

Land Value vs. Improvements Value: Your property parcel is divided into your lot/land, and your improvements (house, garages, outbuildings, etc.) They 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, La Crosse County services, Western Technical College, and the State Forestation Tax. As you can see, it is broken up between land, and improvements (house, garage, outbuildings, etc.)

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 Estimated 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) during the past year. As with the assessed value box, this is divided up between land/lot & improvements.

EXAMPLE
STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2007
LA CROSSE COUNTY

	Land Value	Improvement	Total Assessed	Woodland	Ave. Assmt. Ratio		
Assessed:	27200	233800	261000	0	0.967400000		
Est Fair Mkt:	28100	241700	269800	0			
		2006	2007	2006	2007	%Tax	
		Est.State Aids	Est.State Aids	Net Tax	Net Tax	Change	
		Allocated Tax Dist	Allocated Tax Dist				Net Property Tax 4,402.73
Taxing Jurisdiction							
State of Wisconsin		0	0	50.11	50.42	.6	Refuse 126.00
La Crosse County		198,440	205,097	1,020.09	1,043.87	2.3	
Local Municipality		169,787	172,100	448.34	450.16	.4	
Holmen School		4,775,113	5,316,387	2,382.26	2,388.85	.3	
WWTC		166,811	173,044	544.66	565.12	3.8	
				4,445.46	4,498.42	1.2	
				Lottery Credit 105.41	95.69	-9.2	
				Net Property Tax 4,340.05	4,402.73	1.4	
School taxes reduced by school levy tax credit		347.24					
				Net Assessed Value Rate (Does NOT reflect Lottery)	0.017235350		

Total Due For Full Payment
4,528.73
Pay by 01/31/08

Or Pay the following Installments

1st Installment to local treas	2nd Installment to county treas
2,279.52	2,249.21
by 01/31/08	by 07/31/08

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

For more information, contact:
Karl Green, Community Resource Development Agent,
La Crosse County UW-Extension
(608) 785-9593 <http://lacrosse.uwex.edu>

Taxing Jurisdiction: There are five (5) main taxing jurisdictions in La Crosse County: County, School District, Western Technical College, the local municipality your property is located, and the State of Wisconsin. Some properties may lie 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.

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

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.

Net Assessed Value Rate: This is the combined mill rate off 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. \$261,000 x 0.017235350 = \$4,498.41)