

**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, Calumet County services, Technical College, and the State of Wisconsin Conservation Fund (State Forestation Tax). This total is composed of your land and improvements (house, garage, out-buildings, etc.)

**Average Assessment Ratio:** This number represents the municipal average assessed value of all taxable property when compared to the estimated fair market value of all taxable property (in the municipality your property is located). This value multiplied by Total Est. Fair Market value should equal the total assessed value

**Estimated Fair Market Land**  
The market of most land is based on resale value of the land with the exception of agricultural land which is assessed based on the ability of the land to produce. If you have assessed agricultural land, your bill will show a zero value for market value.

**Total 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) in your municipality during the past year. As with the assessed value box, this is divided up between land/lot and improvements.

**EXAMPLE  
STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2006  
CALUMET COUNTY**

Illustrates percentage change between current and previous year tax rolls for each taxing jurisdiction on your bill.

**Land Value vs. Improvements Value:**

Your property parcel is divided into your lot/land, and your improvements (house, garages, outbuildings, etc.)

**Taxing Jurisdiction:** There are five (5) main taxing jurisdictions in Calumet County: State of Wisconsin, County, Technical College, the local municipality in which your property is located, and School District. Some properties may lie in "special taxing jurisdiction" such as lake, sanitary or fire districts. If so, a portion of your property tax is also shared by this special district.

Assessed Value - Land	Assessed Value - Improvements	Total Assessed Value	Avg. Assessment Ratio	Est. Fair Mkt.-Land	Est. Fair Mkt.-Impr.	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means unpaid prior year taxes.
34,200	71,600	105,800	.997393	34,289	71,787	106,076	
	2005 - Est. State Aids Allocated Tax Dist.	2006 Est. State Aids Allocated Tax Dist.	2005 Net Tax	2006 Net Tax	% Tax Change	Net Property Tax: \$1,891.12	
Taxing Jurisdiction						If your community has a special charge, "refuse," for example, it will be listed here and included with your tax bill.	
STATE TAX-179			19.38	18.40	5.06-	TOTAL DUE - Full Payment Pay this amount: \$1,891.12 By January 31, 2007	
CAL CO TAX-179	78,011	69,035	485.07	476.76	1.71-		
FVTC-1200-179	51,716	48,476	175.63	175.59	.02-		
VL SHER TAX	98,437	100,818	530.78	584.81	10.18		
KAUK SCHL-179	1,794,300	1,727,529	808.65	724.63	10.39-		
TOTAL	2,022,464	1,945,858	2,019.51	1,980.19	1.95-	WARNING: If not paid by due dates, installment option is lost and total tax is delinquent, subject to interest and applicable penalty (see reverse).	
	Lottery and Gaming Credit		79.85	89.07			
	Net Property		1,939.66	1,891.12	2.50-		
School taxes reduced by school levy tax credit.	\$79.96	IMPORTANT: Be sure the description below covers your property. This description is for the property tax bill only and may not be a full legal description.		Net Assessed Value Rate (Does NOT reflect lottery credit)		\$18.716380	
				1st INSTALLMENT	2nd INSTALLMENT		
				\$901.04	\$990.08		
				DUE JAN. 31, 2007	DUE JULY 31, 2007		

**School Tax Levy Credit:** A State of Wisconsin "shared revenue" program, distributed to municipalities based on their share of statewide school levies.

**Lottery/Gaming Credit:** Property that is used as an owners primary residence qualifies for this credit, which comes from state lottery revenues, on-track betting and bingo facilities.

Percent change of total tax bill before and after lottery credit.

This insert was created by Calumet County UW-Extension.



For more information, contact:  
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**Please note !!!**  
Installment payments made after January 31st should go to the County Treasurer, not your local municipality!