

SAMPLE REAL ESTATE PROPERTY TAX BILL

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 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 improvements (house, garages, etc).

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.

Property Address
100 ANY ST

STATE OF WISCONSIN REAL ESTATE PROPERTY TAX BILL FOR 2018 CITY OF SUPERIOR DOUGLAS COUNTY

BILL NO. 999999
Correspondence should refer to parcel number
PARCEL#: 01-000-00000-00

SEQ# 235

Assessed Value Land 14,600	Ass'd Value Improvements 127,600	Total Assessed Value 142,200	Ave. Assmt. Ratio 0.9635	Est. Fair Mkt. Land 15,200	Est. Fair Mkt. Improvements 132,400	Total Est. Fair Mkt. 147,600	<input type="checkbox"/> A star in this box means unpaid prior year taxes
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Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist.	2018 Est. State Aids Allocated Tax Dist.	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN					
DOUGLAS COUNTY	1,564,902	1,596,787	701.00	706.66	0.8%
CITY OF SUPERIOR	9,643,397	9,680,837	1,131.89	1,121.01	-1.0%
WITC (VTAE)	1,440,042	1,467,889	54.68	56.28	2.9%
SUPERIOR SCHOOL DIST	27,258,555	29,504,397	1,260.14	1,143.15	-9.1%
Total	39,916,896	42,249,910	3,147.71	3,029.10	-3.8%
First Dollar Credit			72.62	67.18	-7.5%
Lottery & Gaming Credit			127.08	163.15	28.4%
Net Property Tax			2,948.01	2,798.77	-5.1%

Gross Property Tax	3,029.10
First Dollar Credit	-67.18
Lottery Credit	-163.15
Net Property Tax	2,798.77

TOTAL DUE FOR FULL PAYMENT
PAY BY January 31, 2019
\$ 2,798.77

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.

Installments may be paid as follows:
 1317.81 DUE BY 01/31/2019
 1480.96 DUE BY 07/31/2019

FOR INFORMATIONAL PURPOSES ONLY
 - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Star	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
SUPERIOR SCHOOL DIST	★	4,186,489.44	357.91	2018

IMPORTANT: Ensure this description covers your property. This description is for property tax bill only and may not be a full legal description.
 0000 000/000
 PLAT: N/A-NOT AVAILABLE
 SUPERIOR CITY E 1/4 OF LOT # & W
 1/2 OF LOT # BLK ### RP ###

Net Assessed Value Rate
 (Does NOT reflect credits)
 0.021301703

RETAIN THIS PORTION AS YOUR COPY
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

PA-6853 (R 8-15)

Taxing Jurisdiction:

While this property tax bill shows 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; Wisconsin's 2017-19 State budget (2017 Wisconsin Act 59), eliminated the forestation state tax, thereby 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).

PAY 1ST INSTALLMENT OF:
\$1,317.81
By January 31, 2019

Amount Enclosed: \$
 Make Check Payable and Mail to:
 DOUGLAS COUNTY TREASURER
 CAROL JONES
 1313 BELKNAP STREET, RM 102
 SUPERIOR WI 54880
 (715) 395-1348
 2018 Real Estate Property Bill #
 172855
 Parcel #
 01-000-00000-00
 Alt. Parcel #

DOE, JOHN & JANE
 Include This Stub With Your Payment

AND PAY 2ND INSTALLMENT OF:
\$1,480.96
By July 31, 2019

Amount Enclosed: \$
 Make Check Payable and Mail to:
 DOUGLAS COUNTY TREASURER
 CAROL JONES
 1313 BELKNAP STREET, RM 102
 SUPERIOR WI 54880
 (715) 395-1348
 2018 Real Estate Property Bill #
 172855
 Parcel #
 01-000-00000-00
 Alt. Parcel #

DOE, JOHN & JANE
 Include This Stub With Your Payment

OR PAY FULL AMOUNT OF:
\$2,798.77
By January 31, 2019

Amount Enclosed: \$
 Make Check Payable and Mail to:
 DOUGLAS COUNTY TREASURER
 CAROL JONES
 1313 BELKNAP STREET, RM 102
 SUPERIOR WI 54880
 (715) 395-1348
 2018 Real Estate Property Bill #
 172855
 Parcel #
 01-000-00000-00
 Alt. Parcel #

DOE, JOHN & JANE
 Include This Stub With Your Payment

Payment:

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

1. Pay in full by January 31; or
2. Two payments: one by January 31, and the second by July 31.

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.

Understanding Your County Property Tax Bill



University of Wisconsin-Extension

For questions and/or more information, please contact:

James R. Anderson III, PhD

Community & Economic Development Educator

UW-Extension Douglas County

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