



How to Read Your Property Tax Statement

Tax bills are typically received in mid-December. The following breakdown is designed to help you understand the different sections of the tax statement. The image below shows a tax statement from 2022.

ASSESSED VALUE LAND 44,200 A	ASSESSED VALUE IMPROVEMENTS 191,100 B	TOTAL ASSESSED VALUE 235,300 C	AVERAGE ASSMT. RATIO 0.785033630 D	NET ASSESSED VALUE RATE 0.01489479 E	NET PROPERTY TAX 3246.08 S
ESTIMATED FAIR MARKET VALUE LAND 56,300	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 243,400 F	TOTAL ESTIMATED FAIR MARKET VALUE 299,700 G	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 367.28 H	
TAXING JURISDICTION	EST. STATE AIDS ALLOCATED TAX DIST.	EST. STATE AIDS ALLOCATED TAX DIST.	NET TAX	NET TAX	% TAX CHANGE
LINCOLN COUNTY I	164,242	174,632	1,431.26	1,486.38	3.9%
TOWN OF HARRISON J	173,688	176,777	209.26	208.95	-0.1%
TOMAHAWK SCHOOL K	209,299	250,716	1,272.18	1,763.45	38.6%
NICOLET TECH L	168,306	185,055	49.62	45.97	-7.4%
TOTAL M	715,535	787,180	2,962.32	3,504.75	18.3%
	N		O	P	Q
FIRST DOLLAR CREDIT R			-48.54	-60.40	24.4%
LOTTERY AND GAMING CREDIT			-172.15	-198.27	15.2%
NET PROPERTY TAX S			2,741.63	3,246.08	18.4%
TOTAL DUE: \$3,246.08 FOR FULL PAYMENT PAY BY: JANUARY 31, 2023 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 INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases					
Taxing Jurisdiction T	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes
TOMAHAWK SCHOOL	263,717	491.70	2025		Total Additional Taxes Applied to Property
					Year Increase Ends

Here is how this tax statement is calculated for the Tomahawk School portion. Fair Market Value \$299,700 (G) multiplied by \$7.11(the School District Mill Rate), divided by \$1,000.00, minus the school levy tax credit of \$367.28 (H) equals the School District tax of \$1,763.45 (P).

- A. Assessed Value Land:** The value of taxable land, as determined by the assessor for the purpose of taxation.
- B. Assessed Value Improvements:** The value of taxable buildings, as determined by the assessor for the purpose of taxation.
- C. Total Assessed Value:** The total value of land and buildings, as determined by the assessor for the purpose of taxation for the purpose of taxation. This figure is the sum of B and C above and may be higher or lower than the current market value of the property. This is multiplied by the net assessed value rate (tax rate) to determine the amount of tax that each property owner must pay.
- D. Average Assessment Ratio:** The average assessment ratio is determined by the Wisconsin Department of Revenue and is used in calculating the estimated fair market value shown on the tax bill. The assessed value divided by the average assessment ratio equals the estimated fair market value. For example, If this property sold for \$299,700 (fair market value) and the assessed value was \$235,300, the assessment ratio would be 78.5% (235,300 divided by 299,700).
(Note...The assessment ratio impacts the overall mill rate. School tax is assessed to townships based on their equalized (fair market) value. The lower the assessment ratio, the higher the mill rate. This is particularly true as it pertains to school tax because the total amount of school tax owed doesn't change, however the amount owed per \$1,000 dollars of assessed value can change depending on the assessment ratio.)
- E. Net Assessed Value Rate (Tax Rate):** The tax rate is determined by dividing the amount of the tax levy (The total amount that is taxed in the entire district) by the total assessed value of all the property in the district. The tax rate is then multiplied by the total assessed value to determine the amount of tax that each property owner must pay.
- F. Estimated Fair Market Improvements:** This figure is the assessed value improvements figure (B) divided by the average assessment ratio (D)
- G. Total Estimated Fair Market Value:** This figure is the sum of the estimated fair market land figure and the estimated fair market improvements figure (F).
- H. School Levy Tax Credit:** The school tax credit is a credit that is paid to municipalities, not the school district, in an effort to offset property taxes.
- a. The state considers these dollars part of its commitment to education, however the funds do not go to schools in the form of spendable revenue.

- b. School levy tax credits are distributed based on each municipality's share of stateside levies for school purposes. These amounts are decided based on the value of an individual property as a percentage of the district's total value.
- c. The credit is automatically applied to all properties that qualify.

Taxing Jurisdictions (I-L): We have four "taxing jurisdictions": Lincoln County, the township, The School District of Tomahawk, and Nicolet Technical College. The line item shows a comparison between the previous year's amount and the current year and the percentage of change.

****It is important to note that the total amount shown for the School District of Tomahawk also includes school choice tax voucher amounts that are assessed directly to local taxpayers to cover tuition payments for qualifying students to attend private educational institutions.**

M. Total Tax Amount before Credits are Applied: This line item shows the total amount of taxes before the First Dollar Credit and the Lottery and Gaming Credit are applied. The line item also shows a comparison between the previous year's amount and the current year and the percentage change.

Line items N-Q show the net amount after the School Levy Tax Credit has been deducted, but prior to the First Dollar and Lottery and Gaming tax credits being applied.

R. First Dollar Tax Credit: Like the School Levy Tax Credit, The First Dollar Credit issues revenues back to the public in order to offset property taxes. This money does not go to schools, although the state considers it part of its commitment to education. It should be automatically applied to all qualifying properties.

S. The Lottery and Gaming Credit is a property tax credit that is provided by the State from its lottery and gaming revenues. The Lottery and gaming credit is determined in November of each year and depends on the revenue gained from lotteries, pari-mutuel on-track betting, and bingo for the year. In most cases, the credit is applied automatically.

T. Voter-Approved Temporary Tax Increase: This is an informational portion that shows the total amount of voter-approved temporary tax increases. In this case, the item shown reflects the amount assessed to the township and individual for the school referendum passed in the spring of 2022. It also shows the expiration date of that referendum (2025).

Definition of Terms

The following terms are used on tax bills, in this document, and in other written material about property taxes.

Assessed Value: The value that is assigned to property by the assessor, for the purpose of taxation.

Assessment Ratio: The average assessment of ratio is provided by the Wisconsin Department of Revenue and is used in calculating the estimated fair market value shown on tax bills. Assessed value is divided by the average assessment ratio to get the estimated fair market value. For example, if the assessment of a parcel of land that sold for \$150,000 (fair market value) was \$140,000, the assessment ratio is said to be 93% (140,000 divided by 150,000).

Equalized Value: This is the estimated value of all property in the district. The value used is the market value, which is the most probable selling price.

Fair Market Value: This is the real market value of a property. In other words, it is the price for which a property would be sold by a willing seller to a willing buyer, under normal market conditions.

Levy: The total amount of property taxes imposed by a taxing jurisdiction.

Taxing District: A city, village, or town. If a city or village lies in more than one county, this is the portion of the city or village that lies within each county.

Taxing Jurisdiction: Any entity authorized by law to levy taxes on a property located within its boundaries. This includes the state, the city (or other local government), the county, the school district, and/or the local technical college.

**Information in this document came from the Wisconsin Department of Revenue, the Township of Harrison, Lincoln County, and the Wisconsin Legislative Reference Bureau.*