LANIER, JOHN

STATE OF WISCONSIN

REAL ESTATE PROPERTY TAX BILL FOR 2025

TOWN OF BROCKWAY
JACKSON COUNTY

BILL NUMBER: 399596

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.

261450 ACRES: 2.000
SEC 18, T 21 N, R 03 W, NW¼ of NW¼
VAUDREUILS FARM PLAT NO 2 LOT 58 -B OF CSM
1019 EXC E 31'

JOHN LANIER
W9550 W BAUER RD
BLACK RIVER FALLS WI 54615

Property Address: W9550 W BAUER RD

Parcel #: 010-0966.0005
Alt. Parcel #:

Assessed Value Land	Ass'd. Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect credits)
29,500	77,700	107,200	0.9948	0.012158539

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
29,700	78,100	107,800		$ 131.60

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	157,737	161,446	538.47	555.62	3.2%
TOWN OF BROCKWAY	**323,668**	**338,663**	**181.33**	**169.36**	**-6.6%**
BLK RIVER FALLS SD 0476	1,965,819	2,003,601	459.54	482.06	4.9%
VOC DIST-LA CROSSE	124,485	127,035	98.32	96.36	-2.0%
Total	2,571,709	2,630,745	1,277.66	1,303.40	2.0%
First Dollar Credit			54.56	51.25	-6.1%
Lottery & Gaming Credit			175.66	153.76	-12.5%
Net Property Tax			1,047.44	1,098.39	4.9%

Make Check Payable to:
TOWN OF BROCKWAY
JULIE BOREK, CLERK/TREASURER
PO BOX 484
BLACK RIVER FALLS WI 54615
715-284-5234

Full Payment Due On or Before January 31, 2026
$1,098.39

Or First Installment Due On or Before January 31, 2026
$472.32

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
$626.07

FOR TREASURERS USE ONLY
PAYMENT _____
BALANCE _____
DATE _____

Net Property Tax 1,098.39

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

TOTAL DUE FOR FULL PAYMENT
Pay By January 31, 2026
▶ $ 1,098.39

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
BLK RIVER FALLS SD 0476	57,345.48	35.98	2041

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

REAL ESTATE PROPERTY TAX BILL FOR 2025

TOWN OF BROCKWAY
JULIE BOREK, CLERK/TREASURER
PO BOX 484
BLACK RIVER FALLS WI 54615

Bill #: 399596
Parcel #: 010-0966.0005
Alt. Parcel #:

Total Due For Full Payment $1,098.39
Pay to Local Treasurer By Jan 31, 2026

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT	2ND INSTALLMENT
Pay to Local Treasurer	Pay to County Treasurer
$472.32	$626.07
BY January 31, 2026	BY July 31, 2026

☐ Check For Billing Address Change.

JOHN LANIER
W9550 W BAUER RD
BLACK RIVER FALLS WI 54615

FOR TREASURERS USE ONLY
PAYMENT _____
BALANCE _____
DATE _____