

NEED HELP UNDERSTANDING YOUR TAX BILL? THIS RESOURCE WAS DESIGNED TO HELP YOU WADE THROUGH ALL THE NUMBERS.

Total Assessed Value: This is the dollar 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, Sauk County services, Technical College, and the State of Wisconsin Conservation Fund. (State Forestation Tax). It is broken up between land and improvements (house, garage, out-buildings, etc.)

Land Value vs. Improvement Value: Your property parcel is divided into your lot/land and your improvements (House, garages, out-buildings, etc.) They are taxed at the same rate, although the values are likely different.

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 & improvements.

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.

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

Net Assessed Value Rate: This is the combined mill rate of 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. (Ex. \$179,800 x 0.01632570 = \$2935.36)

ASSESSED VALUE LAND 20,400	ASSESSED VALUE IMPROVEMENTS 159,400	TOTAL ASSESSED VALUE 179,800	AVERAGE ASSMT. RATIO 1.011811499	NET ASSESSED VALUE RATE 0.01632570 (Does NOT reflect credits)	NET PROPERTY TAX 2666.56
ESTIMATED FAIR MARKET VALUE LAND 20,200	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 157,500	TOTAL ESTIMATED FAIR MARKET VALUE 177,700	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 233.70	RECYCLING & GARBAGE 166.68
TAXING JURISDICTION	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2023 NET TAX	2024 NET TAX	% TAX CHANGE
Sauk County	285,224	291,393	592.09	544.50	-8.0%
City of Reedsburg	1,709,410	1,729,768	1,311.45	1,268.01	-3.3%
MATC	10,106,911	557,373	119.63	112.64	-5.8%
Reedsburg Schools	550,244	10,036,764	1,036.53	1,010.21	-2.5%
TOTAL	12,651,789	12,615,298	3,059.70	2,935.36	-4.1%
FIRST DOLLAR CREDIT			-63.00	-63.70	1.1%
LOTTERY AND GAMING CREDIT			-234.50	-205.10	-12.5%
NET PROPERTY TAX			2,762.20	2,666.56	-3.5%

First Dollar Credit: provides direct property tax relief as a credit for Wisconsin property owners on their property tax bill.

Special Charges: are listed here. Not all municipalities will have special Charges. (Examples are Garbage & Recycling, Water Sewer, etc.)

TOTAL DUE: \$2,833.24
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2025

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.

Taxing Jurisdiction: There are (4) main taxing jurisdictions in Sauk County: County, School District, Technical College, and the local municipality where your property is located. Some properties may lie in a "special taxing jurisdiction" such as a lake district or sanitary district. If so, a portion of your property tax is shared by this special district.

Lottery/Gaming Credit: Property that is used as an owner's primary residence qualifies for this credit, which comes from state lottery revenues, on track betting & bingo facilities.

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

For more information contact the Sauk County Treasurer's Office at (608) 355-3275.

