

TOWN OF TROY
 N8870 BRIGGS ST
 EAST TROY, WI 53120

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

DREFAHL, RANDALL P
 DREFAHL, TAMMY J

**Parcel Number: LA441000001
 Bill Number: 837825**

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
 W3574 COUNTY RD J**

LOT 1 CERTIFIED SURVEY NO. 4410 AS RECORDED IN VOL 28 OF C.S. ON PAGE 297 WCR. LOCATED IN NE 1/4 & SE 1/4 OF NW 1/4 SEC 15 T4N R17E. 202307 SQ FT OUT OF L T 15-8B 4.640 ACRES



837825/LA441000001
**RANDALL P DREFAHL
 TAMMY J DREFAHL
 W3574 COUNTY RD J
 EAST TROY WI 53120**

Please inform treasurer of address changes.

ASSESSED VALUE LAND 131,400	ASSESSED VALUE IMPROVEMENTS 234,600	TOTAL ASSESSED VALUE 366,000	AVERAGE ASSMT. RATIO 0.946674237	NET ASSESSED VALUE RATE 0.01081916 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 3705.13 Garbage/Recycle 255.60
ESTIMATED FAIR MARKET VALUE LAND 138,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 247,800 <i>See Reverse, Use Value Assessment</i>	TOTAL ESTIMATED FAIR MARKET VALUE 386,500	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 531.04	
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	941.08	897.57	-4.6%
Town of Troy	225,169	224,913	670.27	650.96	-2.9%
East Troy Community Schools	1,346,450	1,217,142	2,152.76	2,205.89	2.5%
Gateway Technical	315,947	306,014	217.58	205.39	-5.6%
TOTAL	1,966,946	1,842,899	3,981.69	3,959.81	-0.5%
FIRST DOLLAR CREDIT			-63.17	-63.67	0.8%
LOTTERY AND GAMING CREDIT			-203.40	-191.01	-6.1%
NET PROPERTY TAX			3,715.12	3,705.13	-0.3%

TOTAL DUE: \$3,960.73
**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	213,141	168.04	2045				
East Troy Community Schools	30,587	24.11	2035				
East Troy Community Schools	164,138	129.41	2036				
East Troy Community Schools	511,146	402.99	2026				

PAY 1ST INSTALLMENT OF: \$2,012.67 BY JANUARY 31, 2026 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF TROY N8870 BRIGGS ST EAST TROY, WI 53120 PIN# LA441000001 DREFAHL, RANDALL P BILL NUMBER: 837825	PAY 2ND INSTALLMENT OF: \$1,948.06 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# LA441000001 DREFAHL, RANDALL P BILL NUMBER: 837825	PAY FULL AMOUNT OF: \$3,960.73 BY JANUARY 31, 2026 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF TROY N8870 BRIGGS ST EAST TROY, WI 53120 PIN# LA441000001 DREFAHL, RANDALL P BILL NUMBER: 837825
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INCLUDE THIS STUB WITH YOUR PAYMENT



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