

STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2025
 CITY OF WAUSAU
 MARATHON COUNTY

Bill No. 592082

REAL ESTATE

IMPORTANT: Correspondence should refer to tax number
 See reverse side for Important Information
 Be sure this description covers your property. This description is for
 property tax bill only and may not be a full legal description.

GRAND COMMERCE LLC
 620 S 32ND AVE
 TERRACE WEST LOT 13

291-2907-331-0040

GRAND COMMERCE LLC
 1200 HEINDL LN
 MARATHON WI 54448



Assessed Value Land 202,500	Ass'd. Value Improvements 200,700	Total Assessed Value 403,200	Ave. Assmt. Ratio 95.28%		Net Assessed Value Rate (Does NOT reflect Credits) 0.01893770
Est. Fair Mkt. Land 212,500	Est. Fair Mkt. Improvements 210,600	Total Est. Fair Mkt. 423,100	A Star in This Box Means Unpaid Prior Year Taxes		School taxes reduced by school levy tax credit 589.60

Taxing Jurisdiction	2024		2025		% Tax Change
	Est. State Aids Allocated Tax District	Est. State Aids Allocated Tax District	Net Tax	Net Tax	
MARATHON COUNTY	2,513,658	2,542,018	1,414.88	1,480.63	4.6%
CITY OF WAUSAU	9,374,836	9,845,552	3,271.78	3,524.69	7.7%
WAUSAU SCHOOL	53,508,685	52,400,846	2,160.28	2,195.56	1.6%
NORTHCENTRAL TECH	3,735,065	3,611,347	413.66	434.79	5.1%
Total	69,132,244	68,399,763	7,260.60	7,635.67	5.2%
		First Dollar Credit	65.30	59.23	-9.3%
		Lottery & Gaming Credit	0.00	0.00	0.0%
		Net Property Tax	7,195.30	7,576.44	5.3%

Make Check Payable To: CITY OF WAUSAU PO BOX 78510 MILWAUKEE WI 53278-8510	Full Payment Due On or Before January 31, 2026	Net Property Tax	7,576.44
	\$7,576.44		
	Or pay the following Installments		
	1/31/2026	2,526.44	
	4/30/2026	2,525.00	
	7/31/2026	2,525.00	

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied To Property	Year Increase Ends
WAUSAU SCHOOL	\$412,867.69	40.15	2035
WAUSAU SCHOOL	10551804.55	1,026.05	2042

TOTAL DUE	FOR FULL PAYMENT
JANUARY 31, 2026	
\$7,576.44	
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.	

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Return this portion with payment.