SAMPLE REAL ESTATE PROPERTY TAX BILL

Total Assessed Value: This is the dollar

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

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.

Average 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).

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.

2018 Real Estate Property Bill #

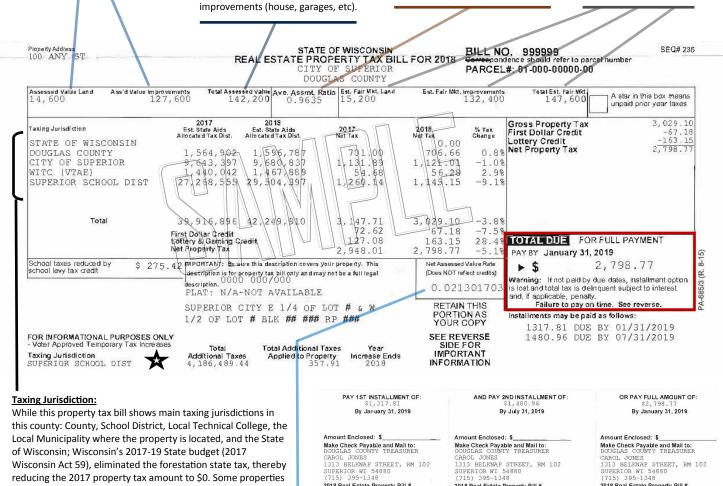
Include This Stub With Your Payment

-00000-00

Parcel #

Alt. Parcel #

DOE, JOHN & JANE



reducing the 2017 property tax amount to \$0. 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.

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 applied.

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).

Understanding Your County Property Tax Bill



Payment:

2018 Real Estate Property Bill #

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Alt. Parcel #

Your tax due is stated in the TOTAL DUE box. You have two payment options:

Parcel #

Ait. Parcel #

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Pav in full by January 31: or 1.

Two payments: one by January 31, and the second by July 31. 2.

Use the provided payment coupons to make the correct tax payment by mail, or directly to the Douglas County Treasurer. Note: if payment is not made by due date, the installment option is no longer available, and other penalties apply as described.

For questions or more information, please contact:

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