

Local Clerk Name
 Name of Local Municipality
 Municipal Address
 Municipal City WI 99999

STATE OF WISCONSIN
PROPERTY TAX BILL
La Crosse County
City of Onalaska

2016 Real Estate
Bill Number 28281



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 34,600	Ass'd Value Improvement 193,900	Total Assessed Value 228,500	Assessed Woodland 0	Ave. Assmt. Ratio 98.7839427	Net Assessed Value Rate (Does NOT reflect credit) 0.021664053
Est Fair Mkt Land 35,000	Est Fair Mkt Improvement 196,300	Total Est Fair Mkt. 231,300	Est Fair Mkt Woodland 0	School Taxes reduced by school levy tax credit 399.63	A Star in this box means unpaid prior year taxes
Taxing Jurisdiction	2015	2016	2015	2016	% Tax
	Est. State Aids Allocated Tax Dist	Est. State Aids Allocated Tax Dist	Net Tax	Net Tax	Change
STATE OF WISCONSIN	0.00	0.00	40.81	39.27	-3.80
La Crosse County	1,196,463.00	1,178,989.00	963.77	928.09	-3.70
Local Municipality	1,328,192.00	1,337,232.00	1,468.79	1,415.80	-3.60
HOLMEN SCHOOL	3,061,137.00	3,154,498.00	2,293.10	2,204.19	-3.90
WTC	2,199,922.00	2,051,668.00	379.33	362.90	-4.30
		Total	5,145.80	4,950.25	-3.80
		First Dollar Credit	72.99	75.05	2.80
		Lottery Credit	117.91	141.13	19.70
		Net Property Tax	4,954.90	4,734.07	-4.50

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Applied to Property	Increase Ends
HOLMEN SCHOOL RF3615	\$64,149.87	\$98.79	2019

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).

On or prior to 01/31/17

Make Check Payable to:
 Onalaska City Treasurer
 415 MAIN ST
 ONALASKA WI 54650-2953

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 **4,734.07**

Installment Options

DUE DATE	AMOUNT
01/31/17	2,296.47
07/31/17	2,437.60

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.

★ 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.

Note:

The above information from the example 2016 tax bill explains your current tax bill.

REMIT THIS WITH FULL PAYMENT OR 1ST INSTALLMENT

To: Local Clerk Name
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☑ FULL PAYMENT \$5944.02 BY 01/31/17
 OR
 ☑ FIRST INSTALLMENT \$2972.01 BY 01/31/17