

Property Taxes 2023

Overview of the 2023 Wauwatosa property tax rate
and property tax bill



2023 PROPERTY TAX RATE

The property tax rate is calculated by adding the tax levies of the five taxing jurisdictions and subtracting the school tax levy credit to determine the net tax levy.

The net tax levy is then divided by the total assessed value in the City to determine the tax rate.

The City collects the entire portion of the Wauwatosa School District tax levy.

The City collects only a portion of the levies for Milwaukee County, the Milwaukee Area Technical College (MATC) and the Milwaukee Metropolitan Sewerage District (MMSD).

This portion is based on Wauwatosa's percentage of property value within the district.

2023 Tax Rate Calculation				
<u>Jurisdiction</u>	<u>Levy</u>	<u>Tax Rate</u>	<u>Gross Percent</u>	<u>2023 Rate</u>
County	42,173,892.36	5.704199	24.69%	5.70
(County Sales Credit)	-10,668,820.48	-1.443003	-6.25%	-1.44
MMSD	12,351,982.41	1.670658	7.23%	1.67
MATC	8,047,626.11	1.088476	4.71%	1.09
School	64,243,293.30	8.689179	37.61%	8.69
City	54,659,712.74	7.392959	32.00%	7.39
Gross Levy	170,807,686.44	23.102468	100.00%	23.10
Credits:				
School Tax Levy Credit	12,554,498.52	1.698049		-1.70
Net Tax Levy	158,253,187.92	21.404419		21.40
	Net School	6.991130		6.99
	Net County	4.261196		4.26
School Operating + TID	55,887,599.30	7.559036		
School Referendum	8,355,694.00	1.130143		1.13
	<u>Assessed Value</u>	<u>Gross Tax</u>	<u>Tax Credit</u>	<u>Net Tax</u>
Real Estate	7,199,096,400	166,316,887.95	12,224,421.32	154,092,466.63
Personal Property	194,386,100	4,490,798.49	330,077.20	4,160,721.29
Total Assessed Value	7,393,482,500	170,807,686.44	12,554,498.52	158,253,187.92

2023 PROPERTY TAX RATE

The net tax rate has decreased 1.8% from the previous year.

The three top reasons behind the decrease:

- 1. Increase in School Tax Levy Credit
- 2. Milwaukee County Sales Tax Increase
- 3. Decrease in Wauwatosa Apportionment for County, MMSD, and MATC

Other Tax Credits Not Part of the Rate Calculation:

- Lottery Credit (eligible if property is used as primary residence)
- First Dollar Credit (eligible if property has improvement value)

2023 Tax Rates

<u>Jurisdiction</u>	<u>2023 Rate per</u> <u>\$1000 of</u> <u>Assessed Value</u>	<u>Percent of</u> <u>Total</u>	<u>2022 Rate per</u> <u>\$1000 of</u> <u>Assessed Value</u>	<u>Percent</u> <u>Increase</u> <u>(Decrease)</u>
Milwaukee County	\$4.26	18.4%	\$4.71	-9.5%
MMSD	\$1.67	7.2%	\$1.67	0.0%
MATC	\$1.09	4.7%	\$1.10	-1.3%
Wauwatosa School District	\$8.69	37.6%	\$8.48	2.5%
City of Wauwatosa	\$7.39	32.0%	\$7.19	2.9%
Gross Tax Rate	\$23.10	100.0%	\$23.15	-0.2%
School Tax Credit	-\$1.70		-\$1.36	25.3%
Net Tax Rate	\$21.40		\$21.79	-1.8%
School Rate - Referendum	\$1.13		\$1.81	-37.4%
Net School Rate (less tax credit)	\$6.99		\$7.12	-1.9%
<u>Flat Dollar Credits</u>				
Lottery Credit	\$223.75			
First Dollar Credit	\$60.11			

2023 PROPERTY TAX BILL

New Tax Bill Layout in 2023:

Includes payment coupons that can be used for a full payment or each of the three installment payments.

CITY OF WAUNATOSA
7725 W NORTH AVE
WAUNATOSA WI 53213

Please inform the treasurer of any address change.

DERIK & KATHERINE SUMMERFIELD
1303 N 63RD ST
WAUNATOSA WI 53213

Property Address
1303 N 63RD ST

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2023
CITY OF WAUNATOSA
MILWAUKEE COUNTY

BILL NO. 29110160
Correspondence should refer to parcel number
PARCEL#: 3690056000
ALT. PARCEL #: 369005600

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Avg. Assmt. Ratio	Ext. Fair Mkt. Land	Ext. Fair Mkt. Improvements	Total Ext. Fair Mkt.	A star in this box means unpaid prior year taxes
72,900	172,200	245,100	0.7662	95,100	224,700	319,800	

Taxing Jurisdiction	2022 Ext. State Apts. Assessed Tax Dist.	2023 Ext. State Apts. Assessed Tax Dist.	2022 Net Tax	2023 Net Tax	% Tax Change	Gross Property Tax
MILWAUKEE COUNTY	5,970,010	6,613,509	1,469.39	1,398.10	-4.9%	5,246.23
CITY OF WAUNATOSA	4,195,714	4,915,676	1,761.72	1,812.01	2.9%	+60.11
WAUNATOSA SCH DIST	28,371,108	24,617,862	1,746.06	1,713.53	-1.9%	+223.75
MATC	7,017,766	6,868,452	270.20	266.79	-1.3%	
MMSD			409.29	409.48		
SALES TAX CREDIT			-315.38	-353.68	12.1%	4,962.37
Total	45,554,598	43,015,499	5,341.28	5,246.23	-1.8%	
First Dollar Credit			58.82	60.11	2.2%	
Lottery & Gaming Credit			193.08	223.75	15.9%	
Net Property Tax			5,089.38	4,962.37	-2.5%	

School taxes reduced by
school levy tax credit \$ 416.19

IMPORTANT: Be sure this description covers your property. This
description is for property tax bill only and may not be a full legal description.
ACRES: 0.120

Net Assessed Value Rate
(Does NOT reflect credits)
0.021404419

RETAIN THIS
PORTION AS
YOUR COPY

SEE REVERSE
SIDE FOR
IMPORTANT
INFORMATION

TOTAL DUE FOR FULL PAYMENT
PAY BY January 31, 2024
\$ 4,962.37

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

Installments may be paid as follows:
1539.55 DUE BY 01/31/2024
1711.41 DUE BY 03/31/2024
1711.41 DUE BY 05/31/2024

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
WAUNATOSA SCH DIST	8,355,694.00	276.99	2039

PAY FULL AMOUNT OF:
\$4,962.37
OR PAY 1ST INSTALLMENT OF:
\$1,539.55
By January 31, 2024

Amount Enclosed: \$
Make Check Payable and Mail to:
CITY OF WAUNATOSA
7725 W NORTH AVE
WAUNATOSA WI 53213
414-479-8960
2023 Real Estate Property Bill #
29110160
Parcel #
3690056000
Alt. Parcel #
369005600
SUMMERFIELD, DERIK & KATHERINE
Include This Stub With Your Payment

Amount Enclosed: \$
Make Check Payable and Mail to:
CITY OF WAUNATOSA
7725 W NORTH AVE
WAUNATOSA WI 53213
414-479-8960
2023 Real Estate Property Bill #
29110160
Parcel #
3690056000
Alt. Parcel #
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SUMMERFIELD, DERIK & KATHERINE
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Amount Enclosed: \$
Make Check Payable and Mail to:
CITY OF WAUNATOSA
7725 W NORTH AVE
WAUNATOSA WI 53213
414-479-8960
2023 Real Estate Property Bill #
29110160
Parcel #
3690056000
Alt. Parcel #
369005600
SUMMERFIELD, DERIK & KATHERINE
Include This Stub With Your Payment

AND PAY 2ND INSTALLMENT OF:
\$1,711.41
By March 31, 2024

Amount Enclosed: \$
Make Check Payable and Mail to:
CITY OF WAUNATOSA
7725 W NORTH AVE
WAUNATOSA WI 53213
414-479-8960
2023 Real Estate Property Bill #
29110160
Parcel #
3690056000
Alt. Parcel #
369005600
SUMMERFIELD, DERIK & KATHERINE
Include This Stub With Your Payment

AND PAY 3RD INSTALLMENT OF:
\$1,711.41
By May 31, 2024

Amount Enclosed: \$
Make Check Payable and Mail to:
CITY OF WAUNATOSA
7725 W NORTH AVE
WAUNATOSA WI 53213
414-479-8960
2023 Real Estate Property Bill #
29110160
Parcel #
3690056000
Alt. Parcel #
369005600
SUMMERFIELD, DERIK & KATHERINE
Include This Stub With Your Payment

2023 PROPERTY TAX BILL

- Tax calculation per property is assessed value multiplied by the rate (highlighted in yellow) less flat dollar credits.
- Average Assessment Ratio determined by state and calculates Estimated Fair Market Value on bill.
- Voter Approved Temp Tax Increase is portion of taxes attributed to the 2019 school referendum.
- Unpaid property-related charges are transferred onto the property tax bill.
- Wauwatosa Three Installment Plan (34%-33%-33%). The first installment includes property-related charges less the lottery credit.

Assessed Value Land 45,500	Ass'd Value Improvements 158,200	Total Assessed Value 203,700	Ave. Assmt. Ratio 0.7662	Est. Fair Mkt. Land 59,400	Est. Fair Mkt. Improvements 206,500	Total Est. Fair Mkt. 265,900	A star in this box means unpaid prior year taxes	
Taxing Jurisdiction		2022 Est. State Aids Allocated Tax Dist.	2023 Est. State Aids Allocated Tax Dist.	2022 Net Tax	2023 Net Tax	% Tax Change	Gross Property Tax First Dollar Credit Lottery Credit Net Property Tax SPECIAL REFUSE COLLEC DELINQUENT UTILITIES	
MILWAUKEE COUNTY		5,970,010	6,613,509	1,221.19	1,161.95	-4.9%	4,360.09 -60.11 -223.75	
CITY OF WAUWATOSA		4,195,714	4,915,676	1,464.15	1,505.95	2.9%	4,076.23	
WAUWATOSA SCH DIST		28,371,108	24,617,862	1,451.13	1,424.10	-1.9%	100.00	
MATC		7,017,766	6,868,452	224.56	221.72	-1.3%	1,628.86	
MMSD				340.16	340.31			
SALES TAX CREDIT				-262.11	-293.94	12.1%		
Total		45,554,598	43,015,499	4,439.08	4,360.09	-1.8%		
		First Dollar Credit		58.82	60.11	2.2%		
		Lottery & Gaming Credit		193.08	223.75	15.9%		
		Net Property Tax		4,187.18	4,076.23	-2.6%		
School taxes reduced by school levy tax credit	\$ 345.89	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.			Net Assessed Value Rate (Does NOT reflect credits)			
					0.021404419			
CLARKES SUBD S 25 FT OF LOT 7 & N 30 FT OF LOT 8 & E HALF OF VAC ALLEY ADJ BLK 12 NW 1/4 SEC 6					RETAIN THIS PORTION AS YOUR COPY	TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2024 ► \$ 5,805.09 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. Installments may be paid as follows:		
FOR INFORMATIONAL PURPOSES ONLY - Voter Approved Temporary Tax Increases					SEE REVERSE SIDE FOR IMPORTANT INFORMATION	2967.11 DUE BY 01/31/2024 1418.99 DUE BY 03/31/2024 1418.99 DUE BY 05/31/2024		
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends					
WAUWATOSA SCH DIST	8,355,694.00	230.21	2039					

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**SEE REVERSE
SIDE FOR
IMPORTANT
INFORMATION**

2023 PROPERTY TAX BILL

Business Personal Property Taxes

Non-Real Estate Business Property

Most property not eligible
to pay in installments

2023 is the last year for
property tax on business
personal property

Property Address 2500 N MAYFAIR RD #0172		STATE OF WISCONSIN PERSONAL PROPERTY TAX BILL FOR 2023 CITY OF WAUWATOSA MILWAUKEE COUNTY				BILL NO. 2910002 Correspondence should refer to parcel number PARCEL#: 291000501	
Assessed Value Land Personal	Ass'd Value Improvements Property	Total Assessed Value 292,500	Ave. Assmt. Ratio 0.7662	Est. Fair Mkt. Land Personal	Est. Fair Mkt. Improvements Property	Total Est. Fair Mkt. 381,800	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2022 Est. State Aids Allocated Tax Dist.	2023 Est. State Aids Allocated Tax Dist.	2022 Net Tax	2023 Net Tax	% Tax Change	Gross Property Tax 6,260.79
MILWAUKEE COUNTY		5,970,010	6,613,509	2,104.26	1,668.48	-20.7%	First Dollar Credit
CITY OF WAUWATOSA		4,195,714	4,915,676	2,522.91	2,162.44	-14.3%	Lottery Credit
WAUWATOSA SCH DIST		28,371,108	24,617,862	2,500.48	2,044.90	-18.2%	Net Property Tax 6,260.79
MATC		7,017,766	6,868,452	386.95	318.38	-17.7%	
MMSD				586.14	488.67	-16.6%	
SALES TAX CREDIT				-451.65	-422.08	-6.5%	
Total		45,554,598	43,015,499	7,649.09	6,260.79	-18.1%	
				First Dollar Credit Lottery & Gaming Credit Net Property Tax	7,649.09	6,260.79	-18.1%
School taxes reduced by school levy tax credit		\$ 496.68	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.		Net Assessed Value Rate (Does NOT reflect credits)	0.021404419	
FOR INFORMATIONAL PURPOSES ONLY - Voter Approved Temporary Tax Increases		Total Additional Taxes 8,355,694.00	Total Additional Taxes Applied to Property 330.56	Year Increase Ends 2029	RETAIN THIS PORTION AS YOUR COPY SEE REVERSE SIDE FOR IMPORTANT INFORMATION		
PAY FULL AMOUNT OF: \$6,260.79		AND PAY 2ND INSTALLMENT OF: \$0.00		AND PAY 3RD INSTALLMENT OF: \$0.00			
OR PAY 1ST INSTALLMENT OF: \$6,260.79		By March 31, 2024		By May 31, 2024			
By January 31, 2024							
Amount Enclosed: \$ _____ Make Check Payable and Mail to:		Amount Enclosed: \$ _____ Make Check Payable and Mail to:		Amount Enclosed: \$ _____ Make Check Payable and Mail to:			
CITY OF WAUWATOSA 7725 W NORTH AVE WAUWATOSA WI 53213 414-479-8960 2023 Personal Property Bill # 2910002 Parcel # 291000501 Alt. Parcel #		CITY OF WAUWATOSA 7725 W NORTH AVE WAUWATOSA WI 53213 414-479-8960 2023 Personal Property Bill # 2910002 Parcel # 291000501 Alt. Parcel #		CITY OF WAUWATOSA 7725 W NORTH AVE WAUWATOSA WI 53213 414-479-8960 2023 Personal Property Bill # 2910002 Parcel # 291000501 Alt. Parcel #			

2023 PROPERTY TAX RESOURCES

Milwaukee County Web Portal

Access through the
property tax landing page
on the City website

www.wauwatosa.net/taxes

MILWAUKEE COUNTY
PUBLIC PORTAL

Welcome

MILWAUKEE COUNTY PUBLIC
PORTAL

Home

About

LANDNAV PORTAL

Cart

Search

View Real Estate Property

Search

View Real Estate Property

View Real Estate Property

Property #: 3690056000Tax Year: 2023Bill Number: 29110160Current Owner: SUMMERFIELD, DERIK & KATHERINEProperty Address: 1303 N 63RD ST

GeneralLegalValuesTaxesSpecialExtras

Interest/Penalty as of12/12/2023Print Statement

Taxes

Gross Tax:5,662.42View Tax Items

School Credit:- 416.19Print Tax Summary

First Dollar Credit:- 60.11Print Tax Bill

Net Tax:5,186.12

Net Mill Rate:0.021404419

Lottery Credit Claims: 1- 223.75

Net Tax after Lottery:4,962.37

Type	Net After Lottery	Paid	Balance	Balance Code
Property Tax	\$4,962.37	\$1.00	\$4,961.37	Current
Special Assessments	\$0.00	\$0.00	\$0.00	No Balance
Special Charges	\$0.00	\$0.00	\$0.00	No Balance
Delinquent Charges	\$0.00	\$0.00	\$0.00	
Private Forest Crop	\$0.00	\$0.00	\$0.00	
Woodland Tax Law	\$0.00	\$0.00	\$0.00	
Managed Forest Land	\$0.00	\$0.00	\$0.00	
Property Tax Interest		\$0.00	\$0.00	
Property Tax Penalty		\$0.00	\$0.00	
Special Taxes Interest		\$0.00	\$0.00	
Special Taxes Penalty		\$0.00	\$0.00	
Other Charges	\$0.00	\$0.00	\$0.00	
Total	\$4,962.37	\$1.00	\$4,961.37	

Add to CartView Cart

Installments

Period	End Date	Total	Property Tax	Special Assessments
1	1/31/2024	\$1,539.55	\$1,539.55	\$0.00
2	3/31/2024	\$1,711.41	\$1,711.41	\$0.00
3	5/31/2024	\$1,711.41	\$1,711.41	\$0.00

Payments

Date	Receipt #	Batch #	Type	Amount
11/29/2023	219821		Tax	\$1.00

2023 PROPERTY TAX RESOURCES

Bill
Insert

ABOUT YOUR TAX BILL

City of Wauwatosa - 2023

How To Pay:

- Online at wauwatosa.net/taxes
- Checks should be made payable to the City of Wauwatosa.
- Escrow checks should be signed by all property owners listed on the check. Escrow check overpayments are refunded to the taxpayer.
- Enclose a payment coupon with a mailed payment or a payment dropped off in the Secure Payment Depository.
- Mailed payments should be sent to City Hall at 7725 W. North Avenue. *Note: The PO Box from previous years is no longer valid.*

If I pay by:	I need to:	My payment date will be:	My receipt for payment is:
Mailing a check to the Treasurer's Office	Mail a check and tax bill payment coupon in the enclosed return envelope.	The USPS postmark date on the envelope.	Obtained by using the web portal to look up my property and saving or printing the Tax Summary.
The Web Portal	Lookup my property on the web portal, add it to the cart, and pay by electronic check, Visa personal debit card or credit card.	The date my payment was submitted on the web portal. Payments are time stamped.	Obtained by using the web portal to look up my property and saving or printing the Tax Summary. (Receipt available two banking days after the payment is submitted).
Dropping a check into the Secure Payment Depository	Use the enclosed return envelope and drop off a check and tax bill payment coupon in the Secure Payment Depository. (Located on the southwest side of City Hall, marked by blue signs).	The date my payment is dropped into the Secure Payment Depository. The depository is checked daily for payments.	Obtained by using the web portal to look up my property and saving or printing the Tax Summary.
Making an in-person visit.	Visit the Treasurer's Office counter with my tax bill and make my payment. (During office hours).	The date the payment is made at the Treasurer's Office counter.	Given to me by City staff after making my payment.

What's New This Year?

- The City of Wauwatosa has a new property tax bill layout, complete with payment coupons that allow the taxpayer to retain the property tax bill for their records.
- 2023 is the last year of business personal property tax for business owners. More details on business personal property on Page 2.

Connect With Us:

Treasurer's Office
City of Wauwatosa
7725 W North Ave
Wauwatosa, WI 53213

(414) 479-8960
treasurer@wauwatosa.net
wauwatosa.net/taxes


Office Hours:
8 a.m. - 4:30 p.m.
Monday - Friday

Office Closed:
Dec. 22, 25, 29, and Jan. 1.

Why Use the Web Portal? wauwatosa.net/taxes

- Make online payments
- Verify your payment was received by the Treasurer's Office
- Obtain tax receipts
- Obtain e-copy of tax bill

Learn more on Page 2.



ABOUT YOUR TAX BILL

PAGE 1

City Website:

www.wauwatosa.net/taxes

News article on City website

Treasurer's Office:

treasurer@wauwatosa.net

(414) 479-8960