

# Understanding your property tax bill

Please inform treasurer of address changes. <b>A</b> <b>B</b> <b>C</b> <b>D</b> <b>E</b> <b>F</b>																																															
ASSESSED VALUE LAND 45,300	ASSESSED VALUE IMPROVEMENTS 175,900	TOTAL ASSESSED VALUE 221,200	AVERAGE ASSESS. RATIO 0.715162750	NET ASSESSED VALUE RATE 0.02091280 (Does NOT reflect credits)	NET PROPERTY TAX 4311.87																																										
ESTIMATED FAIR MARKET VALUE LAND 63,300	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 246,000	TOTAL ESTIMATED FAIR MARKET VALUE 309,300	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 398.25																																											
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<b>TOTAL DUE: \$4,311.87</b> FOR FULL PAYMENT PAY BY: <b>JANUARY 31, 2025</b>																																															
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.																																															

- A) **Assessed Value Land:** The value of taxable land as determined by the assessor for the purpose of taxation.
- B) **Assessed Value Improvements:** The value of taxable buildings as determined by the assessor for the purpose of taxation.
- C) **Total Assessed Value:** The total value of land and improvements as determined by the assessor for the purpose of taxation. This figure is the sum of (A) and (B) and may be higher or lower than the current market value of the property. This is multiplied by the Net Assessed Value Rate ("mill rate") to determine the property tax amount.
- D) **Average Assessment Ratio:** Relationship between the assessed value and equalized value of all taxable property in the municipality as determined by the Wisconsin Department of Revenue.
- E) **Net Assessed Value Rate:** Levy for all taxing entities to be collected within the municipality divided by the total assessed value of the municipality. Also known as the "mill rate."
- F) **Net Property Tax:** Total amount due determined by multiplying the Total Assessed Value by the Net Assessed Value Rate minus credits.
- G) **Estimated Fair Market Values:** Assessed values of land and improvements (A, B, C) divided by the Average Assessment Ratio (D).
- H) **School Tax Credit:** Credit provided by the State of Wisconsin based on each municipality's share of statewide levies for school purposes. Determined by an individual property's percentage of the school district's total value.
- I) **Taxing Jurisdiction:** All entities authorized to levy taxes on a property depending on its location.  
**State Aids:** Revenue received from the State for each taxing jurisdiction in this and the prior year.  
**Net Tax:** Taxes levied on a property by each taxing jurisdiction for this and the prior year.
- J) **First Dollar Credit:** Credit provided by the State for all taxable parcels containing a real property improvement (building).
- K) **Lottery and Gaming Credit:** Credit provided by the State from lottery and gaming revenues. Applied to a property owner's primary residence only.
- L) **Temporary Tax Increases:** Tax amounts reflected in Net Property Tax (F) due to voter-approved referendums for the taxing jurisdiction(s) listed, total additional taxes for the entire municipality, additional tax amount for the individual property, and the year the temporary increase ends.