KOSS, HEATHER R

**STATE OF WISCONSIN**

# REAL ESTATE PROPERTY TAX BILL FOR 2025

TOWN OF NORTH BEND
JACKSON COUNTY

HEATHER R KOSS
HEIDI R PIERCE
% DOUGLAS & CYNTHIA PIERCE
W15599 STATE HIGHWAY 54
MELROSE WI 54642

**BILL NUMBER: 391840**

**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.

393627 223583 ACRES: 39.900
SEC 27, T 19 N, R 06 W, NW¼ of NW¼
NW NW EXC HWY AND EXC LYING N OF N ROW LINE
LIFETIME ESTATE TO DOUGLAS R & CYNTHIA M
PIERCE

**Property Address:** W15599 STATE HIGHWAY 54

**Parcel #:** 038-0320.0000
**Alt. Parcel #:**

| Assessed Value Land | Ass'd. Value Improvements | Total Assessed Value | Ave. Assmt. Ratio | Net Assessed Value Rate (Does NOT reflect credits) |
|---|---|---|---|---|
| 23,900 | 234,600 | 258,500 | 0.7160 | 0.018906143 |

| Est. Fair Mkt. Land | Est. Fair Mkt. Improvements | Total Est. Fair Mkt. | A Star in this box means Unpaid Prior Year Taxes | School taxes reduced by school levy tax credit |
|---|---|---|---|---|
| 20,900 | 327,700 | 348,600 | ☐ | $ 546.18 |

| Taxing Jurisdiction | 2024 Est. State Aids Allocated Tax Dist. | 2025 Est. State Aids Allocated Tax Dist. | 2024 Net Tax | 2025 Net Tax | % Tax Change |
|---|---|---|---|---|---|
| JACKSON COUNTY | 64,472 | 67,178 | 1,657.43 | 1,861.59 | 12.3% |
| **TOWN OF NORTH BEND** | **158,111** | **166,395** | **604.83** | **605.17** | **0.1%** |
| MELROSE-MINDORO SD 3428 | 887,799 | 935,391 | 1,966.24 | 2,097.64 | 6.7% |
| VOC DIST-LA CROSSE | 50,881 | 52,860 | 302.63 | 322.85 | 6.7% |
| **Total** | 1,161,263 | 1,221,824 | 4,531.13 | 4,887.25 | 7.9% |
| **First Dollar Credit** | | | 74.39 | 65.90 | -11.4% |
| **Lottery & Gaming Credit** | | | 239.53 | 197.71 | -17.5% |
| **Net Property Tax** | | | 4,217.21 | 4,623.64 | 9.6% |

**Make Check Payable to:**
TOWN OF NORTH BEND
KIM BYOM,TREASURER
N1792 FREDRICK RD
MELROSE WI 54642
608-797-6990

**Full Payment Due On or Before January 31, 2026**
$4,623.64

**Or First Installment Due On or Before January 31, 2026**
$2,212.97

**Net Property Tax** 4,623.64

**And Second Installment Payment Payable To**
JACKSON COUNTY TREASURER
TABITHA CHONKA-MICHAUD
307 MAIN ST
BLACK RIVER FALLS WI 54615

**And Second Installment Due On or Before July 31, 2026**
$2,410.67

**FOR TREASURERS USE ONLY**
PAYMENT _____
BALANCE _____
DATE _____

TO RECEIVE RECEIPT, ENCLOSE A SELF-ADDRESSED STAMPED ENVELOPE WITH PAYMENT

**TOTAL DUE FOR FULL PAYMENT**
Pay By January 31, 2026
▶ $ 4,623.64

**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)

**FOR INFORMATIONAL PURPOSES ONLY**
- Voter Approved Temporary Tax Increases

| Taxing Jurisdiction | Total Additional Taxes | Total Additional Taxes Applied to Property | Year Increase Ends |
|---|---|---|---|
| TOWN OF NORTH BEND | 20,000.00 | 101.04 | 2039 |
| MELROSE-MINDORO SD 3428 | 196,998.72 | 1,001.15 | 2038 |

▼ **PLEASE RETURN LOWER PORTION WITH REMITTANCE** ▼

TOWN OF NORTH BEND
KIM BYOM,TREASURER
N1792 FREDRICK RD
MELROSE WI 54642

## REAL ESTATE PROPERTY TAX BILL FOR 2025

**Bill #:** 391840
**Parcel #:** 038-0320.0000
**Alt. Parcel #:**

**Total Due For Full Payment** $4,623.64
**Pay to Local Treasurer By Jan 31, 2026**

**OR PAY INSTALLMENTS OF:**

| 1ST INSTALLMENT | 2ND INSTALLMENT |
|---|---|
| Pay to Local Treasurer | Pay to County Treasurer |
| $2,212.97 | $2,410.67 |
| BY January 31, 2026 | BY July 31, 2026 |

☐ Check For Billing Address Change.

HEATHER R KOSS
HEIDI R PIERCE
% DOUGLAS & CYNTHIA PIERCE
W15599 STATE HIGHWAY 54
MELROSE WI 54642

**FOR TREASURERS USE ONLY**
PAYMENT _____
BALANCE _____
DATE _____