



Frequently Asked Questions: Tax Bills

2024 Questions

Why did my property taxes go up?	<ul style="list-style-type: none">• There was an overall increase to the levies for the taxing jurisdictions of 4.18% from 2023 to 2024 bills.• The State of WI Lottery & Gaming and First Dollar credits both decreased this year.• There has been a shift in the tax burden from commercial properties to homeowners over the past several years. Homeowners have seen a 5-year increase to assessed value of 69.84% while commercial and manufacturing have only seen 36.17% and 30.08% increases, respectively, during that same time
Did the school district's referendum change my 2024 taxes?	<ul style="list-style-type: none">• Yes. The vote approved the referendum in November of this year. It is included on your 2024 tax bill.
Why didn't I know about this sooner?	<ul style="list-style-type: none">• If your property was reassessed, you got a letter in July 2024 explaining the change in assessment and how to appeal.• City budget meetings occurred in the late summer/early fall with approval of the levy occurring in November. The budget is discussed in public meetings of the Common Council each year that goes over the amounts ahead of approval.• We didn't know the exact tax amount until December. That's when taxing jurisdictions, by law, set the tax amount and tax bills are calculated.
How does the tax rate of the City of Sheboygan compare to other cities in the County?	<ul style="list-style-type: none">• City of Sheboygan 15.020• City of Plymouth 17.039• City of Sheboygan Falls 15.26

<p>I didn't change anything on my property! Why did its value go up?</p>	<ul style="list-style-type: none"> • Property values go up or down based on the market. When more people want to buy houses, the prices go up. We are in a high-demand market. • The City has been in a five-year reassessment process to become compliant with the State's requirement to assess homes based on the market value.
<p>Is the City using these taxes to get more money?</p>	<ul style="list-style-type: none"> • The City did increase the levy for 2025 budget. These funds are utilized to support staff wage/benefit increases, inflationary increases on supplies and services contracts, and capital projects including plow truck replacements, significant building maintenance and public safety vehicles.
<p>How is my tax money spent?</p>	<ul style="list-style-type: none"> • 44% of your tax bill goes to the City for services like police, fire, street repairs, snow removal, and parks. The other 56% goes to Sheboygan County, Sheboygan Area School District and Lakeshore Technical College.
<p>I think my property isn't worth this much. How can I challenge the assessment?</p>	<ul style="list-style-type: none"> • The letter you received in July regarding your revaluation explained the appeal process of Open Book and the Board of Review. • Open Book and the Board of Review were held in July - August 2024. This was the only time you could appeal your property assessment this year. • You can challenge your property assessment again in 2025 during Open Book and/or at the Board of Review. • Watch for dates in mid-2025 and stay updated through the City's app, e-newsletter, website or social media. <ul style="list-style-type: none"> ▪ Sheboyganwi.gov ▪ Sheboygan Insider ▪ Facebook ▪ X ▪ LinkedIn ▪ Nextdoor
<p>How do I appeal my assessment?</p>	<ul style="list-style-type: none"> • You have an annual opportunity to appeal your property assessment. While the time to do this in 2024 has passed, you will have another opportunity in

2025 during Open Book and Board of Review.

- **Open Book:** Make an appointment to meet with the assessor during Open Book. Minor errors and misunderstandings can often be corrected by the assessor during Open Book instead of making a formal appeal.
- **Board of Review:** You may file a formal appeal with the 2025 Board of Review, which is like assessment court. You or your representative may provide testimony to the Board in objection to the assessment.
- Information regarding the 2025 Open Book and Board of Review dates and process will be available in early 2025.
 - Download the City's app, subscribe to our e-newsletter, or connect with us on Facebook or Nextdoor for updates.

General Questions

Where can I find information on my taxes?	<ul style="list-style-type: none">• Real Estate Tax information can be found on the Finance Department page.<ul style="list-style-type: none">○ You can also go to this webpage to learn about payment options: Real Estate Tax Payment Info.
Where can I find my tax bill online?	<ul style="list-style-type: none">• Use Sheboygan County's Land Records Web Portal to search for your property by name, address, or parcel number. Once on Sheboygan County Land Records Web Portal, you will need to enter the User Name and Password shown on the screen to login. On the search page, you can search by parcel number, name, or address. If searching by address, enter the house number and street name only. After finding your property in the search results at the bottom, click on the line of your property to view the information. You can view the tax billing and payment information from the Taxes tab.
When will I receive my tax bill?	<ul style="list-style-type: none">• Tax bills are mailed out December 16th. According to Wisconsin Statutes, Section 74.09(6), failure to receive a bill does not exempt any property owner from paying penalties and interest in the event of late payment.

<p>Are my taxes paid?</p>	<ul style="list-style-type: none"> • We process all payments as quickly as possible. When payment by mail or in our drop box is processed, we will return your receipted tax bill or a receipt in the stamped self-addressed envelope that you provide. You may also verify payment by checking the Land Records Web Portal. Once on Sheboygan County Land Records Web Portal, you will need to enter the User Name and Password shown on the screen to login. Search for your name, address, or parcel number. If searching by address, enter the house number and street name only. After finding your property in the search results at the bottom, click on the line of your property to view the information. You can view the tax billing and payment information from the Taxes tab. Payments may take 2 to 3 business days to reflect online
<p>What type of payments do you accept for taxes?</p>	<ul style="list-style-type: none"> • In-person: <ul style="list-style-type: none"> ○ Cash, Check, Debit or Credit ○ City Hall – 828 Center Avenue, Sheboygan, WI • Drive-Thru Bank Drop-Off: <ul style="list-style-type: none"> ○ Cash or check only. Bring self-addressed stamped envelope to receive receipt. ○ WI Bank & Trust Drive-Thru – 655 S Taylor Drive, Sheboygan, WI ○ WI Bank & Trust Drive-Thru – 4210 WI-42, Sheboygan, WI ○ WI Bank & Trust Drive-Thru – 3220 S Business Drive, Sheboygan, WI • Online: client.pointandpay.net/web/ci.sheboygantaxcollection
<p>I did not receive a tax bill. Why?</p>	<ul style="list-style-type: none"> • If you are a new owner, you may not have received a tax bill because our information is based on the deed provided by Sheboygan County Register of Deeds office. If you are missing your tax bill, please give the Finance Department a call or search in the Land Records Web Portal.

<p>Do you send my tax bill to the mortgage company?</p>	<ul style="list-style-type: none"> No, we only send tax bills to the owner on record. We provide tax payment information to mortgage companies as requested, but no tax bills will be sent to them. You may view the current owner information on the Land Records Web Portal.
<p>I moved into my home recently. Am I responsible for the current property taxes?</p>	<ul style="list-style-type: none"> The owner of the property is responsible for the taxes. If you purchased a home mid-year and that property was in existence as of January 1, you are responsible for the taxes for the full year. Please check your closing documents to find out how the taxes were handled. Usually taxes are pro-rated at the time of closing. They may have been deducted from the sales price as a credit to you.
<p>My mortgage company made the escrow check payable to the City of Sheboygan and to me. Do you need my signature?</p>	<ul style="list-style-type: none"> Yes, in order to process your payment the check must be endorsed by all payees. If more than one payee is listed, every payee listed must endorse the escrow check. Please avoid delays in processing and possible delinquency, by remembering to sign your check.
<p>My check from escrow is more than my taxes. What do I do?</p>	<ul style="list-style-type: none"> The refund will be processed through our Finance Department and a check will be issued in about four weeks. Cash refunds of \$25 or less may be given, subject to availability.
<p>Can I apply my escrow check to the first installment of my tax bill only and receive an overpayment refund if the check is more than the first installment amount?</p>	<ul style="list-style-type: none"> No. An escrow check must be applied in full to your tax bill. If the escrow check exceeds the full amount due, an overpayment refund will be issued.

Does the City honor postmarks?	<ul style="list-style-type: none"> • Postmarks are honored for due dates if all the following criteria are met: <ul style="list-style-type: none"> ○ It is mailed to the City of Sheboygan in a properly addressed envelope. ○ It is postmarked before midnight of the last date prescribed for making the payment with postage prepaid.
I paid my taxes with a personal check. When can I expect it to clear my bank?	<ul style="list-style-type: none"> • We process payments as quickly as possible. Please allow one week for your check to clear your account. If more than one week has passed and your check has not cleared your account, please contact the Treasurer's office.
Did the City receive my property tax payment from my mortgage company?	<ul style="list-style-type: none"> • We process payments as quickly as possible. To verify if a payment has been received please check the Land Records Web Portal to look up your tax bill and payment information. Once on Sheboygan County Land Records Web Portal, you will need to enter the User Name and Password shown on the screen to login. On the search page, you can search by parcel number, name, or address. If searching by address, enter the house number and street name only. After finding your property in the search results at the bottom, click on the line of your property to view the information. You can view the tax billing and payment information from the Taxes tab.
My mortgage company said that a check was cut on a certain date, but my receipt says otherwise.	<ul style="list-style-type: none"> • Some mortgage companies send escrow checks to a third-party tax service before sending them to the City. We process checks as quickly as possible; generally the same day we receive them. Please call your mortgage company to verify timely payments. Your receipt will reflect the date that the payment was received by the Treasurer's Office, not the date on the check.
I would like to pay on the installment plan. What are the due dates?	<ul style="list-style-type: none"> • The installment dates are January 31 and July 31. • The amounts listed on your tax bill are the minimums due by those dates. You may pay more or earlier than the dates listed, but those minimums

	<p>must be paid by those dates.</p> <ul style="list-style-type: none"> Any payment not made by its due date will result in delinquency of the entire unpaid principal balance and forfeiture of the installment option. All delinquent tax will accumulate interest and penalty charges from Feb. 1 at 1.5% per month, regardless of when it becomes delinquent.
I have paid 90% of my tax bill before January 31 and have a small balance remaining. When do I have to pay the balance?	<ul style="list-style-type: none"> If by January 31, you have paid equal to or more than the total of your first installment, you have the option of paying the remaining balance by July 31.
I don't have the money to pay my taxes. What can I do?	<ul style="list-style-type: none"> If you cannot pay your tax bill in full it is best to pay as much as you can and as soon as you can. All delinquent tax accumulates interest and penalty charges from Feb. 1 at 1.5% per month on the entire unpaid principal balance. Any payments made will help reduce the amount of interest and penalty accrued. We will only be able to accept payments through the last business day in January when all delinquent real estate taxes will be turned over to Sheboygan County for collection.
What is the first dollar credit?	<ul style="list-style-type: none"> Every taxable parcel in the state of Wisconsin qualifies for the First Dollar Credit provided that parcel contains a real property improvement. This includes business, commercial and residential property. This credit should be automatically applied to all qualifying properties. If the property tax bill has an amount shown in the "Assessed Value Improvements" box, then that property should receive the credit. Unlike the Lottery and Gaming Credit, the property does not need to be the primary residence of the owner and an owner may receive the credit on more than one property. A personal property improvement is not a qualifier for this credit.

Where do I look on my tax bill to see if I received the lottery credit?	<ul style="list-style-type: none"> The middle section of your tax bill lists the Net Tax. The amount of your Lottery and Gaming credit is shown at the bottom of the Net Tax column. If no amount is shown, you did not receive the lottery credit.
Why was I not selected for the lottery credit?	<ul style="list-style-type: none"> Those who qualify are owners of a home in Wisconsin who use the home as their primary residence on January 1 (Certification Date) of the year in which property taxes are levied. Primary residence is defined as the home where an individual lives more than six months of the year. If you did not previously complete a Lottery and Gaming Credit Application or you do not qualify for the credit, no Lottery Credit was applied to your current property tax bill. If you are eligible for the Lottery Credit and did not receive it, please complete an application form, available from the Wisconsin Department of Revenue website. We must receive the completed form by Jan. 31 in order to apply the credit to your current property tax bill.
How do I apply for the lottery credit?	<ul style="list-style-type: none"> If you are eligible for the Lottery Credit and did not receive it, please complete an application form, which is available on the Wisconsin Department of Revenue Lottery Credit website. Return the completed form to the City of Sheboygan Treasurer's Office, not the County Treasurer as directed on the Wisconsin Department of Revenue site. We must receive the completed form by January 31 in order to apply the credit to your current year property tax bill.
I live in a new home or condominium and did not receive a tax bill. Why?	<ul style="list-style-type: none"> The current tax bills are based on what is on the property as of January 1. In many cases, on January 1 your property was land only and part of one large parcel. The builder may be responsible for payment depending upon your sales contract.