

**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.

**EXAMPLE**  
**STATE OF WISCONSIN**  
**PROPERTY TAX BILL FOR 2008**  
**CALUMET COUNTY**

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

**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.

**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.

**First Dollar Credit** goes to all parcels with an assessed value over \$3,900 AND has an improvement value on the parcel.

**School Tax Levy Credit:** 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.

Assessed Value - Land	Assessed Value - Improvements	Total Assessed Value	2007		2008		Net Property Tax	% Tax Change
			Est. State Aids Allocated Tax Dist.	Net Tax	Est. State Aids Allocated Tax Dist.	Net Tax		
10,000	61,900	71,900	2007	2008	2007	2008		
			HILB SCHI./H-018		50.01	43.46	13.10-	
			STATE TAX-018		13.24	13.71	3.55	
			TN WOOD TAX		176.50	179.06	1.45	
			CAL CO TAX-018		35,226	371.35	4.64	
			FVTC-1200-018		25,799	130.22	4.38	
			HILB SCHI-018		557,913	520.71	5.60	
			<b>TOTAL</b>		<b>768,160</b>	<b>1,264.22</b>	<b>3.80</b>	
			First Dollar Credit:		756,793	1,217.93	31.38	
			Lottery and Gaming Credit:		78.03	72.42	1.80	
			Net Property:		1,139.90	1,160.42		

**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 Property Tax:** \$1,160.42

Pay this amount: **\$1,160.42**  
By January 31, 2009

**TOTAL DUE - Full Payment**

Warning: If not paid by due dates, installment option is lost and total tax is delinquent, subject to interest and applicable penalty.

\*\* There is a 5 day grace period. Payment must be received by Co. Treasurer's office within 5 business days after due date.

Net Assessed Value Rate (Does NOT reflect credits)	\$17.583062
1st INSTALLMENT	\$544.02
2nd INSTALLMENT	\$616.40
DUE JAN. 31.2009	DUE JULY 31.2009

**Please note !!!**

Installment payments made after January 31st should go to the County Treasurer, not your local municipality!

This insert was created by Calumet County UW-Extension.

**UW**  
**Extension**

For more information, contact:  
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