

Explanation for the increase in school taxes experienced by homeowners within the Town of Mosinee:

The simple answer is:

In 2017 Home values in Mosinee rose significantly faster than in the surrounding townships. The Wisconsin Department of Revenue reviews all the real estate sales, and when they see rising property values the increased values are used in tax levy calculations.

More detailed answer:

- In 2017 Property values county-wide increased by 4% while those within the Town of Mosinee rose by 9%. By virtue of rising property values our tax levy increased 5% (9% Mosinee – 4% county)
The overall impact of this discrepancy means that the Town of Mosinee now makes up a larger fiscal share of the Mosinee School District.
- In comparing 2017 and 2018 Average Assessment Ratios (top middle box on your tax statement) residents will note that the township's assessment ratio decreased from 95.17% to 87.50%.
When the Department of Revenue District Equalization Office observes a decrease such as this, they take a closer look at recent home sales within the community in question. In the Town of Mosinee, they noted that homes sold in 2017, sold significantly over the assessed value. Therefore, they felt the need to bring our municipality into parity with the other municipalities within the Mosinee School District where home values had not risen as much. Essentially, when calculating the school levy, this means that the Department of Equalization added approximately 8.8% (see calculation below) to the overall value of your property. That 108.8% value was then what was used as the basis for your school district taxes.
- **Example:** A \$100,000 home within our township paid \$990 (before state aid) in local school district taxes for 2017. In 2018, the Department of Equalization value for that same home would be \$108,800, (100,000 * 1.088) thus generating a school district tax of \$1077.12 (108.8% * 100,000 * \$9.90 mill rate) = 1077.12.
- **In a nutshell, the Town of Mosinee, due to the Department of Revenue District Equalization Office calculations and due to growth within the township, now makes up a 5% larger fiscal percentage of the Mosinee School District. That, coupled with a 5% increase in district spending, resulted the tax increases you are seeing. As larger stakeholders, the amount of district tax homeowners is assessed has increased more than it has in other communities that are a part of the same school district.**

As you read this, it is important to realize that rising property values, results in lower assessment ratio.

$(2017 \text{ assessment ratio} / 2018 \text{ assessment ratio}) - 1 = .088$ or 8.8%

$(95.17 / 87.50) - 1 = .088$ or 8.8%

Need to know more? E-mail your question to Tmosinee@mtc.net