



2016 PROPERTY TAX BILL INFORMATION

RECEIPTS may be printed at www.oakcreekwi.org, 'Your Government', 'Treasurer's Office'. Under 2016 Assessment & Tax Payment Information click on 'View Your 2016 Assessment and Tax Information'. Enter 10 digit parcel # (no spaces or dashes), name or address and click 'Search for Parcels'. Choose 2016 Tax Year and click 'Taxes' tab on top. Click on the 'Property Summary Report' tab at the bottom right.

PAYMENT INFORMATION

PAYMENT COUPON - please include applicable tax bill coupon with all payments (in place of tax bill).

CHECKS should be made payable to **City of Oak Creek**.

- No third party checks, other than escrow checks.
- Checks returned from the bank – payment is voided and replacement payments, plus a separate \$25 recovery fee, must be made with **certified funds**.
- DO NOT COMBINE tax payments with other types of payments.
- The City reserves the right to reject any and all checks or certified funds FOR ANY IRREGULARITIES, and is not responsible for taxes not immediately processed or that become delinquent or for interest and penalties on delinquent taxes.

MAIL coupon with payment

- In the return envelope on or before January 31, 2017. (**LOCKBOX IS IN WEST ALLIS**)
- February 1st – July 31st to: City of Oak Creek, Treasurer, 8040 S 6th Street, Oak Creek, WI 53154.
- Payments must be received in our office by December 31, 2016 to receive a December date. December postmark payments received within 5 business days in January will be dated January but noted as having a December postmark.
- Payment is timely if mailed in a properly addressed envelope, postmarked by the United States Postal Service before midnight of the last date prescribed for making the payment, with postage prepaid, and received by the proper official not more than 5 days after the prescribed date for making the payment.

TRI CITY BANK bring coupon to one of these 5 Oak Creek locations through January 31, 2017.

- **Inside Pick 'n Saves** - 8770 S. Howell Ave., 6462 S. 27th St., and 2320 W. Ryan Rd. Hours – Monday-Friday 10 am to 7 pm, Saturday & Sunday 10 am to 4 pm; except December 24th 10 am to 2 pm, closed December 25th and January 1st.
- **Stand Alone Banks** – 6400 S. 27th St., and 2555 W. Ryan Rd. Hours – Monday-Friday 9 am to 6 pm, Saturday 9 am to 12 pm; closed December 25th & 26th, January 1st & 2nd.
- Cash and checks accepted. Immediate refunds on escrow check overpayments (with proper ID).

DRIVE-UP 24 HOUR DEPOSITORY located at the Civic Center on the southwest corner of the building. **NO cash**.

- Payments placed in the depository by midnight December 31st will be dated December.

CREDIT/DEBIT CARD & E-CHECK Introducing a **NEW** service provider, Gov Tech Services that allows for credit/debit card and a **NEW option** for E-Check payments either online or over the phone.

- This service provider charges a convenience fee based on the type or amount of the transaction. Fee for credit or debit card transactions is 2.58% plus a \$1.50 transaction fee. Fee for E-Check is \$2.00 per transaction.
- For more information or direct link to payment website please go to www.oakcreekwi.org, Your Government, Treasurer's Office, Tax Information, Tax Payments by Credit/Debit Card & E-Check. Or payments by phone, call toll free (844) 556-6271.

CITY HALL Monday – Friday 7:30 am to 4:00 pm. CLOSED December 23rd, 26th, 30th, and January 2nd. NO Cash payments in December and January.

PAYMENT DEADLINES failure to make timely payment results in delinquency and forfeiture of the installment option.

- Paid in full due January 31st.

INSTALLMENT OPTION We do NOT send reminder notices.

- 1st installment due January 31st, 2nd installment due March 31st, and 3rd installment due May 31st.

ESCROW CHECKS made payable to taxpayers must be endorsed by those taxpayers.

OVERPAYMENTS no cash refunds given at City Hall (see **Tri City Bank**). Refund checks are mailed to the Payer in 4-5 weeks.
LOTTERY AND GAMING CREDIT if you qualify and the credit does not appear on your tax bill, complete and return the 2016 application (found on our website) by January 31, 2017.
DELINQUENT TAXES are subject to interest and penalty of 1.5% per month from February 1 until paid in full. The City of Oak Creek accepts real estate tax payments through July 31st. After July 31st, payments must be made to Milwaukee County.
WEBSITE find FAQ's and links to additional information under Treasurer's Office.

Communication from the City Treasurer and Common Council:

- Wisconsin Taxpayer Alliance data illustrates Oak Creek's low tax impact vs. our peers in the metro area. The links to the Wisconsin Taxpayer Alliance data may be found on the City's website under the Treasurer's Office page.
- Wisconsin Law requires that property assessments be based on fair market value. The City Assessor's Office conducts annual revaluations using comparable sales to establish the assessed value of other properties that have not sold. This is done to assure that taxes are distributed equitably and uniformly based on the market value of their property.
- The tax rate is calculated annually and changes based on the overall assessed values and the amount levied. Differences in the taxes paid by individual property owners will result from assessments that change more or less than the average.
- The City's tax levy change is capped by the allowable value limit of net new construction. The increase in value due to new construction generally accounts for any increase in the city's tax levy.
- There are six different taxing districts: State of Wisconsin, Milwaukee County, Oak Creek/Franklin School District, Milwaukee Metro Sewerage District, Milwaukee Area Technical College and City of Oak Creek. The City only maintains jurisdiction over the City tax rate. In order to put this in perspective, below is a comparison of the City tax rate, tax levy, tax levy change allowable due to net new construction, and tax comparisons for the previous 5 years:

Tax Year	City Tax Rate	City Tax Levy	City Tax Levy Change Allowable Due to Net New Construction Value	City Tax Portion Comparison	
				Average Home Assessed Value of \$200,000	Same Home Assessed Value \$171,700-\$185,700
2015	\$6.64	\$19,566,776	\$237,368	\$1,327	\$1,219.25
2014	\$6.76	\$19,329,408	\$127,851	\$1,352	\$1,157.82
2013	\$6.41	\$19,201,557	\$114,442	\$1,282	\$1,190.37
2012	\$6.46	\$19,087,115	\$174,745	\$1,291	\$1,199.03
2011	\$6.31	\$18,909,370	\$ 89,950	\$1,261	\$1,171.69

Sincerely,

Barbara Guckenberger, CMTW
 City of Oak Creek Treasurer