

VILLAGE THIENSVILLE
250 ELM ST
THIENSVILLE, WI 53092

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

2MGA ENTERPRISES LLC



Parcel Number: 120500601000
Bill Number: 526389

526389/120500601000

2MGA ENTERPRISES LLC
6250 SPUR ROAD NO 204
MEQUON WI 53092

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
239-253 N MAIN ST

0641619 LOTS 1, 3 & 4 BLOCK 6 & PART LOT 8 COMM 185 FT W & 30 FT SE OF NE COR SEC 22 TH SE 274 FT W 5 FT SE 27 FT W 192 FT SW 117 FT NW 216 FT E 125 FT N 117 FT E 176 FT POB ASSESSOR'S PLAT

1.851 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 347,200	ASSESSED VALUE IMPROVEMENTS 678,500	TOTAL ASSESSED VALUE 1,025,700	AVERAGE ASSMT. RATIO 0.733853471	NET ASSESSED VALUE RATE 0.01845952 (Does NOT reflect credits)	NET PROPERTY TAX 18873.78																																																						
ESTIMATED FAIR MARKET VALUE LAND 473,100	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 924,600	TOTAL ESTIMATED FAIR MARKET VALUE 1,397,700	<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 1,687.26																																																							
<table><tr><td>TAXING JURISDICTION</td><td>2021 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2022 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2021 NET TAX</td><td>2022 NET TAX</td><td>% TAX CHANGE</td></tr><tr><td>OZAUKEE COUNTY</td><td>98,639</td><td>98,019</td><td>1,928.40</td><td>1,951.44</td><td>1.2%</td></tr><tr><td>VILLAGE THIENSVILLE</td><td>271,258</td><td>264,337</td><td>7,495.45</td><td>7,521.06</td><td>0.3%</td></tr><tr><td>SCHOOL #3479</td><td>441,703</td><td>435,694</td><td>8,399.21</td><td>8,203.81</td><td>-2.3%</td></tr><tr><td>TECH SCHOOL</td><td>374,741</td><td>368,172</td><td>1,298.50</td><td>1,257.62</td><td>-3.1%</td></tr><tr><td>TOTAL</td><td>1,186,341</td><td>1,166,222</td><td>19,121.56</td><td>18,933.93</td><td>-1.0%</td></tr><tr><td>FIRST DOLLAR CREDIT</td><td></td><td></td><td>-58.60</td><td>-60.15</td><td>2.6%</td></tr><tr><td>LOTTERY AND GAMING CREDIT</td><td></td><td></td><td>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td>NET PROPERTY TAX</td><td></td><td></td><td>19,062.96</td><td>18,873.78</td><td>-1.0%</td></tr></table>						TAXING JURISDICTION	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2021 NET TAX	2022 NET TAX	% TAX CHANGE	OZAUKEE COUNTY	98,639	98,019	1,928.40	1,951.44	1.2%	VILLAGE THIENSVILLE	271,258	264,337	7,495.45	7,521.06	0.3%	SCHOOL #3479	441,703	435,694	8,399.21	8,203.81	-2.3%	TECH SCHOOL	374,741	368,172	1,298.50	1,257.62	-3.1%	TOTAL	1,186,341	1,166,222	19,121.56	18,933.93	-1.0%	FIRST DOLLAR CREDIT			-58.60	-60.15	2.6%	LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%	NET PROPERTY TAX			19,062.96	18,873.78	-1.0%
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					<div>TOTAL DUE: \$18,873.78</div> <div>FOR FULL PAYMENT PAY BY: JANUARY 31, 2023</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
SCHOOL #3479	205,229	641.08	2040				
SCHOOL #3479	145,160	453.44	2030				

PAY 1ST INSTALLMENT OF: \$9,436.90

BY JANUARY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE THIENSVILLE
250 ELM ST
THIENSVILLE, WI 53092

PIN# 120500601000
2MGA ENTERPRISES LLC
BILL NUMBER: 526389

PAY 2ND INSTALLMENT OF: \$9,436.88

BY JULY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

COUNTY TREASURER
OZAUKEE COUNTY
PO BOX 994
PORT WASHINGTON, WI 53074-0994

PIN# 120500601000
2MGA ENTERPRISES LLC
BILL NUMBER: 526389

PAY FULL AMOUNT OF: \$18,873.78

BY JANUARY 31, 2023

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

VILLAGE THIENSVILLE
250 ELM ST
THIENSVILLE, WI 53092

PIN# 120500601000
2MGA ENTERPRISES LLC
BILL NUMBER: 526389



INCLUDE THIS STUB WITH YOUR PAYMENT



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INCLUDE THIS STUB WITH YOUR PAYMENT