

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, Technical College, and the State of Wisconsin Conservation Fund. (State Forestation Tax). It is broken up between land, and improvements (house, garage, out-buildings, etc.)

NEED HELP UNDERSTANDING YOUR TAX BILL? THIS RESOURCE WAS DESIGNED TO HELP GUIDE YOU THROUGH ALL THE NUMBERS.

Average Assessment Ratio: This number represents the municipal average assessed value of all taxable property when compared to the estimated fair market value of all taxable property (in the municipality your property is located). This value multiplied by Total Est. Fair Market value should equal the total assessed value.

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) in your municipality 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, out-buildings, etc.) They are taxed at the same rate, although the values are likely different.

EXAMPLE

PARCEL #: 016 0640-00000

Assessed Value Land 45,400 MFL 114,700	Assd Value Improve 105,800	Tot Assessed Value 151,200 114,700	Ave. Assmt. Ratio 1.0416343320	Est. Fair Mkt. Land 43,600 MFL 110,100	Est. Fair Mkt. Improve 101,600	Tot Est. Fair Mkt. 145,200	<input type="checkbox"/> A star in this box means unpaid prior year taxes
TAXING JURISDICTION		2013	2014	2013	2014	% Tax Change	NET PROPERTY TAX \$ 2,821.93
		Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	Net Tax	Net Tax		MFL Clsd, \$1.87/ac 57.97
State of Wisconsin		0	0	24.52	24.63	0.4%	Special charges are listed here (in this example "MFL Clsd") not all municipalities will have special charges assessed.
Sauk County		17,247	17,413	718.01	748.13	4.2%	
Town of Freedom		101,814	103,118	812.78	821.45	1.1%	
MATC		9,745	9,312	266.03	135.54	-49.1%	
Reedsburg Schools		362,183	393,746	1,316.40	1,272.31	-3.3%	
TOTAL		490,989	523,589	3,137.74	3,002.06	-4.3%	
FIRST DOLLAR CREDIT				-68.18	-66.91	-1.9%	
LOTTERY AND GAMING CREDIT				-116.12	-113.22	-2.5%	
NET PROPERTY TAX				2,953.44	2,821.93	-4.5%	Total Due FOR FULL PAYMENT \$ 2,879.90
School taxes reduced by school levy tax credit \$ 221.80		Important: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description. Sec. 30, T11N, R5E		Net Assessed Value Rate (Does NOT reflect Credits) 0.01985493		Warning: if not paid by due dates, installments option is lost and total tax is delinquent subject to interest (see reverse).	

BY January 31, 2015



3106 BEAR GRAPHICS INC

lient Number US 7.975.904 B2

School Tax Levy Credit: A State of Wisconsin "shared revenue" program, distributed to municipalities based on their share of statewide school levies.

Net Assessed Value Rate: This is the combined mill rate of all the taxing jurisdictions listed above applied to your Total Assessed Value. The product of these two values equals your Total Tax before the lottery credit is applied (Ex. 151,200 x 0.01985493 = 3,002.06)

Taxing Jurisdiction: There are five (5) main taxing jurisdictions: County, School District, Technical College, the local municipality your property is located, and the State of Wisconsin. Some properties may lie in a "special taxing jurisdiction" such as a lake district or sanitary district. If so, a portion of your property tax is also shared by this special district

First Dollar Credit: Every taxable parcel (business, commercial or private) containing a real property improvement, qualifies for the First Dollar Credit. The credit is funded from the state general fund.

Lottery/Gaming Credit: Property that is used as an owners primary residence qualifies for this credit, which comes from state lottery revenues, on-track betting & bingo facilities.

Please note !!!

Installment payments made after January 31st should go to the County Treasurer, not your local municipality!

Adapted from Jennifer Erickson, Sauk County UW Extension