

LAKE GENEVA CITY TREASURER
626 GENEVA ST
LAKE GENEVA, WI 53147

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

WHJ PROPERTIES LLC

Parcel Number: ZYUP 00040B
Bill Number: 856707

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
1401 ELKHORN RD

PT NE 1/4 SEC 26 T2N R17E DESC AS: COM NE COR SEC 26, S 1412.14' TO POB, S89D34'W 901.10' TO C/L HWY H, S25D14'E 300', N89D34'E 36.35', N74D05'E 187.29', S 50', N89D 5.000 ACRES

856707/ZYUP 00040B
WHJ PROPERTIES LLC
W3817 PALMER RD
LAKE GENEVA WI 53147

Please inform treasurer of address changes.

ASSESSED VALUE LAND 157,000	ASSESSED VALUE IMPROVEMENTS 298,500	TOTAL ASSESSED VALUE 455,500	AVERAGE ASSMT. RATIO 0.868429726	NET ASSESSED VALUE RATE 0.01414394 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 6378.73
ESTIMATED FAIR MARKET VALUE LAND 180,800	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 343,700	TOTAL ESTIMATED FAIR MARKET VALUE 524,500	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 704.87	
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	397,996	490,345	1,150.28	1,149.33	-0.1%
City of Lake Geneva	1,134,959	1,218,856	2,001.04	2,000.17	0.0%
Lake Geneva J1 School Dist	4,052,227	3,954,428	1,661.16	2,023.05	21.8%
Lake Geneva-Genoa City UHS	1,011,280	1,022,942	940.19	992.12	5.5%
Gateway Technical	1,584,095	1,582,323	280.46	277.89	-0.9%
TOTAL	8,180,557	8,268,894	6,033.13	6,442.56	6.8%
FIRST DOLLAR CREDIT			-60.51	-63.83	5.5%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			5,972.62	6,378.73	6.8%




TOTAL DUE: \$6,378.73
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
Lake Geneva J1 School Dist	2,108,741	407.58	2030				

PAY 1ST INSTALLMENT OF: \$3,189.37 BY JANUARY 31, 2026 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: LAKE GENEVA CITY TREASURER 626 GENEVA ST LAKE GENEVA, WI 53147 PIN# ZYUP 00040B WHJ PROPERTIES LLC BILL NUMBER: 856707	PAY 2ND INSTALLMENT OF: \$3,189.36 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# ZYUP 00040B WHJ PROPERTIES LLC BILL NUMBER: 856707	PAY FULL AMOUNT OF: \$6,378.73 BY JANUARY 31, 2026 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: LAKE GENEVA CITY TREASURER 626 GENEVA ST LAKE GENEVA, WI 53147 PIN# ZYUP 00040B WHJ PROPERTIES LLC BILL NUMBER: 856707
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 INCLUDE THIS STUB WITH YOUR PAYMENT