

This sheet explains the terms on your tax bill, this is NOT your tax bill.

STATE OF WISCONSIN

2016 Real Estate

SAMPLE REAL ESTATE PROPERTY TAX BILL

PROPERTY TAX BILL

La Crosse County

Your Municipality

Bill Number 46012



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 Rate (Does NOT reflect credit) 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	A Star in this box means unpaid prior year taxes			
Taxing Jurisdiction		2015	2016	2015	2016	% Tax	Net Property Tax	4,102.48
		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	863.98	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

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
HOLMEN SCHOOL RF3615	\$249,014.27	\$90.05	2019

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).

On or prior to 01/31/17

Make Check Payable to:
Your Municipality Treasurer
PO BOX 158
HOLMEN WI 54636-0158

After 01/31/17

Make Check Payable to:
LaCrosse County Treasurer
212 6TH ST N
LA CROSSE WI 54601

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

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.



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

For more information, contact:

Karl Green

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

■ FULL PAYMENT \$5944.02 BY 01/31/17
OR

FIRST INSTALLMENT \$2972.01 BY 01/31/17



La Crosse County