How to Read your Property Tax Bill

Tax bills are mailed annually in mid-December. The following information will help you understand the different sections of the tax statement. The image below shows a tax statement from 2025 from the City of Washburn. Personal information has been removed. Each municipality bill might look a little different, but the same general information is provided. Each **red letter** corresponds to a description on the back page. NOTE: An essential piece of information NOT included on property tax bills is the Mill Rate. (Mill Rate amount is applied to every $1000 in home value.) The School District of Washburn mill rate was $7.62 in 2024-25 and $7.02 in 2025-26, a decrease of $0.60.

CITY OF WASHBURN TREASURER
TAMMY DEMARS

119 N WASHINGTON AVE
PO BOX 638
WASHBURN WI 54891
Phone: (715) 373-6160 Ext 3
Fax: (715) 373-6148

STATE OF WISCONSIN - BAYFIELD COUNTY
REAL ESTATE PROPERTY TAX BILL FOR **2025**

CITY OF WASHBURN

PAYMENTS should reference: **Tax ID: 33734**
DOCUMENT RECORDING, or anything Else should reference:
PIN:
Alternate/Legacy ID:
Ownership

Important: Be sure this covers your property. Note that this description is for tax bills only and may not be a full legal description. See reverse side for important information.

Property Description / Location of Property
Site Address:
Description:

Please include self-addressed, stamped envelope for return receipt.

Assessed Value Land	Improved	Total
B $18,300	**C** $149,100	**D** $167,400

Average Assessment Ratio
E 0.82881

Net Assessed Value Rate
F
(Does NOT reflect lottery or first dollar credit)
0.019651799

Estimated Fair Market Value **G** Land	**H** Improved	**I** Total
$22,100	$179,900	$202,000

An "X" means unpaid prior year taxes. ☐

School taxes reduced by school levy tax credit.
J $210.51

	Real Estate Tax:	3,289.72
	First Dollar Credit:	-63.15
	Lottery Credit:	-189.44
	Net Real Estate Tax:	3,037.13
	Total Due:	**3,037.13**

For payment in full
Pay to CITY OF WASHBURN TREASURER by
January 31, 2026

Warning
If not paid by due dates, installment option is lost and total tax is delinquent and subject to interest and if applicable, penalty. (See reverse)

Taxing Jurisdiction	**Estimated State Aids Allocated Tax District 2024**	**2025**	**Net Tax 2024**	**2025**	**% Tax Change**
COUNTY	66,702	66,058	547.89	679.37	24.0
CITY OF WASHBURN **K**	906,904	953,419	1,279.24	1,357.26	**P** 6.1
SCHL-WASHBURN	1,489,733	1,311,410	1,115.15	1,206.61	8.2
TECHNICAL COLLEGE	102,632	108,726	41.08	46.48	13.1
Totals	**L** 2,565,971	**L** 2,439,613	**M** 2,983.36	**M** 3,289.72	10.3
First Dollar Credit **O**			69.38	63.15	-9.0
Lottery & Gaming Credit **N**			0.00	189.44	100.0
Net Property Tax			2,913.98	3,037.13	4.2

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

Taxing Jurisdiction	Total Addnl Taxes	Total Addnl Taxes Applied to Property	Year Increase Ends
SCHL-WASHBURN	335,117	306.06	2046

Capital Referendum started in 2024

Definition of Terms The following terms are used on tax bills, in this document and in other written material about property taxes.

Assessed Value: The value that is assigned to property by the assessor for the purpose of taxation.

Assessment Ratio: The average assessment ratio is provided by the Wisconsin Department of Revenue and is used in calculating the estimated fair market value shown on tax bills. Assessed value is divided by the average assessment ratio to get the estimated fair market value.

Equalized Value: This is the estimated value of all taxable real and personal property in the district. The value used in the market value, which is the most probable selling price.

Fair Market Value: This is the real market value of a property. In other words, it is the price for which a property would be sold by a willing seller to a willing buyer, under normal market conditions.

Levy: The total amount of property taxes imposed by a taxing jurisdiction.

Taxation District: A city, village, or town. If a city or village lies in more than one county, this is the portion of the city or village which lies within each county.

Taxing Jurisdiction: Any entity authorized by law to levy taxes on property located within its boundaries. This includes the state, the city (or other local government), the county, the school district, and/or the local technical college.

How to Read your Property Tax Bill

A: Referendum/Resolution Reminder: State law requires that the items listed below are displayed on Wisconsin property tax bills for each county, municipality, school district and technical college that has a temporary change in tax levy approved after December 31, 2014, by referendum or resolution (for towns with a population under 3,000). This is not a special assessment for any individual jurisdiction listed on the bill.

B: Assessed Value Land: The value of taxable land, as determined by the assessor for the purpose of taxation.

C: Assessed Value Improvements: The value of taxable buildings, as determined by the assessor for the purpose of taxation.

D: Total Assessed Value: The total value of land and buildings, as determined by the assessor for the purpose of taxation. This figure is the sum of (B) and (C) and it may be higher or lower than the current market value of the property. This is multiplied by the net assessed value rate (tax rate) to determine the amount of tax that each property owner must pay.

E: Average Assessment Ratio: The average assessment ratio is determined by the Wisconsin Department of Revenue and is used in calculating the estimated fair market value shown on the tax bill. The assessed value divided by the average assessment ratio = estimated fair market value. For example, if the assessment of a parcel of land, which sold for $150,000 (fair market value) was $140,000, the assessment ratio is said to be 93% (140,000 divided by 150,000).

F: Net Assessed Value Rate (Tax Rate): The tax rate is determined by dividing the amount of the tax levy — that is, the total amount that is taxed in the entire district — by the total assessed value of all property in the district. The tax rate is then multiplied by the total assessed value to determine the amount of tax that each property owner must pay.

G: Estimated Fair Market Land: This figure is the assessed value land figure (B) divided by the average assessment ratio (E).

H: Estimated Fair Market Improvements: This figure is the assessed value improvements figure (C) divided by the average assessment ratio (E).

I: Total Estimated Fair Market Value: This figure is the sum of the estimated fair market land figure (G) and the estimated fair market improvements figure (H).

J: School Levy Tax Credit: The school levy tax credit is a credit that is paid to municipalities, not the school district. It issues revenues back to the public in an effort to offset property taxes. This credit is automatically applied to all properties that qualify. It is funded using income, sales and excise taxes. Despite the fact that these funds do not go to schools, the state considers these dollars part of its commitment to education. School levy tax credits are distributed based on each municipality's share of statewide levies for school purposes. These amounts are decided based on the value of an individual property as a percentage of the district' s total value.

K: Taxing Jurisdiction: Any entity authorized by law to levy taxes on property located within its boundaries. This includes the state, the city (or other local government), the county, the school district, and/or the local technical college.

L: State Aid: This shows the revenue received from the state for each jurisdiction, for this and the prior year.

M: Information from Prior Years: This shows the taxes due for each jurisdiction. For comparison, the figures for the prior year are listed with the percent change.

N: Net Property Tax: This figure is the total property tax minus the lottery and gaming credit, described below.

O: First Dollar Credit and Lottery and Gaming Credit: Like the School Levy Tax Credit, the First Dollar Credit issues revenues back to the public to offset property taxes. This money does not go to schools, although the state considers it part of its commitment to education. It should be automatically applied to all qualifying properties. The Lottery and Gaming Credit is a property tax credit, which is provided by the State from its lottery and gaming revenues. The lottery and gaming credit is determined in November of each year and depends on the revenue gained from lotteries, pari-mutuel on-track betting, and bingo for the year. In most cases, the credit is applied automatically.

P: Individual's School Levy: The specific portion of your taxes going to the school district, calculated by multiplying your Fair Market Value (I) by the Mill Rate and then subtracting the School Levy Tax Credit (J).

How to calculate your Individual School Levy

Total Est. Fair Market Value x **Mill Rate ÷ $1000** - **School Levy Tax Credit** = **Individual's School Levy (school district portion of net taxes)**

Total Est. Fair Marke