Total Assessed Value: This is the $ 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, Monroe County services, Technical College, and the State Forestation Tax. As you can see, it is the sum of your land value, and improvements (house, garage, out-buildings, etc.)

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 Estimated Fair Market Value should be comparable to the Total Assessed Value (since this is your municipality average it may not be exact.)

Net Assessed Value Rate: This is the combined mill rate off 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. $157,700 x 0.017763488= $2,801.30)

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.

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) during the past year. As with the assessed value box, this is divided up between land/lot & improvements.

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect credits)		0.017763488
23,500	134,200	157,700	0.9802			
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	A star in this box means Unpaid Prior Year Taxes.	School taxes reduced by school levy tax credit		$ 259.72
24,000	136,900	160,900				

Taxing Jurisdiction		20XX Est. State Aids Allocated Tax Dist.	20XX Est. State Aids Allocated Tax Dist.	20XX Net Tax	20XX Net Tax	% Tax Change
STATE OF WISCONSIN				25.32	27.89	10.2%
COUNTY OF MONROE		285,756	312,939	932.60	998.16	7.0%
LOCAL MUNICIPALITY		259,087	263,772	175.60	176.30	0.4%
SCHOOL DISTRICT		4,395,460	4,874,772	1,211.36	1,281.04	5.8%
VOCATIONAL SCHOOL		118,022	124,857	285.59	317.91	11.3%
	Total	5,058,325	5,576,340	2,630.47	2,801.30	6.5%
		First Dollar Credit			36.56	
		Lottery & Gaming Credit		97.72	84.36	-13.6%
		Net Property Tax		2,532.75	2,680.38	5.8%

Make Check Payable to:	Full Payment Due On or Before January 31, 20XX	Net Proerty Tax	2,680.38
LOCAL MUNICIPAL TREASURER	$2,680.38		
	Or First Installment Due On or Before January 31, 20XX		
	$1,298.01	TOTAL DUE FOR FULL PAYMENT	
And Second Installment Payment Payable To	And Second Installment Due On or Before July 31, 20XX	Pay by January 31, 20XX	
MONROE COUNTY TREASURER	$1,382.37	▶ $	2,680.38
ADMINISTRATIVE CENTER		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.
202 S K ST - RM 3			
SPARTA WI 54636			

Taxing Jurisdiction: There are five (5) main taxing jurisdictions in Monroe County: County, School District, Technical College, the local municipality your property is located in, and the State of Wisconsin. Some properties may lie 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.

First Dollar Credit: A new tax credit program applied to each taxable property with improvements. First dollar credit is applied equally across all installments. Ex.: $36.56 / 2 installments= $18.28 credit applied per installment.

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

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.