

**IF YOUR TAXES WENT UP:** Compare last year's tax bill (2018) with this year's (2019) tax bill.

**FIRST:** Look at the Assessed Value. If the Assessed Value stayed the same, that is not a factor. If the Assessed Value went up, then that would be a factor in increased taxes. In this example, the Assessed Value stayed the same between 2018 & 2019 (\$353,000).

**SECOND:** If the Assessed Value is the same, then look at the "Net Assessed Value Rate," also known as the Mill Rate. The Mill Rate is made up of everyone's Levy (or Budget). If the County, Township or School District increases their Levy, then your taxes will go up. You can see the % TAX CHANGE in the right column, which will show you the increase or decrease, if any. If the Mill Rate went up, then this is a factor in the increased Tax Bill. Taxes are calculated as follows: Assessed Value x Mill Rate = Taxes

In the example below, the Mill Rate went up from 0.01634935 to 0.01680396; creating an increase of \$160.50 (before credits). [2019 tax bill: \$353,000 (assessed value) x 0.01680396 (mill rate) = \$5,931.81 (tax before credits)] [2018 tax bill: \$353,000 (assessed value) x 0.01634935(mill rate) = \$5,771.31 (tax before credits)]

**\*\*If you have more questions, please refer to the [2019 Guide for Property Owners](#) on the Department of Revenue's website at [www.revenue.wi.gov](http://www.revenue.wi.gov). This will give more details about Equalization and the Assessment Ratio, which is not calculated by the County\*\***

## 2019 Tax Bill:

ASSESSED VALUE LAND 57,200	ASSESSED VALUE IMPROVEMENTS 295,800	TOTAL ASSESSED VALUE <b>353,000</b>	AVERAGE ASSMT. RATIO 0.919025449	NET ASSESSED VALUE RATE <b>0.01680396</b> <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 5675.21 RECYCLING & GARBAGE 145.00
ESTIMATED FAIR MARKET VALUE LAND See Reverse, Use Value Assessment		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	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 621.55
TAXING JURISDICTION	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2018 NET TAX	2019 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	0.00	0.00	
Sauk County	36,112	38,287	1,797.71	1,796.73	-0.1%
Town of Fairfield	93,627	101,813	698.58	703.13	0.7%
Baraboo Schools	1,365,733	1,451,899	2,927.96	3,089.58	5.5%
MATC	100,353	98,077	347.06	342.37	-1.4%
<b>TOTAL</b>	<b>1,595,825</b>	<b>1,690,076</b>	<b>5,771.31</b>	<b>5,931.81</b>	<b>2.8%</b>
FIRST DOLLAR CREDIT			-64.76	-67.98	5.0%
LOTTERY AND GAMING CREDIT			-157.28	-188.62	19.9%
NET PROPERTY TAX			5,549.27	5,675.21	2.3%
<b>TOTAL DUE: \$5,820.21</b>					FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY: JANUARY 31, 2020  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.

## 2018 Tax Bill:

ASSESSED VALUE LAND 57,200	ASSESSED VALUE IMPROVEMENTS 295,800	TOTAL ASSESSED VALUE <b>353,000</b>	AVERAGE ASSMT. RATIO 0.930688493	NET ASSESSED VALUE RATE <b>0.01634935</b> <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 5549.27 RECYCLING & GARBAGE 137.00
ESTIMATED FAIR MARKET VALUE LAND See Reverse, Use Value Assessment		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	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 602.04
TAXING JURISDICTION	2017 EST. STATE AIDS ALLOCATED TAX DIST.	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2017 NET TAX	2018 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	0.00	0.00	
Sauk County	34,725	36,112	1,770.31	1,797.71	1.5%
Town of Fairfield	56,503	93,627	701.23	698.58	-0.4%
Baraboo Schools	1,272,175	1,365,733	2,781.37	2,927.96	5.3%
MATC	99,994	100,353	343.15	347.06	1.1%
<b>TOTAL</b>	<b>1,463,397</b>	<b>1,595,825</b>	<b>5,596.06</b>	<b>5,771.31</b>	<b>3.1%</b>
FIRST DOLLAR CREDIT			-62.92	-64.76	2.9%
LOTTERY AND GAMING CREDIT			-110.11	-157.28	42.8%
NET PROPERTY TAX			5,423.03	5,549.27	2.3%
<b>TOTAL DUE: \$5,686.27</b>					FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY: JANUARY 31, 2019  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.