

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**

**2017 Real Estate
Bill Number 26004**



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

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	34,000	Ass'd Value Improvement	150,000	Total Assessed Value	184,000	Assessed Woodland	0	Ave. Assmt. Ratio	96.6311949	Net Assessed Value	0.018815833
Est Fair Mkt Land	35,200	Est Fair Mkt Improvement	155,200	Total Est Fair Mkt.	190,400	Est Fair Mkt Woodland	0	School Taxes reduced by school levy tax credit	432.75	Rate (Does NOT reflect credit)	
A Star in this box means unpaid prior year taxes											
Net Assessed Value											0.018815833
Taxing Jurisdiction											
	2016	2017	2016	2017	% Tax Change	Net Property Tax	3,246.54				
	Est. State Aids	Est. State Aids	Net Tax	Net Tax		Refuse/Cabbage	128.00				
	Allocated Tax Dist	Allocated Tax Dist									
STATE OF WISCONSIN	0.00	0.00	31.89	0.00	-100.00						
La Crosse County	269,640.00	265,219.00	753.72	738.00	-2.10						
Local Municipality	277,506.00	298,393.00	650.03	670.02	3.10						
LA CROSSE SCHOOL	4,000,439.00	3,976,217.00	1,841.15	1,762.37	-4.30						
WTC	469,225.00	485,569.00	294.71	291.72	-1.00						
		Total	3,571.50	3,462.11	-3.10						
		First Dollar Credit	79.79	78.39	-1.80						
		Lottery Credit	150.04	137.18	-8.60						
		Net Property Tax	3,341.67	3,246.54	-2.80						

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Year Applied to Property	Increase Ends

On or prior to 01/31/18

Make Check Payable to:
Shelby Treasurer Carroll Vizecky
2800 WARD AVE
LA CROSSE WI 54601

After 01/31/18

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

Total Due For Full Payment

Pay By 01/31/18 3,374.54

Installment Options

DUE DATE	AMOUNT
01/31/18	1,682.68
07/31/18	1,691.86

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).

Taxing Jurisdiction:

While this property tax bill shows 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; Wisconsin's 2017-19 State budget (2017 Wisconsin Act 59), eliminated the forestation state tax, thereby reducing the 2017 property tax amount to \$0. 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



For more information, contact:

Karl Green

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La Crosse County UW-Extension
(608) 785-9763 | <http://lacrosse.uwex.edu>

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