

2019-20 Property Tax Levy

The 2019-20 property tax levy by municipality is available to the community on the school district website (www.nicolet.us). To view, please click "Business Office" and then "Tax Levy." The 2019-20 school district budget is available to the community on the school district website as well. Please click "Business Office" and then "Approved Budgets."

School district spending in Wisconsin is limited by a formula called the revenue cap. The revenue cap limits the amount of revenues available to a school district from the two main sources of school revenues – property taxes and state equalization aid. The two sources of revenue work together in the formula. For example, when state equalization aid is reduced, property taxes go up. When state equalization aid is increased, property taxes go down.

Due to a slight decrease in the revenue cap formula for the 2019-20 year, the revenue cap formula requires a property tax levy decrease for 2019-20. The property tax levy for 2019-20 is decreasing by 0.26%.

A 0.26% property tax levy decrease does not equate to an exact 0.26% decrease on the school portion of your property tax bill. This occurs for the following reasons:

1. The 0.26% property tax levy decrease approved by the School Board is not a net change in your property tax levy. There are school levy property tax credits that offset a portion of the school district tax levy.
2. The school district is made up of five different taxation districts. School property tax levies shift between taxation districts depending on equalized property value changes.
3. Levied taxes are spread across total property value with the District. If the amount of the decrease is also met with a property value increase, the mill rate will be affected at a different rate.
4. District equalized value increased to \$4,320,904,500 (2018-19: \$4,082,765,900). As a result of the tax decrease and the property value increase, the mill rate is decreasing from \$4.70 to \$4.43.
5. The equalized school tax on a \$200,000 home is decreasing from \$940 to \$886, or \$54 lower, because of the decreased mill rate (assuming home had assessment change of 0%).
6. Individual properties can have a tax value increase or decrease based on property changes (like a basement remodel or a reassessment).
7. New properties built in 2018 are taxed for the first time in 2020 and this shifts the school property tax between properties.
8. Municipalities may have TIF Districts that close during a particular year. For example, TIF 6 in Glendale closed and that property is taxed by the school district for the first time in 2019-20. This added property value to the City of Glendale and shifted more of the tax burden to the city.

The impact of a School Board approved property tax levy increase cannot be calculated by the school district for an individual property based on the variables above. Please feel free to contact Jeff Pruefer at 414.351.7548 or Jeffrey.pruefer@nicolet.us with any questions. Thanks for your time.