

TOWN OF FRANKFORT

DECEMBER 2023

Enclosed is your Real Estate Tax Bill for 2023.

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, 2024**. If you choose to pay in installments, your first installment is due by January 31, 2024 and your second installment is due by July 31, 2024. 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, 2024**, must be paid to:

Town of Frankfort Treasurer
W8621 Kallstrom Road
Pepin, WI 54759

Payments made **after** January 31, 2024, 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, 2024**



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
W8621 Kallstrom Road
Pepin, WI 54759

Pay Online—The Town offers residents the option to pay online but it will cost 2.39% for Credit Card payments or \$1.50 for E-Checks.

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

E-Check



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, 2024** 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, 2023, 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, 2024. Remember, you may only have one credit.

Continued on other side

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 my taxes calculated?

Your tax amount is derived by multiplying the value of your property as of January 1, 2023, 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 do I need to get 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.**

How much are dog licenses?

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



More information about Municipal services can be found at: www.townoffrankfort.yolasite.com

RECYCLING AND COLLECTION

SITES: 715-672-5709

recycle@co.pepin.wi.us

PEPIN COUNTY COLLECTION 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 COLLECTION 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.

When are the elections?

February 20	Spring Primary
April 2	Spring Election/ Presidential Primary
August 13	Partisan Primary
November 5	General Election

When are Town Board Meetings?

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

How do I get a burn permit?

Contact one of the Town Supervisors.

How do I get a building permit?

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

Important Contact Information

Town Chair Brad Anderson	715-285-5455	Town Clerk Maureen Manore	715-442-2685
1 st Supervisor Richard McDermott	715-442-2124	Town Treasurer Michael Albert	715-931-9348
2 nd Supervisor Curt Stine	715-285-5161	Town Assessor Mark Garlick	715-287-3579
3 rd Supervisor Donna M. Juleff	715-285-5937	Building Inspector Weber Inspections	715-556-0066
4 th Supervisor Joshua Manor	715-450-6019	Plan Commission Chair Don Gisch	715-285-5990

Continued from front side