## STATE OF WISCONSIN **REAL ESTATE PROPERTY TAX BILL FOR 2024**

TOWN OF MANCHESTER JACKSON COUNTY

RANBECK PROPERTIES LLC % RANDY DOLESY 180 GEBHARDT RD BLACK RIVER FALLS WI 54615 BILL NUMBER: 355421

IMPORTANT: · Correspondence should refer to parcel number. · See reverse side for important information. · Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

ACRES: 19.030

417714 345276 ACRES: 1 SEC 03, T 20 N, R 04 W, NE<sup>1</sup>4 of NW<sup>1</sup>4 LOT 2 CSM 282 EXC 85.14' X 247' IN NE COR

Property Address: W10693	HAWK ISLAND RD			Parcel #: Alt. Parcel #:	032-0613.0005		
Assessed Value Land 52,600	Ass'd. Value Improvements 32,500	Total Assesse	d Value	Ave. Assmt. Ratio 0.5795	Net Assessed Va (Does NOT reflect co		.019673396
Est. Fair Mkt. Improve 90, 800 56, 1				A Star in this box means Unpaid Pr Year Taxes	ior School taxes red	School taxes reduced by school levy tax credit	
Taxing Jurisdiction  JACKSON COUNTY TOWN OF MANCHESTER BLK RIVER FALLS SD 047 VOC DIST-LA CROSSE	Est. Allocat	2023 State Aids edd Tax Dist. 126,213 230,303 1,499,769 103,701	1,	te Aids	2023 Net Tax 655.03 56.83 637.25 131.13	2024 Net Tax 774.44 57.46 700.90 141.41	% Tax Change 18.2% 1.1% 10.0% 7.8%
Total	Lottery	1, 959, 986 Ilar Credit & Gaming Credit perty Tax		214,213	1,480.24 56.67 1,423.57	1,674.21 54.56 1,619.65	13.1% -3.7% 13.8%
Make Check Payable to: TOWN OF MANCHESTER		I Payment Due On or	<b>Before J</b>	•	Net Property Tax	K	1,619.65
KYLE DENO, INTERIM TREASURER N2870 GARAGE RD BLACK RIVER FALLS WI 54615 715-299-8625		Or First Installment Due On or Before January 31, 2025 \$809.83					
And Second Installment Payment Payable To JACKSON COUNTY TREASURER TABITHA CHONKA-MICHAUD		And Second Installment Due On or Before July 31, 2025 \$809.82		1			
307 MAIN ST BLACK RIVER FALLS WI 5 To receive receipt, en- self-addressed stamped payment.	close a	PAYMENT		S USE ONLY	TOTAL DUE F Pay By January 31,		IT 9.65
FOR INFORMATIONAL PURPOSES OI - Voter Approved Temporary Tax Increa Taxing Jurisdiction BLK RIVER FALLS SD 0476		Total Additional Ta Applied to Prope 56.	rty Ir	Year ncrease Ends 2041	Warning: If not paid and total tax is deling	by due dates, installment uent subject to interest an e to pay on time. See re	option is lost d, if applicable,
						ASE RETURN LOW ON WITH REMITTA	

**REAL ESTATE PROPERTY TAX BILL FOR 2024** Bill #: 355421

Parcel #: 032-0613.0005

Alt. Parcel #:

**Total Due For Full Payment** \$1,619.65 Pay to Local Treasurer By Jan 31, 2025

## OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer	2ND INSTALLMENT Pay to County Treasurer
\$809.83	\$809.82
BY January 31, 2025	BY July 31, 2025

	FOR TREASURERS USE ONLY ———
PAYMENT	TON TREASURERS GOE GRET
BALANCE	
DATE	

TOWN	OF	MANO	CHESTE	R		
KYLE	DEN	[0, ]	INTERI	M TF	REASUR	EΓ
N2870	GΑ	RAGE	E RD			
BLACK	RI	VER	FALLS	WΙ	54615	)

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 CHECK	LOI	DIIIIIII	Audiess	Change.

RANBECK PROPERTIES LLC % RANDY DOLESY 180 GEBHARDT RD BLACK RIVER FALLS WI 54615