

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2015
 CITY OF BLACK RIVER FALLS
 JACKSON COUNTY

OWNER, JOHN C.

BILL NUMBER: 123456

IMPORTANT: - Correspondence should refer to parcel number.
 See reverse side for important information.
 - Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

123/456 789/012 345/678
 SEC 99, T 88 N, R 09 W, NE¼ of SE¼
 PLAT: N/A-NOT AVAILABLE
 LOT 99 & S1/2 OF LOT 98 UPWARD
 HEIGHTS BEING PART OF SWNE

JOHN C. OWNER
 JANE C. CO-OWNER
 123 ANYWHERE DR
 BLACK RIVER FALLS WI 54615

Property Address: 123 ANYWHERE DR

Parcel #: 206-9999.0000
 Alt. Parcel #:

2. Assessed Value Land 23,900	3. Ass'd. Value Improvements 183,200	4. Total Assessed Value 207,100	5. Ave. Assmt. Ratio 1.0190	Net Assessed Value Rate (Does NOT reflect credits) 10.0.024476318
Est. Fair Mkt. Land 23,500	Est. Fair Mkt. Improvements 179,800	6. Total Est. Fair Mkt. 203,300	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes 7.	School taxes reduced by school levy tax credit 8. \$ 290.97

1. Taxing Jurisdiction	2014 Est. State Aids Allocated Tax Dist.	2015 Est. State Aids Allocated Tax Dist.	2014 Net Tax	9. 2015 Net Tax	% Tax Change
STATE OF WISCONSIN			33.25	34.49	3.7%
JACKSON COUNTY	251,077	253,883	1,321.51	1,327.46	0.5%
CITY OF BLACK RIVER FALLS	864,621	859,931	1,750.46	1,757.25	0.4%
BK RIVER FLS SD0476	3,013,015	3,112,390	1,663.46	1,629.28	-2.1%
VOC DIST-LA CROSSE	76,250	269,362	312.09	320.57	2.7%
Total	4,204,963	4,495,566	5,080.77	5,069.05	-0.2%
	First Dollar Credit		63.61	61.42	-3.4%
	Lottery & Gaming Credit		107.65	99.21	-7.8%
	Net Property Tax		4,909.51	4,908.42	

Make Check Payable to: BRF CLERK/TREASURER CITY OF BLACK RIVER FALLS 101 SOUTH 2ND ST BLACK RIVER FALLS WI 54615 715-284-5514	Full Payment Due On or Before January 31, 2016 13. \$4,908.42	Net Property Tax 4,908.42 16. Any Special assessments or delinquent charges due are added here.
	Or First Installment Due On or Before January 31, 2016 \$2,404.61	
And Second Installment Due On or Before July 31, 2016 14. \$2,503.81		
And Second Installment Payment Payable To JACKSON COUNTY TREASURER JO ANNE FORSTING- XXXXXXXX 307 MAIN ST BLACK RIVER FALLS WI 54615		

To receive receipt, enclose a self-addressed stamped envelope with payment stub.
PLEASE RETURN LOWER PORTION WITH REMITTANCE

FOR TREASURERS USE ONLY

PAYMENT _____

BALANCE _____

DATE _____

TOTAL DUE FOR FULL PAYMENT
 Pay By January 31, 2016
 ▶ \$ 4,908.42

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.

PA-6992 (R. 8-14)

BRF CLERK/TREASURER
 CITY OF BLACK RIVER FALLS
 101 SOUTH 2ND ST
 BLACK RIVER FALLS WI 54615

REAL ESTATE PROPERTY TAX BILL FOR 2015
 Bill #: 123456
 Parcel #: 206-9999.0000
 Alt. Parcel #:

Total Due For Full Payment	\$4,908.42
Pay to Local Treasurer By Jan 31, 2016	

Check For Billing Address Change.

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer \$2,404.61 BY January 31, 2016	2ND INSTALLMENT Pay to County Treasurer \$2,503.81 BY July 31, 2016
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JOHN C. OWNER
 JANE C. CO-OWNER
 123 ANYWHERE DR
 BLACK RIVER FALLS WI 54615

FOR TREASURERS USE ONLY

PAYMENT _____

BALANCE _____

DATE _____

EXPLANATION OF YOUR TAX BILL

1. Breakdown of each Taxing jurisdiction. State – County – Municipality – School District(s) – Technical College
2. Assessed Value of Land on this parcel.
3. Assessed Value of Improvements. (Any structure on the property, such as house, garage, shed, etc.)
4. Total Assessed Value of Land and Improvements.
5. Municipality's Total Assessed Value divided by State Equalized value = Average Assessment Ratio (as a %). This figure comes from the WI DOR – Aggregate Ratios.
6. A value estimate made by dividing this parcel's total assessed value by the average assessment ratio. $\$207,100 \div 1.0190 = \$203,300$ (rounded up)
7. Indicator that delinquent taxes are due on this property.
8. Amount from State for School Levy Tax Credit to reduce each tax bill.
9. Gross tax due for current year to each tax jurisdiction. For comparison, the previous year's taxes are listed with percentage change
10. The Net Assessed Value Rate or Mill Rate before credits.
11. Total Assessed Value multiplied by the Net Assessment Value Rate. $\#4 \times \#10 = \#11$ ($\$207,100 \times .024476318 = \$5,069.05$)
12. Lottery & First Dollar Credit amounts from State.
13. Net property tax due – payable to the Municipality by January 31st for the 1st installment or the full payment.
14. 2nd Installment due by July 31st – payable to the Jackson County Treasurer.
15. 1st Installment is less if you are receiving the Lottery Credit.
16. Any Special Assessments or Delinquent Charges due from the municipality will appear here.