

CALCULATING MY MEL-MIN SCHOOL DISTRICT TAX BILL

Question: Can you explain how our Melrose-Mindoro School District property tax bill is calculated?

Answer: From 2015 to 2016 some property owners saw a change in the Total Estimated Fair Market Value of their property; most people saw an increase while some people saw a decrease in 2016. This will have an effect on how your taxes are calculated.

Please follow these steps using the tax example below.

1. Your Assessed Value (Box A) divided by the Average Assessment Ratio (Box B) equals Total Est. Fair Market Value (Box C).
 - a. $\$94,600 / 0.9287 = \$101,900$
2. Your Estimated Fair Market Value (Box C) multiplied by the 2016 Mel-Min School District total mill rate (.01373) minus your School Levy Tax Credit equals Total Property Tax paid for 2016.
 - a. $\$101,900 \times .01373 - \$180.69 = \$1218.61$ (2016 total Mel-Min taxes paid)

If you want to calculate the tax impact from 2015 to 2016, please follow these steps:

1. Your Estimated Fair Market Value (Box C) multiplied by the 2015 Mel-Min School District total mill rate (.01079) minus your School Levy Tax Credit.
 - a. $\$101,900 \times .01079 - \$180.69 = \$918.81$ would be the total taxes paid if the Mel-Min total mill rate had not changed.

Assessed Value Land 21,800	Ass'd. Value Improvements 72,800	Total Assessed Value A 94,600	Ave. Assmt. Ratio B 0.9287	Net Assessed Value Rate (Does NOT reflect credits) 0.025232098																																																												
Est. Fair Mkt. Land 23,500	Est. Fair Mkt. Improvements 78,400	Total Est. Fair Mkt. C 101,900	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$ 180.69																																																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Taxing Jurisdiction</th> <th style="width: 15%;">2015 Est. State Aids Allocated Tax Dist.</th> <th style="width: 15%;">2016 Est. State Aids Allocated Tax Dist.</th> <th style="width: 15%;">2015 Net Tax</th> <th style="width: 15%;">2016 Net Tax</th> <th style="width: 10%;">% Tax Change</th> </tr> </thead> <tbody> <tr> <td>STATE OF WISCONSIN</td> <td></td> <td></td> <td>16.38</td> <td>17.29</td> <td>5.6%</td> </tr> <tr> <td>JACKSON COUNTY</td> <td>25,097</td> <td>26,327</td> <td>643.47</td> <td>669.37</td> <td>4.0%</td> </tr> <tr> <td>VILLAGE OF MELROSE</td> <td>189,858</td> <td>189,284</td> <td>320.99</td> <td>321.93</td> <td>0.3%</td> </tr> <tr> <td>MELROSE SD 3428</td> <td>398,945</td> <td>408,114</td> <td>861.84</td> <td>1,218.61</td> <td>41.4%</td> </tr> <tr> <td>VOC DIST-LA CROSSE</td> <td>26,627</td> <td>25,493</td> <td>152.27</td> <td>159.75</td> <td>4.9%</td> </tr> <tr> <td style="text-align: right;">Total</td> <td>640,527</td> <td>649,218</td> <td>1,994.95</td> <td>2,386.96</td> <td>19.7%</td> </tr> <tr> <td></td> <td>First Dollar Credit</td> <td></td> <td>70.15</td> <td>92.04</td> <td>31.2%</td> </tr> <tr> <td></td> <td>Lottery & Gaming Credit</td> <td></td> <td>113.32</td> <td>173.09</td> <td>52.7%</td> </tr> <tr> <td></td> <td>Net Property Tax</td> <td></td> <td>1,811.48</td> <td>2,121.83</td> <td>17.1%</td> </tr> </tbody> </table>	Taxing Jurisdiction	2015 Est. State Aids Allocated Tax Dist.	2016 Est. State Aids Allocated Tax Dist.	2015 Net Tax	2016 Net Tax	% Tax Change	STATE OF WISCONSIN			16.38	17.29	5.6%	JACKSON COUNTY	25,097	26,327	643.47	669.37	4.0%	VILLAGE OF MELROSE	189,858	189,284	320.99	321.93	0.3%	MELROSE SD 3428	398,945	408,114	861.84	1,218.61	41.4%	VOC DIST-LA CROSSE	26,627	25,493	152.27	159.75	4.9%	Total	640,527	649,218	1,994.95	2,386.96	19.7%		First Dollar Credit		70.15	92.04	31.2%		Lottery & Gaming Credit		113.32	173.09	52.7%		Net Property Tax		1,811.48	2,121.83	17.1%				
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Make Check Payable to: VILLAGE OF MELROSE JODI ANDERSON, CLERK/TREASURER PO BOX 117 MELROSE WI 54642 608-488-3191	Full Payment Due On or Before January 31, 2017 \$2,121.83	Net Property Tax 2,121.83																																																														
	Or First Installment Due On or Before January 31, 2017 \$974.37																																																															
And Second Installment Payment Payable To JACKSON COUNTY TREASURER JO ANNE FORSTING-LEONARD 307 MAIN ST BLACK RIVER FALLS WI 54615	And Second Installment Due On or Before July 31, 2017 \$1,147.46																																																															
		FOR TREASURERS USE ONLY																																																														
		PAYMENT _____ BALANCE _____ DATE _____																																																														
To receive receipt, enclose a self-addressed stamped envelope with payment.		TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2017 ▶ \$ 2,121.83																																																														
FOR INFORMATIONAL PURPOSES ONLY - Voter Approved Temporary Tax Increases		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.																																																														
Taxing Jurisdiction MELROSE SD 3428	Total Additional Taxes 67,190.05	Total Additional Taxes Applied to Property 300.12	Year Increase Ends 2039	PA-6962 (R. 9-15)																																																												