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

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.

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).

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).

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.

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).

For more information, contact:
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