

**IF YOUR TAXES WENT UP:** Compare last year's tax bill (2017) with this year's (2018) tax bill.

**FIRST:** Look at the Assessed Value. If the Assessed Value stayed the same, that is not a factor. If the Assessed Value went up, then that would be a factor in increased taxes. In this example, the Assessed Value stayed the same between 2017 & 2018 (\$140,500).

**SECOND:** If the Assessed Value is the same, then look at the "Net Assessed Value Rate," also known as the Mill Rate. The Mill Rate is made up of everyone's Levy (or Budget). If the County, Township or School District increases their Levy, then your taxes will go up. You can see the % TAX CHANGE in the right column, which will show you the increase or decrease, if any. If the Mill Rate went up, then this is a factor in the increased Tax Bill. Taxes are calculated as follows: Assessed Value x Mill Rate = Taxes

In the example below, the Mill Rate went up from 0.02450065 to 0.02489980; creating an increase of \$56.08 (before credits). [2018 tax bill: \$140,500 (assessed value) x 0.02489980 (mill rate) = \$3,498.42 (tax before credits)] [2017 tax bill: \$140,500 (assessed value) x 0.02450065(mill rate) = \$3,442.34 (tax before credits)]

**\*\*If you have more questions, please refer to the [2018 Guide for Property Owners](#) on the Department of Revenue's website at [www.revenue.wi.gov](http://www.revenue.wi.gov). This will give more details about Equalization and the Assessment Ratio, which is not calculated by the County\*\***

## 2018 Tax Bill:

ASSESSED VALUE LAND 20,500	ASSESSED VALUE IMPROVEMENTS 120,000	TOTAL ASSESSED VALUE <b>140,500</b>	AVERAGE ASSMT. RATIO 0.944596404	NET ASSESSED VALUE RATE <b>0.02489980</b> <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 3276.39
ESTIMATED FAIR MARKET VALUE LAND 21,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 127,000	TOTAL ESTIMATED FAIR MARKET VALUE 148,700	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 227.12	
TAXING JURISDICTION	2017 EST. STATE AIDS ALLOCATED TAX DIST.	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2017 NET TAX	2018 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	0.00	0.00	
Sauk County	250,788	255,261	644.01	651.28	1.1%
City of Baraboo	2,332,560	2,369,370	1,564.53	1,557.14	-0.5%
Baraboo Schools	9,187,596	9,653,632	1,099.49	1,154.20	5.0%
MATC	722,159	709,342	134.31	135.81	1.1%
<b>TOTAL</b>	<b>12,493,103</b>	<b>12,987,605</b>	<b>3,442.34</b>	<b>3,498.43</b>	<b>1.6%</b>
FIRST DOLLAR CREDIT			-62.92	-64.76	2.9%
LOTTERY AND GAMING CREDIT			-110.11	-157.28	42.8%
<b>NET PROPERTY TAX</b>			<b>3,269.31</b>	<b>3,276.39</b>	<b>0.2%</b>
<b>TOTAL DUE: \$3,276.39</b>					FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY: <b>JANUARY 31, 2019</b>  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.

## 2017 Tax Bill:

ASSESSED VALUE LAND 20,500	ASSESSED VALUE IMPROVEMENTS 120,000	TOTAL ASSESSED VALUE <b>140,500</b>	AVERAGE ASSMT. RATIO 0.988350049	NET ASSESSED VALUE RATE <b>0.02450065</b> <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 3269.31
ESTIMATED FAIR MARKET VALUE LAND 20,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 121,400	TOTAL ESTIMATED FAIR MARKET VALUE 142,100	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 220.11	
TAXING JURISDICTION	2016 EST. STATE AIDS ALLOCATED TAX DIST.	2017 EST. STATE AIDS ALLOCATED TAX DIST.	2016 NET TAX	2017 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	23.20	0.00	-100.0%
Sauk County	227,416	250,788	621.90	644.01	3.6%
City of Baraboo	2,283,596	2,332,560	1,480.86	1,564.53	5.7%
Baraboo Schools	8,824,569	9,187,596	1,014.95	1,099.49	8.3%
MATC	679,202	722,159	132.03	134.31	1.7%
<b>TOTAL</b>	<b>12,014,783</b>	<b>12,493,103</b>	<b>3,272.94</b>	<b>3,442.34</b>	<b>5.2%</b>
FIRST DOLLAR CREDIT			-59.51	-62.92	5.7%
LOTTERY AND GAMING CREDIT			-111.91	-110.11	-1.6%
<b>NET PROPERTY TAX</b>			<b>3,101.52</b>	<b>3,269.31</b>	<b>5.4%</b>
<b>TOTAL DUE: \$3,269.31</b>					FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY: <b>JANUARY 31, 2018</b>  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.