.31	4,486.71	8.9%
FIRST DOLLAR CREDIT			-63.17	-63.67	0.8%
LOTTERY AND GAMING CREDIT			-203.40	-191.01	-6.1%
NET PROPERTY TAX			3,853.74	4,232.03	9.8%

TOTAL DUE: \$4,487.63
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2026
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
East Troy Community Schools	30,587	27.32	2035				
East Troy Community Schools	164,138	146.63	2036				
East Troy Community Schools	511,146	456.61	2026				
East Troy Community Schools	213,141	190.40	2045				

PAY 1ST INSTALLMENT OF: \$2,276.12 BY JANUARY 31, 2026 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF TROY N8870 BRIGGS ST EAST TROY, WI 53120 PIN# LA214100001 CHAPMAN, PHILIP M BILL NUMBER: 837689	PAY 2ND INSTALLMENT OF: \$2,211.51 BY JULY 31, 2026 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: WALWORTH COUNTY TREASURER 100 W WALWORTH PO BOX 1001 ELKHORN, WI 53121 PIN# LA214100001 CHAPMAN, PHILIP M BILL NUMBER: 837689	PAY FULL AMOUNT OF: \$4,487.63 BY JANUARY 31, 2026 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF TROY N8870 BRIGGS ST EAST TROY, WI 53120 PIN# LA214100001 CHAPMAN, PHILIP M BILL NUMBER: 837689
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