

THIS SHEET EXPLAINS THE TERMS ON YOUR TAX BILL, THIS IS NOT A TAX BILL

SAMPLE REAL ESTATE PROPERTY TAX BILL

AVERAGE ASSESSMENT RATIO:

Your property is divided into your lot/land and your improvements (house, garages, outbuildings, etc) & are taxed at the same rate, although the values are likely different.

AVERAGE ASSESSMENT RATIO:

This number represents the municipal average assessed value of all taxable property when compared to the estimated fair market value (in the municipality your property is located). This value multiplied by total estimated fair market value should be comparable to the total assessed value (since this is your municipality average it may not be exact).

Estimated fair market:

The estimated value calculated by the Wisconsin Department of Revenue, based on "arm's length sales" (sales between a willing buyer and a seller) during the past year. As with the assessed value box, this is divided up between land & improvements.

TOTAL ASSESSED VALUE:

This is the dollar value your municipal assessor has determined for your property. This is the value your municipality uses to calculate the total property tax you pay for municipal services, as well as school district costs, county services, local tech colleges, etc. As you can see, it is a sum of your land value and improvement value.

TOWN OF HAMILTON TREASURER
N5281 STATE ROAD 108
WEST SALEM WI 54669

Please inform the treasurer of any address change.



FOR QUESTIONS ON YOUR BILL PLEASE VISIT
WWW.LACROSSECOUNTY.ORG/TAX*

TAXING JURISDICTION:

There are 4 main taxing jurisdictions in La Crosse County – County, School District, Local Technical College (WTC), & the Local Municipality. Some properties may fall within "Special purpose districts" such as a lake district or sanitary district. If so, a portion of your property tax is also shared by this district.

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2025
TOWN OF HAMILTON
LA CROSSE COUNTY

BILL NO. 79382
Correspondence should refer to parcel number
PARCEL#: _____
ALT. PARCEL #: _____

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.
30,900	536,100	617,700	0.6666	121,400	1,35,300	926,700

Taxing Jurisdiction	2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change
LA CROSSE COUNTY	207,727	215,632	2,221.38	2,304.23	3.7%
TOWN OF HAMILTON	233,395	246,334	1,533.87	1,537.05	0.2%
WTC	347,264	344,575	811.89	828.57	2.1%
WEST SALEM SCHOOL	4,515,250	4,646,695	6,042.42	5,800.70	-4.0%
Total	5,303,636	5,453,236	10,609.56	10,470.55	-1.3%

Net Property Tax	First Dollar Credit Lottery & Gaming Credit	Net Property Tax
10,274.58	235.60	10,038.98

Gross Property Tax	First Dollar Credit Lottery Credit	Net Property Tax	OTHER SPECIAL CHARGE:
13,470.55	-62.63	12,907.92	4.23

Net Assessed Value Rate (Does NOT reflect credits)
0.016950861

NET ASSESSED VALUE RATE:

This is the combined mill rate off all the taxing jurisdictions and applied to your Total Assessed Value. The product of these two values equals your total tax before the lottery credit.

RECENTLY PASSED REFERENDA:

Per Wisconsin Act 55 (2015), State of Wisconsin Requires any recent referenda passed to be listed on your property tax bill.

FOR INFORMATIONAL PURPOSES ONLY - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes Applied to Property	Year Increase Ends
WEST SALEM SCHOOL	381,630.15	2036
WEST SALEM SCHOOL	516,657.89	2046

TOTAL DUE FOR FULL PAYMENT
PAY BY **January 31, 2026**

\$ 10,196.26

Warning: If not paid by due dates, installment option is lost and total tax is due in full subject to interest and if applicable penalty.
Failure to pay on time. See reverse.

Installments may be paid as follows:
4445.80 DUE BY 01/31/2026
5200.46 DUE BY 07/31/2026

RETAIN THIS PORTION AS YOUR COPY
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

PAY 1ST INSTALLMENT OF:
\$4,395.80
By January 31, 2026

AND PAY 2ND INSTALLMENT OF:
\$5,200.46
By July 31, 2026

OR PAY FULL AMOUNT OF:
\$10,196.26
By January 31, 2026

PAYING YOUR TAX BILL:

Your tax due is stated in the total due box. You have two payment options:

1. Pay in full by January 31; or
2. Two payments – one by January 31st and the second by July 31st.

-Use the provided payment slips to make the correct tax payment by mail, or directly to the la crosse county treasurer. **Note:** if the payment is not made by the due date, the installment option is no longer available, and other penalties apply as described.

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
TOWN OF HAMILTON TREASURER
N5281 STATE ROAD 108
WEST SALEM WI 54669
608-786-4489
2025 Real Estate Property Bill # 79382
Parcel # _____
Alt. Parcel # _____

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
COUNTY TREASURER
AMY L. TWITCHELL
212 6TH STREET
LA CROSSE WI 54601
608-785-9711
2025 Real Estate Property Bill # 79382
Parcel # _____
Alt. Parcel # _____

Amount Enclosed: \$ _____
Make Check Payable and Mail to:
TOWN OF HAMILTON TREASURER
N5281 STATE ROAD 108
WEST SALEM WI 54669
608-786-4489
2025 Real Estate Property Bill # 79382
Parcel # _____
Alt. Parcel # _____

Include This Stub With Your Payment

Include This Stub With Your Payment

Include This Stub With Your Payment

