



2018 Property Tax Bill - School District Portion

Public Education in Wisconsin is financed heavily by local revenues, which largely consists of school property tax. The school property tax amount for each property is based on the property's market value and the school property tax rate.

The School District of Holmen certified a school property tax rate of 0.010559 or \$10.56 per \$1,000 in fair market property value for both 2017 and 2018 property tax bills. The School District of Holmen did not raise the school tax rate from 2017 to 2018. Likewise, the November 6, 2018 referendum will not increase the school property tax rate in 2019. The District's long-range debt management plan allows this level tax rate even though the District will raise \$23,500,000 in general obligation bonds to construct an addition to and remodeling of portions of Holmen High School.

If the School District of Holmen did not increase the tax rate from 2017 to 2018, why did the school portion of property taxes increase for some people?

This question has come up because people are recalling a statement included in the materials published prior to the 2018, 2017 and 2015 referendums. Those statements read, "...the approval of the referendum will not result in a net increase in the current school property tax rate."

Many variables affect your property tax bill. At the most basic level, your property tax bill amount is determined by multiplying the tax rate by the Total Estimated Fair Market value of your property. As described above the school property tax rate did not change from 2017 to 2018. Therefore, any increase in the school portion of your 2018 taxes is likely caused by an increase in the Total Estimated Fair Market value of the property. To verify this, pull copies of your property tax bill from 2017 and 2018. Compare the 2017 and 2018 Total Estimated Fair Market values. If the value of your property increased, your school property tax amount will increase even though the school tax rate remains the same.

Attached is an example of how the school portion of an individual property's tax bill increased, even though the School District of Holmen did not increase the tax rate from 2017 to 2018. The \$198 school property tax increase (\$2,827 in 2018 vs \$2,629 in 2017) in the example is due to an \$18,500 increase in the 2018 Total Estimated Fair Market Value of the property. An increase in the value of your property is a good thing in many ways. However, it also comes with an increased property tax obligation. The greater your property value, the higher your tax obligation.

Other variables can also affect a tax bill from year to year. If questions remain on the "HOLMEN SCHOOL" portion of your property tax bill, please contact Jay Clark, Associate District Administrator (608) 526-6610 X1304 or Julie Holman, Administrator of Business Services at (608) 526-6610 x1303.

For more information on property tax, assessment, levy, rates, collections and assistance, see the Wisconsin Department of Revenue 2019 Guide for Property Owners at <https://www.revenue.wi.gov/DOR%20Publications/pb060.pdf>.

