

HOW DIVIDING PROPERTY AFFECTS YOUR TAX BILL

There is often confusion at tax time when someone has sold land during the year and their tax bill in December still includes land they no longer own. Or perhaps a person didn't receive a tax bill for land they have purchased in the last year. The reason for this is often because what was sold or purchased is a portion of a larger piece of land. **The tax assessment year runs from January 1st – December 31st** All parcels of land in the county are assessed and taxed as they were on January 1st of each year. If you sell or purchase land from someone and the existing parcel is not conveyed in its entirety (meaning the seller kept some of the land) or a new lot is created, it is considered a **split parcel**.

For split parcels the original owner will receive the tax bill for the whole parcel. So how do you get the tax bills divided up so both buyer and seller receive a bill at the end of the year of purchase? First check your closing papers or contact the Title Company or Party where the closing took place to determine who is responsible for the taxes. You can contact your **Local Municipal Treasurer** to request a split tax bill. Tax bills cannot be split until after they have been generated.

If the Local Treasurer receives a split tax bill request, they request the Municipal Assessor to divide the value. The Assessor does a division of value for a split for the year of purchase; the total values must equal the original parcel value as it stood on January 1st of that year. The parcels will be assessed individually the following tax year.

You can find your Local Treasurer here:

<https://www.co.rock.wi.us/home/showdocument?id=6>

**Please contact the Rock County Real Property Description Department
if you require more information.**

608-757-5610

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