

TOWN OF ST GERMAIN
PO BOX 117
ST. GERMAIN WI 54558

VILAS COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2023
REAL ESTATE

HAMS, PHILIP J
HAMS, ROBERTA J

Parcel Number: 24-1443
Bill Number: 13227

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
8046 HEMLOCK LANE
Sec. 27, T40N, R8E
LOT 9 HEART OF THE WOODS
0.950 ACRES

13227/24-1443
PHILIP J HAMS
PO BOX 11
GRAND MARSH WI 53936

Please inform treasurer of address changes.

ASSESSED VALUE LAND 15,000	ASSESSED VALUE IMPROVEMENTS 159,500	TOTAL ASSESSED VALUE 174,500	AVERAGE ASSMT. RATIO 0.774688149	NET ASSESSED VALUE RATE 0.00862930 (Does NOT reflect credits)	NET PROPERTY TAX 1469.35
ESTIMATED FAIR MARKET VALUE LAND 19,400	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 205,900	TOTAL ESTIMATED FAIR MARKET VALUE 225,300	<div><div></div><div>A star in this box means unpaid prior year taxes.</div></div>	School taxes also reduced by school levy tax credit 213.89	
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE
Town of St Germain	256,929	322,172	271.33	405.11	49.3%
Vilas County	116,728	143,838	390.70	366.30	-6.2%
Northland Pines School Dist	502,076	494,573	780.02	702.89	-9.9%
Nicolet Technical College	718,943	656,019	31.96	31.51	-1.4%
TOTAL	1,594,676	1,616,602	1,474.01	1,505.81	2.2%
FIRST DOLLAR CREDIT			-38.98	-36.46	-6.5%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			1,435.03	1,469.35	2.4%

TOTAL DUE: \$1,469.35

FOR FULL PAYMENT

PAY BY:

JANUARY 31, 2024

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.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases						
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property
Northland Pines School Dist	812,962	196.94	2025			

PAY 1ST INSTALLMENT OF: \$735.35
BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF ST GERMAIN
PO BOX 117
ST. GERMAIN WI 54558

PIN# 24-1443
HAMS, PHILIP J
BILL NUMBER: 13227

PAY 2ND INSTALLMENT OF: \$734.00
BY JULY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
VILAS COUNTY TREASURER
330 COURT STREET
EAGLE RIVER, WI 54521

PIN# 24-1443
HAMS, PHILIP J
BILL NUMBER: 13227

PAY FULL AMOUNT OF: \$1,469.35
BY JANUARY 31, 2024

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF ST GERMAIN
PO BOX 117
ST. GERMAIN WI 54558

PIN# 24-1443
HAMS, PHILIP J
BILL NUMBER: 13227