

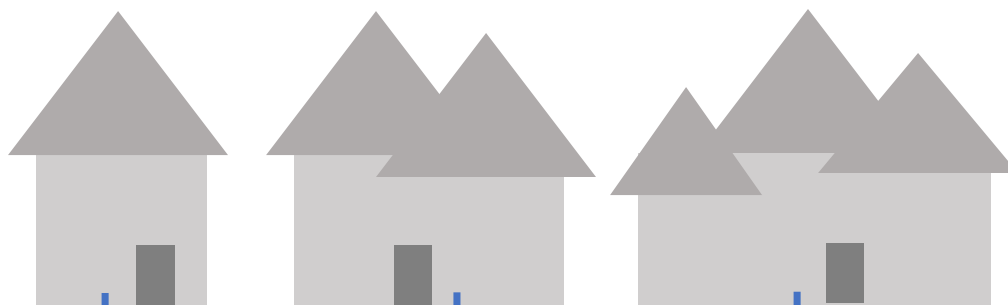


# Assessment & Taxation

Imagine a Village with 3 homes with assessed values as indicated below.

To determine the *Village portion* of tax responsibility of the homes, you need 3 things:

1. Total Assessed Value of the Village
2. Total Cost to Provide Services
3. Tax Rate



1. Assessed Value:

\$200,000

\$250,000

\$350,000

$\$200,000 + \$250,000 + \$350,000 = \$800,000$ ; **Total Assessed Value**

2. Total Cost to Provide Services:

For this imaginary Village of 3 houses, we will use **\$1,200** as the total cost to provide: snow removal, streets, parks, public safety, etc. Property owners pay their share of services through property taxes.

3. Tax Rate:

The tax rate is determined by dividing the Total Cost to Provide Services by the Total Assessed Value of the Village. The result is the portion of tax each property is responsible to pay.

$\$1,200 \div \$800,000 = 0.0015$ ; **Tax Rate**

Village Tax Responsibility by Property:

(does not include other taxing entities, such as the School District)

$\begin{array}{r} \$200,000 \\ \times 0.0015 \\ \hline \$300 \text{ tax bill} \end{array}$

$\begin{array}{r} \$250,000 \\ \times 0.0015 \\ \hline \$375 \text{ tax bill} \end{array}$

$\begin{array}{r} \$350,000 \\ \times 0.0015 \\ \hline \$525 \text{ tax bill} \end{array}$

$\$300 + \$375 + \$525 = \$1,200$ ; **Total Cost to Provide Services**

**!** The Village experiences an Interim Market Update, which results in an average **12% increase in assessed values**. The increase in assessed values **does not necessarily mean an increase in taxes**. Here's how:

1. Assessed Value:

~~\$200,000~~  
\$224,000

~~\$250,000~~  
\$280,000

~~\$350,000~~  
\$392,000

$\$224,000 + \$280,000 + \$392,000 = \$896,000$ ; **Total Assessed Value**

2. Total Cost to Provide Services:

**\$1,200**

3. Tax Rate:

$\$1,200 \div \$896,000 = 0.00133928571$

Village Tax Responsibility by Property:

(does not include other taxing entities, such as the School District)

$\begin{array}{r} \$224,000 \\ \times 0.00133928571 \\ \hline \$300 \text{ tax bill} \end{array}$

$\begin{array}{r} \$280,000 \\ \times 0.00133928571 \\ \hline \$375 \text{ tax bill} \end{array}$


$\begin{array}{r} \$392,000 \\ \times 0.00133928571 \\ \hline \$525 \text{ tax bill} \end{array}$

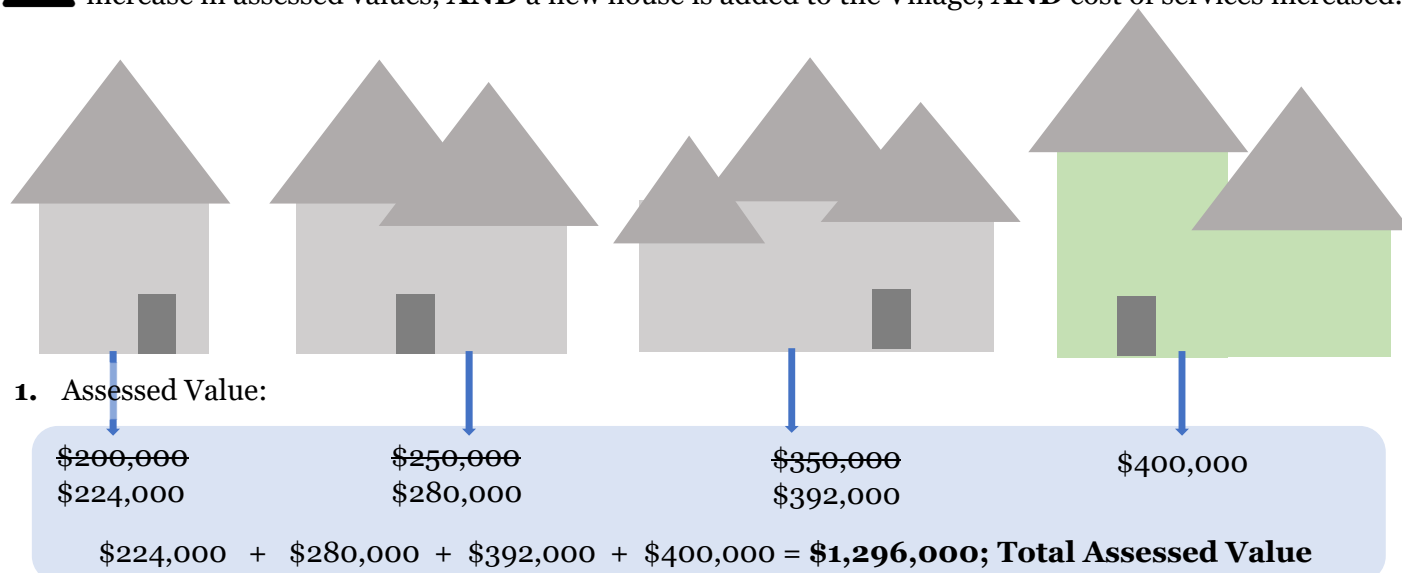
$\$300 + \$375 + \$525 = \$1,200$ ; **Total Cost to Provide Services**

Read on for another example....



# Assessment & Taxation

 In another example, the Village experiences an Interim Market Update, which results in an average 12% increase in assessed values, **AND** a new house is added to the Village, **AND** cost of services increased.



2. Total Cost to Provide Services:

**\$1,400** ↑

3. Tax Rate:

$\$1,400 \div \$1,296,000 = 0.00108024691$

Village Tax Responsibility by Property: (does not include other taxing entities, such as the School District)

\$224,000	\$280,000	\$392,000	\$400,000
x 0.00108024691	x 0.00108024691	x 0.00108024691	x 0.00108024691
\$242 tax bill	\$302 tax bill	\$423 tax bill	\$432 tax bill

$\$242 + \$302 + \$423 + \$432 = \$1,400$ ; **Total Cost to Provide Services**

**Summary: With a 12% increase in Assessed Values, an increase to Total Cost of Services, and the addition of 1 property, the result is a decrease in property tax responsibility.**



Note:

- Property owners can discuss their assessed values with the appraisal company, Associated Appraisal by calling 920-749-1995.
- Visit the Village website for more information on assessments:  
[www.vi.deforest.wi.us/assessor](http://www.vi.deforest.wi.us/assessor)
- Other taxing entities, such as the School District, may impact your tax bill based on the assessed value. For information regarding the latest school referendum, please visit:  
<https://www.deforest.k12.wi.us/district/tax-calculator.cfm>