

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

**STATE OF WISCONSIN  
PROPERTY TAX BILL  
La Crosse County  
Town of Shelby**

**2016 Real Estate  
Bill Number 40276**

**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.

|                               |                                     |                                       |                                       |                                                             |                                                                     |              |                  |          |
|-------------------------------|-------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------------|--------------|------------------|----------|
| Assessed Value Land<br>60,000 | Ass'd Value Improvement<br>157,300  | Total Assessed Value<br>217,300       | Assessed Woodland<br>0                | Ave. Assmt. Ratio<br>97.7800498                             | Net Assessed Value<br>0.016870076<br>Rate (Does NOT reflect credit) |              |                  |          |
| Est Fair Mkt Land<br>61,400   | Est Fair Mkt Improvement<br>160,900 | Total Est Fair Mkt.<br>222,300        | Est Fair Mkt Woodland<br>0            | School Taxes reduced by<br>school levy tax credit<br>468.23 | A Star in this box means unpaid prior year taxes                    |              |                  |          |
| Taxing Jurisdiction           |                                     | 2015                                  | 2016                                  | 2015                                                        | 2016                                                                | % Tax        | Net Property Tax | 3,484.05 |
|                               |                                     | Est. State Aids<br>Allocated Tax Dist | Est. State Aids<br>Allocated Tax Dist | Net Tax                                                     | Net Tax                                                             | Change       | Refuse/Garbage   | 123.00   |
| STATE OF WISCONSIN            |                                     | 0.00                                  | 0.00                                  | 36.72                                                       | 37.63                                                               | 2.60         |                  |          |
| La Crosse County              |                                     | 273,579.00                            | 269,640.00                            | 867.30                                                      | 890.12                                                              | -2.60        |                  |          |
| Local Municipality            |                                     | 279,378.00                            | 277,506.00                            | 754.60                                                      | 767.67                                                              | 1.70         |                  |          |
| WEST SALEM SCHOOL             |                                     | 76,718.00                             | 79,484.00                             | 1,726.88                                                    | 1,622.37                                                            | -6.10        |                  |          |
| WTC                           |                                     | 503,026.00                            | 469,225.00                            | 341.36                                                      | 348.05                                                              | 2.00         |                  |          |
|                               |                                     |                                       | <b>Total</b>                          | <b>3,726.86</b>                                             | <b>3,665.87</b>                                                     | <b>-1.60</b> |                  |          |
|                               |                                     |                                       | <b>First Dollar Credit</b>            | <b>66.34</b>                                                | <b>63.12</b>                                                        | <b>-4.90</b> |                  |          |
|                               |                                     |                                       | <b>Lottery Credit</b>                 | <b>107.16</b>                                               | <b>118.70</b>                                                       | <b>10.80</b> |                  |          |
|                               |                                     |                                       | <b>Net Property Tax</b>               | <b>3,553.36</b>                                             | <b>3,484.05</b>                                                     | <b>-2.00</b> |                  |          |

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

| Taxing Jurisdiction | Total Additional Taxes | Applied to Property | Year Increase Ends |
|---------------------|------------------------|---------------------|--------------------|
| W.S. SCHOOL RF-3848 | \$1,270.69             | \$48.77             | 2017               |
| W.S. SCHOOL RF-3847 | \$3,474.72             | \$133.37            | 2017               |

On or prior to 01/31/17

Make Check Payable to:  
Town of Shelby Treasurer  
2800 WARD AVE  
LA CROSSE WI 54601

After 01/31/17

Make Check Payable to:  
LaCrosse County Treasurer  
212 6TH ST N  
LA CROSSE WI 54601

**Total Due For Full Payment**

**Pay By 01/31/17 3,607.05**

**Installment Options**

| DUE DATE | AMOUNT   |
|----------|----------|
| 01/31/17 | 1,805.68 |
| 07/31/17 | 1,801.37 |

**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.**

**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).

**★ NEW IN YOUR 2016 TAX BILL**

**Taxing Jurisdiction:**

There are five (5) 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. 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.

REMIT THIS WITH FULL PAYMENT OR 1ST INSTALLMENT

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

- FULL PAYMENT \$5944.02 BY 01/31/17
- OR
- FIRST INSTALLMENT \$2972.01 BY 01/31/17



For more information, contact:

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