

Ass'd Value Land: Value of your land (property) only .

Ass'd Value Improve: Value of your improvements, i.e. house, garage, outbuildings, etc.

Total Assessed Value: This is the \$ value your municipality's assessor has determined for your property. **This is the value used to calculate the total property tax.**

Total Estimated Fair Market: The estimated fair market value calculated by the WI Dept. of Revenue based on "Arms Length Sales" in your municipality during the past year. This is also divided up between land and improvements.

715-834-3257
JANELLE L HENNING
5750 OLD TOWN HALL RD
EAU CLAIRE, WI 54701-8948

Example
Real Estate Tax Bill For 2008
TOWN OF WASHINGTON
COUNTY OF EAU CLAIRE
STATE OF WISCONSIN

John Doe
024-XXXX-XX-XXXX
2008302981

Correspondence should refer to tax number.
See reverse side for important information.

Ass'd Value Land	Ass'd Value Improve	Total Ass'd Value	Avg. Assm't Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improve	Total Est. Fair Mkt.
39,000	112,000	151,000	0.9701	40,200	115,400	155,600
TAXING JURISDICTION		Est. State Aids Allocated to Tax District		2007 NET TAX	2008 NET TAX	% TAX CHG
STATE	0	0		26.32	26.41	0.34
COUNTY	434,335	431,855		598.48	589.50	-1.50
TOWN OF WASHINGTON	354,737	357,088		347.14	348.87	0.50
SCHL-FALL CRK	907,607	883,046		1,170.83	1,168.04 *	-0.24
CVTC	329,871	296,479		244.23	246.27	0.84
TOTALS	2,026,550	1,968,468		2,387.00	2,379.09	-0.33
	First Dollar Credit			0.00	-36.00	
	Lottery & Gaming Credit			-93.27	-83.07	
Net 2008 county tax reduced by county sales tax credit	192.15			2,293.73	2,260.02	-1.47
Net 2008 school tax reduced by school levy tax credit	268.60*					
	NET ASSESSED VALUE RATE (Does not reflect credits)		0.015755550			
				TOTALS		2,268.02
TOTAL DUE FOR FULL PAYMENT						
PAY BY January 31, 2009 TO LOCAL TREASURER						
\$ 2,268.02						
WARNING: If not paid by due date, installment option is lost and total tax is delinquent and subject to interest and if applicable, penalty. SEE REVERSE SIDE.						
Or PAY 1st INSTALLMENT by January 31, 2009 TO LOCAL TREASURER			Or PAY 2nd INSTALLMENT by July 31, 2009 TO COUNTY TREASURER			
\$ 1,096.48			\$ 1,171.54			

Taxing Jurisdiction: There are five main taxing jurisdictions: State of WI, EC County, CVTC, School District, and Town of Washington. Some properties may lie in a "special taxing jurisdiction", i.e. Lake Altoona Rehabilitation District.

Ave. Assm't Ratio: The municipal average assessed value of all taxable property compared to the estimated fair market value of all taxable property.

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

First Dollar & Lottery Credit: The First Dollar Credit is a credit from the State of WI. It may only exist for the 2008 tax year. The Lottery/Gaming Credit comes from state lottery revenues, on-track betting & bingo facilities.

Net Assessed Value Rate: The mill rate of all the taxing jurisdictions list above applied to your Total Assessed Value. The product of these two values equals your Gross Property Tax. (Taxes before the Lottery and First Dollar Credit is applied.)

PLEASE NOTE! 1st Installments and/or full payments are due to the Town of Washington Treasurer. Installments made after January 31st should go to the Eau Claire County Treasurer.