

TOWN OF FRANKFORT

DECEMBER 2025

Enclosed is your Real Estate Tax Bill for 2025.

Please take a few minutes to review this sheet and your bill for important information about your taxes.

General Information About Your Property Tax



When are my taxes due?

Your entire real estate tax bill, or your first installment, is due by **January 31, 2026**. If you choose to pay in installments, your first installment is due by January 31, 2026 and your second installment is due by July 31, 2026. Please note that the amount of your installments may vary. If you fail to pay the correct amount, at the correct time, to the correct place, it will cause you to incur additional charges.

Where do I pay?

All payments made on or before **January 31, 2026**, must be paid to:

Town of Frankfort Treasurer
N4990 County Road D
Arkansaw, WI 54721

Payments made **after** January 31, 2026, must be paid to:

Pepin County Treasurer
740 7th Ave W
PO Box 39
Durand, WI 54736

How can I pay?

You have several options to make the payment that is due by **January 31st, 2026**

Pay By Mail—Make your check payable to the Town of Frankfort, write your tax parcel number on the check and enclose the payment stub and mail it to:

Treasurer, Town of Frankfort
N4990 County Road D
Arkansaw, WI 54721

Pay Online—The Town offers residents the option to pay online but it will cost

To pay online go to
www.townoffrankfort.yolasite.com
Remember there is an additional convenience fee



Payments may also be placed in the **bright yellow drop box at the Treasurer's address, just off the driveway**. Cash payments must be in exact change. Please allow 10 business days for a receipt to be mailed in your self-addressed stamped envelope.

Unfortunately, the new tax program does not have the capability of creating a list of tax payers and the amounts due. If this becomes available it will be posted on the Town's website
www.townoffrankfort.yolasite.com

What happens if I pay late?

By State law, if you fail to pay the entire amount of your first installment by **January 31, 2026** then the option to pay in installments is no longer available. The entire balance then becomes due and will accrue interest and penalty at a rate of 1.5% per month until the delinquent amount is paid in full.

What if I can't pay my entire 1st installment amount?

We encourage everyone to try and pay at least the amount of their first installment to avoid interest and penalty, it is in your best interest to pay as much as you can by the due date. Continuing to make monthly payments until your entire balance is paid in full will help to reduce the amount of interest and penalty you will pay and, reduce the risk of losing your property.

When am I eligible for a Lottery Credit?

If this property was your primary residence on January 1, 2025, please check your tax bill to verify you received this credit. If you do not see it, you can still apply for one at the County Treasurer's Office BEFORE January 31, 2026. Remember, you may only have one credit.

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General Information

How can I get a receipt?

Enclose a self-addressed, stamped envelope along with your payment stub and payment. If you paid online, print your receipt from the web site.

Where is my refund?

You will not receive a refund unless your payment was more than the entire amount owing. Cash refunds are not given. Refund checks will be issued to whomever paid the tax bill after the check has cleared all banks.

How are taxes calculated?

Your tax amount is derived by multiplying the value of your property as of January 1, 2025, and the mill rate for all the taxing jurisdictions, then subtracting any applicable credits and adding any special assessments, special charges or special taxes. The amount of your taxes cannot change unless there was an error in the application of one of those things.

Who can I talk to about the assessed value of my property?

The Town of Frankfort contracts Mark Garlick, Chimney Rock Appraisals, to do our assessments. You may contact him with questions at 1-715-287-3579.

Is a dog license required?

Yes, by state law all dogs, 5 months or older, residing in Wisconsin are required to have a valid, current year dog license attached to their collar. Licenses are good for the calendar year, January 1-December 31.

What is needed for a dog license?

You need to provide a copy of your dog's current Certificate of Rabies Vaccination, a self-addressed stamped envelope and your payment, mailed to the Town Treasurer. *Please pay with a separate check.*

Dog license fees:

Neutered/Spayed	\$8
NOT Neutered/Spayed	\$20
Multiple (12 or more)	\$60
Late Fee After March 31	\$5 added

When are the elections?

February 17	Spring Primary
April 7	Spring Election
August 11	Partisan Primary
November 3	General Election

How do I get a building permit?

Contact the Building Inspector BEFORE any work is started at the below phone Contact the Building Inspector number and he will help to start the process to obtain a building permit

RECYCLING AND COLLECTION SITES:

715-672-5709

recycle@co.pepin.wi.us

PEPIN COUNTY SITE:

Location: Town of Waubeek
N6799 County Road D, Durand, WI 54736
Hours: Wednesday: 1:00 p.m –5:45
Monday & Friday: 1:00 p.m. – 4:45 p.m.
Saturday: 8:00 a.m. – 12:45 p.m.

PEPIN/STOCKHOLM SITE:

Location: Town of Pepin
W9326 Trail Road, Pepin, WI 54759
Hours: Monday: 1:00 p.m. – 4:45 p.m.
Wednesday: 1:00 p.m.–5:45 p.m.
Saturday: 8:00 a.m. – 1:45 p.m.

Are You Covered for a Fire?

Now is the time to review your fire insurance for your home, out buildings and property. Fire response fees have gone up and the expense for a fire call is your responsibility.

How do I get a burn permit?

Contact one of the Town Supervisors. Permits are not issued during dry or windy conditions, or during county wide and state bans.

When are Town Board Meetings?

Usually on the 2nd Tuesday of the Month at 6:30 PM at the Town Hall and via Zoom Annual Meeting is the 3rd Tuesday in April.

Important Contact Information :

www.townoffrankfort.yolasite.com

Town Chair Brad Anderson	715-285-5455	Town Clerk Debra Fisher	715-442-2295
1 st Supervisor Chris Jensen	715-496-0443	Town Treasurer Jill Anderson	715-285-5455
2 nd Supervisor Kurt Manore	715-442-2685	Town Assessor Mark Garlick	715-287-3579
3 rd Supervisor Donna M. Juleff	715-285-5937	Steinmeyer Building Inspections	715-556-0066
4 th Supervisor Joshua Manor	715-450-6019	Plan Commission Chair Don Gisch	715-285-5990