



**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 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	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value	0.017640292
15,900	3,300	19,200	0	86.7551696	Rate (Does NOT reflect credit)	
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woodland	School Taxes reduced by school levy tax credit	A Star in this box means unpaid prior year taxes	
18,300	3,800	22,100	0	43.09		
Taxing Jurisdiction	2016	2017	2016	2017	% Tax Change	Net Property Tax
	Est. State Aids Allocated Tax Dist	Est. State Aids Allocated Tax Dist	Net Tax	Net Tax		266.89
STATE OF WISCONSIN	0.00	0.00	3.58	0.00	-100.00	
La Crosse County	227,548.00	236,630.00	84.71	85.85	1.30	
Local Municipality	168,087.00	178,384.00	28.00	28.11	0.40	
HOLMEN SCHOOL	7,402,240.00	7,774,820.00	197.42	190.80	-3.40	
WTC	395,977.00	433,228.00	33.12	33.93	2.40	
		<b>Total</b>	<b>346.83</b>	<b>338.69</b>	<b>-2.30</b>	
		<b>First Dollar Credit</b>	75.05	71.80	-4.30	
		<b>Lottery Credit</b>	0.00	0.00	0.00	
		<b>Net Property Tax</b>	<b>271.78</b>	<b>266.89</b>	<b>-1.80</b>	

**FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases**

Taxing Jurisdiction	Total Additional Taxes	Applied to Property	Year Increase Ends
HOLMEN SCHOOL RF3615	\$153,593.00	\$8.87	2019
HOLMEN SCHOOL RF4204	\$211,044.00	\$12.19	2018
HOLMEN SCHOOL RF4211	\$266,143.00	\$15.38	2019

<b>On or prior to 01/31/18</b>	<b>Total Due For Full Payment</b>						
Make Check Payable to: Town of Holland Treasurer W7937 COUNTY ROAD MH HOLMEN WI 54636	<b>Pay By 01/31/18 266.89</b>						
<b>After 01/31/18</b>	<b>Installment Options</b>						
Make Check Payable to: LaCrosse County Treasurer 212 6TH ST N LA CROSSE WI 54601	<table border="1"> <thead> <tr> <th>DUE DATE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>01/31/18</td> <td>133.45</td> </tr> <tr> <td>07/31/18</td> <td>133.44</td> </tr> </tbody> </table>	DUE DATE	AMOUNT	01/31/18	133.45	07/31/18	133.44
DUE DATE	AMOUNT						
01/31/18	133.45						
07/31/18	133.44						
	<b>WARNING:</b> If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty. <b>Failure to pay on time. See reverse.</b>						

**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.



For more information, contact:  
**Karl Green**  
Community Resource Development Educator  
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