

# Sample Property Tax Bill

STATE OF WISCONSIN  
 REAL ESTATE PROPERTY TAX BILL FOR 2023  
 TOWN OF COLOMA  
 WAUSHARA COUNTY

**A**

**B Mill rate**

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements
57,300	40,800	98,100	0.6287	91,100	64,900

Total Est. Fair Mkt. Value  
156,000

Assessed Value  
**00527** means taxes

Taxing Jurisdiction	2022		2023		2022 Net Tax	2023 Net Tax	% Tax Change
	Est. State Aids Allocated Tax Dist.	2022	Est. State Aids Allocated Tax Dist.	2023			
WAUSHARA COUNTY	45,003	796.69	63,863	893.80	796.69	893.80	12.2%
TOWN OF COLOMA	151,951	224.17	195,466	222.58	224.17	222.58	-0.7%
WESTFIELD SCH DIST	635,405	528.69	611,865	677.81	528.69	677.81	28.2%
FOX VALLEY VTAE DIST	122,050	106.46	130,327	119.24	106.46	119.24	8.2%
<b>Total</b>	954,409	1,656.01	1,001,521	1,909.43	1,656.01	1,909.43	15.3%

Gross Property Tax	1,909.43
First Dollar Credit	-47.46
Lottery Credit	
Net Property Tax	1,861.97
LAKE MGT DIST	203.00

**C**

First Dollar Credit  
Lottery & Gaming Credit  
Net Property Tax

\$ 145.35

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

Net Assessed Value Rate  
(Does NOT reflect credits)  
0.019464159

**TOTAL DUE FOR FULL PAYMENT**  
 PAY BY January 31, 2024  
 ▶ \$ 2,064.97  
 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.

**Fair Market Value** **A**

X

**School Mill Rate** **B**

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**School Levy Tax Credit** **C**

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**School Portion of Property Taxes** **D**

Year over Year (YoY) School Levy Distribution by Municipality

	2022-23	2023-24	YoY \$ Change	YoY % Change
Equalized Value (TID-Out)	\$1,439,382,498	\$1,649,226,314	\$209,843,816	14.6%
Total School Tax Levy	\$7,052,268	\$8,696,456	\$1,644,188	23.3%

		2022 District Equalized Value (TID-Out)	Percent Applicable to District	2022-23 School Levy	2023 District Equalized Value (TID-Out)	Percent Applicable to District	2023-24 School Levy	EQ Value YoY % Change	School Levy YoY % Change
<i>indicates above-average change</i>									
01 006	T. Colburn	\$486,102	0.0%	\$2,382	\$563,578	0.0%	\$2,972	15.9%	24.8%
01 012	T. Jackson	\$85,768,706	6.0%	\$420,225	\$97,005,625	5.9%	\$511,516	13.1%	21.7%
01 020	T. New Chester	\$926,368	0.1%	\$4,539	\$1,099,525	0.1%	\$5,798	18.7%	27.7%
01 022	T. New Haven	\$351,420	0.0%	\$1,722	\$392,583	0.0%	\$2,070	11.7%	20.2%
01 028	T. Richfield	\$4,613,499	0.3%	\$22,604	\$5,140,200	0.3%	\$27,105	11.4%	19.9%
39 004	T. Crystal Lake	\$168,452,500	11.7%	\$825,335	\$190,591,600	11.6%	\$1,004,999	13.1%	21.8%
39 006	T. Douglas	\$12,322,629	0.9%	\$60,375	\$13,996,208	0.8%	\$73,803	13.6%	22.2%
39 008	T. Harris	\$99,767,200	6.9%	\$488,810	\$113,961,300	6.9%	\$600,924	14.2%	22.9%
39 016	T. Neshkoro	\$99,576,156	6.9%	\$487,874	\$120,136,700	7.3%	\$633,487	20.6%	29.8%
39 018	T. Newton	\$91,084,900	6.3%	\$446,271	\$102,147,200	6.2%	\$538,627	12.1%	20.7%
39 020	T. Oxford	\$145,852,700	10.1%	\$714,607	\$171,000,500	10.4%	\$901,695	17.2%	26.2%
39 022	T. Packwaukee	\$19,837,219	1.4%	\$97,193	\$24,543,633	1.5%	\$129,420	23.7%	33.2%
39 026	T. Springfield	\$187,406,900	13.0%	\$918,202	\$214,182,100	13.0%	\$1,129,393	14.3%	23.0%
39 028	T. Westfield	\$140,845,300	9.8%	\$690,073	\$161,126,300	9.8%	\$849,627	14.4%	23.1%
39 161	V. Neshkoro	\$30,165,800	2.1%	\$147,798	\$32,669,200	2.0%	\$172,266	8.3%	16.6%
39 165	V. Oxford	\$34,031,000	2.4%	\$166,735	\$41,143,200	2.5%	\$216,950	20.9%	30.1%
39 191	V. Westfield	\$73,787,000	5.1%	\$361,520	\$77,383,300	4.7%	\$408,046	4.9%	12.9%
69 006	T. Coloma	\$136,966,000	9.5%	\$671,066	\$163,415,000	9.9%	\$861,696	19.3%	28.4%
69 008	T. Dakota	\$6,884,554	0.5%	\$33,731	\$7,489,212	0.5%	\$39,491	8.8%	17.1%
69 016	T. Marion	\$50,602,715	3.5%	\$247,928	\$54,715,793	3.3%	\$288,519	8.1%	16.4%
69 026	T. Richford	\$19,003,430	1.3%	\$93,107	\$20,769,557	1.3%	\$109,519	9.3%	17.6%
69 111	V. Coloma	\$30,650,400	2.1%	\$150,172	\$35,754,000	2.2%	\$188,533	16.7%	25.5%

<b>\$1,439,382,498</b>	<b>100.0%</b>	<b>\$7,052,268</b>	<b>\$1,649,226,314</b>	<b>100.0%</b>	<b>\$8,696,456</b>	<b>14.6%</b>	<b>23.3%</b>
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County included: 01 - Adams  
39 - Marquette  
69 - Waushara

**"In addition to changes in the school districts levy and mill rate, the individual taxpayers' school levy impact can change year to year due to changes in assessed value, assessments ratio, resulting fair market value, and the school levy credit."**