



6500 NORTHWAY
P.O. BOX 257
GREENDALE, WI 53129-0257
414-423-2100
FAX 414-423-2107
www.greendale.org

2008 TAX BILL INFORMATION

The Village of Greendale tax bill is printed in an 8-1/2" x 11" 1-part format. **Please remember to send the WHOLE BILL in with your payment to allow us to provide a receipt for your records and properly identify your payment.**

PROPERTY TAX INFORMATION

During the month of December, all real estate owners in the Village of Greendale will receive their tax bills. The following information will help you to understand the procedure involved in the payment of your taxes.

The Village of Greendale offers the following two options for payment of your taxes (We DO NOT accept credit cards for tax payments):

Option 1 - Full Payment Option

Full payment of real estate taxes plus special assessments, special charges and delinquent utility amounts, if any, are due on or before **January 31, 2009**.

Option 2 - Installment Option No Reminder Statements Will Be Mailed – Remember the Due Date

First Installment –

50% of net real estate taxes plus all special assessment charges are due on or before **January 31, 2009**.

Second Installment – 25% of net real estate taxes are due on or before **April 30, 2009**.

Third Installment – 25% of net real estate taxes are due on or before **July 31, 2009**.

PAYMENT NOTES

- ✓ If payment cannot be made by mail, it will be accepted at the Village Hall, 6500 Northway Monday through Friday from 7:30 a.m. to 4:30 p.m. or **after hours in the drive-up depository box located outside in back of the Village Hall.** Please note that Village offices are closed for the holidays on the following dates:

Wednesday, December 24, 2008 – 7:30 AM – Noon

Thursday, December 25, 2008 – Closed

Wednesday, December 31, 2008 – 7:30 AM - Noon

Thursday, January 1, 2009 – Closed



- ✓ Citizens are encouraged to make their tax payments by mail to increase collection efficiency. A return envelope is included with your tax bill for your convenience. **Please return your entire tax bill for proper identification in the envelope included with your tax bill.** The Village of Greendale will mail a receipted copy of the tax bill to the taxpayer. The address to mail your tax payment is:

**Village of Greendale
Box 681077
Milwaukee WI 53268-1077**

- ✓ It is very important to note that if a payment is to be considered timely, it must be received or postmarked on or before the due dates indicated above. ***Any amount unpaid as of the due dates shall be considered delinquent and, when collected, will require an interest and penalty payment of 1-1/2% per month retroactive to February 1, 2009 on the total unpaid balance of the tax bill, no matter when the last payment was made.***

- ✓ **Please note that the Village Hall will only be open on Wednesday December 24th and 31st from 7:30 AM to 12 Noon.** Citizens wishing to pay their property taxes in 2008 for income tax purposes should plan accordingly.
- ✓ **All tax refunds will be mailed within 15 working days of receipt of payment. There will be no cash refunds over \$100.**
- ✓ Additional copies of tax bills will cost \$0.25.
- ✓ **CHECK OUT YOUR TAX INFORMATION ON THE VILLAGE WEBSITE www.greendale.org**
- ✓ **Escrow Checks** (checks from mortgage companies)
 - If the check is for more than the amount of the tax bill, a refund check will be mailed within 15 business days. If you desire an immediate refund you should contact your mortgage company to see if they will reissue your payment as two separate checks: one to the Village of Greendale for the total taxes due and a second to you for the difference.
 - Checks issued to two taxpayers whose names are separated by “and” require signatures of both. Names separated by “or” require only one signature.
 - The full amount of the escrow check must be applied to the tax bill; you cannot pay just the first installment and receive a refund.
- ✓ **Lottery & Gaming Credit (Located in the middle of your tax bill)**
 If you did not receive a Lottery & Gaming Credit on this tax bill and you are eligible (see requirements below), you have until **January 31, 2009** to file an application with this office. You may request an application by calling the Clerk-Treasurer’s Office at (414) 423-2100.
 - Eligibility requirements:
 - 1) You must have been the owner of this property on January 1, 2008 and you must have used this property as your primary residence. Primary residence is where you live most of the time. When you are away, it is the home to which you intend to return. You can only have one primary residence.
 - 2) If you purchased the home after the January 1, 2008 date, the new owner must attest that to the best of his knowledge the previous owner owned and used the home as their primary residence as of January 1.

QUESTIONS REGARDING YOUR PROPERTY TAXES?

The enclosed bill includes taxes for all taxing districts. The Village of Greendale only controls the “Village” portion of your tax bill.

The Village of Greendale is not responsible for the other taxing districts.

Any questions you may have regarding property taxes for the various tax districts should be directed as follows:

| Contact Telephone Numbers | |
|---|----------------|
| Milwaukee County | (414) 278-4905 |
| Milwaukee Metropolitan Sewerage District (MMSD) | (414) 272-5100 |
| Milwaukee Area Technical College (MATC) | (414) 456-5500 |
| School District of Greendale | (414) 423-2700 |
| Village Assessor – Value Solutions | (262) 781-7813 |
| Village of Greendale - Tax Information | (414) 423-2100 |