

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, NW $\frac{1}{4}$ of NW $\frac{1}{4}$

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	2025	2024 Net Tax	2025 Net Tax	% Tax Change
	Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.			
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					
Lottery & Gaming Credit					
Net Property Tax					

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	Net Property Tax	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 _____			
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.			

TO RECEIVE RECEIPT, ENCLOSE A SELF-ADDRESSED STAMPED ENVELOPE WITH PAYMENT	Total Additional Taxes 51,647.78	Total Additional Taxes Applied to Property 24.42	Year Increase Ends 2041	
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PA-6862 (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 Pay to Local Treasurer \$377.72 BY January 31, 2026	2ND INSTALLMENT Pay to County Treasurer \$377.72 BY July 31, 2026
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Check For Billing Address Change.

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

FOR TREASURERS USE ONLY _____
PAYMENT _____
BALANCE _____
DATE _____