

# UNDERSTANDING YOUR PROPERTY TAX BILL

2024 Assessment intended to put Assessed Value closer to 100% of Fair Market Value (FMV)  
 2023 Average Assessment Ratio was 0.794542594, or 79.45% of FMV  
 2024 Average Assessment Ratio is 0.969288918, or 96.93% of FMV  
 FMV is calculated as follows: Total Assessed Value/Average Assessment Ratio  
 In the example below, FMV = \$459,100/0.969288918 = \$473,646 FMV

This property's 2023 Assessed Value was \$341,800, a change of 34.32%, higher than the 33% town average

Please inform treasurer of address changes.

|  |  |   |   |   |                                 |                 |
|--|--|---|---|---|---------------------------------|-----------------|
| ASSESSED VALUE<br>LAND<br>117,700              | ASSESSED VALUE<br>IMPROVEMENTS<br>341,400              | <b>TOTAL ASSESSED<br/>VALUE<br/>459,100</b>     | <b>AVERAGE ASSMT.<br/>RATIO<br/>0.969288918</b>                                     | NET ASSESSED<br>VALUE RATE<br>0.00897894<br><small>(Does NOT reflect credits)</small> | <b>NET PROPERTY TAX</b> 3886.50 |                 |
| ESTIMATED FAIR MARKET<br>VALUE LAND<br>121,400 | ESTIMATED FAIR MARKET<br>VALUE IMPROVEMENTS<br>352,200 | TOTAL ESTIMATED<br>FAIR MARKET VALUE<br>473,600 | <input type="checkbox"/> A star in this<br>box means<br>unpaid prior<br>year taxes. | School taxes also reduced<br>by school levy tax credit<br>570.54                      | GARBAGE COLL 168.24             |                 |
| TAXING JURISDICTION                            |  | 2023<br>EST. STATE AIDS<br>ALLOCATED TAX DIST.  | 2024<br>EST. STATE AIDS<br>ALLOCATED TAX DIST.                                      | 2023<br>NET TAX   | 2024<br>NET TAX                 | % TAX<br>CHANGE |
| WASHINGTON COUNTY                              |  | 156,703   | 164,681   | 755.47  | 794.54                          | 5.2%            |
| TOWN OF TRENTON                                |  | 351,422   | 356,117   | 717.65  | 729.90                          | 1.7%            |
| WEST BEND SCHOOL                               |  | 4,251,508                                       | 4,524,565   | 1,669.13  | 2,337.08                        | 40.0%           |
| MOR PARK TECH COLL                             |  | 567,806   | 593,795   | 251.03  | 260.71                          | 3.9%            |
| <b>TOTAL</b>                                   |  | <b>5,327,439</b>                                | <b>5,639,158</b>  | <b>3,393.28</b>   | <b>4,122.23</b>                 | <b>21.5%</b>    |
| <b>FIRST DOLLAR CREDIT</b>                     |  |   |   | <b>-46.76</b>   | <b>-55.86</b>                   | <b>19.5%</b>    |
| <b>LOTTERY AND GAMING CREDIT</b>               |  |   |   | <b>-174.03</b>  | <b>-179.87</b>                  | <b>3.4%</b>     |
| <b>NET PROPERTY TAX</b>                        |  |   |   | <b>3,172.49</b>   | <b>3,886.50</b>                 | <b>22.5%</b>    |

Note the % change in taxes between 2023 to 2024 for each district's levy

West Bend School tax difference between 2023 and 2024 = \$667.95

**TOTAL DUE: \$4,054.74**  
 FOR FULL PAYMENT  
 PAY BY:  
**JANUARY 31, 2025**  
 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.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

| Taxing Jurisdiction | Total Additional Taxes | Total Additional Taxes Applied to Property | Year Increase Ends |
|---------------------|------------------------|--|--------------------|
| WEST BEND SCHOOL    | 869,254                | 483.47                                     | 2045               |
| MOR PARK TECH COLL  | 109,449                | 60.87                                      | 2044               |

On this tax bill, of the total \$667.95 increase in the West Bend School District tax over 2023, \$483.47 is related to the Referendum approved at the November 2024 election

**PAY 1ST INSTALLMENT OF:** \$2,021.74  
**BY JANUARY 31, 2025**  
 AMOUNT ENCLOSED \_\_\_\_\_  
**MAKE CHECK PAYABLE AND MAIL TO:**  
**TOWN OF TRENTON**  
**ATTN TREASURER**  
**1071 STATE HWY 33E**  
**WEST BEND WI 53095**

**PAY 2ND INSTALLMENT OF:** \$2,033.00  
**BY JULY 31, 2025**  
 AMOUNT ENCLOSED \_\_\_\_\_  
**MAKE CHECK PAYABLE AND MAIL TO:**  
**WASHINGTON COUNTY TREASURER**  
**432 E WASHINGTON ST, PO BOX 1986**  
**WEST BEND, WI 53095-7986**

**PAY FULL AMOUNT OF:** \$4,054.74  
**BY JANUARY 31, 2025**  
 AMOUNT ENCLOSED \_\_\_\_\_  
**MAKE CHECK PAYABLE AND MAIL TO:**  
**TOWN OF TRENTON**  
**ATTN TREASURER**  
**1071 STATE HWY 33E**  
**WEST BEND WI 53095**

**Please note where to mail your check!**  
**All payments BEFORE January 31 are paid and mailed to Town of Trenton**  
**AFTER January 31, all payments are paid and mailed to WASHINGTON COUNTY**

# UNDERSTANDING YOUR PROPERTY TAX BILL

2024 Assessment intended to put Assessed Value closer to 100% of Fair Market Value (FMV)  
 2023 Average Assessment Ratio was 0.794542594, or 79.45% of FMV  
 2024 Average Assessment Ratio is 0.969288918, or 96.93% of FMV  
 FMV is calculated as follows: Total Assessed Value/Average Assessment Ratio  
 In the example below, FMV = \$538,800/0.969288918 = \$555,871 FMV

This property's 2023 Assessed Value was \$423,700, a change of 21.7%, lower than the 33% town average

Please inform treasurer of address changes.

|   |   |   |  |   |  |
|---|---|---|--|---|--|
| ASSESSED VALUE<br>LAND<br>165,200           | ASSESSED VALUE<br>IMPROVEMENTS<br>373,600           | <b>TOTAL ASSESSED VALUE</b><br>538,800              | <b>AVERAGE ASSMT. RATIO</b><br>0.969288918                                 | NET ASSESSED VALUE RATE<br>0.00897894<br>(Does NOT reflect credits) | <b>NET PROPERTY TAX</b> 4602.12<br>GARBAGE COLL 168.24 |
| ESTIMATED FAIR MARKET VALUE LAND<br>170,400 | ESTIMATED FAIR MARKET VALUE IMPROVEMENTS<br>385,400 | <b>TOTAL ESTIMATED FAIR MARKET VALUE</b><br>555,800 | <input type="checkbox"/> A star in this box means unpaid prior year taxes. | School taxes also reduced by school levy tax credit<br>669.59       |  |
| TAXING JURISDICTION                         | 2023<br>EST. STATE AIDS<br>ALLOCATED TAX DIST.      | 2024<br>EST. STATE AIDS<br>ALLOCATED TAX DIST.      | 2023<br>NET TAX  | 2024<br>NET TAX   | % TAX<br>CHANGE  |
| WASHINGTON COUNTY                           | 156,703   | 164,681   | 936.49   | 932.48  | -0.4%  |
| TOWN OF TRENTON                             | 351,422   | 356,117   | 889.61   | 856.61  | -3.7%  |
| WEST BEND SCHOOL                            | 4,251,508   | 4,524,565   | 2,069.07   | 2,742.79  | 32.6%  |
| MOR PARK TECH COLL                          | 567,806   | 593,795   | 311.18   | 305.97  | -1.7%  |
| <b>TOTAL</b>                                | <b>5,327,439</b>                                    | <b>5,639,158</b>                                    | <b>4,206.35</b>  | <b>4,837.85</b>   | <b>15.0%</b>   |
| <b>FIRST DOLLAR CREDIT</b>                  |   |   | <b>-46.76</b>  | <b>-55.86</b>   | <b>19.5%</b>   |
| <b>LOTTERY AND GAMING CREDIT</b>            |   |   | <b>-174.03</b>   | <b>-179.87</b>  | <b>3.4%</b>  |
| <b>NET PROPERTY TAX</b>                     |   |   | <b>3,985.56</b>  | <b>4,602.12</b>   | <b>15.5%</b>   |

Note the % change in taxes between 2023 to 2024 for each district's levy

West Bend School tax difference between 2023 and 2024 = \$673.72

**TOTAL DUE: \$4,770.36**  
 FOR FULL PAYMENT  
 PAY BY:  
**JANUARY 31, 2025**  
 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 | Total Additional Taxes | Total Additional Taxes Applied to Property | Year Increase Ends |
|---------------------|------------------------|--|--------------------|
| MOR PARK TECH COLL  | 109,449                | 71.44                                      | 2044               |
| WEST BEND SCHOOL    | 869,254                | 567.40                                     | 2045               |

On this tax bill, of the total \$673.72 increase in the West Bend School District tax over 2023, \$567.40 is related to the Referendum approved at the November 2024 election

PAY 1ST INSTALLMENT OF: \$2,380.36  
 BY JANUARY 31, 2025  
 AMOUNT ENCLOSED \_\_\_\_\_  
 MAKE CHECK PAYABLE AND MAIL TO:  
**TOWN OF TRENTON**  
 ATTN: TREASURER  
 1071 STATE HWY 33E  
 WEST BEND WI 53095

PAY 2ND INSTALLMENT OF: \$2,390.00  
 BY JULY 31, 2025  
 AMOUNT ENCLOSED \_\_\_\_\_  
 MAKE CHECK PAYABLE AND MAIL TO:  
**WASHINGTON COUNTY TREASURER**  
 432 E WASHINGTON ST, PO BOX 1986  
 WEST BEND, WI 53095-7986

PAY FULL AMOUNT OF: \$4,770.36  
 BY JANUARY 31, 2025  
 AMOUNT ENCLOSED \_\_\_\_\_  
 MAKE CHECK PAYABLE AND MAIL TO:  
**TOWN OF TRENTON**  
 ATTN: TREASURER  
 1071 STATE HWY 33E  
 WEST BEND WI 53095

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