

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.)

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

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.

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.

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

STATE OF WISCONSIN - SAUK COUNTY REAL ESTATE TAX BILL FOR 2006 EXAMPLE

Assessed Value Land	Ass'd Value Improve	Tot Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improve	Tot Est. Fair Mkt.	<input type="checkbox"/> A star in this box means unpaid prior year taxes
36,100	123,000	159,100	.7818	46,175	157,329	203,505	
		2005 Est. State Aids Allocated Tax Dist.	2006 Est. State Aids Allocated Tax Dist.	2005 Net Tax	2006 Net Tax	% Tax Change	NET PROPERTY TAX \$
TAXING JURISDICTION							
STATE				34.92	35.79	2.5%	2,732.95
COUNTY		37,081	38,743	832.34	875.86	5.2%	RECYCLING/GA 100.00
TOWN		80,969	81,864	458.42	460.75	.5%	Special charges are listed here (in this example "Recycling") not all municipalities will have special charges assessed.
BARABOO SCHOOLS		1,096,152	1,160,534	1,298.99	1,195.18	-8.0%	
MATC		21,559	21,679	235.81	247.09	4.8%	
						%	
						%	
						%	
Totals		1,235,761	1,302,820	2,860.48	2,814.67	-1.6%	Total Due FOR FULL PAYMENT
Lottery & Gaming Credit				75.21	81.72	8.7%	\$ 2,832.95
Net Property Tax				2,785.27	2,732.95	-1.9%	BY JANUARY 31, 2007
School taxes reduced by school levy tax credit \$		240.90					Warning: If not paid by due dates, installments option is lost and total tax is delinquent subject to interest (see reverse).
					Net Assessed Value Rate (Does NOT reflect lottery Credit)		
					.01769122		

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

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

Taxing Jurisdiction: There are five (5) main taxing jurisdictions in Sauk County: County, School District, Technical College, the local municipality your property is located, and the State of Wisconsin. 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 also shared by this special district

Net Assessed Value Rate: This is the combined mill rate of all the taxing jurisdictions listed above applied to your Total Assessed Value. The product of these two values equals your Total Tax before the lottery credit is applied (Ex. \$159,100 x 0.01769122 = \$2814.67)

Please note !!!

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

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