27 002 0732 CO MUN ACCT NO

FOR	TOWN OF	OF	ADAMS	JACKSON COUNTY
	Town - Village - City		Municipality Name	County Name

Line	REAL ESTATE		EL COUNT	NO. OF ACRES	VALUE OF	VALUE OF	TOTAL VALUE OF LAND
No.	(See Lines 18 - 22 for other Real Estate)	TOTAL LAND	IMPROVEMENTS	NUMBERS ONLY	LAND	IMPROVEMENTS	AND IMPROVEMENTS
	- Cirio Picar Estate)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)	(Col. F)
1	RESIDENTIAL - Class 1	1,278	991	2,528	44,403,600	156,533,100	200,936,700
2	COMMERCIAL - Class 2	49	38	205	2,709,900	6,884,400	9,594,300
3	MANUFACTURING - Class 3	3	1	41	124,600	68,200	192,800
4	AGRICULTURAL - Class 4	318		4,373	782,200		782,200
5	UNDEVELOPED - Class 5	193		1,196	1,314,400		1,314,400
6	AGRICULTURAL FOREST - Class 5m	235		3,037	4,361,600		4,361,600
7	FOREST LANDS - Class 6	367		5,609	16,708,500		16,708,500
8	OTHER - Class 7	77	77	101	818,600	8,916,100	9,734,700
9	TOTAL - ALL COLUMNS	2,520	1,107	17,090	71,223,400	172,401,800	243,625,200
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT N	IOT EXEMPT - (Code 1				
12	MACHINERY, TOOLS AND PATTERNS	- Code 2					
13	FURNITURE, FIXTURES AND EQUIPM	IENT - Code 3					
14	ALL OTHER PERSONAL PROPERTY I	NOT EXEMPT -	Codes 4A, 4B, 4C				
15	TOTAL OF PERSONAL PROPERTY NO	OT EXEMPT (To	tal of Lines 11-14)				
16	AGGREGATE ASSESSED VALUE OF MUST EQUAL TOTAL VALUE OF THE					es 9F and 15F)	243,625,200
17	BOARD OF REVIEW Name of Assessor Telephon DATE OF FINAL ADJOURNMENT 06/19/2025 BOWMAR APPRAISAL (715) 83						

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .826036574

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 002 0732 Page 2
YEAR CO MUN ACCT NO

		Private Forest C	rop - Reg Cla	ass @ 10¢ per acre			P	Private Forest Crop - Reg Clas	s @ \$3.6	per acre
18	(a) PARCELS	(b) ACR		(c) ASSESSED VALUE		(d) PARCELS		(e) ACRĖS		(f) ASSESSED VALUE
19	(a) PARCELS	Private Forest Crop - Special (b) ACRES		ecial Class @ 20¢ per acre (c) ASSESSED VALUE				re 2005 Managed Forest - Ferr (e) ACRES	st - Ferrous Mining CLOSED @ \$7.37 per (f) ASSESSED VALUE	
	Entered	Before 2005 Man	aged Forest -	OPEN @ 72¢ per acı	re	Ent	tered	d Before 2005 Managed Forest	- CLOSEI	D @ \$1.68 per acre
20	(a) PARCELS	(b) ACR	EŠ	(c) ASSESSE	D VALUE	(d) PARCELS		(e) ACRES		(f) ASSESSED VALUE
	6	95.8	9	306,800		32		1,103.71		2,867,300
21	Entered (a) PARCELS	Entered After 2004 Managed Forest) PARCELS (b) ACRES		OPEN @ \$1.9 per acre (c) ASSESSED VALUE		(d) PARCELS		ed After 2004 Managed Forest - CLOSED (e) ACRES) @ \$9.49 per acre (f) ASSESSED VALUE
	10	202.	54	518,9	518,900			2,488.45		6,374,100
22	(a) County Forest	Cropland Acres	(b) F	(b) Federal Acres (c) Stat		ite Acres		d) County (NOT FOREST CROP) Acres		(e) Other Acres
22					1,36	64.48		146.03		225.54
	Assessed	Value of Omitted	Property Fro	m Prior Years (Sec. 7	70.44)	Assessed Value of Sec. 70.43 Corrections of Errors by Assessors				rrors by Assessors
23	(a) REAL ESTATE			(b) PERSONAL		(c1) REAL ESTATE -67 400		EAL ESTATE 67.400		(c2) PERSONAL
	Manufacturing Equated Value of Omitt			erty From Prior Years	Mfg. Equated Value of Sec.70.43 Cor			rrections of Errors by Assessors		
	(d) REAL ESTATE			(e) PERSONAL	(f1) REAL ESTATE		EAL ESTATE	(f2) PERSONAL		

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
24	277030	0172	HATFIELD SANITARY DISTRICT #1	45,737,700		45,737,700
25						
26						
27						
28						
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32						
33						
34						
35						

2025	27	002	0732
YEAR	СО	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (P	(-8 and K-12)	,		
36	270476	0162	SCH D OF BLACK RIVER FALLS	243,432,400	192,800	243,625,200
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50			JE OF SCHOOL DISTRICTS (K-8 and K-12)	243,432,400	192,800	243,625,200
	B. UNION HIGH	SCHOOL I	DISTRICTS			
51						
52						
53						
54						
55			JE OF UNION HIGH SCHOOLS			
	C. TECHNICAL					
56	000200	0002	WESTERN TECHNICAL COLLEGE LACR	243,432,400	192,800	243,625,200
57						
58						
59	TOTAL ASSES	SSED VALU	JE OF TECHNICAL COLLEGES	243,432,400	192,800	243,625,200

Name		Title	Submission date
APRIL RILEY			06 / 25 / 2025
Phone	Email address		
(715) 284 - 0203	APRIL.RILEY@JACKSONC	OUNTYWI.GOV	

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

Note: If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.

Page 1: Real Estate and Personal Property

- Lines 1-9 assessed real estate values, parcel counts and acres by classification
- Lines 10-15 no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 aggregate assessed value of all property subject to general property; use to
 calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school
 districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks assessment ratio used to calculate estimated fair market value on property tax bills

Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 private forest crop and managed forest lands assessed values
- Line 22 tax exempt land acres
- Line 23 prior years assessed value of omitted property under sec. 70.44 and correction of
 errors under sec. 70.43 shown by locally assessed or manufacturing real estate and
 personal property. Note: If there is an amount on this line, report the corresponding tax in the
 Statement of Taxes. Sections J or K.
- Lines 24-35 special district assessed values. These values are used to calculate tax rates for the special districts.

Page 3: School Districts

- Lines 36-50 school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: Igs@wisconsin.gov

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

DALE ANN BOHAC TOWN OF ADAMS W11353 SPAULDING RD BLACK RIVER FALLS, WI 54615

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27 004 0733 CO MUN ACCT NO

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FOR TOWN OF OF ALBION JACKSON COUNTY
Town - Village - City Municipality Name County Name

				•				
Line No.	REAL ESTATE (See Lines 18 - 22 for		EL COUNT	NO. OF ACRES WHOLE NUMBERS ONLY	VALUE OF LAND	VALUE O IMPROVEME		TOTAL VALUE OF LAND AND IMPROVEMENTS
INO.	other Real Estate)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)		(Col. F)
1	RESIDENTIAL - Class 1	622	548	1,137	8,142,700	71,9	45,600	80,088,300
2	COMMERCIAL - Class 2	26	20	79	994,200	3,9	73,300	4,967,500
3	MANUFACTURING - Class 3	0	0	0	0		0	С
4	AGRICULTURAL - Class 4	691		10,922	2,077,800			2,077,800
5	UNDEVELOPED - Class 5	288		1,109	688,300			688,300
6	AGRICULTURAL FOREST - Class 5m	413		5,961	8,351,200			8,351,200
7	FOREST LANDS - Class 6	287		5,206	13,378,000			13,378,000
8	OTHER - Class 7	66	66	87	443,200	4,237,000		4,680,200
9	TOTAL - ALL COLUMNS	2,393	634	24,501	34,075,400	80,1	55,900	114,231,300
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTL	JRING	MERGED
11	BOATS AND OTHER WATERCRAFT N	IOT EXEMPT - (Code 1	•				
12	MACHINERY, TOOLS AND PATTERNS	- Code 2						
13	FURNITURE, FIXTURES AND EQUIPM	IENT - Code 3						
14	ALL OTHER PERSONAL PROPERTY I	NOT EXEMPT -	Codes 4A, 4B, 4C					
15	TOTAL OF PERSONAL PROPERTY NO	OT EXEMPT (To	tal of Lines 11-14)					
16	AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)							
17								78-3003

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .657258327

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 004 0733 Page 2
YEAR CO MUN ACCT NO

18	(a) PARCELS	Private Forest C (b) ACR		ss @ 10¢ per acre (c) ASSESSE	(d) PARCELS Private Forest Crop - Reg Cla			ass @ \$3.6 per acre (f) ASSESSED VALUE		
19	(a) PARCELS	Private Forest Crop - Special (b) ACRES		al Class @ 20¢ per acre (c) ASSESSED VALUE		Entered Befo		Before 2005 Managed Forest - Ferrous Mining C		g CLOSED @ \$7.37 per acre (f) ASSESSED VALUE
20	Entered Before 2005 Managed Forest (a) PARCELS (b) ACRES			- OPEN @ 72¢ per acre (c) ASSESSED VALUE		Entered Before 2005 Managed For (d) PARCELS (e) ACRES 54 1.475.94		est - CLOSED @ \$1.68 per acre (f) ASSESSED VALUE 3.488.800		
21	Entered After 2004 Managed Fores (a) PARCELS (b) ACRES			OPEN @ \$1.9 per acre (c) ASSESSED VALUE		Entered (d) PARCELS		ed After 2004 Managed Forest - CLOSED (e) ACRES		0 @ \$ 9.49 per acre (f) ASSESSED VALUE
22	(a) County Forest Cropland Acres		(b) Fe			93 2,457.92 te Acres		,	5,707,200 ROP) Acres (e) Other Acres 122.5	
23	(a) REAL ESTATE		Property From	y From Prior Years (Sec. 70.44) (b) PERSONAL		Assessed Value of Sec. 70.43 Corr (c1) REAL ESTATE		ed Value of Sec. 70.43 Corre		
	Manufacturing Equated Value of Omit (d) REAL ESTATE		mitted Propert	Property From Prior Years (Sec. 70.995) (e) PERSONAL		Mfg. Equated Value of Sec.70.4 (f1) REAL ESTATE			Corrections of Errors by Assessors (f2) PERSONAL	

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
24						
25						
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35						

2025	27	004	0733
YEAR	СО	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (H	(-8 and K-12)			
36	270476	0162	SCH D OF BLACK RIVER FALLS	97,651,900		97,651,900
37	610485	0359	SCH D OF BLAIR-TAYLOR	16,579,400		16,579,400
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	I .		JE OF SCHOOL DISTRICTS (K-8 and K-12)	114,231,300		114,231,300
	B. UNION HIGH	SCHOOL I	DISTRICTS T		I	
51 52						
53 54						
55	TOTAL ASSE	SSED VALI	L JE OF UNION HIGH SCHOOLS			
	C. TECHNICAL					
56	000200	0002	WESTERN TECHNICAL COLLEGE LACR	114,231,300		114,231,300
57	000200	0002		111,231,000		111,201,000
58						
59	TOTAL ASSES	SSED VALU	JE OF TECHNICAL COLLEGES	114,231,300		114,231,300

Name		Title	Submission date	
APRIL RILEY			05 / 13 / 2025	
Phone	Email address			
(715) 284 - 0203	APRIL.RILEY@JACKSONCOUNTYWI.GOV			

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

Note: If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.

Page 1: Real Estate and Personal Property

- Lines 1-9 assessed real estate values, parcel counts and acres by classification
- Lines 10-15 no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 aggregate assessed value of all property subject to general property; use to
 calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school
 districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks assessment ratio used to calculate estimated fair market value on property tax bills

Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 private forest crop and managed forest lands assessed values
- Line 22 tax exempt land acres
- Line 23 prior years assessed value of omitted property under sec. 70.44 and correction of
 errors under sec. 70.43 shown by locally assessed or manufacturing real estate and
 personal property. Note: If there is an amount on this line, report the corresponding tax in the
 Statement of Taxes. Sections J or K.
- Lines 24-35 special district assessed values. These values are used to calculate tax rates for the special districts.

Page 3: School Districts

- Lines 36-50 school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: Igs@wisconsin.gov

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

JOAN V HANSON TOWN OF ALBION N5813 SHADY CREEK RD BLACK RIVER FALLS, WI 54615

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27 006 0734 CO MUN ACCT NO

FOR TOWN OF OF ALMA JACKSON COUNTY
Town - Village - City Municipality Name County Name

Line	REAL ESTATE		EL COUNT	NO. OF ACRES	VALUE OF	VALUE OF		TOTAL VALUE OF LAND
No.	(See Lines 18 - 22 for other Real Estate)	TOTAL LAND	IMPROVEMENTS	NUMBERS ONLY	LAND	IMPROVEMEN	115	AND IMPROVEMENTS
	Striot Roal Estato)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)		(Col. F)
1	RESIDENTIAL - Class 1	537	462	1,151	8,193,300	55,662	2,800	63,856,100
2	COMMERCIAL - Class 2	39	27	620	2,950,900	13,007	7,800	15,958,700
3	MANUFACTURING - Class 3	0	0	0	0		0	0
4	AGRICULTURAL - Class 4	703		12,606	2,130,800			2,130,800
5	UNDEVELOPED - Class 5	415		1,514	896,000			896,000
6	AGRICULTURAL FOREST - Class 5m	383		4,668	6,374,800			6,374,800
7	FOREST LANDS - Class 6	348		5,465	15,666,400			15,666,400
8	OTHER - Class 7	104	105	253	1,361,900	11,621,300		12,983,200
9	TOTAL - ALL COLUMNS	2,529	594	26,277	37,574,100	80,291,900		117,866,000
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTUR	RING	MERGED
11	BOATS AND OTHER WATERCRAFT N	NOT EXEMPT - (Code 1					
12	MACHINERY, TOOLS AND PATTERNS	- Code 2						
13	FURNITURE, FIXTURES AND EQUIPM	1ENT - Code 3						
14	ALL OTHER PERSONAL PROPERTY I	NOT EXEMPT -	Codes 4A, 4B, 4C					
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)							
16	AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F) MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F							117,866,000
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT 06/17/2025 Name of Assessor BOWMAR APPRAISAL (715) 83							

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .738927775

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 006 0734 Page 2

YEAR CO MUN ACCT NO

		Private Forest C	rop - Reg Cla	ss @ 10¢ per acre			P	Private Forest Crop - Reg Cla	ss @ \$3.6	per acre
18	(a) PARCELS	(b) ACR		(c) ASSESSE	D VALUE	(d) PARCELS		(e) ACRĖS		(f) ASSESSED VALUE
19	(a) PARCELS	Private Forest Crop - Special (b) ACRES		al Class @ 20¢ per acre (c) ASSESSED VALUE		Entered E (d) PARCELS	Befor	re 2005 Managed Forest - Fel (e) ACRES	rous Minin	ng CLOSED @ \$7.37 per acre (f) ASSESSED VALUE
	Entered	Before 2005 Mana	aged Forest -	OPEN @ 72 ¢ per acı	re	Ent	tered	d Before 2005 Managed Fores	t - CLOSE	D @ \$1.68 per acre
20	(a) PARCELS	(b) ACR		(c) ASSESSE	D VALUE	(d) PARCELS		(e) ACRES		(f) ASSESSED VALUE
						29 1,011.16		2,531,500		
21	Entered (a) PARCELS	Entered After 2004 Managed Forest - CELS (b) ACRES		OPEN @ \$1.9 per acre (c) ASSESSED VALUE		Entered After 2004 Managed Forest - CLOSE (d) PARCELS (e) ACRES		- CLOSED	9 9.49 per acre (f) ASSESSED VALUE	
	1	40		119,0	000	129		3,632.85		9,081,800
22	(a) County Forest (Cropland Acres	(b) F	ederal Acres (c) Star		te Acres (d) County (NOT FOREST CROP		P) Acres	(e) Other Acres	
22	5,294	.99			29	5.24 229.17			360.9	
	Assessed	l Value of Omitted	Property Fro	m Prior Years (Sec. 7	70.44)	Assessed Value of Sec. 70.43 Corrections of Errors by Assessors				rrors by Assessors
23		(a) REAL ESTATE (b) PERSONAL			(c1) REAL ESTATE		(c2) PERSONAL			
	Manufacturing Equated Value of Omitted Property From Prior Years			(Sec. 70.995)	5) Mfg. Equated Value of Sec.70.43 C		ated Value of Sec.70.43 Corr	orrections of Errors by Assessors (f2) PERSONAL		
	(d) REAL ESTATE			(e) PERSONAL		(f1) REAL ESTATE				

Line No.	Enter 6-digit Special District		Special District Name	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	Code (Col. A)	(Col. B)	(Col. C)			
24						
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33						
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35						

2025	27	006	0734
YEAR	СО	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (H	K-8 and K-12)			
36	270091	0161	SCH D OF ALMA CENTER	72,970,900		72,970,900
37	270476	0162	SCH D OF BLACK RIVER FALLS	44,895,100		44,895,100
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50			UE OF SCHOOL DISTRICTS (K-8 and K-12)	117,866,000		117,866,000
	B. UNION HIGH	SCHOOL	DISTRICTS			
51 52						
53 54						
55	TOTAL ASSE	 SSED VALI	LE OF UNION HIGH SCHOOLS			
	C. TECHNICAL					
56	000100	0001	CHIPPEWA VALLEY TECHNICAL COLLEGE EAUC	72,970,900		72,970,900
57	000100	0001	WESTERN TECHNICAL COLLEGE LACK	44,895,100		44,895,100
58	000200	0002		11,000,100		11,000,100
59	TOTAL ASSES	SSED VALU	JE OF TECHNICAL COLLEGES	117,866,000		117,866,000

Name		Title	Submission date	
APRIL RILEY			06 / 19 / 2025	
Phone	Email address			
(715) 284 - 0203	APRIL.RILEY@JACKSONCOUNTYWI.GOV			

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- Lines 18-21 private forest crop and managed forest lands assessed values
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 errors under sec. 70.43 shown by locally assessed or manufacturing real estate and
 personal property. Note: If there is an amount on this line, report the corresponding tax in the
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- Lines 36-50 school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: Igs@wisconsin.gov

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

DONALD FORSTING TOWN OF ALMA N8880 N CASPER RD ALMA CENTER, WI 54611 - 8515

27 008 0735 ACCT NO CO MUN

FOR	TOWN OF	OF	BEAR BLUFF	JACKSON COUNTY
	Town - Village - City		Municipality Name	County Name

Line	REAL ESTATE		PARCEL COUNT		VALUE OF	VALUE OF	TOTAL VALUE OF LAND
No.	(See Lines 18 - 22 for other Real Estate)	TOTAL LAND	IMPROVEMENTS	WHOLE NUMBERS ONLY	LAND	IMPROVEMENTS	AND IMPROVEMENTS
	Other Real Estate)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)	(Col. F)
1	RESIDENTIAL - Class 1	111	96	242	1,684,400	12,830,2	14,514,600
2	COMMERCIAL - Class 2	2	1	1	15,600	179,3	194,900
3	MANUFACTURING - Class 3	0	0	0	0		0 0
4	AGRICULTURAL - Class 4	119		1,925	380,500		380,500
5	UNDEVELOPED - Class 5	615		16,265	4,642,100		4,642,100
6	AGRICULTURAL FOREST - Class 5m	42		450	593,300		593,300
7	FOREST LANDS - Class 6	357		5,831	15,201,500		15,201,500
8	OTHER - Class 7	110	110	421	403,900	6,610,5	7,014,400
9	TOTAL - ALL COLUMNS	1,356	207	25,135	22,921,300	19,620,0	42,541,300
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTURIN	G MERGED
11	BOATS AND OTHER WATERCRAFT N	IOT EXEMPT - (Code 1				
12	MACHINERY, TOOLS AND PATTERNS	- Code 2					
13	FURNITURE, FIXTURES AND EQUIPM	IENT - Code 3					
14	ALL OTHER PERSONAL PROPERTY I	NOT EXEMPT -	Codes 4A, 4B, 4C				
15	TOTAL OF PERSONAL PROPERTY NO	OT EXEMPT (To	tal of Lines 11-14)				
16	AGGREGATE ASSESSED VALUE OF MUST EQUAL TOTAL VALUE OF THE					es 9F and 15F)	42,541,300
17	BOTTLE OF REVIEW						ephone # 8) 732-4481

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .873122045

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 008 0735 Page 2

YEAR CO MUN ACCT NO

18	(a) PARCELS	Private Forest C (b) ACR		ss @ 10¢ per acre (c) ASSESSE	Private Forest Crop - Reg (d) PARCELS (e) ACRES			Class @ \$3.6 per acre (f) ASSESSED VALUE		
19	(a) PARCELS	Private Forest Crop - Special (b) ACRES		al Class @ 20¢ per acre (c) ASSESSED VALUE		Entered Befo (d) PARCELS		ore 2005 Managed Forest - Ferrous Mini (e) ACRES		g CLOSED @ \$7.37 per acre (f) ASSESSED VALUE
20	Entered Before 2005 Managed Fores (a) PARCELS (b) ACRES			- OPEN @ 72¢ per acre (c) ASSESSED VALUE		Entered Before 2005 Managed F (d) PARCELS (e) ACRES			rest - CLOSED @ \$1.68 per acre (f) ASSESSED VALUE 347,100	
21	Entered (a) PARCELS	Entered After 2004 Managed Forest (a) PARCELS (b) ACRES		OPEN @ \$1.9 per acre (c) ASSESSED VALUE		(d) PARCELS		red After 2004 Managed Forest - CLOSED (e) ACRES		<u>'</u>
	6	97		257,100		18		450.36		1,193,800
22	(a) County Forest (Cropland Acres	(b) F e	Federal Acres (c) Sta		ate Acres (d) County (NOT FOREST CROP) Acres		(e) Other Acres
22	3,961	.76		618		5,403.22		5,403.22	78	
23	Assessed Value of Omitted Pro (a) REAL ESTATE		Property From	ty From Prior Years (Sec. 70.44) (b) PERSONAL		Assessed Value of Sec. 70.43 Cor (c1) REAL ESTATE			ections of Errors by Assessors (c2) PERSONAL	
	Manufacturing Equated Value of Omitte (d) REAL ESTATE		mitted Proper	rty From Prior Years (e) PERSONAL	Mfg. Equated Value of Sec.70.43 (f1) REAL ESTATE			orrections of Errors by Assessors (f2) PERSONAL		

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
24						
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

2025	27	800	0735
YEAR	CO	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (F	K-8 and K-12)	'		
36	415747	0254	SCH D OF TOMAH AREA	42,541,300		42,541,300
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49		2222				
50	I .		UE OF SCHOOL DISTRICTS (K-8 and K-12)	42,541,300)	42,541,300
	B. UNION HIGH	SCHOOL	DISTRICTS T			
51						
52						
53 54						
55	TOTAL ASSE	SSED VALI	UE OF UNION HIGH SCHOOLS			
	C. TECHNICAL					
56	000200	0002	WESTERN TECHNICAL COLLEGE LACR	42,541,300		42,541,300
57	000200	0002	WESTERN TESTINIONE SOLLEGE EACH	72,341,300		72,071,000
58						
59	TOTAL ASSES	SSED VALU	JE OF TECHNICAL COLLEGES	42,541,300		42,541,300
_ 39	TOTAL AGGL	OOLD VAL	JE OF TEOTHWOME GOLLEGEO	42,541,300	<i>y</i>	42,541,3

Name		Title	Submission date
APRIL RILEY			06 / 19 / 2025
Phone	Email address		
(715) 284 - 0203	APRIL.RILEY@JACKSONC	OUNTYWI.GOV	

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

Note: If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.

Page 1: Real Estate and Personal Property

- Lines 1-9 assessed real estate values, parcel counts and acres by classification
- Lines 10-15 no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 aggregate assessed value of all property subject to general property; use to
 calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school
 districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks assessment ratio used to calculate estimated fair market value on property tax bills

Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 private forest crop and managed forest lands assessed values
- Line 22 tax exempt land acres
- Line 23 prior years assessed value of omitted property under sec. 70.44 and correction of
 errors under sec. 70.43 shown by locally assessed or manufacturing real estate and
 personal property. Note: If there is an amount on this line, report the corresponding tax in the
 Statement of Taxes. Sections J or K.
- Lines 24-35 special district assessed values. These values are used to calculate tax rates for the special districts.

Page 3: School Districts

- Lines 36-50 school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
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Fax: (608) 264-6887

SUE EICKELKAMP TOWN OF BEAR BLUFF PO BOX 145 WARRENS, WI 54666 - 0145

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27 010 0736 CO MUN ACCT NO

FOR TOWN OF OF BROCKWAY JACKSON COUNTY
Town - Village - City Municipality Name County Name

				-				
Line No.	REAL ESTATE (See Lines 18 - 22 for		EL COUNT	NO. OF ACRES WHOLE NUMBERS ONLY	VALUE OF LAND	VALUE OF IMPROVEMEN		TOTAL VALUE OF LAND AND IMPROVEMENTS
140.	other Real Estate)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)		(Col. F)
1	RESIDENTIAL - Class 1	820	616	997	21,291,900	98,82	5,400	120,117,300
2	COMMERCIAL - Class 2	106	73	417	7,563,000	29,58	3,500	37,146,500
3	MANUFACTURING - Class 3	5	1	85	284,900	16	1,900	446,800
4	AGRICULTURAL - Class 4	29		447	81,700			81,700
5	UNDEVELOPED - Class 5	67		880	450,400			450,400
6	AGRICULTURAL FOREST - Class 5m	13		151	242,200			242,200
7	FOREST LANDS - Class 6	189		3,179	10,311,000			10,311,000
8	OTHER - Class 7	24	24	139	190,300	1,859,400		2,049,700
9	TOTAL - ALL COLUMNS	1,253	714	6,295	40,415,400	130,430,200		170,845,600
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTURING		MERGED
11	BOATS AND OTHER WATERCRAFT N	OT EXEMPT - (Code 1					
12	MACHINERY,TOOLS AND PATTERNS	- Code 2						
13	FURNITURE, FIXTURES AND EQUIPM	IENT - Code 3						
14	ALL OTHER PERSONAL PROPERTY I	NOT EXEMPT -	Codes 4A, 4B, 4C					
15	TOTAL OF PERSONAL PROPERTY NO	OT EXEMPT (To	tal of Lines 11-14)					
16	AGGREGATE ASSESSED VALUE OF MUST EQUAL TOTAL VALUE OF THE					es 9F and 15F)		170,845,600
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT 11/18/2025 Name of Assessor APPRAISAL SERVICE CO (715) 83							

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .994809324

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 010 0736 Page 2

YEAR CO MUN ACCT NO

		Private Forest C	rop - Reg Cla	ss @ 10¢ per acre			F	Private Forest Crop - Reg Cla	ss @ \$3.6	per acre	
18	(a) PARCELS	(b) ACR		(c) ASSESSE	D VALUE	(d) PARCELS		(e) ACRÉS		(f) ASSESSED VALUE	
19	(a) PARCELS	(a) PARCELS Private Forest Crop - Special (b) ACRES		al Class @ 20¢ per acre (c) ASSESSED VALUE		Entered Befo (d) PARCELS		Before 2005 Managed Forest - Ferrous Mining CLC (e) ACRES (f) A		ng CLOSED @ \$7.37 per acre (f) ASSESSED VALUE	
		Before 2005 Mana	ged Forest -	OPEN @ 72 ¢ per acı			terec	d Before 2005 Managed Fore	st - CLOSE		
20	(a) PARCELS	(b) ACR	ES	(c) ASSESSE	D VALUE	(d) PARCELS		(e) ACRES		(f) ASSESSED VALUE	
	4	160 512,0		000	14		415.74		1,258,300		
21	Entered (a) PARCELS	tered After 2004 Managed Forest - O (b) ACRES		DPEN @ \$1.9 per acre (c) ASSESSED VALUE		Entere (d) PARCELS		red After 2004 Managed Forest - CLOSEI (e) ACRES		9 \$ 9.49 per acre (f) ASSESSED VALUE	
	10	363.	2	1,242,400		14		304.74		968,800	
22	(a) County Forest (Cropland Acres	(b) F			te Acres (d) County (NOT FORES 80.78 769.9		(d) County (NOT FOREST CROP) Acres		(e) Other Acres	
22	15,826	6.97						769.9	1,221.87		
	Assessed	Value of Omitted	Property Fro	m Prior Years (Sec. 7	70.44)	Assessed Value of Sec. 70.43 Corrections of Errors by Assessors					
23	(a) REAL ESTATE			(b) PERSONAL		(c1) REAL ESTATE		REAL ESTATE	(c2) PERSONAL		
	Manufacturing Equated Value of Omitted Pro			perty From Prior Years (Sec. 70.995) (e) PERSONAL				quated Value of Sec.70.43 Corrections of E		Errors by Assessors (f2) PERSONAL	
	(-)			(=, = = : : 3 0 : ii : :		,	,			(), ==	

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
24	277020	0171	BROCKWAY SANITARY DISTRICT #1	115,355,550		115,355,550
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

2025	27	010	0736
YEAR	CO	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (K	(-8 and K-12)	,		
36	270476	0162	SCH D OF BLACK RIVER FALLS	170,398,800	446,800	170,845,600
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50			JE OF SCHOOL DISTRICTS (K-8 and K-12)	170,398,800	446,800	170,845,600
	B. UNION HIGH	SCHOOL I	DISTRICTS			
51						
52						
53						
54	TOTAL 400E	0055 \/411	JE OF LINION LIIOU AND LOOK			
55			JE OF UNION HIGH SCHOOLS			
	C. TECHNICAL					
56	000200	0002	WESTERN TECHNICAL COLLEGE LACR	170,398,800	446,800	170,845,600
57						
58	TOTAL 4005	2055 \/4::	JE OF TECHNICAL COLLEGE			
59	TOTAL ASSES	SSED VALU	JE OF TECHNICAL COLLEGES	170,398,800	446,800	170,845,600

Name		Title	Submission date	
APRIL RILEY			11 / 18 / 2025	
Phone	Email address			
(715) 284 - 0203	APRIL.RILEY@JACKSONCOUNTYWI.GOV			

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

Note: If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.

Page 1: Real Estate and Personal Property

- Lines 1-9 assessed real estate values, parcel counts and acres by classification
- Lines 10-15 no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 aggregate assessed value of all property subject to general property; use to
 calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school
 districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks assessment ratio used to calculate estimated fair market value on property tax bills

Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 private forest crop and managed forest lands assessed values
- Line 22 tax exempt land acres
- Line 23 prior years assessed value of omitted property under sec. 70.44 and correction of
 errors under sec. 70.43 shown by locally assessed or manufacturing real estate and
 personal property. Note: If there is an amount on this line, report the corresponding tax in the
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- Lines 36-50 school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
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If you have questions: Email: Igs@wisconsin.gov

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

TOWN OF BROCKWAY
PO BOX 484
BLACK RIVER FALLS, WI 54615 - 0484

JULIE L BOREK

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27 012 0737 CO MUN ACCT NO

FOR TOWN OF OF CITY POINT JACKSON COUNTY

Town - Village - City Municipality Name County Name

				-			
Line No.	REAL ESTATE (See Lines 18 - 22 for	nes 18 - 22 for TOTAL LAND IMPROVEMENTS		NO. OF ACRES WHOLE NUMBERS ONLY	VALUE OF LAND	VALUE OF IMPROVEMENT	TOTAL VALUE OF LAT
140.	other Real Estate)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)	(Col. F)
1	RESIDENTIAL - Class 1	325	294	875	5,638,600	25,961,	,200 31,599,8
2	COMMERCIAL - Class 2	7	6	9	47,800	429,	,500 477,3
3	MANUFACTURING - Class 3	0	0	0	0		0
4	AGRICULTURAL - Class 4	65		870	169,900		169,9
5	UNDEVELOPED - Class 5	440		9,204	2,804,700		2,804,7
6	AGRICULTURAL FOREST - Class 5m	40		306	403,700		403,7
7	FOREST LANDS - Class 6	339		5,463	14,314,600		14,314,6
8	OTHER - Class 7	67	67	345	161,000	2,521,	,200 2,682,2
9	TOTAL - ALL COLUMNS	1,283	367	17,072	23,540,300	28,911,	,900 52,452,2
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTURI	NG MERGED
11	BOATS AND OTHER WATERCRAFT N	NOT EXEMPT - (Code 1				
12	MACHINERY, TOOLS AND PATTERNS	- Code 2					
13	FURNITURE, FIXTURES AND EQUIPM	IENT - Code 3					
14	ALL OTHER PERSONAL PROPERTY I	NOT EXEMPT -	Codes 4A, 4B, 4C				
15							
16	AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F) MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F						52,452,2
17	BOTTLE OF THE VIEW					elephone # 08) 374-4207	

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .870343361

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

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FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 012 0737 Page 2

YEAR CO MUN ACCT NO

18	(a) PARCELS Private Forest Crop - Reg					(d) PARCELS	F	Private Forest Crop - Reg Cla (e) ACRES	ss @ \$3.6	per acre (f) ASSESSED VALUE	
19	(a) PARCELS	Private Forest Crop - Special (b) ACRES		ecial Class @ 20¢ per acre (c) ASSESSED VALUE		Entered E (d) PARCELS	Befo	re 2005 Managed Forest - Fe (e) ACRES	rrous Minin	g CLOSED @ \$7.37 per acre (f) ASSESSED VALUE	
20	Entered (a) PARCELS	Entered Before 2005 Managed Fore		st - OPEN @ 72 ¢ per acre (c) ASSESSED VALUE		Ent (d) PARCELS 9	, ,		st - CLOSEI	t - CLOSED @ \$1.68 per acre (f) ASSESSED VALUE 612,900	
21	Entered (a) PARCELS	Entered After 2004 Managed Forest - ARCELS (b) ACRES		OPEN @ \$1.9 per acre (c) ASSESSED VALUE		Entered After 2004 Managed Fores (d) PARCELS (e) ACRES		,			
	54	2,161.	56	5,836,	,300	76		2,451.99		6,590,900	
00	(a) County Forest C	Cropland Acres	(b) F	ederal Acres	res (c) State		e Acres (d) County (NOT FOREST CRO		OP) Acres	(e) Other Acres	
22	34,713	3.11		1,100	4.	4.12 151.51		151.51		34.71	
23	Assessed Value of Omitted Proper (a) REAL ESTATE			•	or Years (Sec. 70.44) Ass		Assessed Value of Sec. 70.43 Corrections of E		rors by Assessors (c2) PERSONAL		
-	Manufacturing Equated Value of Omitte (d) REAL ESTATE		mitted Prope	rty From Prior Years (e) PERSONAL	` '	Mfg. Equated Value of Sec.70.43 Co		rrections of Errors by Assessors (f2) PERSONAL			

Line No.	Enter 6-digit Special District		Special District Name	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	Code (Col. A)	(Col. B)	(Col. C)			
24						
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

2025	27	012	0737
YEAR	СО	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (F	(-8 and K-12)			
36	714368	0440	SCH D OF PITTSVILLE	52,452,200		52,452,200
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49	TOTAL 4005	0055 \ (41)	UE OF COLUMN PROTECTO ((C. C. LLC (C.)			/
50			UE OF SCHOOL DISTRICTS (K-8 and K-12)	52,452,200)	52,452,200
	B. UNION HIGH	SCHOOL	DISTRICTS			
51 52						
53						
54						
55	TOTAL ASSE	SSED VALI	L JE OF UNION HIGH SCHOOLS			
-	C. TECHNICAL					
56	001400	0013	MID-STATE TECHNICAL COLLEGE WRAP	52,452,200		52,452,200
57	001-00	00.0	WIND STATE TESTINGAE SOLLEGE WINN	02, 402,200		02, 102,200
58						
	TOTAL ASSE	SSED VALU	JE OF TECHNICAL COLLEGES	52,452,200		52,452,200
59	TOTAL ASSE	SSED VALU	JE OF TECHNICAL COLLEGES	52,452,200		Ę

Name		Title	Submission date	
APRIL RILEY			09 / 24 / 2025	
Phone	Email address			
(715) 284 - 0203	APRIL.RILEY@JACKSONCOUNTYWI.GOV			

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- Line 16 aggregate assessed value of all property subject to general property; use to
 calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school
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- Remarks assessment ratio used to calculate estimated fair market value on property tax bills

Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 private forest crop and managed forest lands assessed values
- Line 22 tax exempt land acres
- Line 23 prior years assessed value of omitted property under sec. 70.44 and correction of
 errors under sec. 70.43 shown by locally assessed or manufacturing real estate and
 personal property. Note: If there is an amount on this line, report the corresponding tax in the
 Statement of Taxes. Sections J or K.
- Lines 24-35 special district assessed values. These values are used to calculate tax rates for the special districts.

Page 3: School Districts

- Lines 36-50 school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: Igs@wisconsin.gov

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

AMY LYNN BARTLETT TOWN OF CITY POINT W1364 OLD HWY 54 PITTSVILLE, WI 54466

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27 014 0738 CO MUN ACCT NO

FOR	TOWN OF	OF	CLEVELAND	JACKSON COUNTY
	Town - Village - City		Municipality Name	County Name

Line No.	REAL ESTATE (See Lines 18 - 22 for		EL COUNT IMPROVEMENTS	NO. OF ACRES WHOLE NUMBERS ONLY	VALUE OF LAND	VALUE OF IMPROVEMENTS	TOTAL VALUE OF LAND
140.	other Real Estate)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)	(Col. F)
1	RESIDENTIAL - Class 1	259	241	574	4,076,600	25,394,300	29,470,90
2	COMMERCIAL - Class 2	12	9	20	160,900	1,428,800	1,589,70
3	MANUFACTURING - Class 3	0	0	0	0	() (
4	AGRICULTURAL - Class 4	482		9,059	1,713,800		1,713,800
5	UNDEVELOPED - Class 5	307		1,252	390,000		390,000
6	AGRICULTURAL FOREST - Class 5m	AGRICULTURAL FOREST - Class 5m 323		4,394	5,501,200		5,501,200
7	FOREST LANDS - Class 6	154		2,901	7,254,800		7,254,800
8	OTHER - Class 7	57	56	115	837,000	5,921,400	6,758,400
9	TOTAL - ALL COLUMNS	COLUMNS 1,594 30		18,315	19,934,300	32,744,500	52,678,800
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL				LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1						
12	MACHINERY,TOOLS AND PATTERNS - Code 2						
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3						
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C						
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)						
16	AGGREGATE ASSESSED VALUE OF MUST EQUAL TOTAL VALUE OF THE					es 9F and 15F)	52,678,800
17	BOARD OF REVIEW Name of Assessor Telephone DATE OF FINAL ADJOURNMENT 05/28/2025 ERIC KLEVEN (715) 529					one # 529-1032	

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .661779836

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 014 0738 Page 2

YEAR CO MUN ACCT NO

		Private Forest C	rop - Reg Cla	ass @ 10¢ per acre			F	Private Forest Crop - Reg Cla	ss @ \$3.6	per acre
18	(a) PARCELS	(b) ACR		(c) ASSESSED VALUE		(d) PARCELS		(e) ACRÉS		(f) ASSESSED VALUE
19	(a) PARCELS	Private Forest C (b) ACR		Special Class @ 20¢ per acre (c) ASSESSED VALUE		Entered E (d) PARCELS	Befor	re 2005 Managed Forest - Fe (e) ACRES	rous Minin	g CLOSED @ \$7.37 per acre (f) ASSESSED VALUE
				OPEN @ 72¢ per ac			tered	d Before 2005 Managed Fore	t - CLOSE	
20	(a) PARCELS	(b) ACR	E5	(c) ASSESSED VALUE		(d) PARCELS		(e) ACRES		(f) ASSESSED VALUE 2,792,700
21	Entered (a) PARCELS	After 2004 Manag (b) ACR		Forest - OPEN @ \$1.9 per acre (c) ASSESSED VALUE		Entered After 2004 Managed F (d) PARCELS (e) ACRES		ed After 2004 Managed Fores		
						88		2,821.86		6,827,500
22	(a) County Forest	Cropland Acres	(b) F	ederal Acres	(c) Star	te Acres	(d	d) County (NOT FOREST CRO	P) Acres	(e) Other Acres
					47	3.46		10.74		117.07
23	Assessed Value of Omitted Property From Prior Years (Sec. 70.44) (a) REAL ESTATE (b) PERSONAL		Assessed Value of Sec. 70.43 Corrections of Errors by Assess (c1) REAL ESTATE (c2) PERSON		rrors by Assessors (c2) PERSONAL					
	Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995) (d) REAL ESTATE (e) PERSONAL		` '	Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessor (f1) REAL ESTATE (f2) PERSONAL			•			

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
24						
25						
26						
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2025	27	014	0738
YEAR	СО	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (H	(-8 and K-12)			
36	270091	0161	SCH D OF ALMA CENTER	6,611,600		6,611,600
37	614186	0363	SCH D OF OSSEO-FAIRCHILD	46,067,200		46,067,200
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49	TOTAL 1005	0055 \/411	IF OF COLUMN PICTRICTS (IV.)			
50	I .		JE OF SCHOOL DISTRICTS (K-8 and K-12)	52,678,800		52,678,800
	B. UNION HIGH	SCHOOL	DISTRICTS			
51 52						
53 54						
55	TOTAL ASSE	 SSED VALI	L JE OF UNION HIGH SCHOOLS			
	C. TECHNICAL					
56	000100	0001	CHIPPEWA VALLEY TECHNICAL COLLEGE EAUC	52,678,800		52,678,800
57	000100			==,3:0,000		=,::0,000
58						
59	TOTAL ASSES	SSED VALU	JE OF TECHNICAL COLLEGES	52,678,800		52,678,800

Name		Title	Submission date		
APRIL RILEY			06 / 25 / 2025		
Phone	Email address				
(715) 284 - 0203	APRIL.RILEY@JACKSONCOUNTYWI.GOV				

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

Note: If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.

Page 1: Real Estate and Personal Property

- Lines 1-9 assessed real estate values, parcel counts and acres by classification
- Lines 10-15 no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 aggregate assessed value of all property subject to general property; use to
 calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school
 districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks assessment ratio used to calculate estimated fair market value on property tax bills

Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 private forest crop and managed forest lands assessed values
- Line 22 tax exempt land acres
- Line 23 prior years assessed value of omitted property under sec. 70.44 and correction of
 errors under sec. 70.43 shown by locally assessed or manufacturing real estate and
 personal property. Note: If there is an amount on this line, report the corresponding tax in the
 Statement of Taxes. Sections J or K.
- Lines 24-35 special district assessed values. These values are used to calculate tax rates for the special districts.

Page 3: School Districts

- Lines 36-50 school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: Igs@wisconsin.gov

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

DJUANA HAAKENSON TOWN OF CLEVELAND N13632 JOHNSON RD FAIRCHILD, WI 54741 - 8824

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27 016 0739 ACCT NO CO MUN

This is an Amended Return	This	is	an	Amended	Return
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FOR	TOWN OF	OF	CURRAN	JACKSON COUNTY
	Town - Village - City		Municipality Name	County Name

				-				
Line No.	REAL ESTATE (See Lines 18 - 22 for		EL COUNT	NO. OF ACRES WHOLE NUMBERS ONLY	VALUE OF LAND	VALUE C		TOTAL VALUE OF LAND AND IMPROVEMENTS
140.	other Real Estate)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)		(Col. F)
1	RESIDENTIAL - Class 1	176	163	270	5,972,600	28,8	373,600	34,846,200
2	COMMERCIAL - Class 2	28	2	242	1,260,000	1	15,600	1,375,600
3	MANUFACTURING - Class 3	31	15	1,255	7,301,300	34,4	149,800	41,751,100
4	AGRICULTURAL - Class 4	492		8,888	2,126,300			2,126,300
5	UNDEVELOPED - Class 5	359		2,556	1,701,000			1,701,000
6	AGRICULTURAL FOREST - Class 5m	292		4,552	8,653,600			8,653,600
7	FOREST LANDS - Class 6	130		2,897	11,043,400			11,043,400
8	OTHER - Class 7	47	45	100	1,035,100	7,9	900,700	8,935,800
9	TOTAL - ALL COLUMNS	1,555	225	20,760	39,093,300	71,3	39,700	110,433,000
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTU	JRING	MERGED
11	BOATS AND OTHER WATERCRAFT N	IOT EXEMPT - (Code 1					
12	MACHINERY, TOOLS AND PATTERNS	- Code 2						
13	FURNITURE, FIXTURES AND EQUIPM	IENT - Code 3						
14	ALL OTHER PERSONAL PROPERTY I	NOT EXEMPT -	Codes 4A, 4B, 4C					
15								
16	AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F) MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F						110,433,000	
17	DOTAL OF THE VIET					Telepho (715) 2	ne # 87-4737	

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is 1.015094457

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 016 0739 Page 2

YEAR CO MUN ACCT NO

		Private Forest C	rop - Reg Cla	ass @ 10¢ per acre			Р	Private Forest Crop - Reg Clas	ss @ \$3.6	per acre
18	(a) PARCELS	(b) ACR	ES.	(c) ASSESSED VALUE		(d) PARCELS		(e) ACRÉS		(f) ASSESSED VALUE
19	(a) PARCELS	Private Forest Crop - Speci (b) ACRES		Il Class @ 20¢ per acre (c) ASSESSED VALUE		Entered Before 2005 Managed Forest - (d) PARCELS (e) ACRES			errous Mining CLOSED @ \$7.37 per acre (f) ASSESSED VALUE	
	Entered	re	Ent	tered	Before 2005 Managed Fores	t - CLOSEI	D @ \$1.68 per acre			
20	(a) PARCELS	Entered Before 2005 Managed Fores (a) PARCELS (b) ACRES		(c) ASSESSE		(d) PARCELS		(e) ACRES		(f) ASSESSED VALUE
							28 827.07		2,653,500	
21	Entered After 2004 Managed For (a) PARCELS (b) ACRES			rest - OPEN @ \$1.9 per acre (c) ASSESSED VALUE		Entered After 2004 Managed F (d) PARCELS (e) ACRES			rest - CLOSED @ \$ 9.49 per acre (f) ASSESSED VALUE	
						56		1,458.07		4,714,900
22	(a) County Forest	Cropland Acres	(b) F	(b) Federal Acres (c) Stat		te Acres (d) County (NOT FOR) County (NOT FOREST CRO	EST CROP) Acres (e) Other Acres	
22					73	3.28 7.11		7.11	34.02	
	Assessed	d Value of Omitted	Property Fro	m Prior Years (Sec. 7	70.44)	Ass	sesse	ed Value of Sec. 70.43 Correc	tions of Er	rrors by Assessors
23	(a) REAL ESTATE			(b) PERSONAL		(c1) REAL ESTATE		EAL ESTATE	(c2) PERSONAL	
	Manufacturing Equated Value of Omitted			rty From Prior Years	Mfg. Equated Value of Sec.70.43 Cor			rections of Errors by Assessors		
	(d) REAL ESTATE			(e) PERSONAL		(f1) REAL ESTATE		EAL ESTATE	(f2) PERSONAL	

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
24						
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2025	27	016	0739
YEAR	СО	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (H	(-8 and K-12)			
36	270476	0162	SCH D OF BLACK RIVER FALLS	22,121,700	8,268,900	30,390,600
37	610485	0359	SCH D OF BLAIR-TAYLOR	38,824,300	33,482,200	72,306,500
38	616426	0364	SCH D OF WHITEHALL	7,735,900		7,735,900
39						
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49	TOTAL ACCE	CCED VALL	IF OF COLIOOL DISTRICTS (I/ 0 and I/ 40)	00 004 000	44.754.400	440,400,000
50			JE OF SCHOOL DISTRICTS (K-8 and K-12)	68,681,900	41,751,100	110,433,000
51	B. UNION HIGH	SCHOOL				
52						
53						
54						
55	TOTAL ASSE	SSED VALU	JE OF UNION HIGH SCHOOLS			
	C. TECHNICAL	COLLEGE	DISTRICTS			
56	000200	0002	WESTERN TECHNICAL COLLEGE LACR	68,681,900	41,751,100	110,433,000
57						·
58						
59	TOTAL ASSES	SSED VALU	JE OF TECHNICAL COLLEGES	68,681,900	41,751,100	110,433,000

Name		Title	Submission date
APRIL RILEY			11 / 18 / 2025
Phone	Email address		
(715) 284 - 0203	APRIL.RILEY@JACKSONC	OUNTYWI.GOV	

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
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Note: If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.

Page 1: Real Estate and Personal Property

- Lines 1-9 assessed real estate values, parcel counts and acres by classification
- Lines 10-15 no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 aggregate assessed value of all property subject to general property; use to
 calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school
 districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks assessment ratio used to calculate estimated fair market value on property tax bills

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If you have questions: Email: Igs@wisconsin.gov

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

TOWN OF CURRAN
N9514 COUNTY ROAD FF
HIXTON, WI 54635 - 8312

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27 018 0740 CO MUN ACCT NO

FOR	TOWN OF	OF	FRANKLIN	JACKSON COUNTY
	Town - Village - City		Municipality Name	County Name

				,			
Line No.	REAL ESTATE (See Lines 18 - 22 for		EL COUNT	NO. OF ACRES WHOLE NUMBERS ONLY	VALUE OF LAND	VALUE OF IMPROVEMENTS	TOTAL VALUE OF LAND
INO.	other Real Estate)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)	(Col. F)
1	RESIDENTIAL - Class 1	228	209	395	3,990,500	27,910,10	0 31,900,600
2	COMMERCIAL - Class 2	6	5	20	134,300	786,40	0 920,700
3	MANUFACTURING - Class 3	0	0	0	0		0
4	AGRICULTURAL - Class 4	634		8,312	1,357,900		1,357,900
5	UNDEVELOPED - Class 5	265		1,189	1,811,000		1,811,000
6	AGRICULTURAL FOREST - Class 5m	436		6,966	13,737,300		13,737,300
7	FOREST LANDS - Class 6	136		2,141	8,376,000		8,376,000
8	OTHER - Class 7	75	74	121	1,271,600	8,730,80	0 10,002,400
9	TOTAL - ALL COLUMNS	1,780	288	19,144	30,678,600	37,427,30	0 68,105,900
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT N	NOT EXEMPT - (Code 1	-			
12	MACHINERY, TOOLS AND PATTERNS	- Code 2					
13	FURNITURE, FIXTURES AND EQUIPM	IENT - Code 3					
14	ALL OTHER PERSONAL PROPERTY	NOT EXEMPT -	Codes 4A, 4B, 4C				
15	TOTAL OF PERSONAL PROPERTY NO	OT EXEMPT (To	tal of Lines 11-14)				
16	AGGREGATE ASSESSED VALUE OF MUST EQUAL TOTAL VALUE OF THE					es 9F and 15F)	68,105,90
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	of Assessor ERT IRWIN			hone # 231-2161		

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .989101941

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 018 0740 Page 2

YEAR CO MUN ACCT NO

		Private Forest C	rop - Reg Cla	ass @ 10¢ per acre			Priv	vate Forest Crop - Reg Clas	s @ \$3.6	per acre
18	(a) PARCELS	(b) ACR	ES	(c) ASSESSED VALUE		(d) PARCELS		(e) ACRÉS		(f) ASSESSED VALUE
19	(a) PARCELS	Private Forest Crop - Specia (b) ACRES		al Class @ 20¢ per acre (c) ASSESSED VALUE		Entered Before 2005 Managed Forest - (d) PARCELS (e) ACRES			errous Mining CLOSED @ \$7.37 per acre (f) ASSESSED VALUE	
	Entered	re	Ent	tered B	Before 2005 Managed Fores	t - CLOSE	D @ \$1.68 per acre			
20	Entered Before 2005 Managed For (a) PARCELS (b) ACRES			(c) ASSESSE		(d) PARCELS		(e) ACRES		(f) ASSESSED VALUE
						34 968		3,304,000		
21	Entered After 2004 Managed For (a) PARCELS (b) ACRES			rest - OPEN @ \$1.9 per acre (c) ASSESSED VALUE		(d) PARCELS	ntered	After 2004 Managed Forest (e) ACRES	- CLOSED	0 @ \$9.49 per acre (f) ASSESSED VALUE
						113		3,092.73		10,227,300
22	(a) County Forest	Cropland Acres	(b) F	c) Federal Acres (c) Stat		te Acres (d) County (NOT F		County (NOT FOREST CRO	ty (NOT FOREST CROP) Acres (e) Other	
22					233	33.23 41.99		41.99	18.05	
	Assessed	Value of Omitted	Property Fro	m Prior Years (Sec. 7	70.44)	Ass	sessed	Value of Sec. 70.43 Correct	tions of Er	rrors by Assessors
23	(a) REAL ESTATE			(b) PERSONAL		(c1) REAL ESTATE		AL ESTATE	(c2) PERSONAL	
	Manufacturing Equated Value of Omitted			rty From Prior Years	Mfg. Equated Value of Sec.70.43 Cor		ed Value of Sec.70.43 Corre	rections of Errors by Assessors		
	(d) REAL ESTATE			(e) PERSONAL		(f1) REAL ESTATE		L ESTATE	(f2) PERSONAL	

Line No.	Enter 6-digit Special District		Special District Name	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	Code (Col. A)	(Col. B)	(Col. C)			
24						
25						
26						
27						
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33						
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35						

2025	27	018	0740	
YEAR	СО	MUN	ACCT NO	

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (H	K-8 and K-12)			
36	270476	0162	SCH D OF BLACK RIVER FALLS	1,495,200		1,495,200
37	273428	0163	SCH D OF MELROSE-MINDORO	45,794,500		45,794,500
38	610485	0359	SCH D OF BLAIR-TAYLOR	20,816,200		20,816,200
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	I .		UE OF SCHOOL DISTRICTS (K-8 and K-12)	68,105,900		68,105,900
	B. UNION HIGH	SCHOOL	DISTRICTS			
51						
52						
53						
54						
55			JE OF UNION HIGH SCHOOLS			
	C. TECHNICAL	COLLEGE				
56	000200	0002	WESTERN TECHNICAL COLLEGE LACR	68,105,900		68,105,900
57						
58						
59	TOTAL ASSES	SSED VALU	JE OF TECHNICAL COLLEGES	68,105,900		68,105,900

Name		Title	Submission date
APRIL RILEY			09 / 24 / 2025
Phone	Email address		
(715) 284 - 0203	APRIL.RILEY@JACKSONCOUNTYWI.GOV		

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

Note: If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.

Page 1: Real Estate and Personal Property

- Lines 1-9 assessed real estate values, parcel counts and acres by classification
- Lines 10-15 no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 aggregate assessed value of all property subject to general property; use to
 calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school
 districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks assessment ratio used to calculate estimated fair market value on property tax bills

Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 private forest crop and managed forest lands assessed values
- Line 22 tax exempt land acres
- Line 23 prior years assessed value of omitted property under sec. 70.44 and correction of
 errors under sec. 70.43 shown by locally assessed or manufacturing real estate and
 personal property. Note: If there is an amount on this line, report the corresponding tax in the
 Statement of Taxes. Sections J or K.
- Lines 24-35 special district assessed values. These values are used to calculate tax rates for the special districts.

Page 3: School Districts

- Lines 36-50 school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: Igs@wisconsin.gov

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

ASHLEY STETZER TOWN OF FRANKLIN W16177 COUNTY RD C TAYLOR, WI 54659 - 7008

27 020 0741 CO MUN ACCT NO

FOR	TOWN OF	OF	GARDEN VALLEY	JACKSON COUNTY
	Town - Village - City		Municipality Name	County Name

				•				
Line No.	REAL ESTATE (See Lines 18 - 22 for		EL COUNT	NO. OF ACRES WHOLE NUMBERS ONLY	VALUE OF LAND	VALUE O IMPROVEME		TOTAL VALUE OF LAND AND IMPROVEMENTS
140.	other Real Estate)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)		(Col. F)
1	RESIDENTIAL - Class 1	161	154	361	1,556,800	16,4	44,900	18,001,700
2	COMMERCIAL - Class 2	4	3	29	100,100	1	79,600	279,700
3	MANUFACTURING - Class 3	0	0	0	0		0	0
4	AGRICULTURAL - Class 4	606		13,459	2,628,250			2,628,250
5	UNDEVELOPED - Class 5	393		1,029	438,150			438,150
6	AGRICULTURAL FOREST - Class 5m	358		3,880	5,786,000			5,786,000
7	FOREST LANDS - Class 6	82		1,404	3,843,000			3,843,000
8	OTHER - Class 7	102	97	245	940,600	8,908,500		9,849,100
9	TOTAL - ALL COLUMNS	1,706	254	20,407	15,292,900	25,5	33,000	40,825,900
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTL	JRING	MERGED
11	BOATS AND OTHER WATERCRAFT N	IOT EXEMPT - (Code 1					
12	MACHINERY, TOOLS AND PATTERNS	- Code 2						
13	FURNITURE, FIXTURES AND EQUIPM	IENT - Code 3						
14	ALL OTHER PERSONAL PROPERTY I	NOT EXEMPT -	Codes 4A, 4B, 4C					
15	TOTAL OF PERSONAL PROPERTY NO	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)						
16	AGGREGATE ASSESSED VALUE OF MUST EQUAL TOTAL VALUE OF THE					es 9F and 15F)		40,825,900
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT 05/27/2025 Name of Assessor APPRAISAL SERVICE CO (715) 83							

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .63812903

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 020 0741 Page 2

YEAR CO MUN ACCT NO

	Private Forest C	rop - Reg Cla	ass @ 10¢ per acre		Private Forest Crop - Reg Class @ \$3.6 per acre				per acre
(a) PARCELS			(c) ASSESSE	ED VALUE	(d) PARCELS		(e) ACRÉS		(f) ASSESSED VALUE
(a) PARCELS			Class @ 20¢ per acre	e ED VALUE	Entered E (d) PARCELS	Befo	re 2005 Managed Forest - Fe (e) ACRES	rous Minin	g CLOSED @ \$7.37 per acre (f) ASSESSED VALUE
	Entered Before 2005 Managed Forest - OPEN @ 72 ¢ per acre					terec		st - CLOSE	
(a) PARCELS			ED VALUE	(d) PARCELS		(e) ACRES		(f) ASSESSED VALUE	
	16. 2004 14	15	DEN 0 41 -						928,700
(a) PARCELS			(c) ASSESSED VALUE		(d) PARCELS	ntere	ed After 2004 Managed Fores (e) ACRES	t - CLOSED) @ \$ 9.49 per acre (f) ASSESSED VALUE
					59		1,618.55		3,936,600
(a) County Forest	Cropland Acres	(b) F	ederal Acres	(c) Star	te Acres	(c	d) County (NOT FOREST CRO	P) Acres	(e) Other Acres
				49	0.96		9.97		170.67
Assesse	d Value of Omitted	Property Fro	m Prior Years (Sec. 7	70.44)	Ass	sess	sed Value of Sec. 70.43 Corre	ctions of E	rrors by Assessors
(a) REAL ESTATE		(b) PERSONAL		(c1) REAL ESTATE			(c2) PERSONAL		
	•	mitted Prope	•	` ,		•		ections of	Errors by Assessors (f2) PERSONAL
	Entered (a) PARCELS Entered (a) PARCELS (a) County Forest Assessed (a) REAL	(a) PARCELS Private Forest Ci (b) ACR Entered Before 2005 Mana (a) PARCELS Entered After 2004 Manage (a) PARCELS (b) ACR County Forest Cropland Acres Assessed Value of Omitted (a) REAL ESTATE	(a) PARCELS Private Forest Crop - Special (b) ACRES Entered Before 2005 Managed Forest - (a) PARCELS Entered After 2004 Managed Forest - O (a) PARCELS (b) ACRES (c) ACRES (d) ACRES (e) PARCELS (b) ACRES (b) ACRES (c) ACRES (d) PARCELS (d) ACRES (e) ACRES (f) ACRES (f) ACRES (h) ACRES (o) ACRES	Private Forest Crop - Special Class @ 20¢ per acre (a) PARCELS Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre (a) PARCELS Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre (a) PARCELS (b) ACRES (c) ASSESSE (d) PARCELS (d) Federal Acres Assessed Value of Omitted Property From Prior Years (Sec.) (a) REAL ESTATE Manufacturing Equated Value of Omitted Property From Prior Years	(a) PARCELS (b) ACRES (c) ASSESSED VALUE Private Forest Crop - Special Class @ 20¢ per acre (c) ASSESSED VALUE Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre (a) PARCELS (b) ACRES (c) ASSESSED VALUE Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre (a) PARCELS (b) ACRES (c) ASSESSED VALUE (a) PARCELS (b) Federal Acres (c) ASSESSED VALUE (d) PARCELS (e) ASSESSED VALUE (a) PARCELS (b) Federal Acres (c) Startage 49 Assessed Value of Omitted Property From Prior Years (Sec. 70.44) (a) REAL ESTATE (b) PERSONAL Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)	(a) PARCELS Private Forest Crop - Special Class @ 20¢ per acre (b) ACRES Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre (a) PARCELS Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre (a) PARCELS (b) ACRES (c) ASSESSED VALUE Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre (a) PARCELS (b) ACRES (c) ASSESSED VALUE (d) PARCELS 11 Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre (a) PARCELS (b) ACRES (c) ASSESSED VALUE (d) PARCELS 59 (a) County Forest Cropland Acres (b) Federal Acres (c) State Acres 490.96 Assessed Value of Omitted Property From Prior Years (Sec. 70.44) (a) REAL ESTATE (b) PERSONAL Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995) Mfg.	Private Forest Crop - Special Class @ 20¢ per acre (a) PARCELS Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre (a) PARCELS Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre (a) PARCELS (b) ACRES (c) ASSESSED VALUE Entered (d) PARCELS 11 Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre (a) PARCELS (b) ACRES (c) ASSESSED VALUE (d) PARCELS 11 Entered (d) PARCELS 11 Entered (d) PARCELS (d) PARCELS (e) PARCELS (f) PARCELS (g) PARCEL	(a) PARCELS (b) ACRES (c) ASSESSED VALUE (d) PARCELS (e) ACRES (e) ACRES (e) ACRES (e) ACRES (e) ACRES (f) ASSESSED VALUE (g) PARCELS (h) ACRES (h	(a) PARCELS (b) ACRES (c) ASSESSED VALUE (d) PARCELS (e) ACRES (e) ACRES (e) ACRES (e) ACRES (e) ACRES (e) ACRES (f) ACRES (f) ACRES (h)

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	Code (Col. A)	(COI. B)	(Coi. C)			
24						
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

2025	27	020	0741
YEAR	CO	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (F	K-8 and K-12)			
36	270091	0161	SCH D OF ALMA CENTER	39,096,400		39,096,400
37	270476	0162	SCH D OF BLACK RIVER FALLS	1,368,000		1,368,000
38	616426	0364	SCH D OF WHITEHALL	361,500		361,500
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSE	SSED VAL	UE OF SCHOOL DISTRICTS (K-8 and K-12)	40,825,900		40,825,900
	B. UNION HIGH	SCHOOL	DISTRICTS			
51						
52						
53						
54						
55	TOTAL ASSE	SSED VALI	JE OF UNION HIGH SCHOOLS			
	C. TECHNICAL	COLLEGE				
56	000100	0001	CHIPPEWA VALLEY TECHNICAL COLLEGE EAUC	39,096,400		39,096,400
57	000200	0002	WESTERN TECHNICAL COLLEGE LACR	1,729,500		1,729,500
58						
59	TOTAL ASSES	SSED VALU	JE OF TECHNICAL COLLEGES	40,825,900		40,825,900

Name		Title	Submission date
APRIL RILEY			06 / 25 / 2025
Phone	Email address		
(715) 284 - 0203	APRIL.RILEY@JACKSONC	OUNTYWI.GOV	

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

Note: If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.

Page 1: Real Estate and Personal Property

- Lines 1-9 assessed real estate values, parcel counts and acres by classification
- Lines 10-15 no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 aggregate assessed value of all property subject to general property; use to
 calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school
 districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks assessment ratio used to calculate estimated fair market value on property tax bills

Page 2: Forest Crop, Other Exempt Land and Special Districts

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Page 3: School Districts

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- Lines 51-55 union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: Igs@wisconsin.gov

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

ANN M KLIEFORTH TOWN OF GARDEN VALLEY W13760 STATE RD 121 ALMA CENTER, WI 54611 - 8204

27 022 0742 CO MUN ACCT NO

X	This is	an A	Amende	ed l	Returr
---	---------	------	--------	------	--------

FOR TOWN OF OF GARFIELD JACKSON COUNTY
Town - Village - City Municipality Name County Name

Lina	REAL ESTATE		EL COUNT	NO. OF ACRES	VALUE OF	VALUE O	-	TOTAL VALUE OF LAND
Line No.	(See Lines 18 - 22 for other Real Estate)	TOTAL LAND	IMPROVEMENTS	WHOLE NUMBERS ONLY	LAND	IMPROVEME	ENTS	AND IMPROVEMENTS
	Other Near Estate)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)		(Col. F)
1	RESIDENTIAL - Class 1	360	329	583	5,825,900	47,4	22,700	53,248,600
2	COMMERCIAL - Class 2	10	7	54	256,800	1,5	76,600	1,833,400
3	MANUFACTURING - Class 3	0	0	0	0		0	0
4	AGRICULTURAL - Class 4	457		7,382	1,165,700			1,165,700
5	UNDEVELOPED - Class 5	303		1,256	751,800			751,800
6	AGRICULTURAL FOREST - Class 5m	323		4,928	6,541,600			6,541,600
7	FOREST LANDS - Class 6	211		3,459	9,169,600			9,169,600
8	OTHER - Class 7	68	69	133	855,800	7,7	02,200	8,558,000
9	TOTAL - ALL COLUMNS	1,732	405	17,795	24,567,200	56,7	01,500	81,268,700
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTU	JRING	MERGED
11	BOATS AND OTHER WATERCRAFT N	IOT EXEMPT - (Code 1					
12	MACHINERY, TOOLS AND PATTERNS	- Code 2						
13	FURNITURE, FIXTURES AND EQUIPM	IENT - Code 3						
14	ALL OTHER PERSONAL PROPERTY I	NOT EXEMPT -	Codes 4A, 4B, 4C					
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)							
16	AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F) MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F						81,268,700	
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT 08/07/2025 Name of Assessor ERIC KLEVEN (715) 52						ne # 29-1032	

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .743819028

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 022 0742 Page 2

YEAR CO MUN ACCT NO

18	(a) PARCELS	Private Forest C (b) ACR	Crop - Reg Class @ 10¢ per acre (c) ASSESSED VALUE		Private Forest Crop - Reg Cla (d) PARCELS (e) ACRES		Class @ \$3.6	ass @ \$3.6 per acre (f) ASSESSED VALUE		
19	(a) PARCELS	Private Forest Crop - Specia (b) ACRES		- Special Class @ 20¢ per acre (c) ASSESSED VALUE		Entered Before 2005 Managed Forest - F (d) PARCELS (e) ACRES		Ferrous Minin	errous Mining CLOSED @ \$7.37 per acre	
20	Entered (a) PARCELS	ed Before 2005 Managed Forest (b) ACRES		ed Forest - OPEN @ 72 ¢ per acre (c) ASSESSED VALUE		Ent (d) PARCELS			- CLOSED @ \$1.68 per acre (f) ASSESSED VALUE 4.018.500	
21	Entered (a) PARCELS	ered After 2004 Managed Forest - OP (b) ACRES		OPEN @ \$1.9 per acre (c) ASSESSED VALUE		Entered After 2004 Managed Ford (d) PARCELS (e) ACRES		1 11		
	6	143.9	16	303,8	300	79	1,980.76		4,723,500	
22	(a) County Forest (Cropland Acres	(b) F	Federal Acres (c) State		e Acres	(d) County (NOT FOREST C	d) County (NOT FOREST CROP) Acres		
						0.94	10.19		63.18	
23	Assessed Value of Omitted Property From (a) REAL ESTATE			om Prior Years (Sec. 70.44) (b) PERSONAL		Assessed Value of Sec. 70.43 Correction (c1) REAL ESTATE		rections of E	tions of Errors by Assessors (c2) PERSONAL	
	•	quated Value of O ESTATE	mitted Prope	rty From Prior Years (e) PERSONAL	` '	_	Equated Value of Sec.70.43 C 11) REAL ESTATE	orrections of I	Errors by Assessors (f2) PERSONAL	

Line No.	Enter 6-digit Special District		Special District Name	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	Code (Col. A)	(Col. B)	(Col. C)			
24						
25						
26						
27						
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29						
30						
31						
32						
33						
34						
35						

2025	27	022	0742
YEAR	CO	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (M	(-8 and K-12)			
36	614186	0363	SCH D OF OSSEO-FAIRCHILD	81,268,700		81,268,700
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSE	SSED VAL	JE OF SCHOOL DISTRICTS (K-8 and K-12)	81,268,700		81,268,700
	B. UNION HIGH	SCHOOL I	DISTRICTS			
51						
52						
53						
54						
55	TOTAL ASSE	SSED VALU	JE OF UNION HIGH SCHOOLS			
	C. TECHNICAL	COLLEGE	DISTRICTS			
56	000100	0001	CHIPPEWA VALLEY TECHNICAL COLLEGE EAUC	81,268,700		81,268,700
57						
58						
59	TOTAL ASSES	SSED VALU	JE OF TECHNICAL COLLEGES	81,268,700		81,268,700

Name		Title	Submission date
APRIL RILEY			08 / 11 / 2025
Phone	Email address		
(715) 284 - 0203	APRIL.RILEY@JACKSONC	OUNTYWI.GOV	

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If you have questions: Email: Igs@wisconsin.gov

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

MICHEL R BERNER
TOWN OF GARFIELD
N12915 W HILLCREST RD
OSSEO, WI 54758

27 024 0743 CO MUN ACCT NO

FOR	TOWN OF	OF	HIXTON	JACKSON COUNTY
	Town - Village - City		Municipality Name	County Name

				-				
Line No.	REAL ESTATE (See Lines 18 - 22 for		EL COUNT	NO. OF ACRES WHOLE NUMBERS ONLY	VALUE OF LAND	VALUE OF IMPROVEMEN		TOTAL VALUE OF LAND
140.	other Real Estate)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)		(Col. F)
1	RESIDENTIAL - Class 1	290	271	819	4,043,800	40,12	3,200	44,167,000
2	COMMERCIAL - Class 2	27	15	232	1,247,100	1,63	8,300	2,885,400
3	MANUFACTURING - Class 3	1	1	15	81,600	1,61	4,600	1,696,200
4	AGRICULTURAL - Class 4	544		10,578	2,150,150			2,150,150
5	UNDEVELOPED - Class 5	289		878	397,950			397,950
6	AGRICULTURAL FOREST - Class 5m	259		2,966	4,671,200			4,671,200
7	FOREST LANDS - Class 6	135		2,113	6,582,800			6,582,800
8	OTHER - Class 7	72	68	192	855,400	7,555,000		8,410,400
9	TOTAL - ALL COLUMNS	1,617	355	17,793	20,030,000	50,931,100		70,961,100
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTUR	RING	MERGED
11	BOATS AND OTHER WATERCRAFT N	OT EXEMPT - (Code 1					
12	MACHINERY,TOOLS AND PATTERNS	- Code 2						
13	FURNITURE, FIXTURES AND EQUIPM	IENT - Code 3						
14	ALL OTHER PERSONAL PROPERTY I	NOT EXEMPT -	Codes 4A, 4B, 4C					
15	TOTAL OF PERSONAL PROPERTY NO	OT EXEMPT (To	tal of Lines 11-14)					
16	AGGREGATE ASSESSED VALUE OF MUST EQUAL TOTAL VALUE OF THE					es 9F and 15F)		70,961,100
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	06/11/2		of Assessor RAISAL SERVICE	CO		Telephoi (715) 83	ne # 34-1361

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .822080669

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

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FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 024 0743 Page 2

YEAR CO MUN ACCT NO

		Private Forest C	rop - Reg Cla	ss @ 10¢ per acre			F	Private Forest Crop - Reg Cla	ss @ \$3.6	per acre
18	(a) PARCELS	(b) ACR		(c) ASSESSE	ED VALUE	(d) PARCELS		(e) ACRÉS		(f) ASSESSED VALUE
19	(a) PARCELS	Private Forest C (b) ACR		Class @ 20¢ per acre	ed value	Entered E (d) PARCELS	Befo	re 2005 Managed Forest - Fe (e) ACRES	rrous Minin	ng CLOSED @ \$7.37 per acre (f) ASSESSED VALUE
	Entered (a) PARCELS	I Before 2005 Man		OPEN @ 72 ¢ per ac c) ASSESSE		Ent (d) PARCELS	erec	d Before 2005 Managed Fore (e) ACRES	st - CLOSE	D @ \$1.68 per acre
20	(a) FARCELS	(b) ACK	ES	(C) ASSESSE	ED VALUE	(u) PARCELS		679		1.801.300
21	Entered (a) PARCELS	After 2004 Manag		PEN @ \$1.9 per acr		(d) PARCELS	ntere	ed After 2004 Managed Fores (e) ACRES	t - CLOSED) @ \$ 9.49 per acre (f) ASSESSED VALUE
						75		2,331.74		6,864,100
22	(a) County Forest	Cropland Acres	(b) F	ederal Acres	(c) Star	te Acres	(d) County (NOT FOREST CROP) Acres (e) Other		(e) Other Acres	
22					1,04	49.85		4		239
23		d Value of Omitted L ESTATE	Property Fro	m Prior Years (Sec. 7 (b) PERSONA	•			sed Value of Sec. 70.43 Corre	ctions of E	rrors by Assessors (c2) PERSONAL
	•	Equated Value of C L ESTATE	mitted Prope	rty From Prior Years (e) PERSONAI	` '		•	uated Value of Sec.70.43 Core	ections of	Errors by Assessors (f2) PERSONAL

Line No.	Enter 6-digit Special District		Special District Name	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	Code (Col. A)	(Col. B)	(Col. C)			
24						
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35						

2025	27	024	0743
YEAR	СО	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (H	(-8 and K-12)			
36	270091	0161	SCH D OF ALMA CENTER	15,846,250		15,846,250
37	270476	0162	SCH D OF BLACK RIVER FALLS	53,418,650	1,696,200	55,114,850
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49	TOTAL 4005	0055 \/411	IF OF COLLOC PICTRICTS (I/ C I// 40)	20.004.000	4 000 000	70.004.400
50			JE OF SCHOOL DISTRICTS (K-8 and K-12)	69,264,900	1,696,200	70,961,100
	B. UNION HIGH	SCHOOL	JISTRICTS			
51 52						
53						
54						
55	TOTAL ASSE	 SSED VALI	L JE OF UNION HIGH SCHOOLS			
	C. TECHNICAL	COLLEGE	DISTRICTS			
56	000100	0001	CHIPPEWA VALLEY TECHNICAL COLLEGE EAUC	15,846,250		15,846,250
57	000200	0002	WESTERN TECHNICAL COLLEGE LACR	53,418,650	1,696,200	55,114,850
58						
59	TOTAL ASSES	SSED VALU	JE OF TECHNICAL COLLEGES	69,264,900	1,696,200	70,961,100

Name		Title	Submission date
APRIL RILEY			06 / 25 / 2025
Phone	Email address		
(715) 284 - 0203	APRIL.RILEY@JACKSONC	OUNTYWI.GOV	

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

Note: If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.

Page 1: Real Estate and Personal Property

- Lines 1-9 assessed real estate values, parcel counts and acres by classification
- Lines 10-15 no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 aggregate assessed value of all property subject to general property; use to
 calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school
 districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks assessment ratio used to calculate estimated fair market value on property tax bills

Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 private forest crop and managed forest lands assessed values
- Line 22 tax exempt land acres
- Line 23 prior years assessed value of omitted property under sec. 70.44 and correction of
 errors under sec. 70.43 shown by locally assessed or manufacturing real estate and
 personal property. Note: If there is an amount on this line, report the corresponding tax in the
 Statement of Taxes. Sections J or K.
- Lines 24-35 special district assessed values. These values are used to calculate tax rates for the special districts.

Page 3: School Districts

- Lines 36-50 school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: Igs@wisconsin.gov

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

MELISSA WINDSOR TOWN OF HIXTON W12274 PETERSON RD ALMA CENTER, WI 54611

27 026 0744 CO MUN ACCT NO

This is an Amended Retui

FOR	TOWN OF	OF	IRVING	JACKSON COUNTY
	Town - Village - City		Municipality Name	County Name

				-				
Line No.	REAL ESTATE (See Lines 18 - 22 for		EL COUNT	NO. OF ACRES WHOLE NUMBERS ONLY	VALUE OF LAND	VALUE O		TOTAL VALUE OF LAND AND IMPROVEMENTS
140.	other Real Estate)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)		(Col. F)
1	RESIDENTIAL - Class 1	308	308	786	7,902,000	57,380,900		65,282,900
2	COMMERCIAL - Class 2	10	9	34	188,300	1,1	96,100	1,384,400
3	MANUFACTURING - Class 3	1	1	2	17,400	1	82,300	199,700
4	AGRICULTURAL - Class 4	875		15,583	3,397,600			3,397,600
5	UNDEVELOPED - Class 5	550		2,120	1,328,200			1,328,200
6	AGRICULTURAL FOREST - Class 5m	515		5,193	8,177,600			8,177,600
7	FOREST LANDS - Class 6	122		1,636	4,851,300			4,851,300
8	OTHER - Class 7	129	129	189	796,700	12,559,500		13,356,200
9	TOTAL - ALL COLUMNS	2,510	447	25,543	26,659,100	71,3	318,800	97,977,900
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTU	JRING	MERGED
11	BOATS AND OTHER WATERCRAFT N	IOT EXEMPT - (Code 1					
12	MACHINERY,TOOLS AND PATTERNS	- Code 2						
13	FURNITURE, FIXTURES AND EQUIPM	IENT - Code 3						
14	ALL OTHER PERSONAL PROPERTY I	NOT EXEMPT -	Codes 4A, 4B, 4C					
15	TOTAL OF PERSONAL PROPERTY NO	OT EXEMPT (To	tal of Lines 11-14)					
16	AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F) MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F							97,977,900
17	BOTHE OF REVIEW					Telepho (608) 3	- one # 74-4207	

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .815521721

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 026 0744 Page 2

YEAR CO MUN ACCT NO

		Private Forest C	rop - Reg Class	@ 10¢ per acre		Private Forest Crop - Reg Class @ \$3.6 per acre					
18	(a) PARCELS	(b) ACR		(c) ASSESSE	D VALUE	(d) PARCELS		(e) ACRÉS		(f) ASSESSED VALUE	
19	(a) PARCELS	Private Forest Crop - Specia (b) ACRES		I Class @ 20¢ per acre (c) ASSESSED VALUE		Entered Befo (d) PARCELS		ore 2005 Managed Forest - Ferrous Mining CLOSEE (e) ACRES (f) ASSES		ng CLOSED @ \$7.37 per acre (f) ASSESSED VALUE	
		l Before 2005 Mana				Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per a					
20	(a) PARCELS			(c) ASSESSED VALUE		(d) PARCELS		(e) ACRES		(f) ASSESSED VALUE	
					15		398.13		1,280,700		
21	Entered After 2004 Managed For (a) PARCELS (b) ACRES		and the second s	t - OPEN @ \$1.9 per acre (c) ASSESSED VALUE		(d) PARCELS		ed After 2004 Managed Forest - CLOSEI (e) ACRES		0 @ \$ 9.49 per acre (f) ASSESSED VALUE	
						88		2,247.74		6,929,700	
22	(a) County Forest	Cropland Acres	(b) Fede	Federal Acres (c) Stat		ate Acres (d		Ocunty (NOT FOREST CRO	P) Acres	(e) Other Acres	
			1	.1	91	1.67 4.51		4.51	31.16		
	Assesse	d Value of Omitted	Property From P	rior Years (Sec. 7	70.44)	Ass	sesse	ed Value of Sec. 70.43 Corre	ctions of E	rrors by Assessors	
23	(a) REAL ESTATE			(b) PERSONAL		(c1) REAL ESTATE			(c2) PERSONAL		
	Manufacturing Equated Value of Omitted Pro			rty From Prior Years (Sec. 70.995) (e) PERSONAL		Mfg. Equated Value of Sec.70.43 Correcti			ections of	tions of Errors by Assessors (f2) PERSONAL	

Line No.	Enter 6-digit Special District		Special District Name	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	Code (Col. A)	(Col. B)	(Col. C)			
24						
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35						

2025	27	026	0744
YEAR	СО	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (M	(-8 and K-12)			
36	270476	0162	SCH D OF BLACK RIVER FALLS	57,958,400		57,958,400
37	273428	0163	SCH D OF MELROSE-MINDORO	39,819,800	199,700	40,019,500
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49	TOTAL 4005	0055 \/411	LE OF COLLOCA PIOTRIOTO (V.O. LIV. (C))			
50			JE OF SCHOOL DISTRICTS (K-8 and K-12)	97,778,200	199,700	97,977,900
	B. UNION HIGH	SCHOOL	DISTRICTS			
51 52						
53						
54						
55	TOTAL ASSE	l SSED VALU	L JE OF UNION HIGH SCHOOLS			
	C. TECHNICAL					
56	000200	0002	WESTERN TECHNICAL COLLEGE LACR	97,778,200	199,700	97,977,900
57					, , , ,	, , , , , , , , , , , , , , , , , , , ,
58						
59	TOTAL ASSES	SSED VALU	JE OF TECHNICAL COLLEGES	97,778,200	199,700	97,977,900

Name		Title	Submission date
APRIL RILEY			09 / 24 / 2025
Phone	Email address		
(715) 284 - 0203	APRIL.RILEY@JACKSONC	OUNTYWI.GOV	

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

Note: If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.

Page 1: Real Estate and Personal Property

- Lines 1-9 assessed real estate values, parcel counts and acres by classification
- Lines 10-15 no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 aggregate assessed value of all property subject to general property; use to
 calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school
 districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks assessment ratio used to calculate estimated fair market value on property tax bills

Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 private forest crop and managed forest lands assessed values
- Line 22 tax exempt land acres
- Line 23 prior years assessed value of omitted property under sec. 70.44 and correction of
 errors under sec. 70.43 shown by locally assessed or manufacturing real estate and
 personal property. Note: If there is an amount on this line, report the corresponding tax in the
 Statement of Taxes. Sections J or K.
- Lines 24-35 special district assessed values. These values are used to calculate tax rates for the special districts.

Page 3: School Districts

- Lines 36-50 school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: Igs@wisconsin.gov

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

PAULA PROFT TOWN OF IRVING W11980 TOTTEN ROAD BLACK RIVER FALLS, WI 54615

27 СО

028	0745	This is an Amended Return
MUN	ACCT NO	

FOR	TOWN OF	OF	KNAPP	JACKSON COUNTY
	Town - Village - City		Municipality Name	County Name

				•				
Line No.	REAL ESTATE (See Lines 18 - 22 for		EL COUNT	NO. OF ACRES WHOLE NUMBERS ONLY	VALUE OF LAND	VALUE C		TOTAL VALUE OF LAND AND IMPROVEMENTS
INO.	other Real Estate)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)		(Col. F)
1	RESIDENTIAL - Class 1	208	199	532	2,815,900	19,834,500		22,650,400
2	COMMERCIAL - Class 2	6	5	12	75,400	3	368,400	443,800
3	MANUFACTURING - Class 3	0	0	0	0		0	C
4	AGRICULTURAL - Class 4	212		2,653	347,000			347,000
5	UNDEVELOPED - Class 5	417		7,021	2,049,000			2,049,000
6	AGRICULTURAL FOREST - Class 5m	123		1,741	2,028,900			2,028,900
7	FOREST LANDS - Class 6	317		5,606	12,843,300			12,843,300
8	OTHER - Class 7	119	119	526	519,500	9,286,100		9,805,600
9	TOTAL - ALL COLUMNS	1,402	323	18,091	20,679,000	29,4	189,000	50,168,000
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTURING		MERGED
11	BOATS AND OTHER WATERCRAFT N	IOT EXEMPT - (Code 1					
12	MACHINERY, TOOLS AND PATTERNS	- Code 2						
13	FURNITURE, FIXTURES AND EQUIPM	IENT - Code 3						
14	ALL OTHER PERSONAL PROPERTY I	NOT EXEMPT -	Codes 4A, 4B, 4C					
15	TOTAL OF PERSONAL PROPERTY NO	OT EXEMPT (To	tal of Lines 11-14)					
16	AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F) MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F							50,168,000
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT 05/09/2025 Name of Assessor MIDWEST ASSESSMENT SERVICE LLC (608) 3					one # 43-0372		

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .634058795

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 028 0745 Page 2

YEAR CO MUN ACCT NO

		Private Forest (rop - Reg Cla	ass @ 10¢ per acre			ı	Private Forest Crop - Reg Cla	ss @ \$3.6	per acre
18	(a) PARCELS	(b) ACF	ES	(c) ASSESSE	ED VALUE	(d) PARCELS		(e) ACRES		(f) ASSESSED VALUE
19	(a) PARCELS	Private Forest Crop - Special (b) ACRES		Class @ 20¢ per acre (c) ASSESSED VALUE		Entered Befo		ore 2005 Managed Forest - Ferrous Minin (e) ACRES		ng CLOSED @ \$7.37 per acre (f) ASSESSED VALUE
	Entered	⊥ I Before 2005 Man	aged Forest -	OPEN @ 72 ¢ per ac	re	Ent	tere	d Before 2005 Managed Fores	t - CLOSE	D @ \$1.68 per acre
20	(a) PARCELS	PARCELS (b) ACRES		(c) ASSESSED VALUE		(d) PARCELS		(e) ACRES		(f) ASSESSED VALUE
	14	14 557.97 1,272,600		,600	4		121		259,600	
21	Entered After 2004 Managed Forest (a) PARCELS (b) ACRES			OPEN @ \$1.9 per acre (c) ASSESSED VALUE		(d) PARCELS		ed After 2004 Managed Fores (e) ACRES	ed After 2004 Managed Forest - CLOSED (e) ACRES	
						51		1,758.83		3,866,100
22	(a) County Forest	Cropland Acres	(b) F	Federal Acres (c) Stat		ate Acres (d) Co		d) County (NOT FOREST CRO	P) Acres	(e) Other Acres
22	23,47	1.57			66	0.59 745.96		745.96	10.83	
	Assessed	d Value of Omitted	Property Fro	m Prior Years (Sec. 7	70.44)	Ass	sess	sed Value of Sec. 70.43 Corre	ctions of E	rrors by Assessors
23	(a) REAI	L ESTATE		(b) PERSONAL		(c1) REAL ESTATE		REAL ESTATE	(c2) PERSONAL	
	Manufacturing Equated Value of Omitted Property From Price				` '	_	g. Equated Value of Sec.70.43 Corrections of Errors by		•	
	(d) REAL ESTATE			(e) PERSONAL	(f1) REAL ESTATE			(f2) PERSONAL		

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	Code (Col. A)	(COI. B)	(Coi. C)			
24						
25						
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2025	27	028	0745
YEAR	СО	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (H	(-8 and K-12)			
36	270476	0162	SCH D OF BLACK RIVER FALLS	31,483,300		31,483,300
37	415747	0254	SCH D OF TOMAH AREA	18,684,700		18,684,700
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	I .		JE OF SCHOOL DISTRICTS (K-8 and K-12)	50,168,000		50,168,000
	B. UNION HIGH	SCHOOL	DISTRICTS T			
51 52						
53 54						
55	TOTAL ASSE	 SSED VALI	L JE OF UNION HIGH SCHOOLS			
	C. TECHNICAL					
56	000200	0002	WESTERN TECHNICAL COLLEGE LACR	50,168,000		50,168,000
57	000200			23,100,000		33,.33,000
58						
59	TOTAL ASSES	SSED VALU	JE OF TECHNICAL COLLEGES	50,168,000		50,168,000

Name		Title	Submission date
APRIL RILEY			05 / 14 / 2025
Phone	Email address		
(715) 284 - 0203	APRIL.RILEY@JACKSONCOUNTYWI.GOV		

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

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- Lines 56-59 technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: Igs@wisconsin.gov

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

DAWN LINDER TOWN OF KNAPP W4565 YONKER ROAD WARRENS, WI 54666

D	20	۵	
г	au	ı	

27 030 0746 CO MUN ACCT NO

FOR TOWN OF OF KOMENSKY JACKSON COUNTY
Town - Village - City Municipality Name County Name

				•				
Line No.	REAL ESTATE (See Lines 18 - 22 for		EL COUNT	NO. OF ACRES WHOLE NUMBERS ONLY	VALUE OF LAND	VALUE O IMPROVEME		TOTAL VALUE OF LAND AND IMPROVEMENTS
INO.	other Real Estate)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)		(Col. F)
1	RESIDENTIAL - Class 1	85	65	161	2,054,100	7,8	86,100	9,940,200
2	COMMERCIAL - Class 2	3	2	13	43,000	2	32,300	275,300
3	MANUFACTURING - Class 3	0	0	0	0		0	0
4	AGRICULTURAL - Class 4	4		21	4,200			4,200
5	UNDEVELOPED - Class 5	55		428	106,500			106,500
6	AGRICULTURAL FOREST - Class 5m	4		40	35,300			35,300
7	FOREST LANDS - Class 6	70		1,339	3,065,600			3,065,600
8	OTHER - Class 7	3	3	5	700	78,700		79,400
9	TOTAL - ALL COLUMNS	224	70	2,007	5,309,400	8,197,100		13,506,500
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTU	JRING	MERGED
11	BOATS AND OTHER WATERCRAFT N	IOT EXEMPT - (Code 1					
12	MACHINERY, TOOLS AND PATTERNS	- Code 2						
13	FURNITURE, FIXTURES AND EQUIPM	IENT - Code 3						
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C							
15								
16	AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F) MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F							13,506,500
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT 05/01/2025 Name of Assessor RIGLEMON APPRAISAL SERVICE (608) 3						ne # 78-3003	

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .595117975

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 030 0746 Page 2

YEAR CO MUN ACCT NO

		Private Forest C	rop - Reg Cla	ass @ 10¢ per acre			F	Private Forest Crop - Reg Cla	ss @ \$3.6	per acre
18	(a) PARCELS	(a) PARCELS (b) ACRES		(c) ASSESSE	D VALUE	(d) PARCELS		(e) ACRES		(f) ASSESSED VALUE
10						5		200		303,200
19	(a) PARCELS	Private Forest Crop - Special (b) ACRES		ecial Class @ 20¢ per acre (c) ASSESSED VALUE		Entered E (d) PARCELS	Befo	re 2005 Managed Forest - Fe (e) ACRES	rous Minin	g CLOSED @ \$7.37 per acre (f) ASSESSED VALUE
	Entered	Entered Before 2005 Managed Forest - OPEN @ 72 ¢ per acre					erec	d Before 2005 Managed Fore	t - CLOSE	D @ \$1.68 per acre
20	(a) PARCELS	(b) ACR	ES	(c) ASSESSE	D VALUE	(d) PARCELS		(e) ACRES		(f) ASSESSED VALUE
	2	80 130,300		300						
		Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre				Entered After 2004 Managed Forest - CLOSED @ \$ 9.49 per acre				
21	(a) PARCELS	(b) ACR	ES	(c) ASSESSED VALUE		(d) PARCELS	(e) ACRES		(f) ASSESSED VALUE	
	52	1,712	24	2,791.	.800	2		79		156.700
	(a) County Forest (· · ·		· · ·		ate Acres (d) County (NOT FOREST CROP) Acres ((e) Other Acres		
22	12,519	9.14		554.66	20,5	28.69	3.69 231.43			618.82
	Assessed	Value of Omitted	Property Fro	m Prior Years (Sec. 7	70.44)	Assessed Value of Sec. 70.43 Corrections of Errors by Assessors				rrors by Assessors
23	(a) REAL	(a) REAL ESTATE (b) PERSONAL		(c1) REAL ESTATE (c2) PERSONAL			(c2) PERSONAL			
	Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)					Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors				Errors by Assessors
	(d) REAL	(d) REAL ESTATE		(e) PERSONAL	-	(f1) REAL ESTATE		EAL ESTATE	(f2) PERSONAL	

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
24						
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

2025	27	030	0746		
YEAR	CO	MUN	ACCT NO		

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (K	(-8 and K-12)			
36	270476	0162	SCH D OF BLACK RIVER FALLS	13,506,500		13,506,500
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSE	SSED VALU	JE OF SCHOOL DISTRICTS (K-8 and K-12)	13,506,500		13,506,500
	B. UNION HIGH	SCHOOL I	DISTRICTS			
51						
52						
53						
54						
55	TOTAL ASSE	SSED VALU	JE OF UNION HIGH SCHOOLS			
	C. TECHNICAL	COLLEGE	DISTRICTS			
56	000200	0002	WESTERN TECHNICAL COLLEGE LACR	13,506,500		13,506,500
57						
58						
59	TOTAL ASSES	SSED VALU	JE OF TECHNICAL COLLEGES	13,506,500		13,506,500

Name		Title	Submission date
APRIL RILEY			05 / 14 / 2025
Phone	Email address		
(715) 284 - 0203	APRIL.RILEY@JACKSONC		

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

Note: If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.

Page 1: Real Estate and Personal Property

- Lines 1-9 assessed real estate values, parcel counts and acres by classification
- Lines 10-15 no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 aggregate assessed value of all property subject to general property; use to
 calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school
 districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks assessment ratio used to calculate estimated fair market value on property tax bills

Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 private forest crop and managed forest lands assessed values
- Line 22 tax exempt land acres
- Line 23 prior years assessed value of omitted property under sec. 70.44 and correction of
 errors under sec. 70.43 shown by locally assessed or manufacturing real estate and
 personal property. Note: If there is an amount on this line, report the corresponding tax in the
 Statement of Taxes. Sections J or K.
- Lines 24-35 special district assessed values. These values are used to calculate tax rates for the special districts.

Page 3: School Districts

- Lines 36-50 school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: Igs@wisconsin.gov

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

ALINA LIMBERG TOWN OF KOMENSKY W8717 BLUEBIRD DR MERRILLAN, WI 54754

27 032 0747 CO MUN ACCT NO

FOR	TOWN OF	OF	MANCHESTER	JACKSON COUNTY
	Town - Village - City		Municipality Name	County Name

				•				
Line No.	REAL ESTATE (See Lines 18 - 22 for		EL COUNT	NO. OF ACRES WHOLE NUMBERS ONLY	VALUE OF LAND	VALUE O		TOTAL VALUE OF LAND AND IMPROVEMENTS
140.	other Real Estate)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)		(Col. F)
1	RESIDENTIAL - Class 1	636	545	1,372	21,800,700	95,3	317,100	117,117,800
2	COMMERCIAL - Class 2	10	8	21	273,100	۷	153,600	726,700
3	MANUFACTURING - Class 3	0	0	0	0		0	0
4	AGRICULTURAL - Class 4	216		3,469	674,200			674,200
5	UNDEVELOPED - Class 5	145		1,040	415,900			415,900
6	AGRICULTURAL FOREST - Class 5m	116		1,466	2,396,500			2,396,500
7	FOREST LANDS - Class 6	411		7,514	24,558,500			24,558,500
8	OTHER - Class 7	28	28	46	175,300	2,807,500		2,982,800
9	TOTAL - ALL COLUMNS	1,562	581	14,928	50,294,200	98,578,200		148,872,400
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTI	JRING	MERGED
11	BOATS AND OTHER WATERCRAFT N	IOT EXEMPT - (Code 1	•				
12	MACHINERY, TOOLS AND PATTERNS	- Code 2						
13	FURNITURE, FIXTURES AND EQUIPM	IENT - Code 3						
14	ALL OTHER PERSONAL PROPERTY I	NOT EXEMPT -	Codes 4A, 4B, 4C					
15	TOTAL OF PERSONAL PROPERTY NO	OT EXEMPT (To	tal of Lines 11-14)					
16	AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F) MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F							
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT 09/18/2025 Name of Assessor ASSOCIATED APPRAISAL CONSULTANTS INC (920) 7							- one # 49-1995

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .958473472

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025	27	032	0747	Page 2
YEAR	CO	MUN	ACCT NO	

	Private Forest Crop - Reg Class @ 10¢ per acre							Private Forest Crop - Reg Class @ \$3.6 per acre				
18	(a) PARCELS	(b) ACRES		(c) ASSESSED VALUE		(d) PARCELS		(e) ACRES	(f) ASSESSED VALUE			
10						2		80		248,000		
		Private Forest Cr	op - Special	Class @ 20¢ per acre	!		3efo	ore 2005 Managed Forest - Fe	rrous Minin	ng CLOSED @ \$7.37 per acre		
19	(a) PARCELS	(b) ACRE	Š	(c) ÅSSESSE	D VALUE	(d) PARCELS		(e) ACRES		(f) ASSESSED VALUE		
	Entered	Before 2005 Mana	ged Forest -	OPEN @ 72 ¢ per acı	re	Ent	tered	│ d Before 2005 Managed Fore	st - CLOSE	D @ \$1.68 per acre		
20	(a) PARCELS	(b) ACRE		(c) ASSESSE		(d) PARCELS		(e) ACRES		(f) ASSESSED VALUE		
	17	635		2,019,	,900	29 840.88			2,753,100			
	Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre					Entered After 2004 Managed Forest - CLOSED @ \$ 9.49 per acre						
21	(a) PARCELS	(b) ACRE	:S	(c) ASSESSED VALUE		(d) PARCELS	S (e) ACRES		(f) ASSESSED VALUE			
	9	324.3	3	1,065,800		110		3,529.71		11,552,800		
22	(a) County Forest (Cropland Acres	(b) F	Federal Acres (c) Stat		te Acres (d) Co		d) County (NOT FOREST CROP) Acres		(e) Other Acres		
	19,305	5.31		20	89	7.95 42.3		42.3	226.38			
	Assessed	d Value of Omitted	Property Fro	m Prior Years (Sec. 7	70.44)	Assessed Value of Sec. 70.43 Corrections of Errors by Assessors						
23	(a) REAI	LESTATE		(b) PERSONAL	-	(c1) REAL ESTATE		(c2) PERSONAL				
	Manufacturing E	quated Value of Or	nitted Prope	rty From Prior Years	(Sec. 70.995)	Mfg.	Equ	uated Value of Sec.70.43 Cori	.70.43 Corrections of Errors by Assessors			
	(d) REAL ESTATE			(e) PERSONAL	-	(f1) RI	EAL ESTATE		(f2) PERSONAL		

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
24						
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

2025	27	032	0747
YEAR	СО	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (H	K-8 and K-12)			
36	270476	0162	SCH D OF BLACK RIVER FALLS	148,872,400		148,872,400
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	<u> </u>		UE OF SCHOOL DISTRICTS (K-8 and K-12)	148,872,400		148,872,400
	B. UNION HIGH	SCHOOL	DISTRICTS			
51						
52						
53						
54	TOTAL ASSE	SSED WALL	LE OF UNION HIGH SCHOOLS			
55						
	C. TECHNICAL			4.40.070.400		440.070.400
56	000200	0002	WESTERN TECHNICAL COLLEGE LACR	148,872,400		148,872,400
57 58						
59	TOTAL ASSES	SSED VALL	LEOF TECHNICAL COLLEGES	148,872,400		148,872,400
	TOTALAGOL	JOLD VALO	52 01 1201 NOVE OCCEPTED	140,872,400	/	140,072,400

Name Tit		Title	Submission date
APRIL RILEY			09 / 24 / 2025
Phone	Email address		
(715) 284 - 0203	APRIL.RILEY@JACKSONC	OUNTYWI.GOV	

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

Note: If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.

Page 1: Real Estate and Personal Property

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- Remarks assessment ratio used to calculate estimated fair market value on property tax bills

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- Lines 56-59 technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: Igs@wisconsin.gov

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

CLARE MCNAMARA TOWN OF MANCHESTER N2870 GARAGE ROAD BLACK RIVER FALLS, WI 54615

D	20	۵	
г	au	ı	

27 034 0748 CO MUN ACCT NO

This is an Amended Return

FOR	TOWN OF	OF	MELROSE	JACKSON COUNTY
	Town - Village - City		Municipality Name	County Name

Line	REAL ESTATE (See Lines 18 - 22 for		EL COUNT	NO. OF ACRES WHOLE	VALUE OF LAND	VALUE OF		TOTAL VALUE OF LAND AND IMPROVEMENTS	
No.	other Real Estate)	(Cal A)	IMPROVEMENTS	WHOLE NUMBERS ONLY					
1	RESIDENTIAL - Class 1	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)	0.500	(Col. F)	
•		220	200	+	5,139,100	· · · · · · · · · · · · · · · · · · ·	2,500	29,651,600	
2	COMMERCIAL - Class 2	16	9	35	195,400	63	3,600	829,000	
3	MANUFACTURING - Class 3	0	0	0	0		0	(
4	AGRICULTURAL - Class 4	397		8,314	1,535,900			1,535,900	
5	UNDEVELOPED - Class 5	277		902	476,000			476,000	
6	AGRICULTURAL FOREST - Class 5m	186		2,130	3,409,000			3,409,000	
7	FOREST LANDS - Class 6	139		2,001	6,157,500			6,157,500	
8	OTHER - Class 7	73	73	130	911,500	11,789,100		12,700,600	
9	TOTAL - ALL COLUMNS	1,308	282	13,867	17,824,400	36,935,200		54,759,600	
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTUR	RING	MERGED	
11	BOATS AND OTHER WATERCRAFT N	IOT EXEMPT - (Code 1						
12	MACHINERY, TOOLS AND PATTERNS	- Code 2							
13	FURNITURE, FIXTURES AND EQUIPM	IENT - Code 3							
14	ALL OTHER PERSONAL PROPERTY	NOT EXEMPT -	Codes 4A, 4B, 4C						
15	TOTAL OF PERSONAL PROPERTY NO	OT EXEMPT (To	tal of Lines 11-14)						
16	AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F) MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F								
17	BOARD OF REVIEW Name of Assessor							ne #	
	DATE OF FINAL ADJOURNMENT	AL	(608) 3	74-4207				

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .75291523

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

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FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025	27	034	0748	Page 2
YEAR	СО	MUN	ACCT NO	

		Private Forest C	rop - Reg Cla	ass @ 10¢ per acre			Private Forest Crop - Reg Class @ \$3.6 per acre			
18	(a) PARCELS	(b) ACR	ES.	(c) ASSESSE	D VALUE	(d) PARCELS		(e) ACRÉS		(f) ASSESSED VALUE
19	(a) PARCELS	Private Forest Crop - Special Class @ 20¢ per acre (b) ACRES (c) ASSESSED VALUE		Entered Before 2005 Managed Forest - Ferrous Mining CLOSE (d) PARCELS (e) ACRES (f) ASS		g CLOSED @ \$7.37 per acre (f) ASSESSED VALUE				
		d Before 2005 Managed Forest - OPEN @ 72 ¢ per acre				tered	d Before 2005 Managed Fores	st - CLOSEI		
20	(a) PARCELS	(b) ACR	ES	(c) ASSESSE	D VALUE	(d) PARCELS		(e) ACRES		(f) ASSESSED VALUE
	1	4		6,400		37 1,062.81		1,062.81		3,105,600
21	Entered After 2004 Managed Forest (a) PARCELS (b) ACRES			- OPEN @ \$1.9 per acre (c) ASSESSED VALUE		Entered After 2004 Managed For (d) PARCELS (e) ACRES			rest - CLOSED @ \$ 9.49 per acre (f) ASSESSED VALUE	
				72		2,021.8		5,518,400		
22	(a) County Forest	Cropland Acres	(b) F	ederal Acres	(c) Sta	te Acres	(d	d) County (NOT FOREST CRC	P) Acres	(e) Other Acres
22					63	3.25		24.08		119.3
	Assessed	d Value of Omitted	Property Fro	m Prior Years (Sec. 7	70.44)	Ass	sesse	ed Value of Sec. 70.43 Correc	ctions of E	rors by Assessors
23	(a) REAI	(a) REAL ESTATE (b) PERSONAL		(c1) REAL ESTATE (c2) PERSONAL			(c2) PERSONAL			
	Manufacturing Equated Value of Omitted Property From Prior Years (Se			(Sec. 70.995)	Mfg.	Equa	ated Value of Sec.70.43 Corre	ections of I	Errors by Assessors	
	(d) REAL ESTATE			(e) PERSONAL		(f1) REAL ESTATE		(f2) PERSONAL		

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
24						
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

2025	27	034	0748
YEAR	СО	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (I	K-8 and K-12)			
36	273428	0163	SCH D OF MELROSE-MINDORO	54,506,700		54,506,700
37	415460	0253	SCH D OF SPARTA AREA	252,900		252,900
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50			UE OF SCHOOL DISTRICTS (K-8 and K-12)	54,759,600		54,759,600
	B. UNION HIGH	SCHOOL	DISTRICTS			
51						
52						
53						
54	TOTAL ACCE	CCED VALI	UE OF UNION HIGH SCHOOLS			
55						
	C. TECHNICAL	1			T	
56	000200	0002	WESTERN TECHNICAL COLLEGE LACR	54,759,600		54,759,600
57						
58	TOTAL ASSES	CCED VALL	 JE OF TECHNICAL COLLEGES	F. 750 000		E 4 7E 2 2 2 2
59	101AL ASSE	SOED VALU	JE OF TECHNICAL COLLEGES	54,759,600		54,759,600

Name		Title	Submission date
APRIL RILEY			05 / 14 / 2025
Phone	Email address		
(715) 284 - 0203	APRIL.RILEY@JACKSONC	OUNTYWI.GOV	

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

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- Remarks assessment ratio used to calculate estimated fair market value on property tax bills

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- Lines 56-59 technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: Igs@wisconsin.gov

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

KIMBERLY TORRES TOWN OF MELROSE N1307 SOUTH ROAD MELROSE, WI 54642

27 036 0749 CO MUN ACCT NO

This is an Amended Return

FOR	TOWN OF	OF	MILLSTON	JACKSON COUNTY
	Town - Village - City		Municipality Name	County Name

				•				
Line No.	REAL ESTATE (See Lines 18 - 22 for	(See Lines 18 - 22 for TOTAL LAND IMPROVEMENTS WHOLE LAND IMPROVEMENTS			TOTAL VALUE OF LAND AND IMPROVEMENTS			
140.	other Real Estate)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)		(Col. F)
1	RESIDENTIAL - Class 1	209	142	237	2,826,000	17,62	22,700	20,448,700
2	COMMERCIAL - Class 2	18	14	25	241,900	2,3	92,400	2,634,300
3	MANUFACTURING - Class 3	0	0	0	0		0	0
4	AGRICULTURAL - Class 4	12		125	24,600			24,600
5	UNDEVELOPED - Class 5	29		324	98,300			98,300
6	AGRICULTURAL FOREST - Class 5m	16		261	260,000			260,000
7	FOREST LANDS - Class 6	37		567	567 1,280,400			1,280,400
8	OTHER - Class 7 14 14 4				30,800	970,400		1,001,200
9	TOTAL - ALL COLUMNS	170	4,762,000	20,985,500		25,747,500		
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTU	IRING	MERGED
11	BOATS AND OTHER WATERCRAFT N	IOT EXEMPT - (Code 1					
12	MACHINERY,TOOLS AND PATTERNS	- Code 2						
13	FURNITURE, FIXTURES AND EQUIPM	IENT - Code 3						
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C							
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)							
16	AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F) MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F						25,747,500	
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT 05/08/2025 Name of Assessor RIGLEMON APPRAISAL SERVICE (608) 37						one # 78-3003	

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .770934014

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 036 0749 Page 2

YEAR CO MUN ACCT NO

		Private Forest C	rop - Reg Cla	ass @ 10¢ per acre		Private Forest Crop - Reg Class @ \$3.6 per acre				
18	(a) PARCELS	(b) ACR		(c) ASSESSE	D VALUE	(d) PARCELS		(e) ACRĖS		(f) ASSESSED VALUE
19	(a) PARCELS	(a) PARCELS Private Forest Crop - Special Class @ 20¢ per acre (b) ACRES (c) ASSESSED VALUE		Entered Before 2005 Managed Forest - Ferrous Mining CL (d) PARCELS (e) ACRES (f)		ng CLOSED @ \$7.37 per acre (f) ASSESSED VALUE				
	Entered Before 2005 Managed Forest - OPEN @ 72 ¢ per acre (a) PARCELS (b) ACRES (c) ASSESSED VALUE			Ent (d) PARCELS	tere	d Before 2005 Managed Fores (e) ACRES	t - CLOSE	D @ \$1.68 per acre (f) ASSESSED VALUE		
20	(a) I ANOLLO	(b) ACIC	_0	(c) ASSESSED VALUE		3		85		157,900
21	Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre (a) PARCELS (b) ACRES (c) ASSESSED V					ed After 2004 Managed Forest (e) ACRES	rest - CLOSED @ \$ 9.49 per acre (f) ASSESSED VALUE			
	2	50		177,0	000	9		292.07		618,700
22	(a) County Forest (Cropland Acres	(b) F	ederal Acres	(c) Sta	te Acres	(0	d) County (NOT FOREST CRO	P) Acres	(e) Other Acres
22	1,303	.43		15.42	42,9	28.05		7.91		24.41
	Assessed	Value of Omitted	Property Fro	m Prior Years (Sec. 7	0.44)	Ass	sess	sed Value of Sec. 70.43 Correc	tions of E	rrors by Assessors
23	(a) REAL	(a) REAL ESTATE (b) PERSONAL		(c1) REAL ESTATE (c2) PERSONAL			(c2) PERSONAL			
	Manufacturing Equated Value of Omitted Prop (d) REAL ESTATE		mitted Prope	rty From Prior Years (Sec. 70.995) (e) PERSONAL		Mfg. Equated Value of Sec.70.43 Corre		ections of Errors by Assessors (f2) PERSONAL		

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
24						
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

2025	27	036	0749
YEAR	СО	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (H	(-8 and K-12)	,		
36	270476	0162	SCH D OF BLACK RIVER FALLS	25,747,500		25,747,500
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49	TOTAL 4005	0055 \/411	UE OF COLLOCAL PROTERIOTO ((C.C., LLC, LC))			
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) 25,747,500 25,747,500 25,747,500					25,747,500
	B. UNION HIGH	SCHOOL	DISTRICTS			
51						
52						
53 54						
55	TOTAL ASSE	 SSED VALI	L JE OF UNION HIGH SCHOOLS			
	C. TECHNICAL					
56	000200	0002	WESTERN TECHNICAL COLLEGE LACR	25,747,500		25,747,500
57	000200	0002	WESTERN TEORNIOAE GOLLEGE EAGN	23,747,300		25,171,500
58						
59	TOTAL ASSES	SSED VALU	JE OF TECHNICAL COLLEGES	25,747,500		25,747,500
				20,747,000	1	20,7 17,000

Name		Title	Submission date
APRIL RILEY			05 / 14 / 2025
Phone Email address			
(715) 284 - 0203	APRIL.RILEY@JACKSONCOUNTYWI.GOV		

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

Note: If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.

Page 1: Real Estate and Personal Property

- Lines 1-9 assessed real estate values, parcel counts and acres by classification
- Lines 10-15 no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 aggregate assessed value of all property subject to general property; use to
 calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school
 districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks assessment ratio used to calculate estimated fair market value on property tax bills

Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 private forest crop and managed forest lands assessed values
- Line 22 tax exempt land acres
- Line 23 prior years assessed value of omitted property under sec. 70.44 and correction of
 errors under sec. 70.43 shown by locally assessed or manufacturing real estate and
 personal property. Note: If there is an amount on this line, report the corresponding tax in the
 Statement of Taxes. Sections J or K.
- Lines 24-35 special district assessed values. These values are used to calculate tax rates for the special districts.

Page 3: School Districts

- Lines 36-50 school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: Igs@wisconsin.gov

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

DAWN WOJTYLA TOWN OF MILLSTON W6530 WOODLAND RD BLACK RIVER FALLS, WI 54615

27 038 0750 CO MUN ACCT NO

This is an Amended Re	eturn
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FOR	TOWN OF	OF	NORTH BEND	JACKSON COUNTY
	Town - Village - City		Municipality Name	County Name

				-				
Line No.	REAL ESTATE (See Lines 18 - 22 for		EL COUNT	NO. OF ACRES WHOLE NUMBERS ONLY	VALUE OF LAND	VALUE O IMPROVEME		TOTAL VALUE OF LAND AND IMPROVEMENTS
110.	other Real Estate)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)		(Col. F)
1	RESIDENTIAL - Class 1	218	196	345	3,797,600	25,2	26,800	29,024,400
2	COMMERCIAL - Class 2	19	13	11	165,500	6	26,300	791,800
3	MANUFACTURING - Class 3	0	С	0	0		0	(
4	AGRICULTURAL - Class 4	460		6,701	1,165,400			1,165,400
5	UNDEVELOPED - Class 5	262		972	613,000			613,000
6	AGRICULTURAL FOREST - Class 5m	311		4,060	6,302,700			6,302,700
7	FOREST LANDS - Class 6	102		1,373	4,211,700			4,211,700
8	OTHER - Class 7	75	73	119	862,500	8,1	92,400	9,054,900
9	TOTAL - ALL COLUMNS	1,447	282	13,581	17,118,400	34,045,500		51,163,900
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTU	JRING	MERGED
11	BOATS AND OTHER WATERCRAFT N	OT EXEMPT - (Code 1					
12	MACHINERY,TOOLS AND PATTERNS	- Code 2						
13	FURNITURE, FIXTURES AND EQUIPM	IENT - Code 3						
14	ALL OTHER PERSONAL PROPERTY I	NOT EXEMPT -	Codes 4A, 4B, 4C					
15	TOTAL OF PERSONAL PROPERTY NO	OT EXEMPT (To	tal of Lines 11-14)					
16	AGGREGATE ASSESSED VALUE OF MUST EQUAL TOTAL VALUE OF THE					es 9F and 15F)		51,163,900
17	BOTTLE OF THE VIEW					Telepho (608) 7	one # 32-4481	

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .715972556

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 038 0750 Page 2

YEAR CO MUN ACCT NO

		Private Forest C	rop - Reg Cla	ss @ 10¢ per acre		Private Forest Crop - Reg Class @ \$3.6 per acre				
18	(a) PARCELS	(b) ACR		(c) ASSESSE	D VALUE	(d) PARCELS		(e) ACRES		(f) ASSESSED VALUE
19	(a) PARCELS	Private Forest Crop - Specia (b) ACRES		pecial Class @ 20¢ per acre (c) ASSESSED VALUE		Entered E (d) PARCELS	Befo	re 2005 Managed Forest - Fe (e) ACRES	rous Minin	ng CLOSED @ \$7.37 per acre (f) ASSESSED VALUE
		Entered Before 2005 Managed Forest - OPEN @ 72 ¢ per acre CELS (b) ACRES (c) ASSESSED VALUE				7 11111			D @ \$1.68 per acre	
20	(a) PARCELS	(b) ACR	=5	(C) ASSESSE	D VALUE	(d) PARCELS		(e) ACRES		1,023,100
21	Entered After 2004 Managed Forest - OPE (a) PARCELS (b) ACRES		PEN @ \$1.9 per acre (c) ASSESSED VALUE		Entere (d) PARCELS		ered After 2004 Managed Forest - CLOSED (e) ACRES		· · ·	
						28		606.5		1,531,700
22	(a) County Forest	Cropland Acres	(b) F	ederal Acres	(c) Star	te Acres	(c	d) County (NOT FOREST CRO	P) Acres	(e) Other Acres
22				.32		072.6 51.16		51.16	84.14	
23	Assessed Value of Omitted Property From (a) REAL ESTATE			om Prior Years (Sec. 70.44) (b) PERSONAL		Assessed Value of Sec. 70.43 Co (c1) REAL ESTATE			rections of Errors by Assessors (c2) PERSONAL	
	Manufacturing Equated Value of Omitted Property (d) REAL ESTATE		mitted Prope	rty From Prior Years (Sec. 70.995) (e) PERSONAL		Mfg. Equated Value of Sec.70.43 Cor (f1) REAL ESTATE			rections of Errors by Assessors (f2) PERSONAL	

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
24	277040	0173	NORTH BEND SANITARY DISTRICT #1	5,207,800		5,207,800
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

2025	27	038	0750
YEAR	CO	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (P	(-8 and K-12)	,		
36	273428	0163	SCH D OF MELROSE-MINDORO	50,865,300		50,865,300
37	612009	0361	SCH D OF GALESVILLE-ETTRICK	298,600		298,600
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSE	SSED VALI	JE OF SCHOOL DISTRICTS (K-8 and K-12)	51,163,900		51,163,900
	B. UNION HIGH	SCHOOL I	DISTRICTS			
51						
52						
53						
54						
55	TOTAL ASSE	SSED VALU	JE OF UNION HIGH SCHOOLS			
	C. TECHNICAL	COLLEGE				
56	000200	0002	WESTERN TECHNICAL COLLEGE LACR	51,163,900		51,163,900
57						
58						
59	TOTAL ASSES	SSED VALU	JE OF TECHNICAL COLLEGES	51,163,900		51,163,900

Name		Title	Submission date
APRIL RILEY			08 / 22 / 2025
Phone	Email address		
(715) 284 - 0203	APRIL.RILEY@JACKSONC	OUNTYWI.GOV	

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

Note: If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.

Page 1: Real Estate and Personal Property

- Lines 1-9 assessed real estate values, parcel counts and acres by classification
- Lines 10-15 no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 aggregate assessed value of all property subject to general property; use to
 calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school
 districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks assessment ratio used to calculate estimated fair market value on property tax bills

Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 private forest crop and managed forest lands assessed values
- Line 22 tax exempt land acres
- Line 23 prior years assessed value of omitted property under sec. 70.44 and correction of
 errors under sec. 70.43 shown by locally assessed or manufacturing real estate and
 personal property. Note: If there is an amount on this line, report the corresponding tax in the
 Statement of Taxes. Sections J or K.
- Lines 24-35 special district assessed values. These values are used to calculate tax rates for the special districts.

Page 3: School Districts

- Lines 36-50 school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 union high school district assessed values. These values are used to calculate tax rates for union high school districts.
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If you have questions: Email: Igs@wisconsin.gov

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

SARAH HALDERSON TOWN OF NORTH BEND N17278 COUNTY RD T GALESVILLE, WI 54630

27 040 0751 CO MUN ACCT NO

nis is an	Amended	Return
	nis is an	nis is an Amended

FOR	TOWN OF	OF	NORTHFIELD	JACKSON COUNTY
	Town - Village - City		Municipality Name	County Name

Line	REAL ESTATE		EL COUNT	NO. OF ACRES	VALUE OF	VALUE OF	I	TOTAL VALUE OF LAND
No.	(See Lines 18 - 22 for other Real Estate)	TOTAL LAND	IMPROVEMENTS	NUMBERS ONLY	LAND	IMPROVEMEN	115	AND IMPROVEMENTS
	- Carlot Roar Estato)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)		(Col. F)
1	RESIDENTIAL - Class 1	256	241	378	2,780,800	32,887	7,900	35,668,700
2	COMMERCIAL - Class 2	27	20	77	386,200	9,250	0,400	9,636,600
3	MANUFACTURING - Class 3	0	0	0	0		0	0
4	AGRICULTURAL - Class 4	625		11,115	2,030,700			2,030,700
5	UNDEVELOPED - Class 5	442		2,794	1,862,700			1,862,700
6	AGRICULTURAL FOREST - Class 5m	403		4,109	5,709,300			5,709,300
7	FOREST LANDS - Class 6	153		1,722	4,785,900			4,785,900
8	OTHER - Class 7	108	108	192	982,200	13,400	0,800	14,383,000
9	TOTAL - ALL COLUMNS	2,014	369	20,387	18,537,800 55,539,7			74,076,900
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTUR	RING	MERGED
11	BOATS AND OTHER WATERCRAFT N	NOT EXEMPT - (Code 1					
12	MACHINERY, TOOLS AND PATTERNS	- Code 2						
13	FURNITURE, FIXTURES AND EQUIPM	1ENT - Code 3						
14	ALL OTHER PERSONAL PROPERTY I	NOT EXEMPT -	Codes 4A, 4B, 4C					
15	TOTAL OF PERSONAL PROPERTY NO	OT EXEMPT (To	tal of Lines 11-14)					
16	AGGREGATE ASSESSED VALUE OF MUST EQUAL TOTAL VALUE OF THE					es 9F and 15F)		74,076,900
17	BOARD OF REVIEW Name of Assessor Telephon DATE OF FINAL ADJOURNMENT 06/05/2025 ERIC KLEVEN (715) 52:							

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .739894445

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 040 0751 Page 2
YEAR CO MUN ACCT NO

18	(a) PARCELS	Private Forest (b) ACR		ass @ 10¢ per acre (c) ASSESSE	ED VALUE	Private Forest Crop - Reg Cla			ass @ \$3.6 per acre (f) ASSESSED VALUE		
19	(a) PARCELS		Forest Crop - Special Class @ 20¢ (c)		cial Class @ 20¢ per acre (c) ASSESSED VALUE		Entered Before 2005 Managed Forest (d) PARCELS (e) ACRES		Ferrous Mining CLOSED @ \$7.37 per act		
20	Entered Before 2005 Managed Forest - OPE (a) PARCELS (b) ACRES			OPEN @ 72¢ per acı (c) ASSESSE		Entered Before 2005 Managed Fore (d) PARCELS (e) ACRES 17 567		est - CLOSED @ \$1.68 per acre (f) ASSESSED VALUE 1,573,600			
21	Entered After 2004 Managed Forest - OPEN (a) PARCELS (b) ACRES		PEN @ \$1.9 per acre (c) ASSESSED VALUE		Entered After 2004 Managed Ford (d) PARCELS (e) ACRES		est - CLOSED @ \$ 9.49 per acre (f) ASSESSED VALUE				
22	(a) County Forest Cropland Acres (b) Fe				40 te Acres 3.27	(C	921 d) County (NOT FOREST CR 18	2,238,300 ROP) Acres (e) Other Acres 102,24			
23	Assessed Value of Omitted Property From Prior Yea (a) REAL ESTATE (b)			m Prior Years (Sec. 7 (b) PERSONAL	s (Sec. 70.44) Assessed Valu			sed Value of Sec. 70.43 Corrections of Errors by Assessors REAL ESTATE (c2) PERSONAL		-	
	Manufacturing Equated Value of Omitted Prop (d) REAL ESTATE		mitted Prope	erty From Prior Years (Sec. 70.995) (e) PERSONAL		Mfg. Equated Valu		lated Value of Sec.70.43 Cor EAL ESTATE	rections of I	Errors by Assessors (f2) PERSONAL	

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
24	277060	0569	NORTHFIELD SANITARY DISTRICT #2	2,356,300		2,356,300
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

2025	27	040	0751
YEAR	СО	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (H	(-8 and K-12)			
36	270091	0161	SCH D OF ALMA CENTER	3,334,500		3,334,500
37	270476	0162	SCH D OF BLACK RIVER FALLS	5,645,600		5,645,600
38	614186	0363	SCH D OF OSSEO-FAIRCHILD	3,468,700		3,468,700
39	616426	0364	SCH D OF WHITEHALL	61,628,100		61,628,100
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	I .		JE OF SCHOOL DISTRICTS (K-8 and K-12)	74,076,900		74,076,900
	B. UNION HIGH	SCHOOL I	DISTRICTS		T	
51						
52						
53						
54	TOTAL ASSE	SSED WALL	 JE OF UNION HIGH SCHOOLS			
55						
56	C. TECHNICAL			0.000.000		0.000.000
	000100	0001 0002	CHIPPEWA VALLEY TECHNICAL COLLEGE EAUC WESTERN TECHNICAL COLLEGE LACR	6,803,200 67,273,700		6,803,200 67,273,700
57 58	000200	0002	WESTERN TECHNICAL COLLEGE LACK	67,273,700		07,273,700
59	TOTAL ASSES	SSED VALU	 JE OF TECHNICAL COLLEGES	74,076,900		74,076,900

Name		Title	Submission date
APRIL RILEY			06 / 25 / 2025
Phone	Email address		
(715) 284 - 0203	APRIL.RILEY@JACKSONC		

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- Lines 18-21 private forest crop and managed forest lands assessed values
- Line 22 tax exempt land acres
- Line 23 prior years assessed value of omitted property under sec. 70.44 and correction of
 errors under sec. 70.43 shown by locally assessed or manufacturing real estate and
 personal property. Note: If there is an amount on this line, report the corresponding tax in the
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- Lines 24-35 special district assessed values. These values are used to calculate tax rates for the special districts.

Page 3: School Districts

- Lines 36-50 school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: Igs@wisconsin.gov

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

JESSICA MARIE LIND TOWN OF NORTHFIELD N10752 SCHOOLHOUSE AVE NORTHFIELD, WI 54635

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042	0752	This is an Amended Return
MUN	ACCT NO	

FOR TOWN OF JACKSON COUNTY OF **SPRINGFIELD** Town - Village - City Municipality Name County Name

	REAL ESTATE	PARCI	EL COUNT	NO. OF ACRES	VALUE OF	VALUE OF	TOTAL VALUE OF LAND
Line No.	(See Lines 18 - 22 for other Real Estate)	TOTAL LAND	IMPROVEMENTS	WHOLE NUMBERS ONLY	LAND	IMPROVEMENTS	AND IMPROVEMENTS
	Other Real Estate)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)	(Col. F)
1	RESIDENTIAL - Class 1	222	208	391	2,984,600	30,817,0	33,801,600
2	COMMERCIAL - Class 2	11	8	63	592,900	4,893,2	5,486,100
3	MANUFACTURING - Class 3	4	1	173	916,900	5,459,6	6,376,500
4	AGRICULTURAL - Class 4	622		11,838	2,518,600		2,518,600
5	UNDEVELOPED - Class 5	403		1,639	903,300		903,300
6	AGRICULTURAL FOREST - Class 5m	370		4,958	8,432,400		8,432,400
7	FOREST LANDS - Class 6	112		1,645	5,592,100		5,592,100
8	OTHER - Class 7	111	110	225	1,183,900	16,336,8	17,520,700
9	TOTAL - ALL COLUMNS	1,855	327	20,932	23,124,700	57,506,6	80,631,300
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTURIN	G MERGED
11	BOATS AND OTHER WATERCRAFT N	IOT EXEMPT - (Code 1				
12	MACHINERY,TOOLS AND PATTERNS	- Code 2					
13	FURNITURE, FIXTURES AND EQUIPM	IENT - Code 3					
14	ALL OTHER PERSONAL PROPERTY I	NOT EXEMPT -	Codes 4A, 4B, 4C				
15	TOTAL OF PERSONAL PROPERTY NO						
16	AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F) MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F						
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT 10/01/2025 Name of Assessor ERIC KLEVEN (715) 529						ephone # 5) 529-1032

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .894596265

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 042 0752 Page 2

YEAR CO MUN ACCT NO

18	(a) PARCELS	(a) PARCELS Private Forest Crop - Reg Cla		lass @ 10¢ per acre (c) ASSESSED VALUE		(d) PARCELS	P	Private Forest Crop - Reg Cla (e) ACRES	ss @ \$3.6	per acre (f) ASSESSED VALUE
19	(a) PARCELS	Private Forest Crop - Special (b) ACRES		cial Class @ 20¢ per acre (c) ASSESSED VALUE		Entered Befo (d) PARCELS		efore 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.3		g CLOSED @ \$7.37 per acre (f) ASSESSED VALUE
20	Entered Before 2005 Managed Fores (a) PARCELS (b) ACRES			t - OPEN @ 72 ¢ per acre (c) ASSESSED VALUE		Entered Before 2005 Managed Fore (d) PARCELS (e) ACRES 18 474.81		est - CLOSED @ \$1.68 per acre (f) ASSESSED VALUE 1,474,900		
21	Entered After 2004 Managed Forest (a) PARCELS (b) ACRES			OPEN @ \$1.9 per acre (c) ASSESSED VALUE		Entered After 2004 Managed Ford (d) PARCELS (e) ACRES				
	1	20		68,0	00	52		1,244.88		3,421,800
22	(a) County Forest	Cropland Acres	(b) F	Federal Acres (c) Star		te Acres (d) County (NOT FOREST (Ocunty (NOT FOREST CR	ROP) Acres (e) Other Acres	
					60	3.38 4.92			131.8	
23	Assessed Value of Omitted Propert (a) REAL ESTATE			rom Prior Years (Sec. 70.44) (b) PERSONAL		Assessed Value of Sec. 70.43 Correction (c1) REAL ESTATE		ctions of Errors by Assessors (c2) PERSONAL		
	Manufacturing Equated Value of Omitted F (d) REAL ESTATE		mitted Prope	perty From Prior Years (Sec. 70.995) (e) PERSONAL		Mfg. Equated Value of Sec.70.43 Co			rrections of Errors by Assessors (f2) PERSONAL	

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
24						
25						
26						
27						
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30						
31						
32						
33						
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35						

2025	27	042	0752	
YEAR	СО	MUN	ACCT NO	

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate of Real Estate (Col. D)		Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (H	(-8 and K-12)	,		
36	270476	0162	SCH D OF BLACK RIVER FALLS	743,100		743,100
37	610485	0359	SCH D OF BLAIR-TAYLOR	73,511,700	6,376,500	79,888,200
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50			UE OF SCHOOL DISTRICTS (K-8 and K-12)	74,254,800	6,376,500	80,631,300
	B. UNION HIGH	SCHOOL	DISTRICTS			
51						
52						
53						
54						
55			JE OF UNION HIGH SCHOOLS			
	C. TECHNICAL					
56	000200	0002	WESTERN TECHNICAL COLLEGE LACR	74,254,800	6,376,500	80,631,300
57						
58	TOTAL ACCE	0055 ///::	IS OF TECHNICAL COLLEGE			
59	TOTAL ASSES	SSED VALU	JE OF TECHNICAL COLLEGES	74,254,800	6,376,500	80,631,300

Name		Title	Submission date
APRIL RILEY			10 / 14 / 2025
Phone	Email address		
(715) 284 - 0203	APRIL.RILEY@JACKSONC		

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

Note: If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.

Page 1: Real Estate and Personal Property

- Lines 1-9 assessed real estate values, parcel counts and acres by classification
- Lines 10-15 no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 aggregate assessed value of all property subject to general property; use to
 calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school
 districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks assessment ratio used to calculate estimated fair market value on property tax bills

Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 private forest crop and managed forest lands assessed values
- Line 22 tax exempt land acres
- Line 23 prior years assessed value of omitted property under sec. 70.44 and correction of
 errors under sec. 70.43 shown by locally assessed or manufacturing real estate and
 personal property. Note: If there is an amount on this line, report the corresponding tax in the
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Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

SUSAN WALDERA TOWN OF SPRINGFIELD N6062 N SKUTLEY RD TAYLOR, WI 54659 - 8406

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101	0753	This is an Amended Return
MIIN	ACCT NO	

FOR VILLAGE OF JACKSON COUNTY ALMA CENTER Town - Village - City Municipality Name County Name

	REAL ESTATE	REAL ESTATE PARCEL COUNT		NO. OF ACRES	VALUE OF	VALUE OF	TOTAL VALUE OF LAND
Line No.	(See Lines 18 - 22 for other Real Estate)	TOTAL LAND	IMPROVEMENTS	WHOLE NUMBERS ONLY	LAND	IMPROVEMENTS	AND IMPROVEMENTS
	other Real Estate)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)	(Col. F)
1	RESIDENTIAL - Class 1	241	178	17	1,446,700	14,337,300	15,784,000
2	COMMERCIAL - Class 2	35	26	12	212,100	1,603,700	1,815,800
3	MANUFACTURING - Class 3	0	0	0	0	(
4	AGRICULTURAL - Class 4	15		270	42,200		42,200
5	UNDEVELOPED - Class 5	10		119	13,100		13,100
6	AGRICULTURAL FOREST - Class 5m	0		0	0		(
7	FOREST LANDS - Class 6	1		9	6,000		6,000
8	OTHER - Class 7	2	2	5	11,000	143,700	154,700
9	TOTAL - ALL COLUMNS	304	206	432	1,731,100	16,084,700	17,815,800
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT N	NOT EXEMPT - (Code 1				
12	MACHINERY,TOOLS AND PATTERNS	- Code 2					
13	FURNITURE, FIXTURES AND EQUIPM						
14	ALL OTHER PERSONAL PROPERTY I						
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)						
16	AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F) MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F						
17	BOARD OF REVIEW		Name	of Assessor		Teleph	none #
	DATE OF FINAL ADJOURNMENT	05/21/2	025 APPF	RAISAL SERVICE	CO	(715)	834-1361

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .509452253

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 101 0753 Page 2

YEAR CO MUN ACCT NO

	Private Forest Crop - Reg Class @ 10¢ per acre					Private Forest Crop - Reg Class @ \$3.6 per acre				
18	(a) PARCELS	(b) ACRES		(c) ASSESSED VALUE		(d) PARCELS	(e) ACRÉS		(f) ASSESSED VALUE	
19	Private Forest Crop - Special (b) ACRES			ial Class @ 20¢ per acre (c) ASSESSED VALUE		Entered E (d) PARCELS	Before 2005 Managed Forest (e) ACRES	Ferrous Minir	ng CLOSED @ \$7.37 per acre (f) ASSESSED VALUE	
20	Entered (a) PARCELS	Before 2005 Mana (b) ACR		OPEN @ 72¢ per ac (c) ASSESSE		Ent (d) PARCELS	tered Before 2005 Managed F (e) ACRES	orest - CLOSE	D @ \$1.68 per acre (f) ASSESSED VALUE	
21	Entered After 2004 Managed Forest - (a) PARCELS (b) ACRES			OPEN @ \$1.9 per acre (c) ASSESSED VALUE		Entered After 2004 Managed Fo (d) PARCELS (e) ACRES		rest - CLOSEI	est - CLOSED @ \$ 9.49 per acre (f) ASSESSED VALUE	
22	(a) County Forest C	Cropland Acres	(b) F	ederal Acres	(c) Stat	e Acres	(d) County (NOT FOREST 2.32	CROP) Acres	(e) Other Acres 43.59	
23	Assessed Value of Omitted Property From Prior Years (Some (a) REAL ESTATE (b) PERSO		m Prior Years (Sec. 7 (b) PERSONAI			sessed Value of Sec. 70.43 Co	orrections of Errors by Assessors (c2) PERSONAL			
	Manufacturing Equated Value of Omitted P (d) REAL ESTATE		mitted Prope	erty From Prior Years (Sec. 70.995) (e) PERSONAL		Mfg. Equated Value of Sec.70.43 Cor (f1) REAL ESTATE		Corrections of	rrections of Errors by Assessors (f2) PERSONAL	

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	Code (Col. A)	(COI. B)	(Coi. C)			
24						
25						
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33						
34						
35						

2025	27	101	0753
YEAR	CO	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (H	K-8 and K-12)			
36	270091	0161	SCH D OF ALMA CENTER	17,815,800		17,815,800
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49	TOTAL 4005	0055 \/411	UE OF COLUMN PICTRICTS (IV.)	.==		/= - /
50			UE OF SCHOOL DISTRICTS (K-8 and K-12)	17,815,800		17,815,800
	B. UNION HIGH	SCHOOL	DISTRICTS			
51						
52						
53 54						
55	TOTAL ASSE	 SSED VALI	L JE OF UNION HIGH SCHOOLS			
	C. TECHNICAL					
56	000100	0001	CHIPPEWA VALLEY TECHNICAL COLLEGE EAUC	17,815,800		17,815,800
57	000100	0001	SIMILEWAY VALLET TEORINIOAL COLLEGE EACO	17,010,000		17,013,000
58						
59	TOTAL ASSES	SSED VALU	JE OF TECHNICAL COLLEGES	17,815,800		17,815,800
				17,010,000		17,010,000

Name		Title	Submission date
APRIL RILEY			06 / 02 / 2025
Phone	Email address		
(715) 284 - 0203	APRIL.RILEY@JACKSONC	OUNTYWI.GOV	

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- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

Note: If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.

Page 1: Real Estate and Personal Property

- Lines 1-9 assessed real estate values, parcel counts and acres by classification
- Lines 10-15 no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 aggregate assessed value of all property subject to general property; use to
 calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school
 districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks assessment ratio used to calculate estimated fair market value on property tax bills

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 Statement of Taxes. Sections J or K.
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If you have questions: Email: Igs@wisconsin.gov

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

CLAUDIA JEAN FIELDS VILLAGE OF ALMA CENTER PO BOX 96 ALMA CENTER, WI 54611 - 0096

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27 136 0754 CO MUN ACCT NO

This is an Amended Return

FOR	VILLAGE OF	OF	HIXTON	JACKSON COUNTY
	Town - Village - City		Municipality Name	County Name

	REAL ESTATE	NO. OF ACRES	VALUE OI	VALUE OF	TOTAL VALUE OF LAND		
Line No.	(See Lines 18 - 22 for other Real Estate)	TOTAL LAND	IMPROVEMENTS	WHOLE NUMBERS ONLY	LAND	IMPROVEMENTS	AND IMPROVEMENTS
	Other Real Estate)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)	(Col. F)
1	RESIDENTIAL - Class 1	212	170	81	1,679,200	20,308,800	21,988,000
2	COMMERCIAL - Class 2	54	45	77	832,100	16,142,100	16,974,200
3	MANUFACTURING - Class 3	0	0	0	0	(0
4	AGRICULTURAL - Class 4	36		214	41,400		41,400
5	UNDEVELOPED - Class 5	19		95	26,100		26,100
6	AGRICULTURAL FOREST - Class 5m	9		24	30,700		30,700
7	FOREST LANDS - Class 6	10		28	64,100		64,100
8	OTHER - Class 7	1	0	0	500	(500
9	TOTAL - ALL COLUMNS	519	2,674,100	36,450,900	39,125,000		
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT N	IOT EXEMPT - (Code 1				
12	MACHINERY,TOOLS AND PATTERNS	- Code 2					
13	FURNITURE, FIXTURES AND EQUIPM						
14	ALL OTHER PERSONAL PROPERTY I						
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)						
16	AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F) MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F						
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT 05/19/2025 Name of Assessor APPRAISAL SERVICE CO (715) 83						- <u>-</u> one # 834-1361

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .802034349

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

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2025 27 136 0754 Page 2

YEAR CO MUN ACCT NO

			Private Forest Crop - Reg Class @ \$3.6 per acre				per acre			
18	(a) PARCELS	(b) ACR		ass @ 10¢ per acre (c) ASSESSE	ED VALUE	(d) PARCELS		(e) ACRÉS		(f) ASSESSED VALUE
19	(a) PARCELS	Private Forest C (b) ACR		Class @ 20¢ per acre	ed value	Entered E (d) PARCELS	Befo	re 2005 Managed Forest - Fer (e) ACRES	rous Minin	g CLOSED @ \$7.37 per acre (f) ASSESSED VALUE
20	Entered Before 2005 Managed For (a) PARCELS (b) ACRES			st - OPEN @ 72 ¢ per acre (c) ASSESSED VALUE		Ent (d) PARCELS	tered	d Before 2005 Managed Fores (e) ACRES	t - CLOSEI	D @ \$1.68 per acre (f) ASSESSED VALUE
21	Entered After 2004 Managed Forest - (a) PARCELS (b) ACRES			OPEN @ \$1.9 per acre (c) ASSESSED VALUE		(d) PARCELS	ntere	ed After 2004 Managed Fores (e) ACRES	- CLOSED	0 @ \$9.49 per acre (f) ASSESSED VALUE
22	(a) County Forest	Cropland Acres	(b) F	ederal Acres	, ,	te Acres	(c	 d) County (NOT FOREST CRO	P) Acres	(e) Other Acres
						.95		2		13.66
23	Assessed Value of Omitted Property (a) REAL ESTATE		Property Fro	om Prior Years (Sec. 70.44) (b) PERSONAL		Assessed Value of Sec. 70.43 Corre (c1) REAL ESTATE		ctions of Errors by Assessors (c2) PERSONAL		
	•	quated Value of O	mitted Prope	rty From Prior Years (e) PERSONAL	` '		•	ated Value of Sec.70.43 Corre	ections of I	Errors by Assessors (f2) PERSONAL

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
24	(50)	(00.1.2)	(80.0)			
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

2025	27	136	0754
YEAR	СО	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (M	(-8 and K-12)	,		
36	270476	0162	SCH D OF BLACK RIVER FALLS	39,125,000		39,125,000
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50			JE OF SCHOOL DISTRICTS (K-8 and K-12)	39,125,000		39,125,000
	B. UNION HIGH	SCHOOL I	DISTRICTS			
51						
52						
53						
54	TOTAL 400F	0055 \/411	IF OF LINION LIIOU COLLOCI C			
55			JE OF UNION HIGH SCHOOLS			
	C. TECHNICAL					
56	000200	0002	WESTERN TECHNICAL COLLEGE LACR	39,125,000		39,125,000
57						
58	TOTAL ACCE.	2055 \/4::	IF OF TECHNICAL COLLEGES			
59	TOTAL ASSES	SSED VALU	JE OF TECHNICAL COLLEGES	39,125,000		39,125,000

Name		Title	Submission date
APRIL RILEY			06 / 02 / 2025
Phone	Email address		
(715) 284 - 0203	APRIL.RILEY@JACKSONC	OUNTYWI.GOV	

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Page 3: School Districts

- Lines 36-50 school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: Igs@wisconsin.gov

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

LAURIE MUELLER VILLAGE OF HIXTON PO BOX 127 HIXTON, WI 54635 - 0127

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27 151 0755 CO MUN ACCT NO

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FOR VILLAGE OF OF MELROSE JACKSON COUNTY

Town - Village - City Municipality Name County Name

Line No.	REAL ESTATE (See Lines 18 - 22 for		EL COUNT	NO. OF ACRES WHOLE NUMBERS ONLY	VALUE OF LAND	VALUE OF IMPROVEMENTS	TOTAL VALUE OF LAND
	other Real Estate)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)	(Col. F)
1	RESIDENTIAL - Class 1	221	204	118	3,673,500	26,554,60	30,228,100
2	COMMERCIAL - Class 2	42	38	18	716,200	4,608,70	5,324,900
3	MANUFACTURING - Class 3	0	0	0	0	() (
4	AGRICULTURAL - Class 4	16		219	52,800		52,800
5	UNDEVELOPED - Class 5	11		61	18,100		18,100
6	AGRICULTURAL FOREST - Class 5m	7		36	68,300		68,300
7	FOREST LANDS - Class 6	6		19	67,500		67,500
8	OTHER - Class 7	1	1	1	1,900	2,30	4,200
9	TOTAL - ALL COLUMNS	304	243	472	4,598,300	31,165,60	35,763,900
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT N	IOT EXEMPT - (Code 1				
12	MACHINERY, TOOLS AND PATTERNS	- Code 2					
13	FURNITURE, FIXTURES AND EQUIPM	IENT - Code 3					
14	ALL OTHER PERSONAL PROPERTY I	NOT EXEMPT -	Codes 4A, 4B, 4C				
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)						
16	AGGREGATE ASSESSED VALUE OF MUST EQUAL TOTAL VALUE OF THE					es 9F and 15F)	35,763,900
17	BOTHER OF REVIEW					none # 834-1361	

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .924363471

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 151 0755 Page 2

YEAR CO MUN ACCT NO

		Private Forest Cr	p - Reg Cla	ass @ 10¢ per acre			Private Forest Crop - Reg C	lass @ \$3.6	per acre	
18	(a) PARCELS	(b) ACRES		(c) ASSESSED VALUE		(d) PARCELS	(e) ACRES		(f) ASSESSED VALUE	
		Brivata Forest Cra	n - Special	Class @ 20a per acre		Entered F	Before 2005 Managed Forest - F	errous Minin	g CLOSED @ \$7.37 per acre	
19	(a) PARCELS	(b) ACRE		Class @ 20¢ per acre (c) ASSESSED VALUE		(d) PARCELS	(e) ACRES		(f) ASSESSED VALUE	
	Entered	Refore 2005 Manag	ed Forest -	OPEN @ 72 c per ac	re	Ent	tered Before 2005 Managed For	est - CLOSE	D @ \$1.68 per acre	
20	Entered Before 2005 Managed Forest - (a) PARCELS (b) ACRES		(c) ASSESSE		(d) PARCELS	(e) ACRES		(f) ASSESSED VALUE		
	Entered	After 2004 Managed	Forest - O	PEN @ \$1.9 per acr	e	Entered After 2004 Managed Forest - CLOSED @ \$ 9.49 per acre				
21	(a) PARCELS	(b) ACRE		(c) ASSESSE		(d) PARCELS	(e) ACRES		(f) ASSESSED VALUE	
	(a) County Forest C	ronland Acres	(b) F	ederal Acres	(c) Stat	e Acres	(d) County (NOT FOREST C	OP) Acres	(e) Other Acres	
22	(a) County i orest c	opialia Acres	(5)	cuciai Aores	(c) Stat	e Acies	(4)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(6) 5 1161 7161 65	
									17.5	
	Assessed	Value of Omitted F	roperty Fro	om Prior Years (Sec. 7	70.44)	Ass	sessed Value of Sec. 70.43 Cor	ections of E	rrors by Assessors	
23	(a) REAL ESTATE		(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL			
	Manufacturing E	quated Value of On	itted Prope	rty From Prior Years	(Sec. 70.995)	Mfg.	Equated Value of Sec.70.43 Co	rrections of I	Errors by Assessors	
	•	ESTATE		(e) PERSONAL	` '	•	f1) REAL ESTATE	I	(f2) PERSONAL	
	(4)	-		(-): =:::::::::::::::::::::::::::::::::::		· ·	, -		(/	
				· ·			•			

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
24						
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

2025	27	151	0755
YEAR	СО	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (H	(-8 and K-12)			
36	273428	0163	SCH D OF MELROSE-MINDORO	35,763,900		35,763,900
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	1		JE OF SCHOOL DISTRICTS (K-8 and K-12)	35,763,900)	35,763,900
	B. UNION HIGH	SCHOOL I	DISTRICTS			
51						
52						
53						
54	TOTAL ASSE	SSED WALL	 JE OF UNION HIGH SCHOOLS			
55						
56	C. TECHNICAL		WESTERN TECHNICAL COLLEGE LACR	25 762 000		25 762 000
	000200	0002	WESTERN TECHNICAL COLLEGE LACK	35,763,900		35,763,900
57 58						
59	TOTAL ASSES	L SSED VALU	 JE OF TECHNICAL COLLEGES	35,763,900		35,763,900

Name		Title	Submission date
APRIL RILEY			05 / 13 / 2025
Phone	Email address		
(715) 284 - 0203	APRIL.RILEY@JACKSONC	OUNTYWI.GOV	

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

Note: If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.

Page 1: Real Estate and Personal Property

- Lines 1-9 assessed real estate values, parcel counts and acres by classification
- Lines 10-15 no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 aggregate assessed value of all property subject to general property; use to
 calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school
 districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks assessment ratio used to calculate estimated fair market value on property tax bills

Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 private forest crop and managed forest lands assessed values
- Line 22 tax exempt land acres
- Line 23 prior years assessed value of omitted property under sec. 70.44 and correction of
 errors under sec. 70.43 shown by locally assessed or manufacturing real estate and
 personal property. Note: If there is an amount on this line, report the corresponding tax in the
 Statement of Taxes. Sections J or K.
- Lines 24-35 special district assessed values. These values are used to calculate tax rates for the special districts.

Page 3: School Districts

- Lines 36-50 school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
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If you have questions: Email: Igs@wisconsin.gov

Phone: (608) 266-2569 or (608) 264-6892

Fax: (608) 264-6887

JAMIE NORTH
VILLAGE OF MELROSE
PO BOX 117
MELROSE, WI 54642 - 0117

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27 152 0756 CO MUN ACCT NO

FOR VILLAGE OF OF MERRILLAN JACKSON COUNTY

Town - Village - City Municipality Name County Name

				•					
Line	REAL ESTATE (See Lines 18 - 22 for		EL COUNT	NO. OF ACRES WHOLE	VALUE OF LAND	VALUE O		TOTAL VALUE OF LAND AND IMPROVEMENTS	
No.	other Real Estate)	TOTAL LAND	IMPROVEMENTS	WHOLE NUMBERS ONLY	LAND	IIVIFKOVEIVIE	INIO	AND IMPROVEMENTS	
	,	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)		(Col. F)	
1	RESIDENTIAL - Class 1	411	250	473	4,551,000	18,5	76,100	23,127,100	
2	COMMERCIAL - Class 2	41	32	17	460,300	3,4	01,400	3,861,700	
3	MANUFACTURING - Class 3	0	C	0	0		0	0	
4	AGRICULTURAL - Class 4	0		0	0			0	
5	UNDEVELOPED - Class 5	0		0	0			0	
6	AGRICULTURAL FOREST - Class 5m	0		0	0			0	
7	FOREST LANDS - Class 6	3		40	83,700			83,700	
8	OTHER - Class 7	0	C	0	0	0		0	
9	TOTAL - ALL COLUMNS	455	282	530	5,095,000	21,9	77,500	27,072,500	
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTU	IRING	MERGED	
11	BOATS AND OTHER WATERCRAFT N	IOT EXEMPT - 0	Code 1						
12	MACHINERY, TOOLS AND PATTERNS	- Code 2							
13	FURNITURE, FIXTURES AND EQUIPM	ENT - Code 3							
14	ALL OTHER PERSONAL PROPERTY I	NOT EXEMPT -	Codes 4A, 4B, 4C						
15	TOTAL OF PERSONAL PROPERTY NO	OT EXEMPT (To	tal of Lines 11-14)						
16	AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Li MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F							27,072,500	
17	BOARD OF REVIEW		Name	of Assessor	Telephone			ne #	
''	DATE OF FINAL ADJOURNMENT			(715) 8	35-1141				

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .689348299

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 152 0756 Page 2
YEAR CO MUN ACCT NO

		Private Forest C	rop - Reg Cla	iss @ 10¢ per acre			Private Forest Cro	p - Reg Class @ \$3	.6 per acre	
18	(a) PARCELS	S (b) ACRES		(c) ASSESSED VALUE		(d) PARCELS	(e) ACRI		(f) ASSESSED VALUE	
19	(a) PARCELS			Special Class @ 20¢ per acre (c) ASSESSED VALUE		Entered Before 2005 Managed Forest (d) PARCELS (e) ACRES			ing CLOSED @ \$7.37 per acre (f) ASSESSED VALUE	
	Entored	Potoro 2005 Mono	and Forest	ODEN @ 72 ¢ per aci	ro	Ent	ered Before 2005 Man	aged Forest - CLOS	ED @ \$1.68 per acre	
20	Entered Before 2005 Managed Forest (a) PARCELS (b) ACRES			(c) ASSESSED VALUE		(d) PARCELS	(e) ACRI	•	(f) ASSESSED VALUE	
	Entered After 2004 Managed Forest - OPEN @ \$1,9 per acre					Entered After 2004 Managed Forest - CLOSED @ \$ 9.49 per acre				
21	(a) PARCELS (b) ACRES			(c) ASSESSED VALUE		(d) PARCELS	(e) ACRES		(f) ASSESSED VALUE	
	(a) County Forest C	ropland Acres (b) Federal Acres			(c) Stat	e Acres	(d) County (NOT FO	REST CROP) Acres	(e) Other Acres	
22					1.	18	4.	89	122.78	
	Assessed	Value of Omitted	Property Fro	m Prior Years (Sec. 7	70.44)	Assessed Value of Sec. 70.43 Corrections of Errors by Assessors				
23	(a) REAL ESTATE			(b) PERSONAL		(c1) REAL ESTATE			(c2) PERSONAL	
	Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)				Mfg.	Equated Value of Sec	.70.43 Corrections of	f Errors by Assessors		
	(d) REAL ESTATE			(e) PERSONAL	` ,		1) REAL ESTATE		(f2) PERSONAL	
						L		I		

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
24						
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

2025	27	152	0756
YEAR	СО	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)			Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (H	(-8 and K-12)			
36	270091	0161	SCH D OF ALMA CENTER	27,072,500		27,072,500
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49	TOTAL 4005	0055 \/411	UE OF COLUMN PIOTRICTS ((4.0)			
50			UE OF SCHOOL DISTRICTS (K-8 and K-12)	27,072,500)	27,072,500
	B. UNION HIGH	SCHOOL	DISTRICTS			
51						
52						
53 54						
55	TOTAL ASSE	 SSED VALI	L JE OF UNION HIGH SCHOOLS			
	C. TECHNICAL					
56	000100	0001	CHIPPEWA VALLEY TECHNICAL COLLEGE EAUC	27,072,500		27,072,500
57	000100	0001	SIMILEWAY VALLET TEORINIOAL COLLEGE LACC	21,012,500		21,012,000
58						
59	TOTAL ASSES	SSED VALU	JE OF TECHNICAL COLLEGES	27,072,500		27,072,500
		· · · - ·		21,012,300	<u>'</u>	21,012,000

Name		Title	Submission date
APRIL RILEY			06 / 25 / 2025
Phone	Email address		
(715) 284 - 0203	APRIL.RILEY@JACKSONC	OUNTYWI.GOV	

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

Note: If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.

Page 1: Real Estate and Personal Property

- Lines 1-9 assessed real estate values, parcel counts and acres by classification
- Lines 10-15 no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 aggregate assessed value of all property subject to general property; use to
 calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school
 districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks assessment ratio used to calculate estimated fair market value on property tax bills

Page 2: Forest Crop, Other Exempt Land and Special Districts

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- Lines 56-59 technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: Igs@wisconsin.gov

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Fax: (608) 264-6887

PENNY DANIELSON VILLAGE OF MERRILLAN PO BOX 70 MERRILLAN, WI 54754 - 0070

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27 186 0757 CO MUN ACCT NO This is an Amended Return

Line	REAL ESTATE (See Lines 18 - 22 for		EL COUNT	NO. OF ACRES WHOLE	VALUE OF LAND	VALUE OF	TS	TOTAL VALUE OF LAND
No.	other Real Estate)	TOTAL LAND	IMPROVEMENTS	WHOLE NUMBERS ONLY				
1	RESIDENTIAL - Class 1	(Col. A)	(Col. B)	(Col. C) 65	(Col. D) 1,754,900	(Col. E) 17,485	- 200	(Col. F) 19,240,10
2						•	•	
	COMMERCIAL - Class 2	43	34	34	527,600	2,885	5,100	3,412,70
3	MANUFACTURING - Class 3	0	0	0	0		0	
4	AGRICULTURAL - Class 4	16		188	47,100			47,100
5	UNDEVELOPED - Class 5	12		28	22,300			22,300
6	AGRICULTURAL FOREST - Class 5m	2		10	35,500			35,500
7	FOREST LANDS - Class 6	1		14	50,200			50,200
8	OTHER - Class 7	4	3	6	75,100	276,400		351,500
9	TOTAL - ALL COLUMNS	244	191	345	2,512,700	20,646,700		23,159,400
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTURING		MERGED
11	BOATS AND OTHER WATERCRAFT N	IOT EXEMPT - (Code 1					
12	MACHINERY,TOOLS AND PATTERNS	- Code 2						
13	FURNITURE, FIXTURES AND EQUIPM	IENT - Code 3						
14	ALL OTHER PERSONAL PROPERTY	NOT EXEMPT -	Codes 4A, 4B, 4C					
15	TOTAL OF PERSONAL PROPERTY NO	OT EXEMPT (To	tal of Lines 11-14)					
16	AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F) MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F							
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	CO		elephoi 715) 83	ne # 34-1361			

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is 1.014970768

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 186 0757 Page 2

YEAR CO MUN ACCT NO

		Private Forest C	op - Reg Cla	iss @ 10¢ per acre			Pri	ivate Forest Crop - Reg Clas	s @ \$3.6	per acre
18	(a) PARCELS (b) ACRES		(c) ASSESSED VALUE		(d) PARCELS		(e) ACRES		(f) ASSESSED VALUE	
		Dulinata Fanast Cu	on Consider	Class @ 20 :		Entered F	Roforo	2005 Managed Forest - For	ous Minin	g CLOSED @ \$7.37 per acre
19	(a) PARCELS	(b) ACRI		pecial Class @ 20¢ per acre (c) ASSESSED VALUE				(e) ACRES		(f) ASSESSED VALUE
	Entered	Refore 2005 Mana	ned Forest -	OPEN @ 72 ¢ per ac	re	Ent	tered E	Before 2005 Managed Forest	- CLOSE	D @ \$1.68 per acre
20	Entered Before 2005 Managed Forest (a) PARCELS (b) ACRES			(c) ASSESSED VALUE		(d) PARCELS (e) ACRES				(f) ASSESSED VALUE
	Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre					Entered After 2004 Managed Forest - CLOSED @ \$ 9.49 per acre				@ \$ 9.49 per acre
21	(a) PARCELS			(c) ASSESSED VALUE		(d) PARCELS		(e) ACRES		(f) ASSESSED VALUE
	(-) 2		/b\ =		() •		(4) (County (NOT FOREST CROI	3\ A a " a a	(a) Other Aeres
22	(a) County Forest C	ropland Acres	(b) F	Federal Acres (c) Stat		e Acres	(u) (County (NOT FOREST CROP) Acres	(e) Other Acres
22										54.93
	Assessed	Value of Omitted	Property Fro	m Prior Years (Sec. 7	70.44)	Assessed Value of Sec. 70.43 Corrections of Errors by Assessors				rors by Assessors
23	(a) REAL ESTATE			(b) PERSONAL		(c1) REAL ESTATE		AL ESTATE	(c2) PERSONAL	
	Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)				Mfg.	Equate	ted Value of Sec.70.43 Corre	ctions of E	Errors by Assessors	
	(d) REAL ESTATE			(e) PERSONAL	` '	_	•	AL ESTATE		(f2) PERSONAL

Line No.	Enter 6-digit Special District		Special District Name	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	Code (Col. A)	(Col. B)	(Col. C)			
24						
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

2025	27	186	0757
YEAR	СО	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DI	STRICTS (F	K-8 and K-12)			
36	610485	0359	SCH D OF BLAIR-TAYLOR	23,159,400		23,159,400
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49		2222				
50	I .		UE OF SCHOOL DISTRICTS (K-8 and K-12)	23,159,400)	23,159,400
	B. UNION HIGH	SCHOOL	DISTRICTS			
51						
52						
53 54						
55	TOTAL ASSE	SSED VALI	UE OF UNION HIGH SCHOOLS			
	C. TECHNICAL					
56	000200	0002	WESTERN TECHNICAL COLLEGE LACR	23,159,400		23,159,400
57	000200	0002	WESTERN TESTINIONE SOLLEGE LACK	23,139,400		20,103,400
58						
	TOTAL ASSE	SSED VALU	JE OF TECHNICAL COLLEGES	23,159 400		23,159,400
59	TOTAL ASSE	SSED VALU	JE OF TECHNICAL COLLEGES	23,159,400		23

Name		Title	Submission date
APRIL RILEY			10 / 01 / 2025
Phone	Email address		
(715) 284 - 0203	APRIL.RILEY@JACKSONC		

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- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

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Page 1: Real Estate and Personal Property

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- Lines 10-15 no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks assessment ratio used to calculate estimated fair market value on property tax bills

Page 2: Forest Crop, Other Exempt Land and Special Districts

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TAMMY WEISMAN VILLAGE OF TAYLOR PO BOX 130 TAYLOR, WI 54659 - 0130

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This is an Amended Return

FINAL - EQUATED STATEMENT OF ASSESSMENT FOR 2025

27 206 0758 ACCT NO CO MUN

FOR	CITY OF	OF	BLACK RIVER FALLS	JACKSON COUNTY
	Town - Village - City		Municipality Name	County Name

	Town Village Oity	Mamoipan	ty riamo	County Name			
Line	REAL ESTATE	REAL ESTATE (See Lines 18 - 22 for other Real Estate) PARCEL COUNT TOTAL LAND IMPROVEMENTS		NO. OF ACRES WHOLE	VALUE OF LAND	VALUE OF IMPROVEMENTS	TOTAL VALUE OF LAND AND IMPROVEMENTS
No.	other Real Estate)	TOTAL LAND	IMPROVEMENTS	NUMBERS ONLY	LAIND	IIVIFROVEIVIENTS	AND IMPROVEMENTS
	other real Estate)	(Col. A)	(Col. B)	(Col. C)	(Col. D)	(Col. E)	(Col. F)
1	RESIDENTIAL - Class 1	1,410	1,197	589	28,418,500	179,181,80	207,600,300
2	COMMERCIAL - Class 2	257	202	421	23,361,400	106,948,60	00 130,310,000
3	MANUFACTURING - Class 3	14	12	106	1,791,600	15,076,20	00 16,867,800
4	AGRICULTURAL - Class 4	6		36	8,700		8,700
5	UNDEVELOPED - Class 5	2		9	11,400		11,400
6	AGRICULTURAL FOREST - Class 5m	1		7	11,400		11,400
7	FOREST LANDS - Class 6	8		148	380,900		380,900
8	OTHER - Class 7	0	0	0	0		0 (
9	TOTAL - ALL COLUMNS	1,698	1,411	1,316	53,983,900	301,206,60	355,190,500
10	NUMBER OF PERSONAL PROPERTY	ACCOUNTS IN	ROLL		LOCALLY ASSESSED	MANUFACTURING	G MERGED
11	BOATS AND OTHER WATERCRAFT N	NOT EXEMPT - (Code 1				
12	MACHINERY, TOOLS AND PATTERNS	- Code 2					
13	FURNITURE, FIXTURES AND EQUIPM	IENT - Code 3					
14	ALL OTHER PERSONAL PROPERTY	NOT EXEMPT -	Codes 4A, 4B, 4C				
15	TOTAL OF PERSONAL PROPERTY NO						
16	AGGREGATE ASSESSED VALUE OF MUST EQUAL TOTAL VALUE OF THE					es 9F and 15F)	355,190,500
17	BOARD OF REVIEW		Name	of Assessor		Telep	phone #
	BOARD OF REVIEW						5) 835-1141

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .932770584

This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.

This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2025 27 206 0758 Page 2

YEAR CO MUN ACCT NO

		Private Forest C	rop - Reg Cla	ass @ 10¢ per acre			F	Private Forest Crop - Reg Cla	ss @ \$3.6	per acre
18	(a) PARCELS	(b) ACR		(c) ASSESSED VALUE		(d) PARCELS		(e) ACRES		(f) ASSESSED VALUE
19	(a) PARCELS	Private Forest C (b) ACR	rop - Special Class @ 20¢ per acre		e ED VALUE			re 2005 Managed Forest - Fel (e) ACRES	rous Minin	g CLOSED @ \$7.37 per acre (f) ASSESSED VALUE
20	Entered (a) PARCELS	Entered Before 2005 Managed Forest - (a) PARCELS (b) ACRES			DPEN @ 72 ¢ per acre (c) ASSESSED VALUE		Entered Before 2005 Managed F (d) PARCELS (e) ACRES		st - CLOSE	D @ \$1.68 per acre (f) ASSESSED VALUE
21	Entered After 2004 Managed Forest - ((a) PARCELS (b) ACRES			DPEN @ \$1.9 per acre (c) ASSESSED VALUE		Entered After 2004 Managed F (d) PARCELS (e) ACRES			rest - CLOSED @ \$ 9.49 per acre (f) ASSESSED VALUE	
						8		159.81		495,700
22	(a) County Forest	Cropland Acres	(b) F	Federal Acres (c) Stat		te Acres	(c	d) County (NOT FOREST CRO	P) Acres	(e) Other Acres
					11	2.97		64.95		762.73
23	Assessed Value of Omitted Property From (a) REAL ESTATE		om Prior Years (Sec. 70.44) (b) PERSONAL		Assessed Value of Sec. 70.43 Corrections of Errors by Asses (c1) REAL ESTATE (c2) PERSON		rrors by Assessors (c2) PERSONAL			
	Manufacturing Equated Value of Omitted Prop		mitted Prope	erty From Prior Years (Sec. 70.995) (e) PERSONAL		Mfg. Equated Value of Sec.70.43 Corr. (f1) REAL ESTATE		ections of Errors by Assessors (f2) PERSONAL		

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	Code (Col. A)	(COI. B)	(Coi. C)			
24						
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

2025	27	206	0758
YEAR	СО	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate (Col. D)	Mfg Value of Real Estate (Col. E)	Merged Value of Real Estate (Col. F)
	A. SCHOOL DIS	STRICTS (P	(-8 and K-12)	,		
36	270476	0162	SCH D OF BLACK RIVER FALLS	338,322,700	16,867,800	355,190,500
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50			JE OF SCHOOL DISTRICTS (K-8 and K-12)	338,322,700	16,867,800	355,190,500
	B. UNION HIGH	SCHOOL I	DISTRICTS			
51						
52						
53						
54	TOTAL 4005	0055 \/411	IF OF UNION LIIOU COLLOCI C			
55			JE OF UNION HIGH SCHOOLS			
	C. TECHNICAL					
56	000200	0002	WESTERN TECHNICAL COLLEGE LACR	338,322,700	16,867,800	355,190,500
57						
58	TOTAL 4005	CCED \	IF OF TECHNICAL COLLEGES			
59	TOTAL ASSE	SSED VALU	JE OF TECHNICAL COLLEGES	338,322,700	16,867,800	355,190,500

Name		Title	Submission date
APRIL RILEY			06 / 02 / 2025
Phone	Email address		
(715) 284 - 0203	APRIL.RILEY@JACKSONC		

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

Note: If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.

Page 1: Real Estate and Personal Property

- Lines 1-9 assessed real estate values, parcel counts and acres by classification
- Lines 10-15 no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 aggregate assessed value of all property subject to general property; use to
 calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school
 districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks assessment ratio used to calculate estimated fair market value on property tax bills

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CITY OF BLACK RIVER FALLS
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BLACK RIVER FALLS, WI 54615 - 1725