0233300033

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

STATE OF WISCONSIN
2025 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: 2,438

Full Payment Due On or Before January 31, 2026	63,304.65
-- or --	
First Installment Payment On or Before January 31, 2026	31,652.33

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 **2025 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	0.9027	0.01811357
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
223,600	3,652,300	3,875,900		5,310.92

Taxing Jurisdiction	2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change
ROCK COUNTY	4,937,649	5,138,305	14,314.37	14,783.83	3.28%
CITY OF JANESVILLE	8,438,394	8,565,705	21,307.71	21,342.80	0.16%
JANESVILLE SCHOOL	81,360,208	85,628,267	21,993.39	24,533.31	11.55%
TCDB - BLACKHAWK	5,199,169	5,241,141	2,815.89	2,714.01	-3.62%
Total	99,935,420	104,573,418	60,431.36	63,373.95	4.9%
		First Dollar Credit	67.25	69.30	3.0%
		Lottery & Gaming Credit	0.00	0.00	0.0%
Tax ID Number:241 0233300033		**Net Property Tax**	60,364.11	63,304.65	4.9%

First Installment Due On or Before January 31, 2026
$31,652.33

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

Second Installment Due On or Before July 31, 2026
$31,652.32

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

Net Property Tax 63,304.65

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-5957	13,012,446.20	6,895.38	2027
SCH #2695 RF-5014	5,294.72	2.80	2028
SCH #2695 RF-5954	9,776,026.48	5,180.39	2045

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.

-- 5.264 A
'LOT 2 CSM #2073634, VOL. 38 PGS. 60-63 BEING PT OF SW1/4 SE1/4 OF SE1/4 SEC 33 AND LOT 2 CSM #1828133 VOL. 32 PGS. 115-188, AND LOCATED IN ALL 4 QUARTERS OF THE SE1/4 SEC 33

Tax ID Number: 241 0233300033

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

LP: 4245 CAPITAL CIRCLE
JANESVILLE WI 53546

TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2026

$63,304.65

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)