

This sheet explains the terms on your tax

bill, this is NOT your tax bill.

STATE OF WISCONSIN

PROPERTY TAX BILL

La Crosse County

Your Municipality

2016 Real Estate

Bill Number 46012

SAMPLE REAL ESTATE PROPERTY TAX BILL



Estimated Fair Market:

The estimated value calculated by the Wisconsin Department of Revenue, based on "Arms Length Sales" (sales between a willing buyer and seller) during the past year. As with the assessed value box, this is divided up between land/lot & improvements.

Land Value vs. Improvements Value:

Your property parcel is divided into your lot/land, and your improvements (house, garages, outbuildings, etc) are taxed at the same rate, although the values are likely different.

Total Assessed Value: This is the \$ value your municipality's assessor has determined for your property. **This is the value your municipality uses to calculate the total property tax you pay** for municipal services, as well as school district costs, County services, local technical colleges, and the State Forestation Tax. As you can see, it is the sum of your land value and improvements (house, garages, etc).

Avg Assessment Ratio: This number represents the municipal average assessed value of all taxable property when compared to the estimated fair market value (in the municipality your property is located). This value multiplied by Total Estimated Fair Market Value should be comparable to the Total Assessed Value (since this is your municipality average it may not be exact).

Net Assessed Value Rate: This is the combined mill rate off all the taxing jurisdictions listed below, applied to your Total Assessed Value. The product of these two values equals your Total Tax before the lottery credit is

Assessed Value Land	31,000	Ass'd Value Improvement	166,900	Total Assessed Value	197,900	Assessed Woodland	0	Ave. Assmt. Ratio	91.8798799	Net Assessed Value	0.021822447
Est Fair Mkt Land	33,700	Est Fair Mkt Improvement	181,700	Total Est Fair Mkt.	215,400	Est Fair Mkt Woodland	0	School Taxes reduced by school levy tax credit	403.54	Rate (Does NOT reflect credit)	
A Star in this box means unpaid prior year taxes											
FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases											
Taxing Jurisdiction	2015		2016		2015		2016		% Tax		Net Property Tax
	Est. State Aids	Allocated Tax Dist	Est. State Aids	Allocated Tax Dist	Net Tax	Net Tax	Change				
STATE OF WISCONSIN	0.00		0.00		35.58	36.55	2.70				
La Crosse County	380,421.00		376,416.00		840.27	863.96	2.80				
Local Municipality	782,520.00		819,828.00		919.45	1,071.33	16.50				
HOLMEN SCHOOL	11,858,729.00		12,244,998.00		1,950.39	2,009.00	3.00				
WTC	699,476.00		655,037.00		330.72	337.82	2.10				
			Total		4,076.41	4,318.66	5.90				
			First Dollar Credit		72.99	75.05	2.80				
			Lottery Credit		117.91	141.13	19.70				
			Net Property Tax		3,885.51	4,102.48	5.60				

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases				
On or prior to 01/31/17	Total	Total Additional Taxes	Year	Tax Increases
Make Check Payable to:	Applied to Property	Year	Year	Year
Your Municipality Treasurer	Applied to Property	Year	Year	Year
PO BOX 158	Applied to Property	Year	Year	Year
HOLMEN WI 54636-0158	Applied to Property	Year	Year	Year
After 01/31/17	Applied to Property	Year	Year	Year
Make Check Payable to:	Applied to Property	Year	Year	Year
LaCrosse County Treasurer	Applied to Property	Year	Year	Year
212 6TH ST N	Applied to Property	Year	Year	Year
LA CROSSE WI 54601	Applied to Property	Year	Year	Year

Total Due For Full Payment	
Pay By 01/31/17	4,102.48
Installment Options	
DUE DATE	AMOUNT
01/31/17	1,980.67
07/31/17	2,121.81
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.	

★ Taxing Jurisdiction	Total	Total Additional Taxes	Year	Tax Increases
HOLMEN SCHOOL RF3615	Applied to Property	Year	Year	Year
	Applied to Property	Year	Year	Year
	Applied to Property	Year	Year	Year

Recently Passed Referenda:

Per Wisconsin Act 55 (2015), State of Wisconsin requires any referenda passed after December 31, 2014 to be listed on your property tax bill (county, school district, technical school or local municipal referenda).

★ **NEW IN YOUR 2016 TAX BILL**

Taxing Jurisdiction:

There are five (5) main taxing jurisdictions in this county: County, School District, Local Technical College, the Local Municipality where the property is located, and the State of Wisconsin. Some properties may be in "special purpose districts" such as a lake district or sanitary district. If so a portion of your property tax is also shared by this special district.

REMIT THIS WITH FULL PAYMENT OR 1ST INSTALLMENT

To: **Local Clerk Name**
Name of Local Municipality
Municipal Address
Municipal City WI 99999

- FULL PAYMENT \$5944.02 BY 01/31/17
- OR
- FIRST INSTALLMENT \$2972.01 BY 01/31/17

For more information, contact:

Karl Green
 Community Resource Development Educator
 La Crosse County UW-Extension
 (608) 785-9763 | <http://lacrosse.uwex.edu>

