

CITY OF PORT WASHINGTON  
100 W GRAND AVE  
PO BOX 307  
PORT WASHINGTON, WI 53074-0307

OZAUKEE COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2023  
REAL ESTATE  
TBF DEVELOPMENT LLC



Parcel Number: 160981601000  
Bill Number: 553292

**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**  
305 E WASHINGTON ST  
Sec. 28, T11N, R22E  
1060151 PART LOTS 1 & 2 BLOCK 16CSM #3978 LOT 2 DOC 1038137ORIGINAL PLAT  
0.395 ACRES

553292/160981601000  
TBF DEVELOPMENT LLC  
PO BOX 331  
PORT WASHINGTON WI 53074

Please inform treasurer of address changes.

ASSESSED VALUE LAND 107,900	ASSESSED VALUE IMPROVEMENTS 11,500	TOTAL ASSESSED VALUE 119,400	AVERAGE ASSMT. RATIO 0.842994844	NET ASSESSED VALUE RATE 0.01498351  (Does NOT reflect credits)	NET PROPERTY TAX 1724.19																																		
ESTIMATED FAIR MARKET VALUE LAND 128,000	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 13,600	TOTAL ESTIMATED FAIR MARKET VALUE 141,600	<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 210.18																																			
<table><tr><td>TAXING JURISDICTION</td><td>2022 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2023 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2022 NET TAX</td><td>2023 NET TAX</td><td>% TAX CHANGE</td></tr><tr><td>OZAUKEE COUNTY</td><td>300,643</td><td>410,524</td><td>178.35</td><td>183.91</td><td>3.1%</td></tr><tr><td>CITY OF PORT WASHINGTON</td><td>3,522,543</td><td>4,202,079</td><td>658.11</td><td>676.28</td><td>2.8%</td></tr><tr><td>SCHOOL #4515</td><td>12,310,850</td><td>12,835,919</td><td>854.53</td><td>810.34</td><td>-5.2%</td></tr><tr><td>TECH SCHOOL</td><td>1,129,249</td><td>1,162,120</td><td>114.94</td><td>118.51</td><td>3.1%</td></tr><tr><td>TOTAL</td><td>17,263,285</td><td>18,610,642</td><td>1,805.93</td><td>1,789.04</td><td>-0.9%</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	OZAUKEE COUNTY	300,643	410,524	178.35	183.91	3.1%	CITY OF PORT WASHINGTON	3,522,543	4,202,079	658.11	676.28	2.8%	SCHOOL #4515	12,310,850	12,835,919	854.53	810.34	-5.2%	TECH SCHOOL	1,129,249	1,162,120	114.94	118.51	3.1%	TOTAL	17,263,285	18,610,642	1,805.93	1,789.04	-0.9%
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FIRST DOLLAR CREDIT			-68.04	-64.85	-4.7%																																		
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%																																		
NET PROPERTY TAX			1,737.89	1,724.19	-0.8%																																		

TOTAL DUE: \$1,724.19

FOR FULL PAYMENT

PAY BY:

JANUARY 31, 2024

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
SCHOOL #4515	3,661,165	325.29	2039				

PAY 1ST INSTALLMENT OF: \$862.10  
BY JANUARY 31, 2024

AMOUNT ENCLOSED \_\_\_\_\_  
  
MAKE CHECK PAYABLE AND MAIL TO:  
CITY OF PORT WASHINGTON  
100 W GRAND AVE  
PO BOX 307  
PORT WASHINGTON, WI 53074-0307

PIN# 160981601000  
TBF DEVELOPMENT LLC  
BILL NUMBER: 553292

PAY 2ND INSTALLMENT OF: \$862.09  
BY JULY 31, 2024

AMOUNT ENCLOSED \_\_\_\_\_  
  
MAKE CHECK PAYABLE AND MAIL TO:  
COUNTY TREASURER  
OZAUKEE COUNTY  
PO BOX 994  
PORT WASHINGTON, WI 53074-0994

PIN# 160981601000  
TBF DEVELOPMENT LLC  
BILL NUMBER: 553292

PAY FULL AMOUNT OF: \$1,724.19  
BY JANUARY 31, 2024

AMOUNT ENCLOSED \_\_\_\_\_  
  
MAKE CHECK PAYABLE AND MAIL TO:  
CITY OF PORT WASHINGTON  
100 W GRAND AVE  
PO BOX 307  
PORT WASHINGTON, WI 53074-0307

PIN# 160981601000  
TBF DEVELOPMENT LLC  
BILL NUMBER: 553292



INCLUDE THIS STUB WITH YOUR PAYMENT



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