

CITY OF HARTFORD
ATTN CITY TREASURER
109 N MAIN STREET
HARTFORD WI 53027-1521

WASHINGTON COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2023
REAL ESTATE

RUHNAU, NICHOLAS J
RUHNAU, JESSICA L

Parcel Number: 36 2802001026
Bill Number: 534713



534713/36 2802001026
NICHOLAS J RUHNAU
JESSICA L RUHNAU
850 EVERGREEN DR 2
HARTFORD WI 53027

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
850 EVERGREEN DR 2
Sec. 28, T10N, R18E
PT OF SW NW WOODLAND HEIGHTS CONDO II UNIT 2 DOC 111076
0.120 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 25,000		ASSESSED VALUE IMPROVEMENTS 164,500		TOTAL ASSESSED VALUE 189,500		AVERAGE ASSMT. RATIO 0.962016071		NET ASSESSED VALUE RATE 0.01191481 (Does NOT reflect credits)		NET PROPERTY TAX 1997.09																																																													
ESTIMATED FAIR MARKET VALUE LAND 26,000		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 171,000		TOTAL ESTIMATED FAIR MARKET VALUE 197,000		<div><div></div><div>A star in this box means unpaid prior year taxes.</div></div>		School taxes also reduced by school levy tax credit 266.09																																																															
<table><tr><th>TAXING JURISDICTION</th><th>2022 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2023 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2022 NET TAX</th><th>2023 NET TAX</th><th>% TAX CHANGE</th></tr><tr><td>WASHINGTON COUNTY</td><td>293,145</td><td>378,838</td><td>333.41</td><td>312.07</td><td>-6.4%</td></tr><tr><td>CITY OF HARTFORD</td><td>1,327,067</td><td>1,768,146</td><td>884.43</td><td>885.85</td><td>0.2%</td></tr><tr><td>HARTFORD UNION HS</td><td>3,053,518</td><td>2,986,463</td><td>346.12</td><td>315.77</td><td>-8.8%</td></tr><tr><td>HARTFORD J 1</td><td>10,736,805</td><td>10,653,604</td><td>699.47</td><td>629.00</td><td>-10.1%</td></tr><tr><td>MOR PARK TECH COLL</td><td>1,416,527</td><td>1,372,697</td><td>88.68</td><td>115.16</td><td>29.9%</td></tr><tr><td>TOTAL</td><td>16,827,062</td><td>17,159,748</td><td>2,352.11</td><td>2,257.85</td><td>-4.0%</td></tr><tr><td>FIRST DOLLAR CREDIT</td><td></td><td></td><td>-57.77</td><td>-55.22</td><td>-4.4%</td></tr><tr><td>LOTTERY AND GAMING CREDIT</td><td></td><td></td><td>-189.64</td><td>-205.54</td><td>8.4%</td></tr><tr><td>NET PROPERTY TAX</td><td></td><td></td><td>2,104.70</td><td>1,997.09</td><td>-5.1%</td></tr></table>												TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE	WASHINGTON COUNTY	293,145	378,838	333.41	312.07	-6.4%	CITY OF HARTFORD	1,327,067	1,768,146	884.43	885.85	0.2%	HARTFORD UNION HS	3,053,518	2,986,463	346.12	315.77	-8.8%	HARTFORD J 1	10,736,805	10,653,604	699.47	629.00	-10.1%	MOR PARK TECH COLL	1,416,527	1,372,697	88.68	115.16	29.9%	TOTAL	16,827,062	17,159,748	2,352.11	2,257.85	-4.0%	FIRST DOLLAR CREDIT			-57.77	-55.22	-4.4%	LOTTERY AND GAMING CREDIT			-189.64	-205.54	8.4%	NET PROPERTY TAX			2,104.70	1,997.09	-5.1%
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<div>TOTAL DUE: \$1,997.09</div> <div>FOR FULL PAYMENT</div> <div>PAY BY:</div> <div>JANUARY 31, 2024</div> <div>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.</div>																																																																							

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
HARTFORD J 1	356,471	37.34	2034				
MOR PARK TECH COLL	214,562	21.94	2043				

PAY 1ST INSTALLMENT OF: \$896.09
BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CITY OF HARTFORD
ATTN CITY TREASURER
109 N MAIN STREET
HARTFORD WI 53027-1521

PIN# 36 2802001026
RUHNAU, NICHOLAS J
BILL NUMBER: 534713

PAY 2ND INSTALLMENT OF: \$1,101.00
BY JULY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

WASHINGTON COUNTY TREASURER
432 E WASHINGTON ST, PO BOX 1986
WEST BEND, WI 53095-7986

PIN# 36 2802001026
RUHNAU, NICHOLAS J
BILL NUMBER: 534713

PAY FULL AMOUNT OF: \$1,997.09
BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CITY OF HARTFORD
ATTN CITY TREASURER
109 N MAIN STREET
HARTFORD WI 53027-1521

PIN# 36 2802001026
RUHNAU, NICHOLAS J
BILL NUMBER: 534713



INCLUDE THIS STUB WITH YOUR PAYMENT



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