

# Town of Emerald Taxpayers

DECEMBER 2022

Enclosed is your Real Estate Tax Bill for 2022.

Please take a few minutes to review this informational sheet and your bill for important information about your taxes

Email [townofemeraldtreasurer@gmail.com](mailto:townofemeraldtreasurer@gmail.com) or call Cheryl at 715-684-3635 if you have any questions or concerns.

## General Information About Your Property Tax

### When are my taxes Due?

Your entire real estate tax bill or your first installment is due by January 31, 2023. If you choose to pay in installments, your first installment is due by January 31, 2023 and your second installment is due by July 31, 2023.

**Note that the amount of your installments might vary.** If you fail to pay the correct amount, at the correct time, to the correct place, you will incur additional charges.

### Where do I pay?

All payment made on or before January 31 must be paid to:

**Town of Emerald Treasurer**  
2432 County Road G  
Emerald, WI 54013

Payments made after January 31 must be paid to:

**St. Croix County Treasurer**  
1101 Carmichael Road  
Hudson, WI 54016

### How Can I pay?

You have several options to make the payment due January 31, 2023:

**Pay by mail:** Make your check payable to the Town of Emerald, write your tax parcel number on the check and/or enclose the payment stub, and mail to:

**Town of Emerald Treasurer**  
2432 County Road G  
Emerald, WI 54013

**2nd Option:** Drop off at Town Hall in **PAYMENT BOX** outside—2432 County Road G—Taxes can be dropped off at the Town Hall in the payment box, which I will be checking frequently. If you have questions please call Cheryl @ 715-684-3635.

**In Person:** In person tax collection will be **Tuesday, January 31, 2023 from 1PM—5PM** at the town hall at 2432 County Road G.

- ◆ There will be a \$30 Charge for all NSF Checks.

### What Happens if I pay late?

By state law, if you fail to pay the entire amount of your first installment by January 31, 2023, then the option to pay in installments is no longer available. The entire balance becomes due and will accrue interest and penalty at a rate of 1.5% per month until the delinquent amount is paid in full.

### What if I cannot pay my entire first installment amount?

It is in your best interest to pay as much as you can by the due date. Continuing to make monthly payments until your entire balance is paid in full will help to reduce the amount of interest and penalty you will pay as well as reduce the risk of losing your property.

### How can I get a receipt?

**Enclose a self-addressed, stamped envelope along with your payment stub and payment, if you have more than (4) receipts please add extra postage.**

#### **BUILDING INSPECTOR**

**Melstrom Inspections**  
Joshua Melstrom - (480)261-9014  
Email: [jmelstrominspect@gmail.com](mailto:jmelstrominspect@gmail.com)



**Dog license** applications are included in this mailing! Dog licenses expire December 31, 2022. License deadline is January 31, 2023. This is not a change!

**Animal Control Officer**—Darel Hall—all complaints, dogs running at large & stray dogs should be directed to Darel. His phone number is 715-377-5141.

See Reverse Side

# General Information About Your Property Tax

## How are my taxes calculated?

Your tax amount is derived by multiplying the value of your property as of January 1, 2022 and the mill rate for all the taxing jurisdictions, then subtracting any applicable credits and adding any special charges. The amount of your taxes cannot change unless there was an error in the application of one of those things.

## When am I eligible for a Lottery Credit?

If this property was your primary residence on January 1, 2022, please check your tax bill to verify you received this credit. If not, you can still apply **BEFORE** January 31, 2023. Remember you may only have one credit.

## Where can I see my property information on line?

<https://gcs.sccwi.gov/webportal/>

## Why should I get the tax bill when my mortgage company pays my taxes?

Ultimately, it is your property so it is your responsibility to make sure your taxes are paid. Plus, mortgage companies make mistakes, so it is important for you to get your tax bill, and any other tax or assessment notices, so that you can check to make sure they are paying them and charging you the correct amount in your escrow account. We also do NOT forward amounts to mortgage companies, it's your and your mortgage company's responsibility to obtain the correct figures.

## Where is my refund?

You will not receive a refund unless your payment was more than the entire amount owing. Cash refunds are not given. Refund checks are refunded to the property owner, unless the mortgage company paying requests the refund be sent to them.

## Who can I talk to about the assessed value of my property?

The Town of Emerald contracts with **Lisa Meyer** to do our assessments. You may contact her with questions at 715-235-1338. All values are set in the spring of the year during the Board of Review.

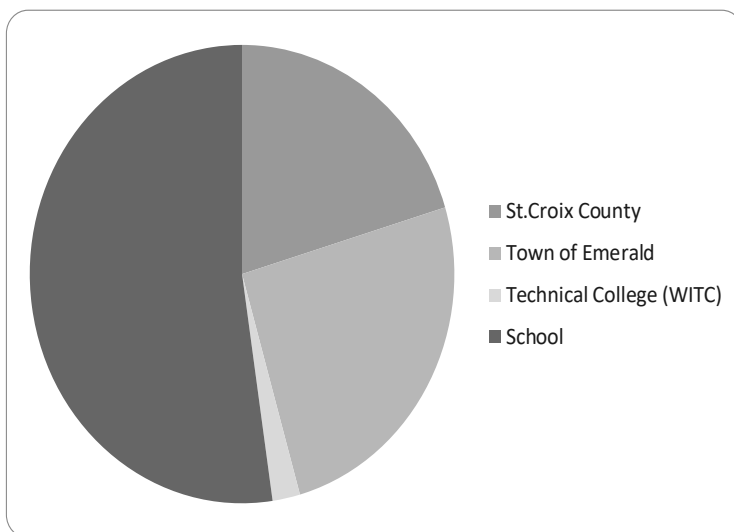
## Where can I get a town listing of all taxes in the Town of Emerald?

If you would like a tax listing, please send a **written notice along with a self-addressed stamped envelope and one will be mailed to you.**

## More information regarding the Town of Emerald can be found at:

[www.townofemeraldwi.com](http://www.townofemeraldwi.com)

# What does your property tax payment support?



28.0% The **Town** provides basic services, such as ambulance, fire, plowing, repairing local roads, running elections, contracting services such as assessor and building inspection.

21.0 % The **County** to pay for plowing & repairing county highways, human services, circuit courts, public safety and jail expenses.

49.0% The **School District** to pay for building upkeep, utilities, salaries, furniture, technology and other supplies needed to run our schools. \*\*

2.0% The **Technical College** to make additional education accessible to more students in our community.

Other Charges on your bill; Your property tax bill may include charges for delinquent water, refuse/recycling collection and any other delinquent charges not paid. If you have questions regarding these charges please contact the local Treasurer.

\*\* Exact School District % may vary due to different combinations of districts.