

The overall net tax rate is \$18.57 per thousand of assessed value, an increase of \$5.07 per thousand from last year.

The Village's tax rate increased by \$.54 per thousand of assessed value

The County's tax rate increased by \$.56 per thousand

LTC's tax rate increased by \$.10 per thousand

The School's tax rate increased by \$3.76 per thousand

If your house is assessed at \$300,000 your tax bill will increase by approximately \$1,521, depending on the lottery credit and first dollar credit.

The County, School District, and LTC all based their tax rate on equalized value. Equalized values are used for apportioning the County property taxes, the School taxes, and LTC taxes and for distributing property tax relief. Apportioning is the process of dividing the tax levies for each taxing jurisdiction among all municipalities containing territory in the jurisdiction, based on each district's total value. For example, a state levy is apportioned among all municipalities in the state; an individual county's levy among all municipalities in the county; and a school levy among the municipalities in the school district. The value of all property in different municipalities (but in the same taxing jurisdiction) must be known to calculate how much of the total tax levy to apportion to each municipality. The values determined by local assessors cannot be used to apportion levies among different municipalities. To do so would violate the rule of uniformity, since the assessed values are not comparable among municipalities, whereas the equalized values are all at market value.

The Village conducted a re-valuation of all properties in 2023, before that the Village's last re-valuation was 2008. The Village's assessed value for 2025 was \$483,852,900, but our equalized value is \$692,397,100. As the Village assessment ratio is .69876 of the fair market value this will impact the tax rates for the School, LTC, and the County. We suggest you contact each taxing jurisdiction with questions on their property taxes. The Elkhart Lake School District can be reached at 920-876-3381. The County can be reached at 920-459-3103. LTC can be reached at 1-888-468-6582.

Example of how Equalized and Assessed Values Work with the School District Taxes for 2025:

Municipality	Local Assessed Value	% of School District Total of Assessed Value	Full Value or Equalized Value	% of School District Total of Equalized Value	Ratio of Assessed to Equalized Value
Greenbush	\$ 68,849,100.00	0.053578999	\$ 69,677,116.00	0.052077498	0.99639738
Herman	\$ 4,029,200.00	0.00313556	\$ 4,975,634.00	0.003718847	0.80896465
Plymouth	\$ 260,800.00	0.000202957	\$ 346,969.00	0.000259329	0.751652402
Rhine	\$ 645,023,300.00	0.501963033	\$ 599,135,776.00	0.447801139	1.067996599
Russell	\$ 19,705,800.00	0.015335234	\$ 28,312,045.00	0.021160756	0.696021789
Elkhart Lake	\$ 483,852,900.00	0.376538753	\$ 573,953,500.00	0.428979609	0.698764134
Glenbeulah	\$ 63,280,500.00	0.049245464	\$ 61,549,500.00	0.046002822	0.968658156
Total	\$ 1,285,001,600.00		\$ 1,337,950,540.00		

If assessed values were used, the apportionment of the school district levy would be:

Greenbush	5.36%	\$ 9,573,329.74	\$ 512,929.43
Herman	0.31%	\$ 9,573,329.74	\$ 30,017.75
Plymouth	0.02%	\$ 9,573,329.74	\$ 1,942.97
Rhine	50.20%	\$ 9,573,329.74	\$ 4,805,457.63
Russell	1.53%	\$ 9,573,329.74	\$ 146,809.25
Elkhart Lake	37.65%	\$ 9,573,329.74	\$ 3,604,729.64
Glenbeulah	4.92%	\$ 9,573,329.74	\$ 471,443.06
Total			\$ 9,573,329.74

By using the equalized value, the apportionment of the school district levy is changed substantially:

Greenbush	5.21%	\$ 9,573,329.74	\$ 498,555.06
Herman	0.37%	\$ 9,573,329.74	\$ 35,601.75
Plymouth	0.03%	\$ 9,573,329.74	\$ 2,482.64
Rhine	44.78%	\$ 9,573,329.74	\$ 4,286,947.96
Russell	2.12%	\$ 9,573,329.74	\$ 202,578.90
Elkhart Lake	42.90%	\$ 9,573,329.74	\$ 4,106,763.25
Glenbeulah	4.60%	\$ 9,573,329.74	\$ 440,400.18
Total			\$ 9,573,329.74