

For more information contact:
 Vilas County Treasurer
 715-479-3609
 or
 treasurer@co.vilas.wi.us

Land Value vs. Improvements 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.

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.)

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.

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, Vilas County Services, Nicolet 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.)

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

Here's an EXAMPLE of how to read your tax bill:

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Average Assmt Ratio	Net Assessed Value Rate (Does NOT Reflect Lottery Credits)	Net Property Tax
20,000	67,000	87,000	1.055149	.00851499	\$ 698.91
Estimated Fair Market Value Land	Estimated Fair Market Value Improvements	Total Estimated Fair Market Value	<input type="checkbox"/> A star in this box means unpaid prior year taxes	School taxes also reduced by school levy tax credit	Special Charges (delinquent water bill), Special Services (snow removal, weed control) or Special Assessments (new water service) would be listed here, if any apply.
19,000	63,500	82,500		\$85.51	
Taxing Jurisdiction	2009 Estimated State Aids Allocated to Tax District	2010 Estimated State Aids Allocated to Tax District	2009 Net Tax	2010 Net Tax	%Tax Change
STATE OF WISCONSIN			15.36	14.05	-8.5%
VILAS COUNTY	85,596	92,189	138.15	134.89	-2.4%
TWN OF *****	200,883	200,088	90.42	101.51	12.3%
SCHOOL DISTRICT	258,012	254,330	381.76	402.92	5.5%
NICOLET VTAE	73,792	71,662	94.64	87.43	-7.6%
Totals	618,283	618,269	720.33	740.80	2.8%
	First Dollar Credit		20.39	41.89	105.4%
	Lottery & Gaming credit		00	00	0%
	Net Tax		113.89	6.49	-94.3%
					Total Due: \$ 698.91
					For full payment pay to local treasurer by January 31, 2010 Warning: if not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable penalty (See reverse)

Pay 1st Installment to:

Municipality

By January 31, 2010

Pay 2nd Installment to:

County Treasurer

By July 31, 2010

Or Pay Full Amount to:

Municipality

By January 31, 2010

Taxing Jurisdiction: There are five (5) main taxing jurisdictions in Vilas County: County, School District, Nicolet Technical College, the local municipality your property is located, 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. \$41.89/2 installments=\$20.95 credit applied per installment.

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.

Net Assessed Value Rate: This is the combined mill rate off 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. \$87,000x.00851499=\$740.80)