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

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 applied.

**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.

**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).

**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.

**For Informational Purposes Only - Taxing Jurisdiction:**
- **State of Wisconsin**: 0.00
- **La Crosse County**: 380.4210
- **Local Municipality**: 782.5200
- **HOLMEN SCHOOL**
  - **WTC**: 499.4760

**Net Property Tax:**
- **4,102.48**

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

**NEW IN YOUR 2016 TAX BILL**

**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.

**Total Due For Full Payment**
Pay By 01/31/17 4,102.48

**Installment Options**
- **Due Date**: 01/31/17
- **Amount**: 1,980.67

**After 01/31/17**
Make Check Payable to: LaCrosse County Treasurer 212 6th St N LA CROSSE WI 54601

**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.

**For more information, contact:**
Karl Green
Community Resource Development Educator
La Crosse County UW-Extension
(608) 785-9763 | http://lacrosse.uwex.edu

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

**Full Payment Options:**
- **Full Payment $5944.02 by 01/31/17**
- **First Installment $2972.01 by 01/31/17**