

TOWN OF SOMERS
TREASURER
PO BOX 197
SOMERS WI 53171-0197

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2025
TOWN OF SOMERS
KENOSHA COUNTY

Bill #:
Parcel #:
Alt. Parcel #:

Total Due For Full Payment \$4,819.54
Pay to Local Treasurer By Jan 31, 2026

☐ Check For Billing Address Change.

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT	2ND INSTALLMENT
Pay to Local Treasurer	Pay to County Treasurer
\$2,755.52	\$2,064.02
BY January 31, 2026	BY July 31, 2026

Amount Enclosed \$

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2025
TOWN OF SOMERS
KENOSHA COUNTY

BILL NUMBER:

IMPORTANT: · Correspondence should refer to parcel number.
· See reverse side for important information.
· Be sure this description covers your property. This description is
for property tax bill only and may not be a full legal description.

Property Address:

Parcel #:
Alt. Parcel #:

Assessed Value Land 57,600	A	Ass'd. Value Improvements 310,500	B	Total Assessed Value 368,100	C	Ave. Assmt. Ratio 0.9304	G	Net Assessed Value Rate (Does NOT reflect credits)	H	0.011350472
Est. Fair Mkt. Land 61,900	D	Est. Fair Mkt. Improvements 333,700	E	Total Est. Fair Mkt. 395,600	F	A Star in this box means Unpaid Prior Year Taxes		School taxes reduced by school levy tax credit	I	\$ 440.61

Taxing Jurisdiction	2024		2025		2024		2025		% Tax Change
	Est. State Aids Allocated Tax Dist.		Est. State Aids Allocated Tax Dist.		Net Tax		Net Tax		
KENOSHA COUNTY	49,194		51,068		1,190.09		1,199.39		0.8%
TOWN OF SOMERS	85,468		86,599		1,101.93		933.51		-15.3%
KENOSHA UNIF SCHOOL DIST	1,465,117		1,376,724		1,447.62		1,754.18		21.2%
GATEWAY TECHNICAL COLLEGE	79,213		76,443		210.29		209.03		-0.6%
LIBRARY					82.20		82.01		-0.2%

Total	1,678,992	1,590,834	4,032.13	K	4,178.12	3.6%
Parcel #:	First Dollar Credit		46.68		50.07	L 7.3%
	Lottery & Gaming Credit		150.31		150.20	-0.1%
	Net Property Tax		3,835.14	M	3,977.85	3.7%

Make Check Payable to: TOWN OF SOMERS TREASURER PO BOX 197 SOMERS WI 53171-0197 262-859-2822	Full Payment Due On or Before January 31, 2026 \$4,819.54	Net Property Tax 3,977.85 PP DELINQUENT SEWER 798.37 STORM WATER CHARGE 43.32
	Or First Installment Due On or Before January 31, 2026 \$2,755.52	
And Second Installment Payment Payable To KENOSHA COUNTY TREASURER 1010 56TH ST KENOSHA WI 53140-3738	And Second Installment Due On or Before July 31, 2026 \$2,064.02	

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
KENOSHA UNIF SCHOOL DIST	9,449.91	28.42	2035

TOTAL DUE FOR FULL PAYMENT

Pay By January 31, 2026

\$ 4,819.54

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

PA-686/2 (R. 8-15)

Tax Bill Code Key:

- (A) **Assessed Value Land:** The value of taxable land, as determined by the assessor for the purpose of taxation.
- (B) **Assessed Value Improvements:** The value of taxable buildings, as determined by the assessor for the purpose of taxation.
- (C) **Total Assessed Value:** The total value of land and buildings, as determined by the assessor for the purpose of taxation. This figure is the sum of (A) and (B) and it may be higher or lower than the current market value of the property. This is multiplied by the net assessed value rate (tax rate) to determine the amount of tax that each property owner must pay.
- (D) **Estimated Fair Market Land:** This figure is the assessed value land figure (A) divided by the average assessment ratio (G).
- (E) **Estimated Fair Market Improvements:** This figure is the assessed value improvements figure (B) divided by the average assessment ratio (G).
- (F) **Total Estimated Fair Market Value:** This figure is the sum of the estimated fair market land figure (D) and the estimated fair market improvements figure (E).
- (G) **Average Assessment Ratio:** The average assessment ratio is determined by the Wisconsin Department of Revenue and is used in calculating the estimated fair market value shown on the tax bill. The assessed value divided by the average assessment ratio = estimated fair market value.
- (H) **Net Assessed Value Rate (Tax Rate):** The tax rate is determined by dividing the amount of the tax levy — that is, the total amount that is taxed in the entire district — by the total assessed value of all property in the district. The tax rate is then multiplied by the total assessed value to determine the amount of tax that each property owner must pay.
- (I) **School Levy Tax Credit:** The school levy tax credit is a credit that is paid to municipalities, not the school district. It issues revenues back to the public in an effort to offset property taxes. This credit is automatically applied to all properties that qualify. It is funded using income, sales and excise taxes.

Despite the fact that these funds do not go to schools, the state considers these dollars part of its commitment to education. School levy tax credits are distributed based on each municipality's share of statewide levies for school purposes. These amounts are decided based on the value of an individual property as a percentage of the district's total value.

(J) Taxing Jurisdiction: Any entity authorized by law to levy taxes on property located within its boundaries. This includes the state, the city (or other local government), the county, the school district, and/or the local technical college.

(K) Gross Tax: The total tax calculated before property tax credits are applied. This is calculated by multiplying the Net Assessed Value Rate (or Tax Rate) by the Total Assessed Value of the property.

(L) First Dollar Credit and Lottery and Gaming Credit: Like the School Levy Tax Credit, the First Dollar Credit issues revenues back to the public to offset property taxes. This money does not go to schools, although the state considers it part of its commitment to education. It should be automatically applied to all qualifying properties.

The Lottery and Gaming Credit is a property tax credit, which is provided by the State from its lottery and gaming revenues. The lottery and gaming credit is determined in November of each year and depends on the revenue gained from lotteries, pari-mutuel on-track betting, and bingo for the year. In most cases, the credit is applied automatically.

(M) Net Property Tax: This figure is the total property tax minus the lottery and gaming credit, described below.

(N) Referendum/Resolution Reminder: State law requires that the items listed below are displayed on Wisconsin property tax bills for each county, municipality, school district and technical college that has a temporary change in tax levy approved after December 31, 2014, by referendum or resolution (for towns with a population under 3,000). This is not a special assessment for any individual jurisdiction listed on the bill.