

VILLAGE OF NORTH FREEDOM
NICKI BREUNIG, TREASURER
PO BOX 300
NORTH FREEDOM WI 53951

SAUK COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2022
REAL ESTATE

310 EAST WALNUT NF LLC



Parcel Number: 161 0324-00000
Bill Number: 565303

565303/161 0324-00000
310 EAST WALNUT NF LLC
204 E WALNUT ST
NORTH FREEDOM WI 53951

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

310 E WALNUT ST
Sec. 2, T11N, R5E
S 2-11-5 PRT SW1/4 NE1/4 NORTH FREEDOM ASSESSOR'S
PLAT NO 1 LOT 1 (FMLY 161-0047 & 161-0095)
(S/ENCROACHMENT AGMT D-1044398) 0.17A
0.170 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 12,400		ASSESSED VALUE IMPROVEMENTS 106,800		TOTAL ASSESSED VALUE 119,200		AVERAGE ASSMT. RATIO 0.876552326		NET ASSESSED VALUE RATE 0.01949033 (Does NOT reflect credits)		NET PROPERTY TAX 2252.79	
ESTIMATED FAIR MARKET VALUE LAND 14,100		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 121,800		TOTAL ESTIMATED FAIR MARKET VALUE 135,900		<div></div> A star in this box means unpaid prior year taxes.		School taxes also reduced by school levy tax credit 168.99			
TAXING JURISDICTION		2021 EST. STATE AIDS ALLOCATED TAX DIST.		2022 EST. STATE AIDS ALLOCATED TAX DIST.		2021 NET TAX		2022 NET TAX		% TAX CHANGE	
Sauk County		7,763		7,866		438.31		491.75		12.2%	
Village of North Freedom		166,620		167,692		769.45		775.56		0.8%	
Baraboo Schools		308,765		308,537		966.85		957.86		-0.9%	
MATC		20,878		21,307		95.72		98.08		2.5%	
TOTAL		504,026		505,402		2,270.33		2,323.25		2.3%	
FIRST DOLLAR CREDIT						-71.80		-70.46		-1.9%	
LOTTERY AND GAMING CREDIT						0.00		0.00		0.0%	
NET PROPERTY TAX						2,198.53		2,252.79		2.5%	
										TOTAL DUE: \$2,252.79	
										FOR FULL PAYMENT PAY BY: JANUARY 31, 2023	
										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
Baraboo Schools	18,044	73.06	2037				
Baraboo Schools	34,313	138.92	2039				

PAY 1ST INSTALLMENT OF: \$1,126.79
BY JANUARY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE OF NORTH FREEDOM
NICKI BREUNIG, TREASURER
PO BOX 300
NORTH FREEDOM WI 53951

PIN# 161 0324-00000
310 EAST WALNUT NF LLC
BILL NUMBER: 565303

PAY 2ND INSTALLMENT OF: \$1,126.00
BY JULY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

SAUK COUNTY TREASURER
505 BROADWAY STREET, RM 148
BARABOO, WI 53913

PIN# 161 0324-00000
310 EAST WALNUT NF LLC
BILL NUMBER: 565303

PAY FULL AMOUNT OF: \$2,252.79
BY JANUARY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE OF NORTH FREEDOM
NICKI BREUNIG, TREASURER
PO BOX 300
NORTH FREEDOM WI 53951

PIN# 161 0324-00000
310 EAST WALNUT NF LLC
BILL NUMBER: 565303



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT