

**THIS SHEET EXPLAINS THE TERMS ON YOUR TAX BILL, THIS IS NOT A TAX BILL**

**SAMPLE REAL ESTATE PROPERTY TAX BILL**

For questions on your Real Estate Tax Bill, please contact the [La Crosse County Treasurer's Office](#)

**LAND VALUE VS. IMPROVEMENT VALUE:**

Your property parcel 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 "Arms 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/lot & improvements.

**TOTAL ASSESSED VALUE:**

This is the dollar value your municipalities 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 technical colleges, and the State Forestation Tax. As you can see, it is a sum of your land value and improvements value (houses, garages, etc).

TREASURER  
PO BOX 220  
BANGOR WI 54614

Please inform the treasurer of any address change.

Doe, John  
Doe, Jane  
100 Any St N  
Municipality, WI 55555



QUESTIONS ON YOUR BILL PLEASE CONTACT THE COUNTY TREASURER AT 608-785-9711

**TAXING JURISDICTION:**

There are five (5) main taxing jurisdictions in La Crosse County – County, School District, Local Technical College (WTC), Local Municipality, & the state of Wisconsin.

Some properties may be in "special purpose districts" such as a lake district or sanitary district. If so a portion of your property tax is also shared by this special district

Property Address: 100 Any St N  
STATE OF WISCONSIN REAL ESTATE PROPERTY TAX BILL FOR 2023  
VILLAGE OF BANGOR LA CROSSE COUNTY  
BILL NO. 27392  
Correspondence should refer to parcel number  
PARCEL#: ALT. PARCEL #:

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.
16,800	148,600	165,400	0.8725	19,300	170,300	189,600

A star in this box means unpaid prior year taxes

Taxing Jurisdiction	2022 Est. State Aids Allocated Tax Dist.	2023 Est. State Aids Allocated Tax Dist.	2022 Net Tax	2023 Net Tax	% Tax Change	Gross Property Tax	First Dollar Credit	Lottery Credit	Net Property Tax
STATE OF WISCONSIN				0.00		2,947.86			2,947.86
LA CROSSE COUNTY	52,345	68,160	514.44	527.81	2.6%	-85.70			-85.70
LOCAL MUNICIPALITY	209,105	279,012	746.10	727.71	-2.5%	-318.99			-318.99
BANGOR SCHOOL	1,813,902	1,878,297	1,393.74	1,498.70	7.5%				
WTC	108,146	117,300	191.68	193.64	1.0%				
<b>Total</b>	<b>2,183,498</b>	<b>2,342,769</b>	<b>2,845.96</b>	<b>2,947.86</b>	<b>3.6%</b>		<b>80.76</b>	<b>85.70</b>	<b>2,543.17</b>
							<b>265.09</b>	<b>318.99</b>	
							<b>2,500.11</b>	<b>2,543.17</b>	

School taxes reduced by school levy tax credit \$ 306.44  
**IMPORTANT:** Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.  
 1579509 1577486 ACRES: 0.130  
 SEC 04, T 16 N, R 05 W, NW¼ of SW¼  
 D.J. JAMES ADDITION LOT 9 BLOCK 1

Net Assessed Value Rate (Does NOT reflect credits)  
0.017822629

**TOTAL DUE FOR FULL PAYMENT**  
PAY BY January 31, 2024  
\$ 2,543.17

**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:  
 1112.09 DUE BY 01/31/2024  
 1431.08 DUE BY 07/31/2024

**FOR INFORMATIONAL PURPOSES ONLY**  
 - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
BANGOR SCHOOL	263,406.21	364.32	2025
BANGOR SCHOOL	310,871.43	429.97	2043

RETAIN THIS PORTION AS YOUR COPY  
**SEE REVERSE SIDE FOR IMPORTANT INFORMATION**

**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.

**PAY 1ST INSTALLMENT OF:**  
 \$1,112.09  
 By January 31, 2024

**AND PAY 2ND INSTALLMENT OF:**  
 \$1,431.08  
 By July 31, 2024

**OR PAY FULL AMOUNT OF:**  
 \$2,543.17  
 By January 31, 2024

Amount Enclosed: \$ \_\_\_\_\_  
 Make Check Payable and Mail to:

TREASURER  
PO BOX 220  
BANGOR WI 54614  
608-486-4084  
2023 Real Estate Property Bill # 27392  
Parcel # 13-00220-000  
Alt. Parcel # 19594  
MATHISON, JOSEPH 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  
2023 Real Estate Property Bill # 27392  
Parcel # 13-00220-000  
Alt. Parcel # 19594  
MATHISON, JOSEPH A

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608-486-4084  
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Parcel # 13-00220-000  
Alt. Parcel # 19594  
MATHISON, JOSEPH A

Include This Stub With Your Payment



**PAYING YOUR TAX BILL:**

Your tax due is stated in the Total Due Box. You have two payment option:

1. Pay in full by January 31; or
2. Two payments: one by January 31<sup>st</sup> and the second by July 31<sup>st</sup>.

-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.

PA-6853 (03-15)