STATE OF WISCONSIN

Parcel #: 1429109153243002

WATERTOWN - DODGE COUNTY
CITY OF WATERTOWN
PO BOX 477
WATERTOWN, WI 53094

2025 REAL ESTATE PROPERTY TAX

WATERTOWN - DODGE COUNTY
DODGE COUNTY

D291-00819-0000
Bill No: 789

Full Payment of:	**$2,603.65**
or First Installment of:	**$780.65**
Due on or Before:	January 31, 2026
Remit Check to:	CITY OF WATERTOWN

Installments may be paid as follows:
$780.65 due by January 31, 2026
$911.50 due by April 30, 2026
$911.50 due by July 31, 2026

789 1429109153243002 671
CHARLES COLE
NANCY COLE
816 W DIVISION ST
WATERTOWN, WI 53098-2530

IMPORTANT: This description covers your property. This is for property tax bill only and may not be a full legal description.

32- 9N-15E Acres: 0.344
LOT 2 CSM 4946 IN V32 P35 B
EING PT OL 31/14TH WARD

Property Address: **816 W DIVISION ST**

WATERTOWN - DODGE COUNTY | STATE OF WI TAX | 2025 REAL ESTATE PROPERTY TAX

Assessed Value Land	Ass'd Value Improve	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improve	Total Est. Fair Mkt.	☐ A star in this box means unpaid prior year taxes.
53,500	129,600	183,100	93.5%	57,200	138,600	195,800	

Taxing Jurisdiction	2024 Est. State Aids Allocated Tax Dist.	2025 Est. State Aids Allocated Tax Dist.	2024 Net Tax	2025 Net Tax	% Tax Change
STATE OF WI TAX					0.0
COUNTY TAX	598,285	628,497	604.37	634.41	5.0
CITY OF WTTN TAX	1,726,845	1,749,714	1,267.21	1,316.22	3.9
SCHOOL DIST	8,148,993	8,145,977	834.57	710.04	-14.9
MATC	478,097	485,353	115.38	117.46	1.8
Total	10,952,220	11,009,541	2,821.53	2,778.13	-1.5
First Dollar Credit			-54.48	-43.62	-19.9
Lottery and Gaming Credit			-175.41	-130.86	-25.4
Net Property Tax			2,591.64	2,603.65	0.5

Gross Property Tax	2,778.13
First Dollar Credit	-43.62
Lottery Credit	-130.86
Net Property Tax	2,603.65

School taxes reduced by school levy tax credit $239.64

Net Assessed Value Rate (Does NOT reflect credits)
.015172740

TOTAL DUE FOR FULL PAYMENT
PAY BY January 31, 2026
$2,603.65
Warning: If not paid by due date, installment option is lost and total tax is delinquent and subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse side.

FOR INFORMATIONAL PURPOSES ONLY
Voter approved temporary tax increases:

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends

PAY 1ST INSTALLMENT OF: $780.65
OR FULL AMOUNT OF: $2,603.65
By January 31, 2026

Amount Enclosed $_____

Make Check Payable and Mail to:
CITY OF WATERTOWN
PO BOX 477
WATERTOWN, WI 53094
Bill # 789
Parcel # 1429109153243002

CHARLES COLE
Include This Stub With Your Payment

PAY 2ND INSTALLMENT OF: $911.50
By April 30, 2026

Amount Enclosed $_____

Make Check Payable and Mail to:
CITY OF WATERTOWN
PO BOX 477
WATERTOWN, WI 53094
Bill # 789
Parcel # 1429109153243002

CHARLES COLE
Include This Stub With Your Payment

PAY 3RD INSTALLMENT OF: $911.50
By July 31, 2026

Amount Enclosed $_____

Make Check Payable and Mail to:
CITY OF WATERTOWN
PO BOX 477
WATERTOWN, WI 53094
Bill # 789
Parcel # 1429109153243002

CHARLES COLE
Include This Stub With Your Payment