THIS SHEET EXPLAINS THE TERMS ON YOUR TAX BILL, THIS IS NOT A TAX BILL

SAMPLE REAL ESTATE PROPERTY TAX BILL

For questions on your Real Estate Tax Bill, please contact the La Crosse County Treasurer's Office

LAND VALUE VS. IMPROVEMENT 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 vour 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 a 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 dollar value your municipalities 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 a sum of your land value and improvements value (houses, garages, etc).

TAXING JURISDICTION:

There are five (5) main taxing jurisdictions in La Crosse County -County, School District, Local Technical College (WTC), Local Municipality, & the state of Wisconsin.

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 and applied to your Total Assessed Value. The product of these two values equals your total tax before the lottery credit

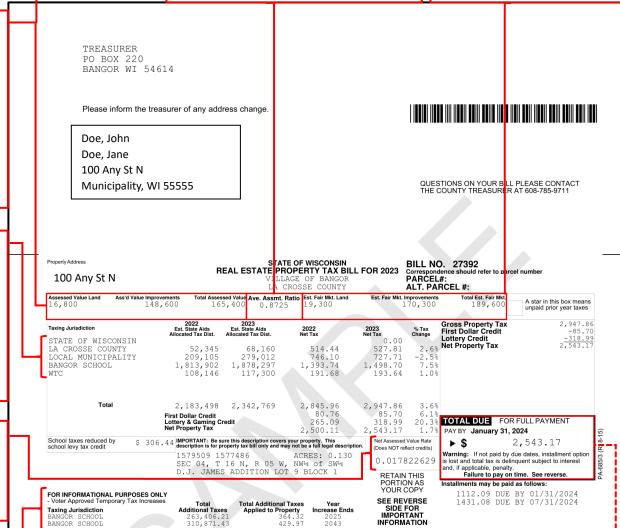
RECENTLY PASSED REFERENDA:

Per Wisconsin Act 55 (2015), State of Wisconsin requires any recent referenda passed to be listed on your property tax bill.

PAYING YOUR TAX BILL:

Your tax due is stated in the Total Due Box. You have two payment option:

- Pay in full by January 31; or
- Two payments: one by January 31st and the second by July 31st.
- -Use the provided payment slips to make the correct tax payment by mail, or directly to the La Crosse County Treasurer. Note: If the payment is not made by the due date, the installment option is no longer available, and other penalties apply as described



PAY 1ST INSTALLMENT OF:

By January 31, 2024

Include This Stub With Your Payment

Amount Enclosed: \$

PO BOX 220 BANGOR WI 54614

00220-000

MATHISON, JOSEPH A

608-486-4084

TREASURER

Parcel #

19594

Alt. Parcel #

Make Check Payable and Mail to:

2023 Real Estate Property Bill #

AND PAY 2ND INSTALLMENT OF:

By July 31, 2024

Amount Enclosed: \$ Make Check Payable and Mail to:

COUNTY TREASURER AMY L. TWITCHELL 212 6TH STREET LA CROSSE WI 54601 608-785-9711

2023 Real Estate Property Bill #

Parcel #

13-00220-000 Alt. Parcel #

19594 MATHISON, JOSEPH A

Include This Stub With Your Payment OR PAY FULL AMOUNT OF:

By January 31, 2024

Amount Enclosed: \$ Make Check Payable and Mail to:

TREASURER PO BOX 220 BANGOR WI 54614 608-486-4084

2023 Real Estate Property Bill #

Parcel #

3-00220-000

Alt. Parcel # 19594 MATHISON, JOSEPH A

Include This Stub With Your Payment

