

Village of Hales Corners
5635 S. New Berlin Road
Hales Corners WI 53130



Telephone (414) 529-6161
Fax (414) 529-6172
Web www.halescornerswi.gov

2023 REAL ESTATE TAX BILL

YOUR TAX BILL STATEMENT IS ENCLOSED
READ IT CAREFULLY, INCLUDING THE
EXPLANATIONS ON THE REVERSE SIDE.

The tax bill details property ownership, value, taxes by taxing jurisdiction, and special charges/assessments due. State Law requires that **we mail tax bills directly to the property owner on file. We have NOT mailed a copy to your lending institution.** It is your responsibility to arrange payment of your tax bill through your mortgage holder. **Monitor our website for payment information and to print your receipts.**

PAYMENT OPTIONS

■ **Single Payment:**

Pay in full by **January 31, 2024**

■ **Installments (3):**

Installment #1 - Pay 50% by **January 31, 2024***

Installment #2 - Pay 25% by **April 30, 2024**

Installment #3 - Pay 25% by **July 31, 2024**

NO INSTALLMENT REMINDERS ARE SENT. Installment amounts due are located in the lower right corner of your tax bill.

*(50% of Net General Tax and Special Assessments plus 100% of all Special Charges [garbage collection, sewer service, and storm water utility fees] and any delinquent amounts, less the lottery credit.)

Payments post-marked December 31 will be accepted as a 2023 payment.

HOW TO PAY

The Village Does Not Accept Credit or Debit Cards, or Electronic Transfer Payment Methods.

Make Check Payable to Village of Hales Corners.
**** Include your tax parcel number and a contact phone number on your check.**

1. Pay by mail. Mail payments to:

Village of Hales Corners
5635 S. New Berlin Rd.
Hales Corners, WI 53130

****Receipts: Include a self-addressed postage stamped envelope if you would like a payment receipt. Do not include your tax bill as it will not be returned unless a return postage paid envelope is included.**

2. Pay in-person.

Village Hall Administration Office Monday through Friday from 8:00 AM to 5:00 PM.

The Village Hall will be closed in observance of the holidays on Friday, December 22; Monday, December 25; Friday, December 29; and Monday, January 1, 2024.

Village Hall will be **closed** Friday, December 29.

****NEW DROP BOX OPTION****

Village Hall will have a drop box in the front entry of the building to drop off payments outside of normal business hours. Access to the drop box will be available 24/7 during the tax collection season.

Cash Payments. We will accept exact cash amounts but we will not accept small bills or excess change. Use your bank prior to visiting us to help avoid this problem and/or get a cashier check.

OVERPAYMENTS REFUNDS

Refunds will be issued as a check mailed to the property owner listed on the tax bill approximately two weeks from the date of payment.

PAYMENT INFORMATION & RECEIPTS

Assessment, tax, and payment information is available on the Village website: www.halescornerswi.gov under Property Tax Information. Scroll down to View Tax Bills and Assessment Information and click the web link.

Please access website to check the status of payments and print payment receipts.

MISSED PAYMENTS

If you miss ANY of the installment payments or fail to pay the correct installment amount, interest and penalty will be charged on the entire remaining amount of your tax bill at a rate of 1½% per month retroactive to February 2024. **Additionally, you will forfeit your right to pay the remaining balance by installments. The full amount will be due immediately.**

Postmarks must be Official USPS and dated on or before the installment due dates to be considered on time and not delinquent.

TAXING JURISDICTIONS

Your tax bill reflects the tax rates set by the Village of Hales Corners, Whitnall School District, Milwaukee County, Milwaukee Metropolitan Sewerage District (MMSD), Milwaukee Area Technical College (MATC), as well as tax credits established by the State. Although the Village collects all of these taxes, it is important for you to know that Village government accounts for only a fraction of your overall tax bill.

PROPERTY VALUE

For questions regarding your 2023 property assessment or to request a property review for 2024, contact the Village Assessor, Associated Appraisal Consultants, Inc. at 1-920-749-1995 or info@apraz.com.

TAX BILL NAME/OWNER CHANGES

A completed and signed Change of Mailing Address form by the property owner is required for mailing address changes. We cannot change property owner's names on tax bills. Contact Milwaukee County Register of Deeds office to make the change on your property deed.

If you are paying a tax bill with someone else's name listed as the owner, let staff know before the payment is processed. We will print a receipt listing you as who payment was received by.

FIRST DOLLAR CREDIT

The First Dollar Credit from the state will appear on all property tax bills that contain a real property improvement. There is no need to apply for this credit.

LOTTERY CREDIT

Lottery credit is listed on your tax bill. **To receive this credit, you certify you are the owner of the property as of January 1, 2023 and use the property as your primary residence. You can only have one primary residence (the state audits this). If you qualify and are not receiving the credit, you must complete a lottery credit application by January 31, 2024 and file with the municipal treasurer. A form to request lottery credit or removal is available on our website. ****Submit the forms before you pay your tax amount due by January 31, 2024 as the total amount will change.******

DOG & CAT LICENSES

Dog and cats **are required** to be licensed by April 1, 2024. A late fee will apply to all applications received after March 31. You will need to show current proof of rabies vaccination and fill out an application at Village Hall. If your dog or cat was licensed in 2023, you should receive a reminder notice in the mail from the Milwaukee Area Domestic Animal Control Commission (MADACC). You may license directly with MADACC online at: www.madacc.com
OR by mail to: 3839 W. Burnham Street, West Milwaukee, WI 53215.