

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2025

TOWN OF MANCHESTER
JACKSON COUNTY

MARK KRUEGER
LINDA KRUEGER
N10685 LINCOLN RD
HIXTON WI 54635-8406

KRUEGER, MARK

BILL NUMBER: 395771

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.

409426 384591 346005 341828 ACRES: 5.130
SEC 27, T 20 N, R 03 W, NW¼ of NW¼
LOT 8 OF CSM 3176 BEING PT OF THE NWNW

Property Address: N3232 WILDERNESS TRL

Parcel #: 032-0423.0000

Alt. Parcel #:

Assessed Value Land 56,900	Ass'd. Value Improvements 13,500	Total Assessed Value 70,400	Ave. Assmt. Ratio 0.9585	Net Assessed Value Rate (Does NOT reflect credits) 0.011458807
Est. Fair Mkt. Land 59,400	Est. Fair Mkt. Improvements 14,100	Total Est. Fair Mkt. 73,500	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$77.21

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	139,105	145,405	343.99	377.13	9.6%
TOWN OF MANCHESTER	231,707	245,806	25.52	24.84	-2.7%
BLK RIVER FALLS SD 0476	1,733,620	1,804,528	311.33	339.32	9.0%
VOC DIST-LA CROSSE	109,781	114,413	62.81	65.40	4.1%
Total	2,214,213	2,310,152	743.65	806.69	8.5%
	First Dollar Credit		54.56	51.25	-6.1%
	Lottery & Gaming Credit				
	Net Property Tax		689.09	755.44	9.6%

Make Check Payable to:
TOWN OF MANCHESTER
JENNIFER ROBERTS, TREASURER
N2870 GARAGE RD
BLACK RIVER FALLS WI 54615
563-379-1854

Full Payment Due On or Before January 31, 2026
\$755.44

Or First Installment Due On or Before January 31, 2026
\$377.72

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
\$377.72

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____

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

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction
BLK RIVER FALLS SD 0476

Total
Additional Taxes
51,647.78

Total Additional Taxes
Applied to Property
24.42

Year
Increase Ends
2041

Net Property Tax 755.44

TOTAL DUE FOR FULL PAYMENT

Pay By January 31, 2026

▶ \$ 755.44

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-6662 (R. 8-15)

PLEASE RETURN LOWER
PORTION WITH REMITTANCE

REAL ESTATE PROPERTY TAX BILL FOR 2025

Bill #: 395771

Parcel #: 032-0423.0000

Alt. Parcel #:

Total Due For Full Payment \$755.44
Pay to Local Treasurer By Jan 31, 2026

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT	2ND INSTALLMENT
Pay to Local Treasurer	Pay to County Treasurer
\$377.72	\$377.72
BY January 31, 2026	BY July 31, 2026

☐ Check For Billing Address Change.

MARK KRUEGER
LINDA KRUEGER
N10685 LINCOLN RD
HIXTON WI 54635-8406

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____