

SUMMARY OF WISCONSIN TAX LAWS

Assessment of real and personal property for taxation is made by town, village and city assessors as of January 1 of each year.

The assessors are required to complete the assessment rolls before the first Monday in April. They usually deliver them to the local clerks on or before the first Monday in May.

Local boards of review generally meet on the second Monday in May, at which time the property owner may protest the assessment placed on their property, if they believe this assessment is inequitable.

The clerk of each town, village and city must deliver the tax roll to the local treasurer on or before the 3rd Monday in December if the taxation district has in effect a policy under which it issues a check for the excess of the amount escrowed by a taxpayer and paid to the taxation district by December 31 over the amount of taxes due within 15 business days after the amount is paid to the taxation district. (ref 74.03 (1) and (2))

After giving due notice, the treasurer may then begin to collect taxes for that year.

The property owner may pay their taxes in either one of two methods, as follows:

1. All of the real and personal property taxes in full on or before the last day of January, to the local Municipal Treasurer.
2. Fifty percent of the net real estate taxes, plus any special assessments, special charges, utilities, on or before January 31 to the local Treasurer and the remaining balance on or before July 31 to the County Treasurer.

A real estate tax of \$100.00 or less cannot be paid in installments, nor can any personal property tax be paid in installments unless improvements are on leased lands.

Delinquent taxes will be assessed interest and penalty from February 1 on the outstanding balance. Payoff information is available at: www.co.walworth.wi.us.

Tax bill information beginning with the tax year 2001 is available on the Walworth County Home Page at: www.co.walworth.wi.us.

The local Treasurers must make tax settlement with the County Treasurer on or before February 20.

Partial payment on delinquent taxes may be made to the County Treasurer.

All real estate taxes not paid before September 1 of each year are issued a tax certificate to the County for which real property taxes, special assessments, special charges or special taxes remained unpaid as of August 31.

Taxes may be redeemed from tax sale any time within two years from the date of issuance of the tax certificate. If the taxes are not redeemed, the county shall commence Tax Foreclosure to acquire title to the property. Upon transfer of title to the County, the parcels will be appraised, advertised for sale, and sold. The list of county-owned property for sale can be obtained on the Walworth County Home page at: www.co.walworth.wi.us.