0233300033

ROCK COUNTY TREASURER
51 S MAIN ST
JANESVILLE, WI 53545-3951

STATE OF WISCONSIN
2024 Real Estate Property Tax Bill
CITY OF JANESVILLE

Tax ID Number: 241 0233300033

CORRESPONDENCE SHOULD REFER TO THIS TAX ACCOUNT NUMBER
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Bill Number: 2,326

Full Payment Due On or Before January 31, 2025	60,364.11
-- or --	
First Installment Payment On or Before January 31, 2025	30,182.06

BPI CAP 4245 LLC
400 MIDLAND CT SUITE 101
JANESVILLE WI 53546

Please Write In The Amount Enclosed $

☐ Check For Billing Address Change

Tear at Perforation; Return Top Portion With Payment

CITY OF JANESVILLE **2024 Real Estate Property Tax Bill**

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Credit)
201,800	3,296,900	3,498,700	0.9406	0.01727252
Est. Fair Mkt. Land	**Est. Fair Mkt. Improvements**	**Total Est. Fair Mkt.**	☐ **A star in this box means unpaid prior year taxes**	School Taxes reduced by school levy tax credit
214,500	3,505,100	3,719,600		5,474.10

Taxing Jurisdiction	2023 Est. State Aids Allocated Tax Dist.	2024 Est. State Aids Allocated Tax Dist.	2023 Net Tax	2024 Net Tax	% Tax Change
ROCK COUNTY	4,995,582	4,937,649	15,143.91	14,314.37	-5.48%
CITY OF JANESVILLE	8,308,380	8,438,394	20,940.17	21,307.71	1.76%
JANESVILLE SCHOOL	78,565,427	81,360,208	21,579.56	21,993.39	1.92%
TCDB - BLACKHAWK	5,256,971	5,199,169	2,959.94	2,815.89	-4.87%
Total	97,126,360	99,935,420	60,623.58	60,431.36	-0.3%
		First Dollar Credit	63.45	67.25	6.0%
		Lottery & Gaming Credit	0.00	0.00	0.0%
Tax ID Number:241 0233300033		**Net Property Tax**	60,560.13	60,364.11	-0.3%

First Installment Due On or Before January 31, 2025
$30,182.06

First Installment Payable To:
ROCK COUNTY TREASURER
51 S MAIN ST
JANESVILLE, WI 53545-3951

Second Installment Due On or Before July 31, 2025
$30,182.05

Second Installment Payable To:
ROCK COUNTY TREASURER
51 S MAIN ST
JANESVILLE, WI 53545-3951

Net Property Tax 60,364.11

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
SCH #2695 RF-5015	13,029,208.32	7,021.68	2025
SCH #2695 RF-5014	2,104,172.21	1,133.96	2028

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description, see Tax Roll for complete legal description.

-- 5.260 A
LOT 2 CSM #2073634, VOL. 38PGS. 60-63 BEING PT OF SW1/4SE1/4 OF SE1/4 SEC 33 ANDLOT 2 CSM #1828133 VOL. 32PGS. 115-188, AND LOCATED INALL 4 QUARTERS OF THE SE1/4SEC 33 T3NR13E, 4TH

Tax ID Number: 241 0233300033

BPI CAP 4245 LLC
400 MIDLAND CT SUITE 101
JANESVILLE WI 53546

LP: 4245 CAPITAL CIR
JANESVILLE WI 53546

TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2025

$60,364.11

Warning: If not paid by due date, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty (See Reverse)