Explain my taxbill

GIBRALTAR TREASURER
THERESA CAIN-BIERI
PO BOX 850
FISH CREEK WI 54212-0850

Please inform the treasurer of any address change.

TAXPAYER
4097 MAIN ST
FISH CREEK WI 54212

The first installment is always due 1/31 and the second 7/31 each year, paid to the Door County Treasurer

Milrate: Calculated by dividing the tax levy for each taxing jurisdiction (limit set by legislation plus qualified debt service) by the tax base or total assessed value of the municipality.
Taxing Jurisdictions: 4 Main taxing jurisdictions, County, Municipality, Tech School, Local School District

Total Est. Fair Market Value: Estimated value calculated by the Department of Revenue and Assessor based on recent"arm length sales". Total accounts for land and improvements.

Total Assessed Value: This is the dollar value the assessor has determined for your property and the value used to calculate your total property taxes. Total accounts for land and improvements.

Ave. Assessment Ratio: Relationship between the assessed value and the equalized value of all taxable property in the muncipality. When this number is 10% above or below the assessment the muncipality has 5 years to adjust assessments, per Wisconsin state law.

Net assessed value: Combined mill rate of all the taxing jurisdictions, applied to the total assessed value, before credits or aids.

Lottery Tax credit/First dollar credit/school levy credit: Lottery credit offered by the state lottery for primary residence only. First dollar reduction applies to all improved properties. School levy credit is calculated by the state and applies to all taxable property. These credits reduce your taxbill.

Recently passed Referenda: If a referenda was passed it would apper here (County, school district, tech school or the municipality can pass referenda) This amount exceeds the base tax levy for that jurisdiction only with an end year.

Net property tax: Gross Property tax combined for all jurisdictions less state credits or aids.

Property Address
4097 MAIN ST FISH CREEK

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2024
TOWN OF GIBRALTAR
DOOR COUNTY

BILL NO. 12345
Correspondence should refer to parcel number
PARCEL#: 014XXXXXXXX
ALT. PARCEL #: 15 014 XXXXXXXXX

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.
206,200	505,000	711,200	0.8936	230,800	565,100	795,900

☐ A star in this box means unpaid prior year taxes

Taxing Jurisdiction	2023 Est. State Aids Allocated Tax Dist.	2024 Est. State Aids Allocated Tax Dist.	2023 Net Tax	2024 Net Tax	% Tax Change
DOOR COUNTY	182,322	186,207	1,871.68	1,938.19	3.6%
TOWN OF GIBRALTAR	329,222	349,648	1,752.17	1,769.20	1.0%
N.W.T.C.	913,480	923,805	430.54	450.23	4.6%
GIBRALTAR SCHOOL	253,364	241,186	1,577.97	1,646.00	4.3%
Total	1,678,388	1,700,846	5,632.36	5,803.62	3.0%
First Dollar Credit			24.62	23.58	-4.2%
Lottery & Gaming Credit			91.66	75.92	-17.2%
Net Property Tax			5,516.08	5,704.12	3.4%

Gross Property Tax	5,803.62
First Dollar Credit	-23.58
Lottery Credit	-75.92
Net Property Tax	5,704.12

School taxes reduced by school levy tax credit **$ 425.66**

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
XXXXXX XXXXXX XXXXX ACRES: 18.000
SEC 0X, T 30 N, R 2X E, NE¼ of NE¼
LEGAL DESCRIPTION OF PROPERTY

Net Assessed Value Rate (Does NOT reflect credits)
0.008160327

RETAIN THIS PORTION AS YOUR COPY

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TOTAL DUE FOR FULL PAYMENT
PAY BY **January 31, 2025**
▶ **$ 5,704.12**

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.

PA-685/3 (R. 8-15)

Installments may be paid as follows:
2814.10 DUE BY **01/31/2025**
2890.02 DUE BY **07/31/2025**

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
GIBRALTAR SCHOOL	752,866.04	442.58	2038

PAY 1ST INSTALLMENT OF:
$2,814.10
By January 31, 2025

AND PAY 2ND INSTALLMENT OF:
$2,890.02
By July 31, 2025

OR PAY FULL AMOUNT
OF: $5,704.12
By January 31, 2025

Amount Enclosed: $_____
Make Check Payable and Mail to:
DOOR COUNTY TREASURER
RYAN SCHLEY
421 NEBRASKA ST
STURGEON BAY WI 54235
(920) 746-2286
2024 Real Estate Property Bill #
12345
Parcel #
0140xxxxx
Alt. Parcel #
15 014 x xx xx xx x xx xxx

Include This Stub With Your Payment

Amount Enclosed: $_____
Make Check Payable and Mail to:
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RYAN SCHLEY
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STURGEON BAY WI 54235
(920) 746-2286
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W

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