

Assessed Improvements Value: This is the value of any improvements on your property such as garages, outbuildings, homes, etc.

Total Assessed Value: This is the \$ value your municipality's assessor has determined for your property and is comprised of the land and improvement values. This is the value your municipality uses to calculate the total property tax you pay.

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. This value multiplied by the Total Est. Fair Market Value equals the total assessed value.

Estimated Fair Market Value Land: This is determined by the State of Wisconsin and is based on resale value of the land, with the exception of agricultural land which is assessed based on the ability of the land to produce.

Estimated Fair Market Value Improvements: This is determined by the State of Wisconsin and is based on resale value of the improvements.

Total Estimated Fair Market Value: This is calculated by the State, based on "arms length sales" (sales between a willing buyer and seller) in your municipality during the past year. This is the total of the Est. Fair Market Value Land and Improvements.

Assessed Land Value: Your property parcel is divided into your lot/land and your improvements (house, garages, etc). These are taxed at the same rate, although the values are likely different.

Taxing Jurisdiction: These are the jurisdictions in which your property is located and who can assess property taxes on your parcel.

First Dollar Credit: Given to property with a structure regardless of use or value.

Lottery & Gaming Credit: Property used as the owner's primary residence qualifies for this credit, which comes from State lottery revenues, on-track betting and bingo facilities.

School Tax Levy Credit: This is distributed to municipalities based on their share of statewide school levies. This amount is already deducted from the net tax amount.

Voter Approved Temporary Tax Increases: This reflects any voter-approved temporary tax increases and shows the year in which the increase ends. This amount is included in the net tax amount.

Net Assessed Value Rate: this is the net tax rate. Multiply this rate times the total assessed value to get your net tax amount.

% Tax Change: illustrates the percentage change between current and previous year for each taxing jurisdiction.

% Net Change: illustrates the net change of the total tax bill before and after lottery/gaming credits.

Net Tax Amount: this amount is due in full by January 31 unless installment payments are made (see below).

Installment Payments: the first installment must be paid in full and on time to have the installment option.

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2022**

CITY OF GREEN BAY
BROWN COUNTY

BILL NO. SEQ# 21181
Correspondence should refer to parcel number
PARCELS: 22-1234

Property Address: **456 Widget St**

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Avg. Assmnt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.
74,000	0	74,000	0.9548	77,500	0	77,500

2021	2022	2021	2022	% Tax Change
Est. State Aids	Est. State Aids	Net Tax	Net Tax	
20,996,476	21,030,432	614.20	561.06	-8.7%
7,132,654	7,420,438	58.27	51.41	-11.8%
147,850,851	157,043,333	597.16	520.90	-12.8%
2,501,522	2,563,129	285.33	249.08	-12.7%
Total	178,481,503	1,554.96	1,382.45	-11.1%

Gross Property Tax	1,382.45
First Dollar Credit	-0.00
Lottery Credit	-0.00
Net Property Tax	1,382.45

TOTAL DUE FOR FULL PAYMENT
PAY BY **January 31, 2023**
\$ 1,382.45

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.

Installments may be paid as follows:
691.23 DUE BY 01/31/2023
691.22 DUE BY 07/31/2023

Net Assessed Value Rate (Does NOT reflect credits): 0.018681742

FOR INFORMATIONAL PURPOSES ONLY
Voter Approved Temporary Tax Increases
Taxing Jurisdiction: GREEN BAY SCH DIST

Total Additional Taxes: 11,697,967.00
Total Additional Taxes Applied to Property: 99.25
Year Increase Ends: 2027

Taxpayer: 123 Anywhere St, Green Bay, WI 54311

Property Legal Description: 2985420 2917079 ACRES: 0.510

Please note: the mill (tax) rate for each taxing jurisdiction is not printed on the tax bill.

For 2022, the Green Bay Area Public School's mill rate is \$8.00 per \$1,000 of fair market value. This rate is converted to a mill rate based on assessed value, by the municipality, to calculate the gross tax. The gross tax amount is then reduced by the School Levy Credit to get the net tax.