

**TOWN OF COUDERAY TREASURER**  
LAURIE KEY

**STATE OF WISCONSIN - SAWYER COUNTY**  
**REAL ESTATE PROPERTY TAX BILL FOR 2018**

12809W ATHERTON RD  
COUDERAY WI 54828  
Phone: 715-945-2974

**PAYMENTS** should reference: **Tax ID: 4347**

**DOCUMENT RECORDING**, or anything Else should reference:

**Alternate/Legacy ID:** 004-738-18 1401

**PIN:** 57-004-2-38-07-18-1 04-000-000010

**Ownership:** RIVERSIDE GOLF & RECREATION LLC

**RIVERSIDE GOLF & RECREATION LLC**  
W719 COUNTY RD G  
ELMWOOD WI 54740

**Important:** Be sure this covers your property. Note that this description is for tax bills only and may not be a full legal description. See reverse side for important information.

**Property Description / Location of Property**

**Site Address:** 11701W STATE HWY 27/70

**Description:** Sec 18 Tn 38 Rg 07 PRT SENE ALC CHARTER BANK EAU CLAIRE

Please include self-addressed, stamped envelope for return receipt.  
Please inform your treasurer of any billing address changes.

**Acreage:** 33.830 **Zoning:** C-1

**Document:** 390882

Assessed Value			Average Assessment Ratio	Net Assessed Value Rate (Does NOT reflect lottery or first dollar credit) 0.011013822	Real Estate Tax: 2,387.80
Land	Improved	Total			
\$57,700	\$159,100	\$216,800	1.02040		First Dollar Credit: -54.15
<b>Estimated Fair Market Value</b>					Lottery Credit: -0.00
Land	Improved	Total	An "X" means unpaid prior year taxes. <input checked="" type="checkbox"/>	School taxes reduced by school levy tax credit. \$320.27	Net Real Estate Tax: 2,333.65
\$56,500	\$155,900	\$212,400			<b>Total Due: 2,333.65</b>
For full payment pay to TOWN OF COUDERAY treasurer by <b>January 31, 2019</b>					
<b>Warning</b> If not paid by due dates, installment option is lost and total tax is delinquent and subject to interest and if applicable, penalty. (See reverse)					
Taxing Jurisdiction		Estimated State Aids Allocated Tax District		% Tax Change	
		2017	2018	2017	2018
State of Wisconsin		0	0	0.00	0.00
Sawyer County		9,181	8,033	689.89	686.22
Town of Couderay		125,932	125,506	298.06	297.42
Winter School District		29,952	31,171	1,490.72	1,323.37
Technical College		27,046	25,577	84.46	80.79
<b>Totals</b>		192,111	190,287	2,563.13	2,387.80
First Dollar Credit				55.54	54.15
Lottery & Gaming Credit				0.00	0.00
<b>Net Property Tax</b>				2,507.59	2,333.65

Pay **1st** Installment Of: **1,166.83** Pay **2nd** Installment Of: **1,166.82** For Payment In **Full**: **2,333.65**

**by January 31, 2019** **by July 31, 2019** **by January 31, 2019**

Amount enclosed: \_\_\_\_\_ Amount enclosed: \_\_\_\_\_ Amount enclosed: \_\_\_\_\_  
**RIVERSIDE GOLF & RECREATION LL** **RIVERSIDE GOLF & RECREATION LL** **RIVERSIDE GOLF & RECREATION LL**  
**Tax ID: 4347 (004)** **Tax ID: 4347 (004)** **Tax ID: 4347 (004)**

Make check payable and mail to:  
**TOWN OF COUDERAY TREASURER**  
 LAURIE KEY  
 12809W ATHERTON RD  
 COUDERAY WI 54828  
**Include this stub with your payment**

Make check payable and mail to:  
**SAWYER COUNTY TREASURER**  
 DIANNE M INCE  
 10610 MAIN STREET SUITE 16  
 PO BOX 935  
 HAYWARD WI 54843-0935  
**Include this stub with your payment**

Make check payable and mail to:  
**TOWN OF COUDERAY TREASURER**  
 LAURIE KEY  
 12809W ATHERTON RD  
 COUDERAY WI 54828  
**Include this stub with your payment**

**Payment**

**Pay your property taxes to the proper treasurer as identified on the front of this tax bill.**

**Failure to Pay Timely**

If your tax bill qualifies and if you choose to pay your taxes in installments, then you must pay each installment on or before 5 working days after the due date or the **TOTAL** amount of your remaining unpaid taxes, special assessments, special charges and special taxes (if any) will be delinquent. (sec. 74.11(7) or 74.12 & 74.87, Wis. Stats.) All delinquent taxes are subject to **interest of 1% per month** (fraction of a month counts as a whole month) from February 1 until paid, and in addition, is subject to **penalty of 0.25% per month**. (sec. 74.47, Wis. Stats.) The payment must be received by the treasurer within 5 working days of the due date. Due to variations in mail delivery you may want to pay the installment in person to the municipal or county treasurer on or before 5 working days after the due date.

**SAWYER COUNTY TREASURER** 10610 MAIN STREET SUITE 16 , PO BOX 935  
**DIANNE M INCE** HAYWARD WI 54843-0935  
 treasurer@sawyercountygov.org (715) 634-4868

**Personal Property**

Personal property taxes, except improvements on leased land, must be paid in full to the municipal treasurer on or before 5 working days after January 31 or the taxes are delinquent.

**Receipts**

Provide/include a copy of this tax bill, payment stub, or Tax ID number with your payment. **Receipts will NOT be mailed unless a self-addressed, stamped envelope is included.** A receipt can also be printed from the Sawyer County website at <http://tas.sawyercountygov.org>. If making payment by check, your tax receipt is not valid until the check has cleared all banks.

**Est. Fair Market**

**ESTIMATED FAIR MARKET VALUE.** In addition to the assessed value, Wisconsin law requires that your taxation district show the estimated fair market value of taxable property on property tax bills. This estimated fair market value reflects the approximate market value of your property as of January 1 of the year shown at the top of this bill.

Note: Land classified undeveloped or agricultural forest is assessed at 50% of market value according to Wisconsin law. For these classifications, the estimated fair market value will not be the approximate market value of property. (Also see: Use Value Assessment)

**State Taxes**

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**Referenda / Resolutions**

For informational purposes only - Wisconsin law requires information to be displayed for any temporary property tax increases approved through a referendum or resolution by a county, municipality, school district, or technical college. If you would like more information, contact the taxing jurisdiction directly.

**Use Value Assessment**

Wisconsin law does not require that the estimated fair market value be shown for agricultural land. Any parcel benefiting from use value assessment may be subject to a penalty under sec. 74.485, Wis. Stats., if the use of the parcel changes. If you would like more information, contact your local assessor or the Department of Revenue, PO Box 8971, Madison WI 53708-8971.

**County Property and Tax information Web Site:** <http://tas.sawyercountygov.org>

**Additional Tax Credits Available**

Certain Wisconsin property owners and renters may qualify for additional tax credits and/or loan assistance under special programs administered by the Wisconsin Department of Revenue (DOR), the Department of Agriculture, Trade and Consumer Protection (DATCP), and WHEDA. Some income and residency restrictions apply. You may obtain information about several of these programs on the DOR web site at: [www.revenue.wi.gov](http://www.revenue.wi.gov).

<u>Income Tax Credits -</u>	Wisconsin Department of Revenue; Box 8949; Madison WI 53708-8949
• <b>Homestead Credit</b>	(email: <a href="mailto:homestd@wisconsin.gov">homestd@wisconsin.gov</a> )
• <b>Farmland Tax Relief Credit</b>	(email: <a href="mailto:income@wisconsin.gov">income@wisconsin.gov</a> )
• <b>School Property Tax Credit</b>	(email: <a href="mailto:income@wisconsin.gov">income@wisconsin.gov</a> )
<u>DATCP Credit -</u>	Wisconsin Department of Agriculture, Trade and Consumer Protection; Box 8911; Madison WI 53708-8911
• <b>Farmland Preservation Credit</b>	
<u>Loan Assistance -</u>	WHEDA; Box 1728, Madison WI 53701-1728
• <b>Property Tax Deferral Loans for the Elderly</b> •	(email: <a href="mailto:underwriting@wheda.com">underwriting@wheda.com</a> )
<u>Property Tax Credits -</u>	Email: <a href="mailto:lgs@wisconsin.gov">lgs@wisconsin.gov</a> - Wisconsin Department of Revenue 6-97; Box 8971; Madison WI 53708-8971
• <b>Lottery and Gaming Credit</b>	
• <b>First Dollar Credit</b>	
• <b>School Levy Tax Credit</b>	

**TOWN OF COUDERAY TREASURER**  
LAURIE KEY

**STATE OF WISCONSIN - SAWYER COUNTY**  
**REAL ESTATE PROPERTY TAX BILL FOR 2018**

12809W ATHERTON RD  
COUDERAY WI 54828  
  
Phone: 715-945-2974

**PAYMENTS** should reference: **Tax ID: 41817**

**DOCUMENT RECORDING**, or anything Else should reference:

**Alternate/Legacy ID:** 004-738-18 1302

**PIN:** 57-004-2-38-07-18-1 03-000-000020

**Ownership:** RIVERSIDE GOLF & RECREATION LLC

**RIVERSIDE GOLF & RECREATION LLC**  
W719 COUNTY RD G  
ELMWOOD WI 54740

**Important:** Be sure this covers your property. Note that this description is for tax bills only and may not be a full legal description. See reverse side for important information.

**Property Description / Location of Property**

**Site Address:**

**Description:** Sec 18 Tn 38 Rg 07 SW NE EXC LOT 1 CSM 33/89 #7971

Please include self-addressed, stamped envelope for return receipt.  
Please inform your treasurer of any billing address changes.

**Acreage:** 27.300

**Zoning:** C-1

**Document:** 390882

Assessed Value			Average Assessment Ratio	Net Assessed Value Rate (Does NOT reflect lottery or first dollar credit) 0.011013822	Real Estate Tax: 867.88			
Land	Improved	Total						
\$41,000	\$37,800	\$78,800	1.02040		First Dollar Credit: -54.15			
					Lottery Credit: -0.00			
					Net Real Estate Tax: 813.73			
					<b>Total Due: 813.73</b>			
Estimated Fair Market Value			An "X" means unpaid prior year taxes.	School taxes reduced by school levy tax credit. \$116.41	For full payment pay to TOWN OF COUDERAY treasurer by <b>January 31, 2019</b>			
Land	Improved	Total						
\$40,200	\$37,000	\$77,200	<input checked="" type="checkbox"/>					
Taxing Jurisdiction		Estimated State Aids Allocated Tax District		Net Tax		% Tax Change		If not paid by due dates, installment option is lost and total tax is delinquent and subject to interest and if applicable, penalty. (See reverse)
		2017	2018	2017	2018			
State of Wisconsin		0	0	0.00	0.00	0.0		
Sawyer County		9,181	8,033	250.75	249.42	-0.5		
Town of Couderay		125,932	125,506	108.33	108.10	-0.2		
Winter School District		29,952	31,171	541.83	481.00	-11.2		
Technical College		27,046	25,577	30.70	29.36	-4.4		
<b>Totals</b>		192,111	190,287	931.61	867.88	-6.8		
First Dollar Credit				55.54	54.15	-2.5		
Lottery & Gaming Credit				0.00	0.00	0.0		
<b>Net Property Tax</b>				876.07	813.73	-7.1		

Pay **1st** Installment Of: **406.87** Pay **2nd** Installment Of: **406.86** For Payment In **Full**: **813.73**  
by **January 31, 2019** by **July 31, 2019** by **January 31, 2019**

Amount enclosed: \_\_\_\_\_ Amount enclosed: \_\_\_\_\_ Amount enclosed: \_\_\_\_\_  
**RIVERSIDE GOLF & RECREATION LL** **RIVERSIDE GOLF & RECREATION LL** **RIVERSIDE GOLF & RECREATION LL**  
**Tax ID: 41817 (004)** **Tax ID: 41817 (004)** **Tax ID: 41817 (004)**  
Make check payable and mail to: Make check payable and mail to: Make check payable and mail to:  
**TOWN OF COUDERAY TREASURER** **SAWYER COUNTY TREASURER** **TOWN OF COUDERAY TREASURER**  
LAURIE KEY DIANNE M INCE LAURIE KEY  
12809W ATHERTON RD 10610 MAIN STREET SUITE 16 12809W ATHERTON RD  
COUDERAY WI 54828 PO BOX 935 COUDERAY WI 54828  
**Include this stub with your payment** **Include this stub with your payment** **Include this stub with your payment**

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**SAWYER COUNTY TREASURER**  
**DIANNE M INCE**  
treasurer@sawyercountygov.org

10610 MAIN STREET SUITE 16 , PO BOX 935  
HAYWARD WI 54843-0935  
(715) 634-4868

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Income Tax Credits -

Wisconsin Department of Revenue; Box 8949; Madison WI 53708-8949

- **Homestead Credit**
- **Farmland Tax Relief Credit**
- **School Property Tax Credit**

(email: [homestd@wisconsin.gov](mailto:homestd@wisconsin.gov))  
(email: [income@wisconsin.gov](mailto:income@wisconsin.gov))  
(email: [income@wisconsin.gov](mailto:income@wisconsin.gov))

DATCP Credit -

Wisconsin Department of Agriculture, Trade and Consumer Protection; Box 8911; Madison WI 53708-8911

- **Farmland Preservation Credit**

Loan Assistance -

WHEDA; Box 1728, Madison WI 53701-1728  
(email: [underwriting@wheda.com](mailto:underwriting@wheda.com))

- **Property Tax Deferral Loans for the Elderly**

Property Tax Credits -

Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov) - Wisconsin Department of Revenue 6-97; Box 8971; Madison WI 53708-8971

- **Lottery and Gaming Credit**
- **First Dollar Credit**
- **School Levy Tax Credit**

**TOWN OF RADISSON TREASURER**

JANIS JENSEN

PO BOX 54

RADISSON WI 54867-0054  
Phone: 715-945-3040  
E-Mail: townrad@bevcomm.net

**STATE OF WISCONSIN - SAWYER COUNTY  
REAL ESTATE PROPERTY TAX BILL FOR 2018**

**PAYMENTS** should reference: **Tax ID: 22536**

**DOCUMENT RECORDING**, or anything Else should reference:

**Alternate/Legacy ID:** 022-738-17 2304

**PIN:** 57-022-2-38-07-17-2 03-000-000040

**Ownership:** RIVERSIDE GOLF & RECREATION LLC

**Important:** Be sure this covers your property. Note that this description is for tax bills only and may not be a full legal description. See reverse side for important information.

**Property Description / Location of Property**

**Site Address:**

**Description:** Sec 17 Tn 38 Rg 07 PRT SWNW ALC CHARTER BANK EAU CLAIRE

**RIVERSIDE GOLF & RECREATION LLC**

W719 COUNTY RD G  
ELMWOOD WI 54740

Please include self-addressed, stamped envelope for return receipt.  
Please inform your treasurer of any billing address changes.

**Acreage:** 6.980

**Zoning:** A-1

**Document:** 390882

Assessed Value			Average Assessment Ratio	Net Assessed Value Rate (Does NOT reflect lottery or first dollar credit) 0.013233337	Real Estate Tax: 285.83 First Dollar Credit: -54.15 Lottery Credit: -0.00 Net Real Estate Tax: 231.68 <b>Total Due: 231.68</b>
Land	Improved	Total			
\$17,000	\$4,600	\$21,600	1.01560		
Estimated Fair Market Value			An "X" means unpaid prior year taxes. <input checked="" type="checkbox"/>	School taxes reduced by school levy tax credit. \$33.44	For full payment pay to TOWN OF RADISSON treasurer by <b>January 31, 2019</b>
Land	Improved	Total			
\$16,700	\$4,500	\$21,200			
Estimated State Aids					
Taxing Jurisdiction	Allocated Tax District		Net Tax		% Tax Change
	2017	2018	2017	2018	
State of Wisconsin	0	0	0.00	0.00	0.0
Sawyer County	18,756	17,324	66.09	69.25	4.8
Town of Radisson	167,412	195,235	75.59	76.01	0.6
Winter School District	81,186	89,098	139.56	132.42	-5.1
Technical College	55,252	55,161	8.09	8.15	0.7
<b>Totals</b>	322,606	356,818	289.33	285.83	-1.2
First Dollar Credit			55.54	54.15	-2.5
Lottery & Gaming Credit			0.00	0.00	0.0
<b>Net Property Tax</b>			233.79	231.68	-0.9

**Warning**  
If not paid by due dates, installment option is lost and total tax is delinquent and subject to interest and if applicable, penalty. (See reverse)

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Addnl Taxes	Total Addnl Taxes Applied to Property	Year Increase Ends
Town of Radisson	100000	34.12	2020

Pay **1st** Installment Of: **115.84** Pay **2nd** Installment Of: **115.84** For Payment In **Full**: **231.68**  
by **January 31, 2019** by **July 31, 2019** by **January 31, 2019**

Amount enclosed: \_\_\_\_\_ Amount enclosed: \_\_\_\_\_ Amount enclosed: \_\_\_\_\_  
**RIVERSIDE GOLF & RECREATION LL Tax ID: 22536 (022)** **RIVERSIDE GOLF & RECREATION LL Tax ID: 22536 (022)** **RIVERSIDE GOLF & RECREATION LL Tax ID: 22536 (022)**  
Make check payable and mail to: **TOWN OF RADISSON TREASURER** Make check payable and mail to: **SAWYER COUNTY TREASURER** Make check payable and mail to: **TOWN OF RADISSON TREASURER**  
JANIS JENSEN DIANNE M INCE JANIS JENSEN  
PO BOX 54 10610 MAIN STREET SUITE 16 PO BOX 54  
RADISSON WI 54867-0054 PO BOX 935 RADISSON WI 54867-0054  
**Include this stub with your payment** **HAYWARD WI 54843-0935** **Include this stub with your payment**

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**DIANNE M INCE**  
 treasurer@sawyercountygov.org

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Income Tax Credits -

Wisconsin Department of Revenue; Box 8949;  
 Madison WI 53708-8949

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- **Homestead Credit**

(email: [homestd@wisconsin.gov](mailto:homestd@wisconsin.gov))

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- **Farmland Tax Relief Credit**

(email: [income@wisconsin.gov](mailto:income@wisconsin.gov))

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- **School Property Tax Credit**

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(email: [income@wisconsin.gov](mailto:income@wisconsin.gov))

DATCP Credit -

Wisconsin Department of Agriculture, Trade and  
 Consumer Protection; Box 8911; Madison WI  
 53708-8911

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- **Farmland Preservation Credit**

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Loan Assistance -

WHEDA; Box 1728, Madison WI 53701-1728

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- **Property Tax Deferral Loans for the Elderly**

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(email: [underwriting@wheda.com](mailto:underwriting@wheda.com))

Property Tax Credits -

Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov) - Wisconsin Department  
 of Revenue 6-97; Box 8971; Madison WI 53708-  
 8971

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- **Lottery and Gaming Credit**

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- **First Dollar Credit**

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- **School Levy Tax Credit**

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