

DELANAN CITY TREASURER
 123 SOUTH SECOND ST
 PO BOX 465
 DELAVAN, WI 53115-0465

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

RANGEL HOLDINGS LLC



**Parcel Number: XOP 00083
 Bill Number: 870255**

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.

870255/XOP 00083
 RANGEL HOLDINGS LLC
 201 POND CT
 DARIEN WI 53114

Location of Property/Legal Description
 312 E WALWORTH AVE

PT LOTS 1 & 2 BLK 11 DESC AS: COM ON N LN LOT 2 BLK 11 AT PT 69.81' E OF NW COR LOT 2, S 82.92', E 19.40', N 82.92', W 19.40' TO POB. ORIGINAL PLAT CITY OF DELAVAN P 0.036 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 16,500	ASSESSED VALUE IMPROVEMENTS 178,600	TOTAL ASSESSED VALUE 195,100	AVERAGE ASSMT. RATIO 0.933592371	NET ASSESSED VALUE RATE 0.01554107 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 2976.40
ESTIMATED FAIR MARKET VALUE LAND 17,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 191,300	TOTAL ESTIMATED FAIR MARKET VALUE 209,000	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 229.65	
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	151,388	180,296	458.56	451.89	-1.5%
City of Delavan	1,458,997	1,477,700	1,366.78	1,397.48	2.2%
Delavan-Darien School Dist	5,162,501	4,650,610	966.34	1,046.05	8.2%
Gateway Technical	602,551	581,808	111.81	109.26	-2.3%
Lake Comus Protect & Rehab	0	0	27.44	27.39	-0.2%
Wal Cty Metro Sewer	0	0	0.00	0.00	
TOTAL	7,375,437	6,890,414	2,930.93	3,032.07	3.5%
FIRST DOLLAR CREDIT			-55.29	-55.67	0.7%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			2,875.64	2,976.40	3.5%

TOTAL DUE: \$2,976.40
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
Delavan-Darien School Dist	46,853	8.38	2041				
Delavan-Darien School Dist	1,037,454	185.59	2027				

PAY 1ST INSTALLMENT OF: \$1,488.21 BY JANUARY 31, 2026 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: DELANAN CITY TREASURER 123 SOUTH SECOND ST PO BOX 465 DELANAN, WI 53115-0465 PIN# XOP 00083 RANGEL HOLDINGS LLC BILL NUMBER: 870255	PAY 2ND INSTALLMENT OF: \$1,488.19 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# XOP 00083 RANGEL HOLDINGS LLC BILL NUMBER: 870255	PAY FULL AMOUNT OF: \$2,976.40 BY JANUARY 31, 2026 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: DELANAN CITY TREASURER 123 SOUTH SECOND ST PO BOX 465 DELANAN, WI 53115-0465 PIN# XOP 00083 RANGEL HOLDINGS LLC BILL NUMBER: 870255
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INCLUDE THIS STUB WITH YOUR PAYMENT



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INCLUDE THIS STUB WITH YOUR PAYMENT