

SAMPLE REAL ESTATE PROPERTY TAX BILLFor questions on your Tax Bill, please contact [La Crosse County Treasurer's Office](#) (Ph: 608-785-9711)**ASSESSED VALUE/LAND IMPROVEMENTS:**

Your property 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.

AVERAGE 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).

ESTIMATED FAIR MARKET:

The estimated value calculated by the Wisconsin Department of Revenue, based on "arm's length sales" (sales between a willing buyer and a seller) during the past year. As with the assessed value box, this is divided up between land & improvements.

TOTAL ASSESSED VALUE:

This is the dollar value your municipal 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 tech colleges, etc. As you can see, it is a sum of your land value and improvement value.

TAXING JURISDICTION:

There are 4 main taxing jurisdictions in Wisconsin Counties – County, School District, Local Technical College (WTC), & the Local Municipality. Some properties may fall within "Special purpose districts" such as a lake district or sanitary district. If so, a portion of your property tax is also shared by this district.



Local Government Education
DIVISION OF EXTENSION
UNIVERSITY OF WISCONSIN-MADISON

Assessed Value Land	Ass'd. Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect credits)	
22,000	76,900	98,900	98.9000000		.017243455
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	☐ A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	185.01
22,250	77,750	100,000			

	2024	2025	2024	2025	
Taxing Jurisdiction	Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	Net Tax	Net Tax	% Tax Change
AMERICA CO					3.3%
VILLAGE OF BADGER	16,632	17,466	317.60	328.20	.02%
SCH. DIST. #3150	116,684	117,737	183.29	183.32	-2.6%
TECH. COLLEGE #56	659,459	569,823	1,220.87	1,188.45	15.4%
	20,283	22,326	150.06	173.21	
Total	813,058	727,352	1,889.09	1,890.38	.01%
	First Dollar Credit		79.76	74.64	-6.4%
	Lottery & Gaming Credit		105.56	121.08	14.7%
	Net Property Tax		1,703.77	1,694.66	-0.5%

Make Check Payable to:	Full PaymentDueOnOrBeforeJanuary 31	Net Property Tax	\$1,694.66
JANE DOE	\$ 2,053.68		
TREASURER, VILLAGE OF BADGER RR 9, PO BOX 6890 BADGER WI 58425	Or First InstallmentDueOnOr Before January 31	GARBAGE	359.02
	\$ 1,206.35		
Second Installment Payment Payable To:	And SecondInstallmentDueOnOr Before July 31		
JOHN SMITH, COUNTY TREASURER AMERICA COUNTY COURTHOUSE BADGER WI 58425	\$ 847.33		

FOR INFORMATIONAL PURPOSES ONLY – Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes Applied to Property	Year Increase Ends
AMERICA CO	16,632	2025
SCH. DIST. #3150	116,684	2025
TECH. COLLEGE #56	659,459	2025
	20,283	2025
Total	813,058	2025

BILL AND SUE HOMEOWNER
PO Box 123
BADGER WI 58425

☐ Check For Billing Address Change

TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2026

▶ \$ 2,053.68

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.

NET ASSESSED VALUE RATE:

This is the combined mill rate off all the taxing jurisdictions and applied to your Total Assessed Value. The product of these two values equals your total tax before the lottery credit.

RECENTLY PASSED REFERENDA:

Per Wisconsin Act 55 (2015), State of Wisconsin Requires any recent referenda passed to be listed on your property tax bill.

PAYING YOUR TAX BILL:

Your tax due is stated in the total due box.

You have two payment options:

1. Pay in full by January 31; or
2. Two payments – one by January 31st and the second by July 31st.

-Use the provided payment slips to make the correct tax payment by mail, or directly to the La Crosse county treasurer. **Note:** if the payment is not made by the due date, the installment option is no longer available, and other penalties apply as described.

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

SEC 31, T 17 N, R 06 W, NE 1/4 OF SE 1/4
CERTIFIED SURVEY MAP NO. 186 VOL 1
DCC NO. 9-2625 LOTS 10 & 11P NW 1/4
BEG NE COR S029ME 936.12FT S89D52KW
150FT N1049MW 246.12FT TO N LN

FOR INFORMATIONAL PURPOSES ONLY – Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes Applied to Property	Year Increase Ends
WEST SALEM SCHOOL	281,830.15	2036
WEST SALEM SCHOOL	516,857.88	2046
Total	798,688.03	2046

Net Assessed Value Rate
(Does NOT reflect credits)

0.016950861

RETAIN THIS PORTION AS YOUR COPY

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

▶ \$ 10,196.26

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.

Installments may be paid as follows:

4445.80 DUE BY 01/31/2026

5203.46 DUE BY 07/31/2026

PAY 1ST INSTALLMENT OF:

\$4,995.80

By January 31, 2026

AND PAY 2ND INSTALLMENT OF:

\$5,200.46

By July 31, 2026

OR PAY FULL AMOUNT OF:

\$10,196.26

By January 31, 2026

Amount Enclosed: \$

Make Check Payable and Mail to:

TOWN OF HAMILTON TREASURER
15281 STATE ROAD 108
WEST SALEM WI 54669
608-786-4439

2025 Real Estate Property Bill #

79332

Parcel #

07-0109-010

Alt. Parcel #

48607

THEIRN JOINT REVOCABLE TRUST, DANIEL A

Include This Stub With Your Payment



Amount Enclosed: \$

Make Check Payable and Mail to:

COUNTY TREASURER
AMY L. TWITCHELL
212 6TH STREET
LA CROSSE WI 54601
608-785-9711

2025 Real Estate Property Bill #

79332

Parcel #

07-0109-010

Alt. Parcel #

48607

THEIRN JOINT REVOCABLE TRUST, DANIEL A

Include This Stub With Your Payment



Amount Enclosed: \$

Make Check Payable and Mail to:

TOWN OF HAMILTON TREASURER
15281 STATE ROAD 108
WEST SALEM WI 54669
608-786-4439

2025 Real Estate Property Bill #

79332

Parcel #

07-0109-010

Alt. Parcel #

48607

THEIRN JOINT REVOCABLE TRUST, DANIEL A

Include This Stub With Your Payment

