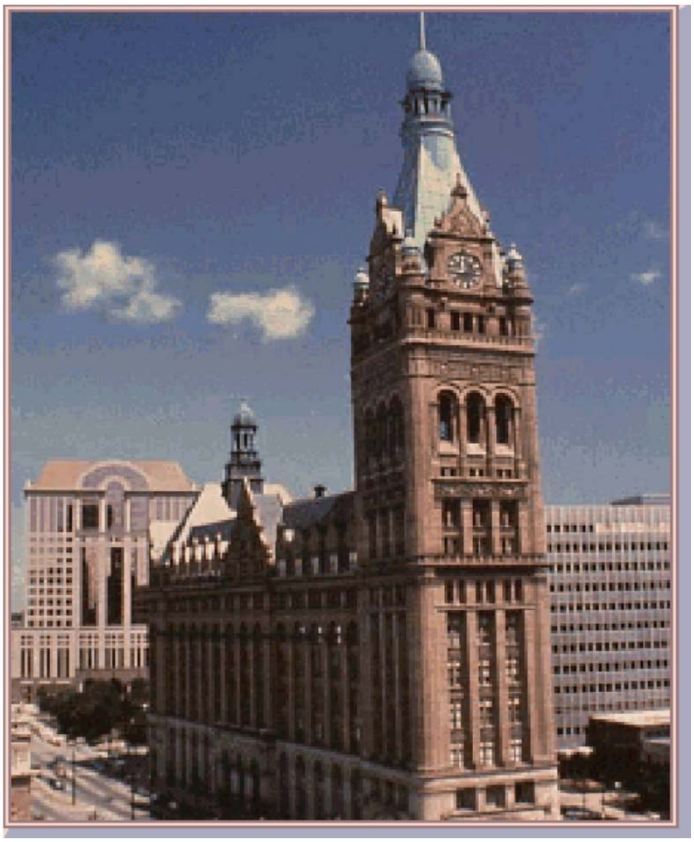
2015 ASSESSMENTS AND TAXES

CITY OF MILWAUKEE

ASSESSOR'S OFFICE



STEVE MINER
ASSESSMENT COMMISSIONER
DECEMBER 2015

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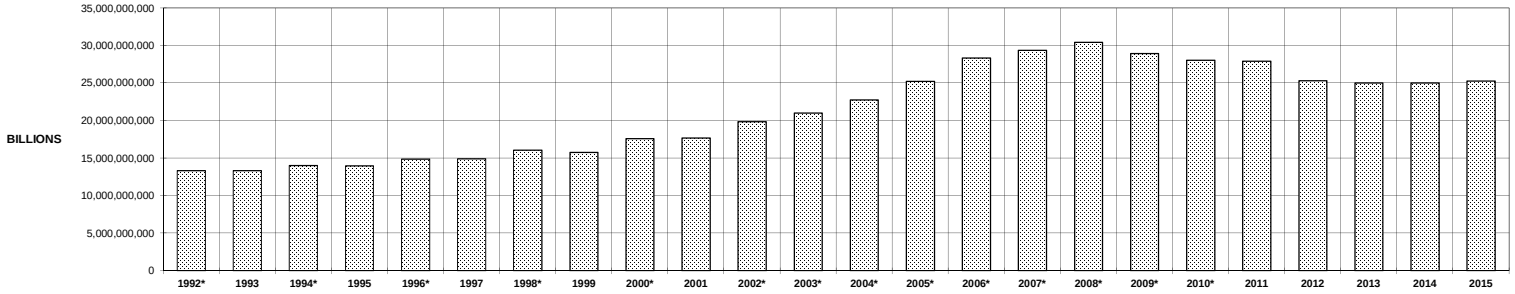
1992 - 2015 COMPARATIVE STATEMENT OF ASSESSED VALUATIONS - CITY OF MILWAUKEE

(Includes parcels in Milwaukee, Washington and Waukesha Counties)

YEAR	RESIDENTIAL LAND	RESIDENTIAL IMPROVEMENTS	RESIDENTIAL TOTAL	COMMERCIAL LAND	COMMERCIAL IMPROVEMENTS	COMMERCIAL TOTAL	MANUFACTURING LAND	MANUFACTURING IMPROVEMENTS	MANUFACTURING TOTAL
1992	1,344,937,490	5,841,042,760	**7,185,980,250**	879,390,880	3,586,466,630	**4,465,857,510**	97,899,800	439,536,900	**537,436,700**
1993	1,344,450,410	5,856,798,650	**7,201,249,060**	880,184,830	3,582,986,580	**4,463,171,410**	94,332,000	446,640,800	**540,972,800**
1994	1,428,293,780	6,312,152,330	**7,740,446,110**	898,084,070	3,666,538,810	**4,564,622,880**	100,441,400	459,387,600	**559,829,000**
1995	1,428,410,430	6,337,156,630	**7,765,567,060**	899,016,270	3,641,603,790	**4,540,620,060**	96,486,900	445,048,900	**541,535,800**
1996	1,430,109,840	6,972,180,780	**8,402,290,620**	940,810,000	3,800,431,000	**4,741,241,000**	103,410,400	467,497,700	**570,908,100**
1997	1,494,268,520	6,963,573,090	**8,457,841,610**	938,555,925	3,813,007,989	**4,751,563,914**	104,253,900	466,752,200	**571,006,100**
1998	1,496,198,190	7,596,999,410	**9,093,197,600**	988,865,364	4,134,577,761	**5,123,443,125**	122,080,700	503,725,400	**625,806,100**
1999	1,497,828,550	7,665,830,540	**9,163,659,090**	987,217,825	4,115,968,732	**5,103,186,557**	125,715,100	507,466,500	**633,181,600**
2000	1,508,081,250	8,784,541,739	**10,292,622,989**	1,041,601,353	4,570,920,435	**5,612,521,788**	147,682,800	593,788,800	**741,471,600**
2001	1,515,635,380	8,843,035,239	**10,358,670,619**	1,055,145,113	4,661,035,362	**5,716,180,475**	134,865,700	582,965,000	**717,830,700**
2002	1,742,406,500	10,284,988,255	**12,027,394,755**	1,151,699,658	5,024,632,842	**6,176,332,500**	148,778,100	616,352,200	**765,130,300**
2003	1,745,324,700	11,193,308,680	**12,938,633,380**	1,165,043,300	5,328,761,141	**6,493,804,441**	142,146,800	587,711,400	**729,858,200**
2004	1,818,293,700	12,483,368,216	**14,301,661,916**	1,221,150,300	5,682,339,764	**6,903,490,064**	140,746,200	592,853,300	**733,599,500**
2005	1,937,058,400	14,179,759,600	**16,116,818,000**	1,260,395,600	6,287,319,594	**7,547,715,194**	135,870,200	586,095,900	**721,966,100**
2006	2,156,290,900	16,055,212,705	**18,211,503,605**	1,404,598,500	7,093,684,146	**8,498,282,646**	147,669,700	592,595,400	**740,265,100**
2007	2,324,243,601	16,429,671,324	**18,753,914,925**	1,435,990,400	7,514,214,995	**8,950,205,395**	144,930,200	581,762,000	**726,692,200**
2008	2,383,200,200	16,790,032,623	**19,173,232,823**	1,495,788,100	7,987,759,228	**9,483,547,328**	159,671,400	613,288,500	**772,959,900**
2009	2,392,700,000	15,351,125,065	**17,743,825,065**	1,592,203,500	7,893,376,738	**9,485,580,238**	152,222,300	579,785,500	**732,007,800**
2010	2,397,680,400	14,758,946,161	**17,156,626,561**	1,587,163,760	7,615,049,699	**9,202,213,459**	152,891,000	579,388,700	**732,279,700**
2011	2,390,140,305	14,679,394,945	**17,069,535,250**	1,587,548,900	7,603,800,032	**9,191,348,932**	157,907,800	589,047,300	**746,955,100**
2012	2,380,802,902	12,369,491,698	**14,750,294,600**	1,591,377,800	7,401,384,642	**8,992,762,442**	145,958,000	561,165,600	**707,123,600**
2013	2,375,817,171	11,889,673,498	**14,265,490,669**	1,586,420,731	7,608,753,145	**9,195,173,876**	148,807,600	560,520,600	**709,328,200**
2014	2,372,185,702	11,825,973,298	**14,198,159,000**	1,587,808,500	7,590,407,905	**9,178,216,405**	148,360,200	559,540,600	**707,900,800**
2015	2,370,690,433	11,884,273,867	**14,254,964,300**	1,605,157,405	7,825,135,994	**9,430,293,399**	151,670,500	575,139,700	**726,810,200**

YEAR	TOTAL REAL ESTATE LAND	TOTAL REAL ESTATE IMPROVEMENTS	TOTAL REAL ESTATE TOTAL	NO. OF TAXABLE PARCELS	BOATS &OTHER WATERCRAFT	MACHINERY TOOLS PATTERNS	FURNITURE FIXTURES & EQUIPMENT	ALL OTHER PERSONAL PROPERTY	TOTAL PERSONAL PROPERTY	NO. OF ACCTS.	GRAND TOTAL RE & PP
1992*	2,322,228,170	9,867,046,290	**12,189,274,460**	152,004	95,840	409,721,150	663,828,960	73,850,050	**1,147,496,000**	13,366	**13,336,770,460**
1993	2,318,967,240	9,886,426,030	**12,205,393,270**	151,802	155,040	415,030,230	651,334,950	74,054,470	**1,140,574,690**	13,639	**13,345,967,960**
1994*	2,426,819,250	10,438,078,740	**12,864,897,990**	151,314	382,800	422,746,320	671,368,020	70,338,370	**1,164,835,510**	14,846	**14,029,733,500**
1995	2,423,913,600	10,423,809,320	**12,847,722,920**	151,013	808,060	408,659,080	647,886,660	71,572,180	**1,128,925,980**	14,688	**13,976,648,900**
1996*	2,474,330,240	11,240,109,480	**13,714,439,720**	150,461	447,560	207,157,590	846,354,460	82,207,270	**1,136,166,880**	14,708	**14,850,606,600**
1997	2,537,078,345	11,243,333,279	**13,780,411,624**	150,412	447,530	201,883,590	846,261,300	85,133,190	**1,133,725,610**	14,626	**14,914,137,234**
1998*	2,607,144,254	12,235,302,571	**14,842,446,825**	150,261	478,920	225,321,010	913,643,650	90,223,630	**1,229,667,210**	14,470	**16,072,114,035**
1999	2,610,761,475	12,289,265,772	**14,900,027,247**	147,089	248,500	205,860,980	566,871,340	100,842,100	**873,822,920**	14,431	**15,773,850,167**
2000*	2,697,365,403	13,949,250,974	**16,646,616,377**	149,892	108,560	218,677,340	621,413,800	96,178,520	**936,378,220**	14,424	**17,582,994,597**
2001	2,705,646,193	14,087,035,601	**16,792,681,794**	149,989	29,900	215,682,900	597,457,370	93,932,430	**907,102,600**	14,143	**17,699,784,394**
2002*	3,042,884,258	15,925,973,297	**18,968,857,555**	150,002	28,700	205,530,630	593,877,660	97,960,670	**897,397,660**	13,855	**19,866,255,215**
2003*	3,052,514,800	17,109,781,221	**20,162,296,021**	150,039	0	187,207,670	560,426,230	99,587,320	**847,221,220**	13,710	**21,009,517,241**
2004*	3,180,190,200	18,758,561,280	**21,938,751,480**	150,787	0	178,274,740	558,290,220	97,103,060	**833,668,020**	16,379	**22,772,419,500**
2005*	3,333,324,200	21,053,175,094	**24,386,499,294**	151,285	0	185,601,440	541,830,650	108,217,790	**835,649,880**	10,980	**25,222,149,174**
2006*	3,708,559,100	23,741,492,251	**27,450,051,351**	151,804	0	212,807,790	577,964,150	114,128,550	**904,900,490**	11,083	**28,354,951,841**
2007*	3,905,164,201	24,525,648,319	**28,430,812,520**	153,260	23,500	220,073,245	578,673,675	144,790,022	**943,560,442**	10,701	**29,374,372,962**
2008*	4,038,659,700	25,391,080,351	**29,429,740,051**	153,946	24,300	219,740,643	631,262,646	150,907,564	**1,001,935,153**	10,544	**30,431,675,204**
2009*	4,137,125,800	23,824,287,303	**27,961,413,103**	152,239	0	211,074,982	632,652,068	139,433,219	**983,160,269**	10,246	**28,944,573,372**
2010*	4,137,735,160	22,953,384,560	**27,091,119,720**	155,147	0	219,339,982	605,114,720	132,889,926	**957,344,628**	9,992	**28,048,464,348**
2011	4,135,597,005	22,872,242,277	**27,007,839,282**	154,738	0	214,900,651	571,663,608	123,239,442	**909,803,701**	9,693	**27,917,642,983**
2012	4,118,138,702	20,332,041,940	**24,450,180,642**	154,469	0	214,694,288	538,278,454	118,947,194	**871,919,936**	9,418	**25,322,100,578**
2013	4,111,045,502	20,058,947,243	**24,169,992,745**	153,784	0	216,865,751	525,386,538	121,913,065	**864,165,354**	9,116	**25,034,158,099**
2014	4,108,354,402	19,975,921,803	**24,084,276,205**	152,214	0	293,288,168	424,802,588	222,175,478	**940,266,234**	8,930	**25,024,542,439**
2015	4,127,518,338	20,284,549,561	**24,412,067,899**	152,186	0	215,006,282	430,289,799	205,599,437	**850,895,518**	8,632	**25,262,963,417**

*REVALUATION YEAR



TOTAL 2015 ASSESSED VALUATION
CITY OF MILWAUKEE

TOTAL ASSESSED VALUATION - CITY OF MILWAUKEE - MILWAUKEE COUNTY

REAL ESTATE	LAND	IMPROVEMENTS	TOTAL	% Tax Base
Residential	$ 2,370,690,433	$ 11,884,273,867	$ 14,254,964,300	56.43%
Commercial	$ 1,604,803,105	$ 7,824,231,994	$ 9,429,035,099	37.32%
Total (City of Milwaukee)	$ 3,975,493,538	$ 19,708,505,861	$ 23,683,999,399	93.75%
Mfg.(Wis.D/R)	$ 150,059,000	$ 565,809,900	$ 715,868,900	2.83%
TOTAL REAL ESTATE	$ 4,125,552,538	$ 20,274,315,761	$ 24,399,868,299	96.58%

PERSONAL PROPERTY	TOTAL	% Tax Base
Assessed by City of Milwaukee	$ 688,171,118	2.72%
Assessed by Wis. D/R	$ 161,295,100	0.64%
TOTAL PERSONAL PROPERTY	$ 849,466,218	3.36%
TOTAL ASSESSED VALUE	**$ 25,249,334,517**	99.95%
EQUALIZED VALUE (W/TID) * @ 0.9679	**$ 25,966,696,700**	

TOTAL ASSESSED VALUATION - CITY OF MILWAUKEE - WASHINGTON COUNTY

REAL ESTATE	LAND	IMPROVEMENTS	TOTAL	% Tax Base
Commercial	$ 215,000	$ 904,000	$ 1,119,000	0.0044%
PERSONAL PROPERTY				
Assessed by City of Milwaukee				
Assessed by Wis. D/R			$ 0	0.0000%
TOTAL ASSESSED VALUE			**$ 1,119,000**	0.0044%
EQUALIZED VALUE @ 0.9254			**$ 1,209,200**	

TOTAL ASSESSED VALUATION - CITY OF MILWAUKEE - WAUKESHA COUNTY

REAL ESTATE	LAND	IMPROVEMENTS	TOTAL	% Tax Base
Commercial	$ 139,300	$ 0	$ 139,300	
Total (City of Milwaukee)	$ 139,300	$ 0	$ 139,300	0.0006%
Mfg.(Wis.D/R)	$ 1,611,500	$ 9,329,800	$ 10,941,300	0.0433%
TOTAL REAL ESTATE	$ 1,750,800	$ 9,329,800	$ 11,080,600	0.0439%
PERSONAL PROPERTY				
Assessed by City of Milwaukee				
Assessed by Wis. D/R			$ 1,429,300	0.0057%
TOTAL PERSONAL PROPERTY			$ 1,429,300	0.0057%
TOTAL ASSESSED VALUE			**$ 12,509,900**	0.0495%
EQUALIZED VALUE @ 0.9957			**$ 12,563,700**	

GRAND TOTAL OF ALL REAL ESTATE		**$ 24,412,067,899**	100.00%
GRAND TOTAL OF ALL PERSONAL PROPERTY		**$ 850,895,518**	
GRAND TOTAL OF ALL ASSESSABLE PROPERTY		**$ 25,262,963,417**	**100.00%**
EQUALIZED VALUE *		**$ 25,980,469,600**	
*Includes TID Increment of	**$ 1,097,287,800**		

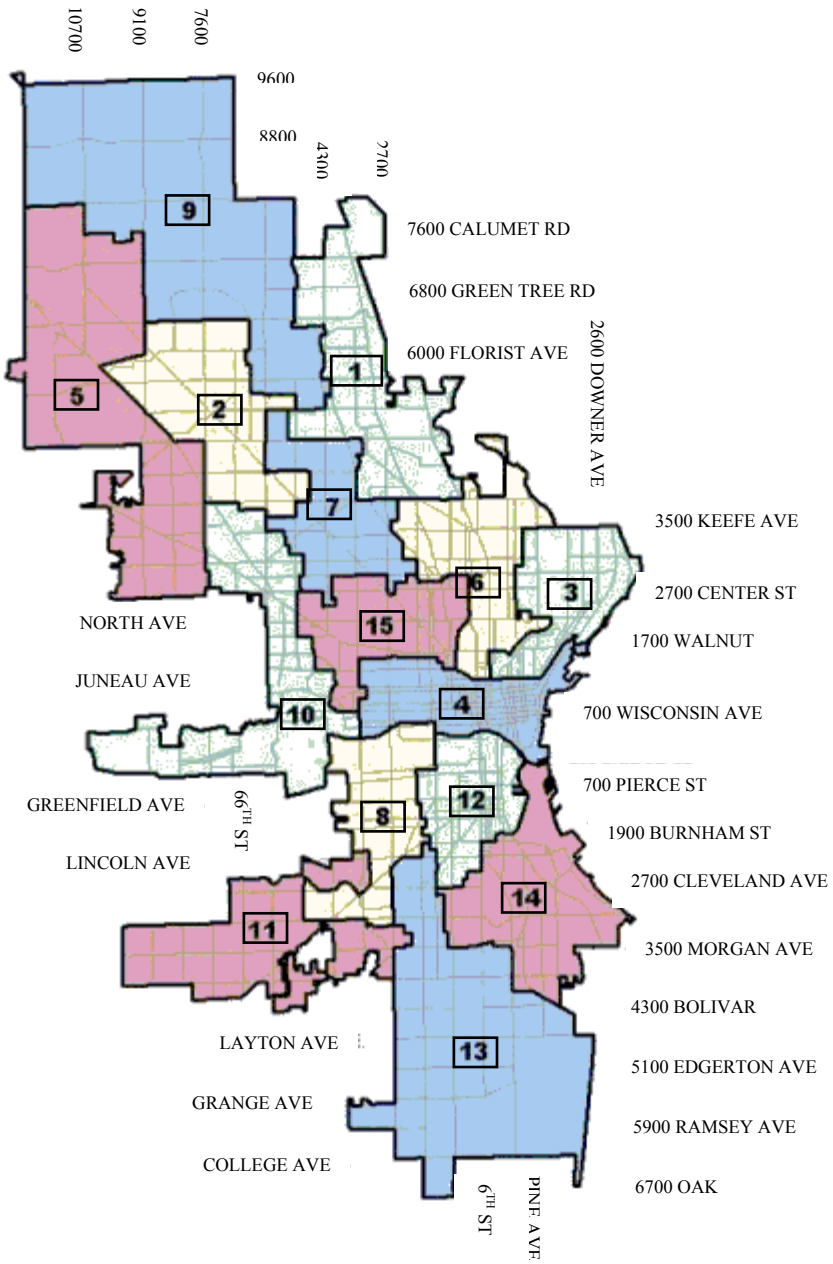
2015 Ratio of Assessed to Equalized Value	**0.9679**
2015 Equalized Value Including TID Increment	**$ 25,980,469,600**
2015 Equalized Value Excluding TID Increment	**$ 24,883,181,800**
2015 TID Equalized Value Increment	**$ 1,097,287,800**

2015 PERSONAL PROPERTY
ASSESSMENTS BY CLASSIFICATION

CLASSIFICATION	ASSESSED BY DEPT. OF REVENUE	ASSESSED BY CITY	TOTAL
MILWAUKEE COUNTY			
Boats & Watercraft			
Machinery, Tools & Patterns	73,408,700	140,472,282	213,880,982
Furniture, Fixtures & Equipment	60,649,200	369,347,899	429,997,099
Improvements on Leased Land	806,800	34,827,129	35,633,929
Other Personal Property	26,430,400	143,523,808	169,954,208
TOTAL - MILWAUKEE	161,295,100	688,171,118	849,466,218
WASHINGTON COUNTY			
Machinery, Tools & Patterns			
Furniture, Fixtures & Equipment			
Other Personal Property			
TOTAL - WASHINGTON			
WAUKESHA COUNTY			
Boats & Watercraft			
Machinery, Tools & Patterns	1,125,300		1,125,300
Furniture, Fixtures & Equipment	292,700		292,700
Other Personal Property	11,300		11,300
TOTAL - WAUKESHA	1,429,300		1,429,300

	ASSESSED BY DEPT. OF REVENUE	ASSESSED BY CITY	TOTAL
ALL COUNTIES			
Boats & Watercraft			
Machinery, Tools & Patterns	74,534,000	140,472,282	215,006,282
Furniture, Fixtures & Equipment	60,941,900	369,347,899	430,289,799
Improvements on Leased Land	806,800	34,827,129	35,633,929
Other Personal Property	26,441,700	143,523,808	169,965,508
GRAND TOTAL	**162,724,400**	**688,171,118**	**850,895,518**

Click on the Aldermanic Number or Select Assessed Value by Aldermanic District for Data



CHANGE IN ASSESSED VALUE - CITY OF MILWAUKEE - 2014 REVALUATION

ASSESSMENT CHANGE BY ALDERMANIC DISTRICT
ALL PROPERTY VALUES - Excluding Manufacturing

ALDERMANIC DISTRICT	PARCELS	2014 ASSESSMENT	2015 ASSESSMENT	$ CHANGE	MEDIAN 2015 ASSESSMENT	AVE 2014 ASSESSMENT	AVE 2015 ASSESSMENT	% CHANGE
1	10,577	814,997,700	817,625,025	2,627,325	56,300.00	77,053.77	77,302.17	0.32%
2	10,481	1,041,934,070	1,054,376,170	12,442,100	74,200.00	99,411.70	100,598.81	1.19%
3	8,489	2,614,136,649	2,750,893,349	136,756,700	206,000.00	307,944.00	324,053.88	5.23%
4	5,871	3,570,018,110	3,825,171,760	255,153,650	169,000.00	608,076.67	651,536.66	7.15%
5	12,552	1,909,470,700	1,924,106,300	14,635,600	109,200.00	152,124.82	153,290.81	0.77%
6	9,679	1,007,624,310	1,034,077,155	26,452,845	36,300.00	104,104.18	106,837.19	2.63%
7	11,418	776,549,700	766,435,600	-10,114,100	59,600.00	68,011.01	67,125.21	-1.30%
8	7,284	789,509,700	816,772,100	27,262,400	77,400.00	108,389.58	112,132.36	3.45%
9	9,912	1,514,060,352	1,518,355,902	4,295,550	93,400.00	152,750.24	153,183.61	0.28%
10	12,033	1,552,806,213	1,627,667,513	74,861,300	111,800.00	129,045.64	135,266.98	4.82%
11	12,844	2,018,450,000	2,017,021,400	-1,428,600	128,200.00	157,151.20	157,039.97	-0.07%
12	7,752	906,813,416	950,786,316	43,972,900	57,550.00	116,977.99	122,650.45	4.85%
13	11,608	2,156,379,700	2,161,635,844	5,256,144	127,700.00	185,766.69	186,219.49	0.24%
14	12,219	1,878,370,500	1,912,159,000	33,788,500	134,600.00	153,725.39	156,490.63	1.80%
15	8,836	507,453,950	508,174,265	720,315	36,600.00	57,430.28	57,511.80	0.14%
TOTAL	151,555	23,058,575,070	23,685,257,699	626,682,629	94,200	152,147	156,282	2.72%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT 1 **ALDERPERSON** HAMILTON

PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	9,666	563,564,700	556,088,700	-7,476,000	55,000	58,304	57,530	-1.33%	2.278%
CONDOMINIUM	21	903,600	949,900	46,300	44,900	43,029	45,233	5.12%	0.004%
TOTAL RESIDENTIAL	9,687	564,468,300	557,038,600	-7,429,700	54,900	58,271	57,504	-1.32%	2.282%
MANUFACTURING	71	55,511,000	59,525,300	4,014,300	402,500	781,845	838,385	7.23%	0.244%
TOTAL MANUFACTURING	71	55,511,000	59,525,300	4,014,300	402,500	781,845	838,385	7.23%	0.244%
LOCAL COMMERCIAL	480	75,203,200	78,707,625	3,504,425	115,400	156,673	163,974	4.66%	0.322%
SPECIAL COMMERCIAL	108	89,946,700	94,518,400	4,571,700	602,000	832,840	875,170	5.08%	0.387%
APARTMENTS	302	85,379,500	87,360,400	1,980,900	141,150	282,714	289,273	2.32%	0.358%
TOTAL COMMERCIAL	890	250,529,400	260,586,425	10,057,025	140,650	281,494	292,794	4.01%	1.067%
ALL CLASSES	10,648	870,508,700	877,150,325	6,641,625	56,400	81,753	82,377	0.76%	3.593%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT 2 **ALDERPERSON** DAVIS

PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	9,239	690,511,100	693,980,000	3,468,900	73,200	74,739	75,114	0.50%	2.843%
CONDOMINIUM	288	10,397,900	9,211,800	-1,186,100	30,400	36,104	31,985	-11.41%	0.038%
TOTAL RESIDENTIAL	9,527	700,909,000	703,191,800	2,282,800	72,700	73,571	73,810	0.33%	2.881%
MANUFACTURING	34	20,347,100	20,151,800	-195,300	342,650	598,444	592,700	-0.96%	0.083%
TOTAL MANUFACTURING	34	20,347,100	20,151,800	-195,300	342,650	598,444	592,700	-0.96%	0.083%
LOCAL COMMERCIAL	327	70,404,870	71,913,070	1,508,200	159,000	215,305	219,918	2.14%	0.295%
SPECIAL COMMERCIAL	89	146,069,100	147,329,400	1,260,300	891,000	1,641,226	1,655,387	0.86%	0.604%
APARTMENTS	538	124,551,100	131,941,900	7,390,800	150,800	231,508	245,245	5.93%	0.540%
TOTAL COMMERCIAL	954	341,025,070	351,184,370	10,159,300	161,050	357,469	368,118	2.98%	1.439%
ALL CLASSES	10,515	1,062,281,170	1,074,527,970	12,246,800	74,300	101,025	102,190	1.15%	4.402%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT 3 **ALDERPERSON** KOVAC

PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	5,412	1,275,879,800	1,321,121,300	45,241,500	205,500	235,750	244,110	3.55%	5.412%
CONDOMINIUM	1,946	340,749,200	356,791,100	16,041,900	170,550	175,102	183,346	4.71%	1.462%
TOTAL RESIDENTIAL	7,358	1,616,629,000	1,677,912,400	61,283,400	195,050	219,710	228,039	3.79%	6.873%
MANUFACTURING	15	13,379,900	13,549,200	169,300	293,100	891,993	903,280	1.27%	0.056%
TOTAL MANUFACTURING	15	13,379,900	13,549,200	169,300	293,100	891,993	903,280	1.27%	0.056%
LOCAL COMMERCIAL	452	246,819,149	256,501,849	9,682,700	310,500	546,060	567,482	3.92%	1.051%
SPECIAL COMMERCIAL	61	153,856,200	149,254,300	-4,601,900	867,000	2,522,233	2,446,792	-2.99%	0.611%
APARTMENTS	618	596,832,300	667,224,800	70,392,500	451,050	965,748	1,079,652	11.79%	2.733%
TOTAL COMMERCIAL	1,131	997,507,649	1,072,980,949	75,473,300	385,800	881,970	948,701	7.57%	4.395%
ALL CLASSES	8,504	2,627,516,549	2,764,442,549	136,926,000	206,150	308,974	325,076	5.21%	11.324%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT 4 **ALDERPERSON** BAUMAN

PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	1,602	109,797,100	107,515,200	-2,281,900	55,300	68,538	67,113	-2.08%	0.440%
CONDOMINIUM	2,902	841,871,400	861,673,800	19,802,400	213,600	290,100	296,924	2.35%	3.530%
TOTAL RESIDENTIAL	4,504	951,668,500	969,189,000	17,520,500	138,400	211,294	215,184	1.84%	3.970%
MANUFACTURING	14	21,524,500	21,968,300	443,800	1,083,800	1,537,464	1,569,164	2.06%	0.090%
TOTAL MANUFACTURING	14	21,524,500	21,968,300	443,800	1,083,800	1,537,464	1,569,164	2.06%	0.090%
LOCAL COMMERCIAL	382	273,159,010	281,980,710	8,821,700	276,500	715,076	738,169	3.23%	1.155%
SPECIAL COMMERCIAL	480	1,665,828,600	1,796,562,650	130,734,050	721,500	3,470,476	3,742,839	7.85%	7.359%
APARTMENTS	505	679,362,000	777,439,400	98,077,400	529,200	1,345,271	1,539,484	14.44%	3.185%
TOTAL COMMERCIAL	1,367	2,618,349,610	2,855,982,760	237,633,150	505,000	1,915,398	2,089,234	9.08%	11.699%
ALL CLASSES	5,885	3,591,542,610	3,847,140,060	255,597,450	169,900	610,288	653,720	7.12%	15.759%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT 5 **ALDERPERSON** BOHL

PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	10,709	1,273,427,500	1,288,443,200	15,015,700	110,100	118,912	120,314	1.18%	5.278%
CONDOMINIUM	959	42,799,200	44,196,700	1,397,500	44,400	44,629	46,086	3.27%	0.181%
TOTAL RESIDENTIAL	11,668	1,316,226,700	1,332,639,900	16,413,200	107,000	112,807	114,213	1.25%	5.459%
MANUFACTURING	19	23,750,400	24,076,100	325,700	810,600	1,250,021	1,267,163	1.37%	0.099%
TOTAL MANUFACTURING	19	23,750,400	24,076,100	325,700	810,600	1,250,021	1,267,163	1.37%	0.099%
LOCAL COMMERCIAL	285	81,230,700	84,717,300	3,486,600	182,000	285,020	297,254	4.29%	0.347%
SPECIAL COMMERCIAL	141	347,433,400	339,275,200	-8,158,200	978,000	2,464,067	2,406,207	-2.35%	1.390%
APARTMENTS	458	164,579,900	167,473,900	2,894,000	218,550	359,345	365,664	1.76%	0.686%
TOTAL COMMERCIAL	884	593,244,000	591,466,400	-1,777,600	239,350	671,090	669,080	-0.30%	2.423%
ALL CLASSES	12,571	1,933,221,100	1,948,182,400	14,961,300	109,300	153,784	154,974	0.77%	7.980%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT 6 **ALDERPERSON** COGGS

PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	8,097	402,604,900	392,925,450	-9,679,450	34,300	49,723	48,527	-2.40%	1.610%
CONDOMINIUM	577	120,572,500	122,947,800	2,375,300	196,900	208,964	213,081	1.97%	0.504%
TOTAL RESIDENTIAL	8,674	523,177,400	515,873,250	-7,304,150	35,100	60,316	59,474	-1.40%	2.113%
MANUFACTURING	48	29,996,900	30,398,100	401,200	394,000	624,935	633,294	1.34%	0.125%
TOTAL MANUFACTURING	48	29,996,900	30,398,100	401,200	394,000	624,935	633,294	1.34%	0.125%
LOCAL COMMERCIAL	695	132,966,900	137,537,205	4,570,305	110,800	191,319	197,895	3.44%	0.563%
SPECIAL COMMERCIAL	99	247,305,500	271,013,000	23,707,500	714,000	2,498,035	2,737,505	9.59%	1.110%
APARTMENTS	211	104,174,510	109,653,700	5,479,190	202,400	493,718	519,686	5.26%	0.449%
TOTAL COMMERCIAL	1,005	484,446,910	518,203,905	33,756,995	140,100	482,037	515,626	6.97%	2.123%
ALL CLASSES	9,727	1,037,621,210	1,064,475,255	26,854,045	36,400	106,674	109,435	2.59%	4.360%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT 7 **ALDERPERSON** WADE

PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	10,855	672,079,800	661,251,700	-10,828,100	58,800	61,914	60,917	-1.61%	2.709%
TOTAL RESIDENTIAL	10,855	672,079,800	661,251,700	-10,828,100	58,800	61,914	60,917	-1.61%	2.709%
MANUFACTURING	28	6,893,800	6,893,300	-500	153,850	246,207	246,189	-0.01%	0.028%
TOTAL MANUFACTURING	28	6,893,800	6,893,300	-500	153,850	246,207	246,189	-0.01%	0.028%
LOCAL COMMERCIAL	357	48,988,600	50,810,600	1,822,000	90,000	137,223	142,327	3.72%	0.208%
SPECIAL COMMERCIAL	42	26,551,600	24,340,300	-2,211,300	509,500	632,181	579,531	-8.33%	0.100%
APARTMENTS	164	28,929,700	30,033,000	1,103,300	139,750	176,401	183,128	3.81%	0.123%
TOTAL COMMERCIAL	563	104,469,900	105,183,900	714,000	122,600	185,559	186,828	0.68%	0.431%
ALL CLASSES	11,446	783,443,500	773,328,900	-10,114,600	59,700	68,447	67,563	-1.29%	3.168%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT 8 **ALDERPERSON** DONOVAN

PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	6,563	499,590,100	481,595,900	-17,994,200	75,300	76,122	73,380	-3.60%	1.973%
CONDOMINIUM	8	461,900	461,900	0	67,000	57,738	57,738	0.00%	0.002%
TOTAL RESIDENTIAL	6,571	500,052,000	482,057,800	-17,994,200	75,300	76,100	73,361	-3.60%	1.975%
MANUFACTURING	41	63,553,700	69,130,300	5,576,600	438,000	1,550,090	1,686,105	8.77%	0.283%
TOTAL MANUFACTURING	41	63,553,700	69,130,300	5,576,600	438,000	1,550,090	1,686,105	8.77%	0.283%
LOCAL COMMERCIAL	466	106,526,000	115,072,100	8,546,100	130,000	228,597	246,936	8.02%	0.471%
SPECIAL COMMERCIAL	45	131,136,200	167,182,900	36,046,700	965,000	2,914,138	3,715,176	27.49%	0.685%
APARTMENTS	202	51,795,500	52,459,300	663,800	108,050	256,413	259,700	1.28%	0.215%
TOTAL COMMERCIAL	713	289,457,700	334,714,300	45,256,600	129,600	405,972	469,445	15.63%	1.371%
ALL CLASSES	7,325	853,063,400	885,902,400	32,839,000	77,500	116,459	120,942	3.85%	3.629%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT 9 **ALDERPERSON** PUENTE

PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	6,185	646,235,600	648,374,800	2,139,200	101,900	104,484	104,830	0.33%	2.656%
CONDOMINIUM	2,887	133,975,800	127,853,800	-6,122,000	36,500	46,407	44,286	-4.57%	0.524%
TOTAL RESIDENTIAL	9,072	780,211,400	776,228,600	-3,982,800	90,900	86,002	85,563	-0.51%	3.180%
MANUFACTURING	158	269,784,200	281,253,300	11,469,100	1,240,150	1,707,495	1,780,084	4.25%	1.152%
TOTAL MANUFACTURING	158	269,784,200	281,253,300	11,469,100	1,240,150	1,707,495	1,780,084	4.25%	1.152%
LOCAL COMMERCIAL	314	120,442,402	119,195,502	-1,246,900	290,500	383,575	379,604	-1.04%	0.488%
SPECIAL COMMERCIAL	202	396,523,950	396,046,000	-477,950	1,096,500	1,962,990	1,960,624	-0.12%	1.622%
APARTMENTS	324	216,882,600	226,885,800	10,003,200	213,700	669,391	700,265	4.61%	0.929%
TOTAL COMMERCIAL	840	733,848,952	742,127,302	8,278,350	338,950	873,630	883,485	1.13%	3.040%
ALL CLASSES	10,070	1,783,844,552	1,799,609,202	15,764,650	93,900	177,144	178,710	0.88%	7.372%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT 10 **ALDERPERSON** MURPHY

PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	11,050	1,236,016,600	1,261,558,000	25,541,400	108,900	111,857	114,168	2.07%	5.168%
CONDOMINIUM	70	8,657,700	8,646,200	-11,500	161,300	123,681	123,517	-0.13%	0.035%
TOTAL RESIDENTIAL	11,120	1,244,674,300	1,270,204,200	25,529,900	108,900	111,931	114,227	2.05%	5.203%
MANUFACTURING	24	17,218,200	17,214,100	-4,100	452,050	717,425	717,254	-0.02%	0.071%
TOTAL MANUFACTURING	24	17,218,200	17,214,100	-4,100	452,050	717,425	717,254	-0.02%	0.071%
LOCAL COMMERCIAL	455	110,227,513	111,145,513	918,000	165,000	242,258	244,276	0.83%	0.455%
SPECIAL COMMERCIAL	66	68,189,700	103,835,400	35,645,700	667,750	1,033,177	1,573,264	52.27%	0.425%
APARTMENTS	392	129,714,700	142,482,400	12,767,700	217,600	330,905	363,476	9.84%	0.584%
TOTAL COMMERCIAL	913	308,131,913	357,463,313	49,331,400	205,100	337,494	391,526	16.01%	1.464%
ALL CLASSES	12,057	1,570,024,413	1,644,881,613	74,857,200	111,900	130,217	136,425	4.77%	6.738%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT 11 **ALDERPERSON** DUDZIK

PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	11,753	1,550,780,500	1,550,579,600	-200,900	126,800	131,948	131,931	-0.01%	6.352%
CONDOMINIUM	353	28,961,900	28,453,700	-508,200	66,500	82,045	80,605	-1.75%	0.117%
TOTAL RESIDENTIAL	12,106	1,579,742,400	1,579,033,300	-709,100	126,000	130,493	130,434	-0.04%	6.468%
MANUFACTURING	7	5,043,100	5,156,500	113,400	275,000	720,443	736,643	2.25%	0.021%
TOTAL MANUFACTURING	7	5,043,100	5,156,500	113,400	275,000	720,443	736,643	2.25%	0.021%
LOCAL COMMERCIAL	163	53,155,300	53,307,300	152,000	229,000	326,106	327,039	0.29%	0.218%
SPECIAL COMMERCIAL	94	126,896,000	125,554,900	-1,341,100	645,000	1,349,957	1,335,690	-1.06%	0.514%
APARTMENTS	481	258,656,300	259,125,900	469,600	252,300	537,747	538,723	0.18%	1.061%
TOTAL COMMERCIAL	738	438,707,600	437,988,100	-719,500	260,000	594,455	593,480	-0.16%	1.794%
ALL CLASSES	12,851	2,023,493,100	2,022,177,900	-1,315,200	128,200	157,458	157,356	-0.06%	8.284%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT 12 **ALDERPERSON** PEREZ

PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	6,016	340,110,700	329,428,400	-10,682,300	52,200	56,534	54,759	-3.14%	1.349%
CONDOMINIUM	391	97,173,900	105,418,300	8,244,400	207,500	248,527	269,612	8.48%	0.432%
TOTAL RESIDENTIAL	6,407	437,284,600	434,846,700	-2,437,900	53,700	68,251	67,871	-0.56%	1.781%
MANUFACTURING	82	61,711,200	62,666,800	955,600	288,800	752,576	764,229	1.55%	0.257%
TOTAL MANUFACTURING	82	61,711,200	62,666,800	955,600	288,800	752,576	764,229	1.55%	0.257%
LOCAL COMMERCIAL	929	249,533,116	256,245,016	6,711,900	137,000	268,604	275,829	2.69%	1.050%
SPECIAL COMMERCIAL	129	129,488,900	154,098,600	24,609,700	604,000	1,003,790	1,194,563	19.01%	0.631%
APARTMENTS	287	90,506,800	105,596,000	15,089,200	86,800	315,355	367,930	16.67%	0.433%
TOTAL COMMERCIAL	1,345	469,528,816	515,939,616	46,410,800	126,700	349,092	383,598	9.88%	2.113%
ALL CLASSES	7,834	968,524,616	1,013,453,116	44,928,500	57,900	123,631	129,366	4.64%	4.151%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT 13 **ALDERPERSON** WITKOWSKI

PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	10,127	1,331,576,300	1,327,152,700	-4,423,600	127,500	131,488	131,051	-0.33%	5.436%
CONDOMINIUM	644	45,270,100	44,539,600	-730,500	65,800	70,295	69,161	-1.61%	0.182%
TOTAL RESIDENTIAL	10,771	1,376,846,400	1,371,692,300	-5,154,100	125,500	127,829	127,351	-0.37%	5.619%
MANUFACTURING	25	31,988,600	32,156,100	167,500	1,046,900	1,279,544	1,286,244	0.52%	0.132%
TOTAL MANUFACTURING	25	31,988,600	32,156,100	167,500	1,046,900	1,279,544	1,286,244	0.52%	0.132%
LOCAL COMMERCIAL	364	145,561,800	148,760,900	3,199,100	273,500	399,895	408,684	2.20%	0.609%
SPECIAL COMMERCIAL	232	454,610,800	461,551,544	6,940,744	1,220,000	1,959,529	1,989,446	1.53%	1.891%
APARTMENTS	241	179,360,700	179,631,100	270,400	308,600	744,235	745,357	0.15%	0.736%
TOTAL COMMERCIAL	837	779,533,300	789,943,544	10,410,244	375,100	931,342	943,780	1.34%	3.236%
ALL CLASSES	11,633	2,188,368,300	2,193,791,944	5,423,644	127,700	188,117	188,584	0.25%	8.987%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT 14 **ALDERPERSON** ZIELINSKI

PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	11,019	1,504,092,800	1,529,088,200	24,995,400	132,600	136,500	138,768	1.66%	6.264%
CONDOMINIUM	341	44,446,000	49,482,000	5,036,000	149,900	130,340	145,109	11.33%	0.203%
TOTAL RESIDENTIAL	11,360	1,548,538,800	1,578,570,200	30,031,400	132,800	136,315	138,959	1.94%	6.466%
MANUFACTURING	37	27,044,600	25,966,100	-1,078,500	387,200	730,935	701,786	-3.99%	0.106%
TOTAL MANUFACTURING	37	27,044,600	25,966,100	-1,078,500	387,200	730,935	701,786	-3.99%	0.106%
LOCAL COMMERCIAL	526	118,858,100	121,130,600	2,272,500	174,000	225,966	230,286	1.91%	0.496%
SPECIAL COMMERCIAL	84	110,832,200	111,339,400	507,200	676,000	1,319,431	1,325,469	0.46%	0.456%
APARTMENTS	249	100,141,400	101,118,800	977,400	245,100	402,174	406,100	0.98%	0.414%
TOTAL COMMERCIAL	859	329,831,700	333,588,800	3,757,100	218,600	383,972	388,346	1.14%	1.366%
ALL CLASSES	12,256	1,905,415,100	1,938,125,100	32,710,000	134,600	155,468	158,137	1.72%	7.939%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT 15 **ALDERPERSON** STAMPER

PROPERTY CLASS	PARCELS	2014 ASSESSMENTS	2015 ASSESSMENTS	$ CHANGE	MEDIAN 2015 VALUE	AVE 2014 VALUE	AVE 2015 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	7,879	344,519,100	341,211,250	-3,307,850	35,000	43,726	43,306	-0.96%	1.398%
CONDOMINIUM	104	4,042,500	4,023,300	-19,200	34,050	38,870	38,686	-0.47%	0.016%
TOTAL RESIDENTIAL	7,983	348,561,600	345,234,550	-3,327,050	35,000	43,663	43,246	-0.95%	1.414%
MANUFACTURING	28	44,753,900	56,704,900	11,951,000	325,800	1,598,354	2,025,175	26.70%	0.232%
TOTAL MANUFACTURING	28	44,753,900	56,704,900	11,951,000	325,800	1,598,354	2,025,175	26.70%	0.232%
LOCAL COMMERCIAL	651	65,684,750	68,291,815	2,607,065	67,900	100,898	104,903	3.97%	0.280%
SPECIAL COMMERCIAL	60	42,936,900	43,139,200	202,300	459,000	715,615	718,987	0.47%	0.177%
APARTMENTS	142	50,270,700	51,508,700	1,238,000	101,800	354,019	362,737	2.46%	0.211%
TOTAL COMMERCIAL	853	158,892,350	162,939,715	4,047,365	76,500	186,275	191,020	2.55%	0.667%
ALL CLASSES	8,864	552,207,850	564,879,165	12,671,315	36,700	62,298	63,727	2.29%	2.314%
ALL CLASSES	152,186	23,751,076,170	24,412,067,899	660,991,729		156,066	160,409	2.29%	

2015 REAL ESTATE TOTALS FOR 2016 TAX RATE PURPOSES

4-Dec-15

	MILWAUKEE				WASHINGTON				WAUKESHA				ALL COUNTIES				
	LAND	IMPRV	TOTAL	PCT OF TOTAL	LAND	IMPRV	TOTAL	PCT OF TOTAL	LAND	IMPRV	TOTAL	PCT OF TOTAL	LAND	IMPRV	TOTAL	PCT OF TOTAL	
RESIDENTIAL	$ 2,247,516,830	$ 10,242,797,570	$ 12,490,314,400	51.19%	$ 0	$ 0	$0	0.00%	$ 0	$ 0	$0	0.00%	$ 2,247,516,830	$ 10,242,797,570	$ 12,490,314,400	51.16%	**RESIDENTIAL**
CONDOMINIUM	123,173,603	1,641,476,297	1,764,649,900	7.23%	0	0	0	0.00%	0	0	0	0.00%	123,173,603	1,641,476,297	1,764,649,900	7.23%	**CONDOMINIUM**
MERCANTILE	420,687,205	1,533,371,600	1,954,058,805	8.01%	215,000	904,000	1,119,000	100.00%	139,300	0	139,300	1.26%	421,041,505	1,534,275,600	1,955,317,105	8.01%	**MERCANTILE**
SPECIAL MER	807,575,300	3,577,465,894	4,385,041,194	17.97%	0	0	0	0.00%	0	0	0	0.00%	807,575,300	3,577,465,894	4,385,041,194	17.96%	**SPECIAL MER**
APARTMENTS	376,540,600	2,713,394,500	3,089,935,100	12.66%	0	0	0	0.00%	0	0	0	0.00%	376,540,600	2,713,394,500	3,089,935,100	12.66%	**APARTMENTS**
MANUFACTURING	150,059,000	565,809,900	715,868,900	2.93%	0	0	0	0.00%	1,611,500	9,329,800	10,941,300	98.74%	151,670,500	575,139,700	726,810,200	2.98%	**MANUFACTURING**
TOTAL	**$ 4,125,552,538**	**$ 20,274,315,761**	**$ 24,399,868,299**	**100.00%**	**$ 215,000**	**$ 904,000**	**$ 1,119,000**	**100.00%**	**$ 1,750,800**	**$ 9,329,800**	**$ 11,080,600**	**100.00%**	**$ 4,127,518,338**	**$ 20,284,549,561**	**$ 24,412,067,899**	**100.00%**	**TOTAL REAL ESTATE**
OMITTED	**$ 422,500**	**$ 1,687,200**	**$ 2,109,700**		**$ 0**	**$ 0**	**$ 0**		**$ 0**	**$ 0**	**$ 0**		**$ 422,500**	**$ 1,687,200**	**$ 2,109,700**		**OMITTED**
													$ 4,127,940,838	**$ 20,286,236,761**	**$ 24,414,177,599**		**TOTAL**

	MILWAUKEE				WASHINGTON				WAUKESHA				ALL COUNTIES				
	LAND	IMPRV	TOTAL	PCT OF TOTAL	LAND	IMPRV	TOTAL	PCT OF TOTAL	LAND	IMPRV	TOTAL	PCT OF TOTAL	LAND	IMPRV	TOTAL	PCT OF TOTAL	
RESIDENTIAL	$ 2,370,690,433	$ 11,884,273,867	$ 14,254,964,300	58.42%	$ 0	$ 0	$0	0.00%	$ 0	$ 0	$ 0	0.00%	$ 2,370,690,433	$ 11,884,273,867	$ 14,254,964,300	58.39%	**RESIDENTIAL**
COMMERCIAL	1,604,803,105	7,824,231,994	9,429,035,099	38.64%	215,000	904,000	1,119,000	100.00%	139,300	0	139,300	1.26%	1,605,157,405	7,825,135,994	9,430,293,399	38.63%	**COMMERCIAL**
MANUFACTURING	150,059,000	565,809,900	715,868,900	2.93%	0	0	0	0.00%	1,611,500	9,329,800	10,941,300	98.74%	151,670,500	575,139,700	726,810,200	2.98%	**MANUFACTURING**
TOTAL	**$ 4,125,552,538**	**$ 20,274,315,761**	**$ 24,399,868,299**	**100.00%**	**$ 215,000**	**$ 904,000**	**$ 1,119,000**	**100.00%**	**$ 1,750,800**	**$ 9,329,800**	**$ 11,080,600**	**100.00%**	**$ 4,127,518,338**	**$ 20,284,549,561**	**$ 24,412,067,899**	**100.00%**	**TOTAL REAL ESTATE**
OMITTED	**422,500**	**1,687,200**	**2,109,700**		**0**	**0**	**0**		**0**	**0**	**0**		**422,500**	**1,687,200**	**$ 2,109,700**		**OMITTED**

4-Dec-15

2015 PERSONAL PROPERTY TOTALS FOR 2016 TAX PURPOSES

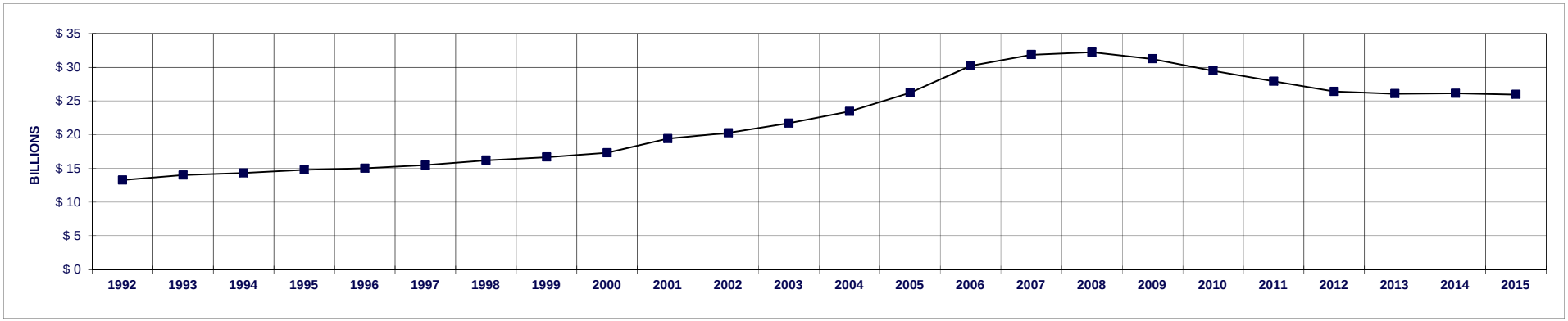
	MTP	OFFICE	COPY-PH	BLDG ON LL	LEASED	SUPPLIES	OTHER	DOOMAGED	TOTAL	
MILWAUKEE										**MILWAUKEE**
NON-MFG	140,472,282	369,347,899	53,673,715	34,827,129	39,221,653	8,889,960	36,109,690	5,628,790	688,171,118	**MILW NON-MFG**
MFG	73,408,700	60,649,200	0	806,800	0	0	26,430,400	0	161,295,100	**MILW MFG**
MILW TOTAL PP	**213,880,982**	**429,997,099**	**53,673,715**	**35,633,929**	**39,221,653**	**8,889,960**	**62,540,090**	**5,628,790**	**849,466,218**	**MILW TOTAL PP**
PCT OF COUNTY	25.18%	50.62%	6.32%	4.19%	4.62%	1.05%	7.36%	0.66%	100.00%	**PCT OF COUNTY**
WAUKESHA										**WAUKESHA**
NON-MFG	0	0	0	0	0	0	0	0	0	**WAUK NON-MFG**
MFG	1,125,300	292,700	0	0	0	0	11,300	0	1,429,300	**WAUK MFG**
WAUK TOTAL PP	**1,125,300**	**292,700**	**0**	**0**	**0**	**0**	**11,300**	**0**	**1,429,300**	**WAUK TOTAL PP**
PCT OF COUNTY	78.73%	20.48%	0.00%	0.00%	0.00%	0.00%	0.79%	0.00%	100.00%	**PCT OF COUNTY**
WASHINGTON										**WASHINGTON**
NON-MFG	0	0	0	0	0	0	0	0	0	**WASH NON-MFG**
MFG	0	0	0	0	0	0	0	0	0	**WASH MFG**
WASH TOTAL PP	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**WASH TOTAL PP**
PCT OF COUNTY	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	**PCT OF COUNTY**
PP TOTAL	**215,006,282**	**430,289,799**	**53,673,715**	**35,633,929**	**39,221,653**	**8,889,960**	**62,551,390**	**5,628,790**	**850,895,518**	**PP TOTAL FOR TAX PURPOSES**
PCT OF ALL COUNTIES	25.27%	50.57%	6.31%	4.19%	4.61%	1.04%	7.35%	0.66%	100.00%	**PCT OF ALL COUNTIES**
OMITTED:*										**OMITTED:**
MILW NON-MFG	136,602	1,107,939	38,747	0	0	10,207	11,189	0	1,304,684	**MILW NON-MFG**
MILW MFG	0	0	0	0	0	0	0	0	0	**MILW MFG**
MILW OMITTED TOTAL	136,602	1,107,939	38,747	0	0	10,207	11,189	0	1,304,684	**MILW OMITTED TOTAL**
WASH NON-MFG	0		0						0	**WASH NON-MFG**
WASH MFG	0	0	0	0	0	0	0	0	0	**WASH MFG**
WASH OMITTED TOTAL	0	0	0	0	0	0	0	0	0	**WASH OMITTED TOTAL**
WAUK NON-MFG	0	0	0	0	0	0	0	0	0	**WAUK NON-MFG**
WAUK MFG	0	0	0	0	0	0	0	0	0	**WAUK MFG**
WAUK OMITTED TOTAL	0	0	0	0	0	0	0	0	0	**WAUK OMITTED TOTAL**
OMITTED NON-MFG TOTAL	136,602	1,107,939	38,747	0	0	10,207	11,189	0	1,304,684	
OMITTED MFG TOTAL	0	0	0	0	0	0	0	0	0	
OMITTED TOTAL	**136,602**	**1,107,939**	**38,747**	**0**	**0**	**10,207**	**11,189**	**0**	**1,304,684**	**OMITTED TOTAL**

ALL COUNTY SUMMARY	MTP	OFFICE	COPY-PH	BLDG ON LL	LEASED	SUPPLIES	OTHER	DOOMAGED	TOTAL	**ALL COUNTY SUMMARY**
LOCAL	140,472,282	369,347,899	53,673,715	34,827,129	39,221,653	8,889,960	36,109,690	5,628,790	$ 688,171,118	**LOCAL**
MFG	74,534,000	60,941,900	0	806,800	0	0	26,441,700	0	$ 162,724,400	**MFG**
TOTAL	215,006,282	430,289,799	53,673,715	35,633,929	39,221,653	8,889,960	62,551,390	5,628,790	$ 850,895,518	**TOTAL**
PCT OF TOTAL	25.27%	50.57%	6.31%	4.19%	4.61%	1.04%	7.35%	0.66%	100.00%	**PCT OF TOTAL**
OMITTED-LOCAL	136,602	1,107,939	38,747	0	0	10,207	11,189	0	1,304,684	**OMITTED-LOCAL**
OMITTED-MFG	0	0	0	0	0	0	0	0	0	**OMITTED-MFG**
TOTAL	136,602	1,107,939	38,747	0	0	10,207	11,189	0	$ 1,304,684	**TOTAL**
GRAND TOTAL	**215,142,884**	**431,397,738**	**53,712,462**	**35,633,929**	**39,221,653**	**8,900,167**	**62,562,579**	**5,628,790**	**$ 852,200,202**	**GRAND TOTAL**

EQUALIZED VALUES - CITY OF MILWAUKEE, MILWAUKEE COUNTY
As Determined by the Wisconsin Department of Revenue (Includes TID Increment)
1992 through 2015

ASSMT YEAR	BUDGET YEAR	RESIDENTIAL	COMMERCIAL	MANUFACTURING	TOTAL REAL ESTATE	LOCALLY ASS'D P.P. @100%	MFG P.P.	TOTAL PERSONAL PROPERTY	TOTAL EQUALIZED VALUE	% CHANGE	ASSMT LEVEL
1992	**1993**	7,298,070,000	4,469,385,900	526,050,000	12,293,505,900	627,104,000	346,687,200	973,791,200	**$ 13,267,297,100**	0.62%	99.90
1993	**1994**	7,521,849,800	4,610,977,000	551,966,500	12,684,793,300	982,524,700	362,753,100	1,345,277,800	**$ 14,030,071,100**	5.75%	96.39
1994	**1995**	7,911,127,100	4,700,816,900	554,128,100	13,166,072,100	820,859,300	357,540,200	1,178,399,500	**$ 14,344,471,600**	2.24%	98.23
1995	**1996**	8,246,386,000	4,816,937,000	558,136,300	13,621,459,300	843,894,600	337,612,300	1,181,506,900	**$ 14,802,966,200**	3.20%	94.87
1996	**1997**	8,501,628,200	4,832,185,200	564,031,800	13,897,845,200	796,249,500	329,129,300	1,125,378,800	**$ 15,023,224,000**	1.49%	98.87
1997	**1998**	8,859,450,500	4,883,268,800	579,016,500	14,321,735,800	833,914,100	339,557,000	1,173,471,100	**$ 15,495,206,900**	3.14%	96.40
1998	**1999**	9,133,137,500	5,240,816,800	618,604,400	14,992,558,700	846,872,700	372,079,900	1,218,952,600	**$ 16,211,511,300**	4.62%	99.14
1999	**2000**	9,683,605,700	5,542,613,400	664,870,300	15,891,089,400	570,614,000	222,005,100	792,619,100	**$ 16,683,708,500**	2.91%	93.29
2000	**2001**	10,187,868,400	5,508,737,200	713,760,400	16,410,366,000	679,785,200	231,969,000	911,754,200	**$ 17,322,120,200**	3.83%	101.10
2001	**2002**	11,364,343,700	6,242,525,400	749,682,700	18,356,551,800	858,515,200	215,050,600	1,073,565,800	**$ 19,430,117,600**	12.17%	93.37
2002	**2003**	12,179,233,100	6,440,638,000	760,970,700	19,380,841,800	688,202,400	206,892,500	895,094,900	**$ 20,275,936,700**	4.35%	98.10
2003	**2004**	13,236,432,500	6,860,817,700	734,345,300	20,831,595,500	690,451,000	186,811,500	877,262,500	**$ 21,708,858,000**	7.07%	97.07
2004	**2005**	14,496,333,300	7,406,741,900	733,428,000	22,636,503,200	651,572,785	182,129,015	833,701,800	**$ 23,470,205,000**	8.11%	96.84
2005	**2006**	16,481,059,800	8,187,211,200	734,345,100	25,402,616,100	660,278,500	173,937,400	834,215,900	**$ 26,236,832,000**	11.79%	96.02
2006	**2007**	18,875,983,000	9,661,693,900	765,940,100	29,303,617,000	733,233,000	170,027,900	903,260,900	**$ 30,206,877,900**	15.13%	94.47
2007	**2008**	20,033,287,300	10,133,314,400	763,466,900	30,930,068,600	780,541,600	156,533,800	937,075,400	**$ 31,867,144,000**	5.50%	92.31
2008	**2009**	20,285,128,900	10,185,265,100	800,818,200	31,271,212,200	791,057,300	176,303,600	967,360,900	**$ 32,238,573,100**	1.17%	95.21
2009	**2010**	19,137,313,700	10,377,349,200	772,686,500	30,287,349,400	791,913,300	166,898,500	958,811,800	**$ 31,246,161,200**	-3.08%	92.82
2010	**2011**	17,819,181,200	9,940,916,600	748,477,400	28,508,575,200	827,035,700	164,924,200	991,959,900	**$ 29,500,535,100**	-5.59%	95.66
2011	**2012**	16,803,589,100	9,503,378,000	729,703,100	27,036,670,200	741,524,400	156,893,600	898,418,000	**$ 27,935,088,200**	-5.31%	100.47
2012	**2013**	15,490,555,900	9,332,038,000	721,176,500	25,543,770,400	699,956,800	164,195,800	864,152,600	**$ 26,407,923,000**	-5.47%	96.19
2013	**2014**	14,754,535,800	9,719,623,500	725,944,800	25,200,104,100	710,054,800	165,353,800	875,408,600	**$ 26,075,512,700**	-1.26%	96.27
2014	**2015**	14,480,049,700	9,882,092,200	727,336,300	25,089,478,200	874,731,900	160,230,700	1,034,962,600	**$ 26,124,440,800**	0.19%	95.82
2015	**2016**	14,322,856,800	10,148,170,900	739,362,100	25,210,389,800	595,011,800	161,295,100	756,306,900	**$ 25,966,696,700**	-0.60%	96.79

TOTAL EQUALIZED VALUE
1992 THROUGH 2015



EQUALIZED VALUES RECOMMENDED BY THE STATE SUPERVISOR OF ASSESSMENTS FOR THE CITY OF MILWAUKEE

YEAR	REAL ESTATE	PERSONAL PROPERTY	TOTAL	CITY'S % OF MMSD	CITY'S % OF COUNTY
2003 Milw.Co.	$ 20,831,595,500	$ 877,262,500	$ 21,708,858,000	46.9193	45.852
Wash.Co.	$ 934,500	$ 108,300	$ 1,042,800		
Wauk.Co.	$ 18,486,200	$ 2,367,000	$ 20,853,200		
Total*	$ 20,851,016,200	$ 879,737,800	$ 21,730,754,000		
2004 Milw.Co.	$ 22,636,503,200	$ 833,701,800	$ 23,470,205,000	46.8266	45.883
Wash.Co.	$ 934,500	$ 76,600	$ 1,011,100		
Wauk.Co.	$ 18,486,200	$ 2,071,400	$ 20,557,600		
Total*	$ 22,655,923,900	$ 835,849,800	$ 23,491,773,700		
2005 Milw.Co.	$ 25,402,616,100	$ 834,215,900	$ 26,236,832,000	47.1728	46.29
Wash.Co.	$ 934,500	$ 41,900	$ 976,400		
Wauk.Co.	$ 16,904,400	$ 2,001,000	$ 18,905,400		
Total*	$ 25,420,455,000	$ 836,258,800	$ 26,256,713,800		
2006 Milw.Co.	$ 29,303,617,000	$ 903,260,900	$ 30,206,877,900	48.5992	47.49
Wash.Co.	$ 943,600	$ 15,100	$ 958,700		
Wauk.Co.	$ 17,115,700	$ 2,033,200	$ 19,148,900		
Total*	$ 29,321,676,300	$ 905,309,200	$ 30,226,985,500		
2007 Milw.Co.	$ 30,930,068,600	$ 937,075,400	$ 31,867,144,000	48.8681	47.478
Wash.Co.	$ 945,800	$ 50,800	$ 996,600		
Wauk.Co.	$ 17,140,000	$ 1,911,500	$ 19,051,500		
Total*	$ 30,948,154,400	$ 939,037,700	$ 31,887,192,100		
2008 Milw.Co.	$ 31,271,212,200	$ 967,360,900	$ 32,238,573,100	48.6094	47.252
Wash.Co.	$ 0	$ 0	$ 0		
Wauk.Co.	$ 17,135,400	$ 1,816,500	$ 18,951,900		
Total*	$ 31,288,347,600	$ 969,177,400	$ 32,257,525,000		
2009 Milw.Co.	$ 30,287,349,400	$ 958,811,800	$ 31,246,161,200	48.1408	46.749
Wash.Co.	$ 1,902,800	$ 241,600	$ 2,144,400		
Wauk.Co.	$ 16,394,900	$ 1,628,700	$ 18,023,600		
Total*	$ 30,305,647,100	$ 960,682,100	$ 31,266,329,200		
2010 Milw.Co.	$ 28,508,575,200	$ 991,959,900	$ 29,500,535,100	47.9124	46.528
Wash.Co.	$ 1,468,600	$ 199,800	$ 1,668,400		
Wauk.Co.	$ 16,390,400	$ 2,189,300	$ 18,579,700		
Total*	$ 28,526,434,200	$ 994,349,000	$ 29,520,783,200		
2011 Milw.Co.	$ 27,036,670,200	$ 898,418,000	$ 27,935,088,200	46.8827	45.72
Wash.Co.	$ 1,146,100	$ 155,200	$ 1,301,300		
Wauk.Co.	$ 16,391,200	$ 1,889,200	$ 18,280,400		
Total*	$ 27,054,207,500	$ 900,462,400	$ 27,954,669,900		
2012 Milw.Co.	$ 25,543,770,400	$ 864,152,600	$ 26,407,923,000	46.7936	45.714303
Wash.Co.	$ 1,127,300	$ 130,000	$ 1,257,300		
Wauk.Co.	$ 11,126,100	$ 1,625,600	$ 12,751,700		
Total*	$ 25,556,023,800	$ 865,908,200	$ 26,421,932,000		
2013 Milw.Co.	$ 25,200,104,100	$ 875,408,600	$ 26,075,512,700	46.6452	45.7554408
Wash.Co.	$ 1,156,100	$ 124,000	$ 1,280,100		
Wauk.Co.	$ 11,135,700	$ 1,682,600	$ 12,818,300		
Total*	$ 25,212,395,900	$ 877,215,200	$ 26,089,611,100		
2014 Milw.Co.	$ 25,089,478,200	$ 1,034,962,600	$ 26,124,440,800	45.8172	44.9558482
Wash.Co.	$ 1,033,800	$ 0	$ 1,033,800		
Wauk.Co.	$ 11,128,300	$ 1,505,200	$ 12,633,500		
Total*	$ 25,101,640,300	$ 1,036,467,800	$ 26,138,108,100		
2015 Milw.Co.	$ 25,210,389,800	$ 756,306,900	$ 25,966,696,700	45.2081	44.3608708
Wash.Co.	$ 1,209,200	$ 0	$ 1,209,200		
Wauk.Co.	$ 11,128,300	$ 1,435,400	$ 12,563,700		
Total*	$ 25,222,727,300	$ 757,742,300	$ 25,980,469,600		

* Includes tax increment

TAX INCREMENTAL DISTRICTS - 1976 - 2015 (ACTIVE TIDs IN BOLD)

EQUALIZED VALUES AS CERTIFIED BY THE WISCONSIN DEPARTMENT OF REVENUE

	BASE YEAR	BASE VALUE	TID VALUE							TID VALUE							TID VALUE							TID VALUE						2015
			1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	INCREMENT
TID 1	1976	34,673,900	53,857,300	55,138,150	55,484,500	55,738,900	54,948,000	55,764,500	53,683,800	58,294,500	54,662,800	59,049,700	58,527,100	61,497,600	65,009,800															
TID 3	1977	35,442,230	129,890,250																											
TID 4	1978	77,719,390	255,180,800	254,146,450	253,697,550	250,741,200																								
TID 5	1985	871,700	61,319,800	66,564,600	67,263,250	78,374,700	81,503,700	76,165,000	80,491,300	79,005,500	76,462,300	84,010,600	81,146,300	81,689,600	84,748,700	89,315,000	93,027,700	97,720,600	113,881,000	2,505,300										
TID 6	1985	1,700	24,800,400	24,559,000	24,005,100	23,989,400	25,391,600	0	0																					
TID 7	1985	2,632,750	9,435,600	18,415,000	23,640,300	32,345,900	39,790,200	40,599,600	0																					
TID 8	1986	4,080,900	16,731,800	28,330,150	35,737,250	39,710,900	36,720,400	36,151,800	39,217,500																					
TID 9	1988	33,069,350	48,756,000	69,634,950	73,415,350	82,653,300	82,368,900	85,561,800	0																					
TID 10	1988	1,470,400	1,950,800	2,803,100	4,388,450	7,064,900	13,470,400	19,690,500	20,670,300	23,879,100	24,168,900	25,111,300	26,063,200	31,423,400	39,803,600															
TID 11	1988	29,464,300	31,407,250	34,835,900	36,690,300	37,485,800	39,314,400	46,946,400	49,190,100	51,635,500	53,064,600	56,259,500	66,503,500	73,520,200	76,747,500	89,315,400	94,393,800	102,839,800	138,250,400	4,819,900										
TID 12	1989	1,068,150	1,068,150	1,105,400	1,081,650	1,074,900	1,147,300	0	0																					
TID 13	1989	4,094,600	4,094,600	16,951,100	24,585,150	24,670,700	37,623,900	35,494,000	36,523,800																					
TID 14	1990	314,300		314,300	392,700	1,083,900	1,147,300	1,157,800	1,184,400	1,123,100	1,129,700	1,188,500	1,250,400	1,182,900	1,913,500	2,172,000	2,204,300	2,274,100	2,505,300	3,556,300	2,505,300									
TID 15	**1991**	**608,600**			**608,600**	**608,600**	**3,743,100**	**4,243,600**	**4,310,600**	**4,437,200**	**4,121,400**	**3,987,400**	**3,846,100**	**3,855,400**	**3,739,000**	**4,880,400**	**4,819,600**	**4,813,200**	**4,782,100**	**3,618,200**	**4,804,000**	**4,395,900**	**4,389,300**	**4,343,300**	**4,229,400**	**3,961,700**	**3,176,100**	**3,471,700**	**3,465,600**	**2,857,000**
TID 16	1992	0				0	0	0	0																					
TID 17	**1992**	**663,100**				**663,100**	**448,700**	**2,122,900**	**2,331,400**	**2,444,300**	**2,632,500**	**2,648,100**	**2,639,900**	**2,647,100**	**2,547,500**	**2,867,400**	**2,898,600**	**2,918,700**	**3,268,800**	**14,516,000**	**3,492,000**	**2,266,800**	**1,933,100**	**2,028,300**	**2,094,300**	**1,920,100**	**2,018,500**	**1,917,900**	**1,946,500**	**1,283,400**
TID 18	**1992**	**120,300**				**120,300**	**67,000**	**72,300**	**73,800**	**1,196,100**	**1,196,100**	**1,267,800**	**1,343,400**	**2,214,600**	**2,289,600**	**2,730,600**	**2,812,600**	**3,009,400**	**3,310,300**	**8,131,700**	**3,618,200**	**2,645,000**	**2,865,000**	**2,548,600**	**2,425,100**	**2,376,000**	**2,606,900**	**2,592,600**	**120,300**	**0**
TID 19	1992	24,431,800				24,431,800	25,353,300	32,423,800	40,300,400	41,922,600	42,600,300	43,928,500	46,338,700	47,104,200																
TID 20	**1993**	**3,025,100**					**3,025,100**	**2,895,600**	**4,649,700**	**4,587,100**	**4,345,700**	**4,206,700**	**4,059,600**	**4,525,700**	**5,536,800**	**5,867,400**	**6,758,300**	**9,002,700**	**12,128,900**	**113,151,200**	**18,580,900**	**15,945,200**	**21,282,500**	**17,661,400**	**20,509,000**	**26,094,500**	**15,298,300**	**19,340,900**	**21,355,900**	**18,330,800**
TID 21	1994	1,709,900							2,837,100	4,413,500	4,357,100	4,381,100	4,830,700	4,384,000	4,666,100	5,033,600	6,241,700	6,324,300	7,182,200	26,668,100	9,303,200	10,697,100								
TID 22	**1994**	**7,761,700**							**2,190,200**	**2,124,200**	**2,231,000**	**4,548,200**	**11,708,500**	**14,126,400**	**26,727,800**	**35,875,100**	**60,292,400**	**68,523,600**	**89,630,500**	**55,813,600**	**149,067,000**	**155,371,000**	**178,195,100**	**229,934,500**	**240,977,000**	**178,778,200**	**216,479,600**	**213,833,400**	**228,752,900**	**187,542,600**
TID 23	1994	4,853,800							5,253,000	5,264,500	5,519,900	12,601,700	13,934,800	16,178,300	18,952,000	20,729,800	21,343,700	21,909,400	24,736,100	12,646,700	26,378,500	29,389,400	30,005,500	**31,401,300**						
TID 24	1994	6,032,800							12,342,900	12,103,900	11,929,300	13,851,300	15,985,700	14,897,800	17,973,500	47,285,400	42,511,100	45,187,600	49,112,100	16,306,400	57,815,500	59,893,700								
TID 25	1994	369,200							446,400	2,495,300	4,193,600	10,272,600	5,625,000	8,733,300	9,780,600	10,381,800	10,536,500	10,999,100	11,804,200	11,904,400										
TID 26	1995	6,721,500								10,767,900	10,825,900	12,107,300	16,034,100	20,803,400	24,147,000															
TID 27	**1995**	**1,669,800**								**532,200**	**5,106,400**	**12,392,900**	**12,757,200**	**12,589,200**	**12,694,100**	**12,682,200**	**12,709,400**	**14,149,900**	**15,155,900**	**32,177,300**	**16,229,900**	**10,058,000**	**11,372,300**	**10,340,100**	**9,776,700**	**9,803,000**	**10,285,600**	**9,833,500**	**9,729,400**	**8,059,600**
TID 28	**1995**	**1,017,400**								**605,600**	**1,848,700**	**3,767,700**	**4,038,200**	**5,375,300**	**7,117,200**	**8,015,000**	**9,129,300**	**9,823,900**	**10,892,900**	**10,007,400**	**12,604,500**	**12,789,800**	**12,930,400**	**10,771,400**	**10,279,000**	**9,095,500**	**9,503,500**	**9,499,700**	**8,599,900**	**7,582,500**
TID 29	1995	889,700								3,550,500	3,630,600	9,173,100	17,426,100	23,074,200	41,052,700	41,366,700	43,048,800	46,173,900	51,058,200	37,028,200										
TID 30	1996	14,066,000									12,887,600	13,491,900	13,213,000	16,868,600	19,784,600	21,031,600	21,980,300	22,956,700	26,279,800	1,883,000	42,821,300	42,864,600	48,478,500	43,231,000	43,385,000	25,274,700	36,406,000	31,580,900		
TID 31	1996	14,793,000									17,726,800	17,497,600	20,222,500	22,050,600	23,151,300	29,208,100	31,746,400	33,813,000	37,374,700	47,674,100										
TID 32	1996	2,549,300									3,526,400	4,662,300	4,892,800	5,928,900	6,260,600	7,375,400	7,716,500	8,180,700	8,934,500	133,726,000										
TID 33	1997	6,837,000										7,900,000	18,096,300	18,403,800	19,583,700	20,154,900	20,499,900	21,993,800	23,976,700	29,800										
TID 34	1997	5,787,400										6,232,900	15,687,700	20,420,700	22,718,300	25,571,600	27,314,600	29,511,800	33,511,700	49,478,900	46,185,300	81,031,000	78,270,000							
TID 35	1998	2,240,700												2,296,400	1,499,800	1,754,200	1,564,400	1,621,900	1,753,700	16,164,600	1,871,700	1,512,200	1,630,400	1,498,800	1,407,700					
TID 36	1998	1,618,900												18,241,200	24,204,100	29,079,100	34,021,200	36,334,300	40,684,100	66,726,700										
TID 37	**1998**	**60,317,400**												**67,141,200**	**84,218,600**	**95,474,800**	**98,933,300**	**117,997,000**	**115,937,400**	**70,702,100**	**152,270,800**	**120,738,400**	**140,084,500**	**111,200,300**	**117,888,000**	**121,551,700**	**127,204,100**	**129,095,100**	**128,635,000**	**68,317,600**
TID 38	2000	200													200	200	200	200	200	1,076,900	30,400	29,200	55,700							
TID 39	**2000**	**23,863,400**													**37,892,200**	**39,056,100**	**39,772,300**	**43,089,200**	**46,097,000**	**74,026,900**	**50,344,200**	**55,122,000**	**45,269,200**	**40,292,500**	**41,321,600**	**41,048,100**	**52,569,300**	**41,886,000**	**48,284,300**	**24,420,900**
TID 40	2000	3,929,800													5,344,300	10,254,200	10,849,800	11,341,700	12,339,400	37,228,900	18,675,700	23,981,900	25,372,100	21,860,700	20,879,600	20,986,500	21,929,600	21,313,100		
TID 41	**2000**	**10,021,400**													**12,485,600**	**24,459,500**	**20,358,500**	**80,018,000**	**48,546,100**	**52,077,700**	**66,387,800**	**122,199,200**	**125,171,000**	**108,332,500**	**124,946,600**	**121,679,000**	**121,396,800**	**118,820,400**	**108,198,200**	**98,176,800**
TID 42	**2001**	**7,118,300**														**10,061,300**	**39,966,800**	**38,541,000**	**60,138,800**	**44,531,900**	**72,543,900**	**81,781,700**	**80,068,600**	**65,132,600**	**54,977,600**	**58,578,900**	**58,509,600**	**62,018,800**	**61,810,600**	**54,692,300**
TID 43	2001	944,000														917,900	902,200	947,500	980,100	56,650,500										
TID 44	2001	36,965,400														39,265,200	43,811,900	45,739,200	55,193,200	47,853,900	80,361,700	113,933,000	112,427,800	86,726,300	90,979,200					
TID 45	2001	1,526,700														428,200	6,276,800	7,116,100	7,827,700	2,482,600	16,009,200	17,404,000								
TID 46	**2001**	**14,759,500**														**16,887,700**	**24,066,900**	**25,290,400**	**50,298,400**	**20,357,300**	**39,457,700**	**47,646,500**	**50,144,600**	**41,575,800**	**42,105,800**	**37,893,500**	**37,385,600**	**36,782,300**	**21,660,000**	**6,900,500**
TID 47	2002	21,131,800															26,315,600	36,361,300	39,798,900	24,757,500	112,408,900	80,853,900	80,079,700	75,307,300	69,607,500					
TID 48	**2002**	**45,325,600**															**28,157,400**	**30,040,300**	**33,143,400**	**5,363,600**	**60,313,000**	**70,708,700**	**78,112,500**	**85,558,100**	**93,658,800**	**111,627,300**	**161,816,100**	**165,938,200**	**186,119,600**	**140,794,000**
TID 49	**2002**	**2,052,700**															**2,113,000**	**5,396,400**	**40,389,200**	**8,446,000**	**57,282,300**	**59,160,200**	**51,086,000**	**55,306,000**	**46,533,200**	**44,360,100**	**46,055,200**	**54,085,000**	**55,351,600**	**53,298,900**
TID 50	**2002**	**300**															**1,358,900**	**1,516,800**	**1,668,500**	**25,267,700**	**2,089,300**	**3,033,400**	**2,637,800**	**1,456,100**	**1,931,200**	**3,424,000**	**2,010,100**	**2,019,700**	**2,048,700**	**2,048,400**
TID 51	**2003**	**10,048,700**																**10,716,500**	**16,782,400**	**77,975,500**	**22,347,100**	**25,302,000**	**32,851,000**	**27,274,900**	**21,765,000**	**23,240,500**	**23,868,300**	**23,131,200**	**22,576,500**	**12,527,800**
TID 52	**2003**	**10,225,900**																**9,836,700**	**21,706,600**	**828,200**	**26,350,500**	**26,061,200**	**24,943,700**	**24,374,800**	**23,275,100**	**34,217,800**	**40,846,000**	**37,766,700**	**25,906,200**	**15,680,300**
TID 53	**2004**	**4,752,300**																	**5,089,900**	**4,821,300**	**18,765,500**	**29,563,700**	**44,717,600**	**19,938,500**	**79,045,500**	**62,938,300**	**59,616,500**	**70,363,200**	**73,815,400**	**69,063,100**
TID 54	**2004**	**1,148,000**																	**5,259,700**	**51,352,800**	**12,058,300**	**18,145,900**	**19,475,600**	**18,043,900**	**18,769,600**	**18,755,500**	**18,458,300**	**18,517,300**	**19,677,700**	**18,529,700**
TID 55	2004	10,056,000																	10,374,500	933,700	30,519,400	27,947,100	29,598,300	27,172,100	26,032,100	26,480,500				
TID 56	**2004**	**8,958,600**																	**19,246,300**	**4,646,300**	**129,083,200**	**127,836,400**	**140,082,600**	**121,762,300**	**113,154,400**	**112,921,800**	**117,877,500**	**122,294,800**	**131,690,000**	**122,731,400**
TID 57	**2005**	**0**																			**2,978,700**	**12,338,800**	**31,944,700**	**22,672,000**	**20,776,400**	**20,206,400**	**20,791,600**	**19,756,100**	**18,996,600**	**18,996,600**
TID 58	**2005**	**4,753,200**																			**3,766,500**	**4,332,400**	**5,207,200**	**4,647,900**	**4,216,300**	**4,431,300**	**4,450,700**	**4,428,900**	**4,601,400**	**0**
TID 59	**2005**	**46,021,500**																			**53,868,300**	**61,456,200**	**67,023,800**	**57,111,600**	**57,266,800**	**50,061,100**	**50,415,400**	**50,034,800**	**48,084,600**	**2,063,100**
TID 60	**2005**	**2,212,900**																			**3,987,200**	**4,406,500**	**17,001,400**	**10,556,200**	**3,601,500**	**6,851,000**	**7,738,100**	**7,759,200**	**7,850,700**	**5,637,800**
TID 61	**2005**	**4,089,700**																			**4,722,200**	**4,823,200**	**4,713,400**	**4,770,000**	**4,682,000**	**4,558,800**	**5,690,000**	**4,089,700**	**4,264,300**	**174,600**
TID 62	**2006**	**5,329,800**																			**4,809,900**	**4,993,600**	**5,698,400**	**7,181,800**	**6,973,000**	**6,846,900**	**7,101,500**	**6,816,100**	**7,149,800**	**1,820,000**
TID 63	**2006**	**8,871,100**																			**10,398,000**	**13,947,900**	**13,345,400**	**12,635,700**	**12,600,700**	**12,300,700**	**12,088,400**	**12,092,300**	**12,130,700**	**3,259,600**
TID 64	**2006**	**14,358,000**																			**12,161,400**	**25,139,100**	**25,915,900**	**25,095,800**	**26,243,400**	**18,805,000**	**27,456,900**	**25,283,600**	**25,185,700**	**10,827,700**
TID 65	**2006**	**3,220,700**																			**2,933,200**	**3,522,200**	**3,576,500**	**2,756,600**	**2,938,800**	**2,665,300**	**2,800,200**	**2,690,900**	**2,801,900**	**0**
TID 66	**2007**	**50,443,300**																					**49,501,500**	**37,505,400**	**36,867,800**	**27,742,800**	**30,698,400**	**29,058,000**	**24,784,700**	**0**
TID 67	**2007**	**9,266,900**																					**24,205,100**	**30,575,000**	**28,967,800**	**29,561,400**	**52,724,700**	**50,278,400**	**52,475,400**	**43,208,500**
TID 68	**2007**	**28,171,000**																					**35,970,200**	**50,081,000**	**39,851,800**	**58,016,700**	**57,764,400**	**58,864,200**	**63,530,600**	**35,359,600**
TID 70	**2007**	**14,904,700**																					**14,602,000**	**15,413,300**	**27,140,400**	**26,215,800**	**27,786,900**	**30,606,100**	**31,013,900**	**16,109,200**
TID 71	**2008**	**75,252,500**																					**70,384,400**	**70,678,500**	**69,585,400**	**64,801,800**	**66,751,300**	**62,908,200**	**60,181,100**	**0**
TID 72	**2009**	**32,685,200**																								**25,919,000**	**26,862,100**	**24,474,700**	**24,128,300**	**0**
TID 73	**2009**	**4,602,800**																								**8,917,800**	**9,152,300**	**9,016,400**	**9,298,700**	**4,695,900**
TID 74	**2009**	**89,168,800**																								**57,707,700**	**63,334,700**	**56,458,600**	**54,645,000**	**0**
TID 75	**2009**	**26,470,500**																								**35,368,900**	**47,885,200**	**56,089,700**	**63,171,700**	**36,701,200**
TID 76	**2010**	**16,113,000**																								**16,132,200**	**22,166,000**	**21,789,500**	**16,113,000**	**0**
TID 77	**2012**	**3,368,100**																									**3,227,000**	**5,064,400**	**8,826,600**	**5,458,500**
TID 78	**2013**	**44,582,700**																										**36,736,400**	**37,024,500**	**0**
TID 79	**2013**	**6,024,900**																										**5,783,200**	**3,744,200**	**0**
TID 80	**2014**	**3,500,300**																											**3,638,200**	**137,900**
TOTAL	ACTIVE	716,925,700	638,492,750	572,798,100	600,990,150	660,758,300	446,063,300	439,289,600	355,696,700	310,382,600	348,167,600	414,538,700	466,170,800	601,174,000	702,590,300	749,497,800	900,454,700	1,064,030,700	1,301,031,800	1,279,915,100	1,462,201,600	1,615,268,000	1,842,620,300	1,636,754,200	1,663,666,100	1,574,117,800	1,732,203,300	1,776,181,800	1,743,385,900	1,097,287,800

ABSTRACT OF 2015 TAX ROLL
Milwaukee, Wisconsin
December 2015

ASSESSED VALUES	WASHINGTON COUNTY	WAUKESHA COUNTY	MILWAUKEE COUNTY
Land	$ 215,000	$ 1,750,800	$ 4,125,552,538
Improvements	$ 904,000	$ 9,329,800	$ 20,274,315,761
Personal Property	$ 0	$ 1,429,300	$ 849,466,218
Total	$ 1,119,000	$ 12,509,900	$ 25,249,334,517

COMBINED

Land	$ 4,127,518,338
Improvements	$ 20,284,549,561
Total Real Estate	$ 24,412,067,899
Personal Property	$ 850,895,518
Grand Total	$ 25,262,963,417

TAX RATES PER $1000 *

TAXING UNIT	WASHINGTON COUNTY	WAUKESHA COUNTY	MILWAUKEE COUNTY
City	11.14945487	10.36213559	10.61090233
School	13.06230563	11.65389492	12.43135664
MATC	1.358650581	1.262709534	1.293024402
MMSD	1.885379803	1.752245821	1.794295299
State	0.183386953	0.170436215	0.17452754
County	2.811635389	2.050509596	5.280108543
Total	$ 30.451	$ 27.252	$ 31.584

*** Gross-includes allowable TID levy - Rate totals are rounded**

TAX LEVY

	WASHINGTON COUNTY	WAUKESHA COUNTY	MILWAUKEE COUNTY
County & State Charges	$ 3,351.43	$ 27,783.81	$ 132,092,196.41
City of Milwaukee	12,476.24	129,629.28	256,596,675.48
Milwaukee School Board	14,616.72		300,619,549.28
Menomonee Falls School Bd.		$ 145,789.06	
MATC/Technical Colleges	$ 1,520.33	$ 15,796.37	31,268,370.18
Milwaukee Sewer District	$ 2,109.74	$ 21,920.42	43,390,710.95
TID 15 - 79			33,513,325.47
Total	$ 34,074.46	$ 340,918.94	$ 797,480,827.77

Milwaukee - All Counties	TOTAL LEVY	TOTAL YIELD	OVER RUN
	$ 797,855,821.17	$ 797,865,263.36	$ 111,903.34

ABSTRACT OF 2015 TAX ROLL
Milwaukee, Wisconsin
December 2015

TOTAL COLLECTIONS

Specials	$ 55,342,514.16
Kline	
WDR Penalty PP	
Total R.E. & P.P.	$ 853,207,777.52
Occupational	0.00
Grand Total	$ 853,207,777.52

OVERRUN

Omitted	Regular	Total
$ 102,461.15	$ 9,442.19	$ 111,903.34

CREDIT DISTRIBUTION

Washington County

General Government Credit	$ 0.00
School Credit	$ 2,653.25
Total Available for Distribution	$ 2,653.25
Credit Distributed	$ 2,653.26
Under(-) & Over(+) Distribution	$ 0.01

Waukesha County

General Government Credit	$ 0.00
School Credit	$ 27,921.02
Total Available for Distribution	$ 27,921.02
Credit Distributed	$ 27,920.84
Under(-) & Over(+) Distribution	-$ 0.18

Milwaukee County

General Government	$ 0.00
School Credit	$ 56,102,848.97
Sub Total	$ 56,102,848.97
Unused Prior Credit	$ 141,327.01
Total Available for Distribution	$ 56,244,175.98
Credit Distributed	$ 56,245,430.86
Under(-) & Over(+) Distribution	$ 1,254.88

Total available for distribution	$ 56,274,750.25
Total credits distributed	$ 56,276,004.96
Total Under(-) & Over(+) Distribution	$ 1,254.71

Totals may not add due to rounding.

CITY OF MILWAUKEE TAX RATES - 1995 THROUGH 2016

December 2, 2015

(1) BUDGET YEAR	(1) ASSMT YEAR	(2) ASSESSED VALUE	RATIO OF ASSMT TO FULL VALUE	(3) CITY TAX RATE	(4) SCHOOL TAX RATE	(5) MATC TAX RATE	(6) MMSD TAX RATE	(7) STATE & COUNTY TAX RATE	(8) GROSS TAX RATE	(9) STATE & SCHOOL CREDIT	(10) AV NET TAX RATE	(11) EFF TAX RATE	(12) ASSMT YEAR
1995	**1994**	14,029,733,500	0.9823	10.86	16.99	2.04	3.07	5.62	38.58	1.92	36.66	36.01	1994
1996	**1995**	13,976,648,900	0.9487	10.53	15.70	2.10	2.81	5.95	37.09	1.86	35.23	33.42	1995
1997	**1996**	14,850,606,600	0.9887	10.24	12.00	2.01	1.72	5.92	31.89	2.46	29.43	29.10	1996
1998	**1997**	14,914,137,234	0.964	9.99	10.85	2.11	1.77	6.17	30.89	2.35	28.54	27.51	1997
1999	**1998**	16,072,114,035	0.9914	9.71	10.97	2.01	1.72	5.92	30.33	2.04	28.29	28.05	1998
2000	**1999**	15,774,873,167	0.9328	9.69	10.38	2.16	1.80	6.03	30.06	2.00	28.06	26.17	1999
2001	**2000**	17,582,994,597	1.011	10.49	9.87	2.00	1.68	5.66	29.70	1.69	28.01	28.32	2000
2002	**2001**	17,699,784,394	0.9337	10.87	10.12	2.23	1.87	6.13	31.22	1.66	29.56	27.60	2001
2003	**2002**	19,866,283,515	0.981	10.15	9.34	2.05	1.74	5.40	28.68	1.43	27.25	26.73	2002
2004	**2003**	21,009,517,241	0.9707	9.73	8.96	2.04	1.64	5.15	27.52	1.35	26.17	25.40	2003
2005	**2004**	22,772,419,500	0.9684	9.19	9.40	2.00	1.59	4.91	27.09	1.23	25.86	25.04	2004
2006	**2005**	25,222,149,174	0.9602	8.75	8.79	1.96	1.48	4.63	25.61	1.11	24.50	23.52	2005
2007	**2006**	28,354,951,841	0.9447	7.99	8.04	1.89	1.39	4.37	23.68	1.27	22.41	21.17	2006
2008	**2007**	29,374,372,962	0.9231	8.00	8.84	1.92	1.39	4.40	24.56	1.43	23.13	21.35	2007
2009	**2008**	30,431,675,204	0.9521	8.09	9.82	1.94	1.37	4.38	25.60	1.57	24.03	22.88	2008
2010	**2009**	28,944,573,372	0.9282	8.89	10.66	2.06	1.43	4.66	27.70	1.72	25.98	24.11	2009
2011	**2010**	28,048,464,348	0.9566	9.12	10.86	2.02	1.52	4.87	28.39	1.81	26.57	25.42	2010
2012	**2011**	27,917,642,983	1.0047	9.25	11.11	1.95	1.51	4.89	28.71	1.81	26.90	27.03	2011
2013	**2012**	25,322,100,578	0.9619	10.25	12.31	2.21	1.70	5.44	31.91	1.96	29.95	28.81	2012
2014	**2013**	25,034,158,099	0.9627	10.58	12.49	2.22	1.78	5.53	32.60	1.98	30.62	29.48	2013
2015	**2014**	25,024,542,439	0.9582	10.71	12.62	1.33	1.79	5.5	31.95	1.98	29.97	28.72	2014
2016	**2015**	25,262,963,417	0.9679	10.61	12.43	1.29	1.79	5.46	31.58	2.23	29.35	28.41	2015

C O M P A R I S O N O F EFFECTIVE T A X R A T E S 1992 - 2015

ASSMT YEAR	BUDGET YEAR	ASSESSED VALUE*	ASSMT RATIO	CITY RATE	SCHOOL RATE	MATC RATE	MMSD RATE	EFFECTIVE MMSD RATE	STATE & COUNTY RATE	EFFECTIVE ST/COUNTY RATE	GROSS RATE	EFFECTIVE GROSS RATE	STATE & SCHOOL CREDIT	EFFECTIVE STATE/SCH CREDIT	NET RATE	EFFECTIVE RATE @ 100% GROSS	NET	YEAR
1992	**1993**	13,336,770,460	99.90%	11.949000	18.004000	1.998000	2.989000	2.986011	5.683000	5.677317	40.622000	40.581378	2.238000	2.235762	38.385000	40.798306	38.550592	**1992**
1993	**1994**	13,345,967,960	96.39%	11.388508	18.134023	2.091691	3.158419	3.044400	5.802493	5.593023	40.575135	39.110372	2.134492	2.057437	38.440643	38.546986	36.519189	**1993**
1994	**1995**	14,029,733,500	98.23%	10.861808	16.991079	2.044291	3.071413	3.017135	5.618773	5.519478	38.587364	37.905448	1.921266	1.887313	36.666098	37.689290	35.812743	**1994**
1995	**1996**	13,976,648,900	94.87%	10.527604	15.697326	2.106167	2.810419	2.666153	5.951800	5.646279	37.093316	35.189219	1.858579	1.763173	35.234737	34.979578	33.226910	**1995**
1996	**1997**	14,850,606,600	98.87%	10.238415	12.002222	2.015103	1.721829	1.702387	5.918302	5.851475	31.895870	31.535718	2.461908	2.434109	29.433963	31.492343	29.061579	**1996**
1997	**1998**	14,914,137,234	96.40%	9.989742	10.847708	2.106757	1.768432	1.704813	6.172887	5.950817	30.885526	29.774421	2.350437	2.265880	28.535089	29.694174	27.434406	**1997**
1998	**1999**	16,072,114,035	99.14%	9.705274	10.973878	2.012478	1.715776	1.701073	5.916653	5.865950	30.324059	30.064195	2.036091	2.018642	28.287968	30.032099	28.015612	**1998**
1999	**2000**	15,773,850,167	93.29%	9.692693	10.380818	2.160808	1.800475	1.679594	6.029061	5.624283	30.063854	28.045428	2.000710	1.866386	28.063144	28.394681	26.505051	**1999**
2000	**2001**	17,582,994,597	101.10%	10.491530	9.872690	2.000778	1.677729	1.696197	5.659289	5.721586	29.702016	30.028970	1.696316	1.714989	28.005699	30.111303	28.391610	**2000**
2001	**2002**	17,699,784,394	93.37%	10.865079	10.120493	2.227266	1.867878	1.743987	6.134695	5.727798	31.215411	29.144982	1.659844	1.549751	29.555567	28.400274	26.890124	**2001**
2002	**2003**	19,866,255,215	98.10%	10.149761	9.336867	2.050763	1.737204	1.704165	5.402421	5.299676	28.677016	28.131624	1.432360	1.405119	27.244656	28.066462	26.664598	**2002**
2003	**2004**	21,009,517,241	97.07%	9.726172	8.962140	2.042493	1.641863	1.593801	5.149097	4.998368	27.521766	26.716120	1.352230	1.312646	26.169536	26.607497	25.300191	**2003**
2004	**2005**	22,772,419,500	96.84%	9.191844	9.401881	2.000304	1.585524	1.535473	4.911113	4.756081	27.090666	26.235480	1.231746	1.192863	25.858920	26.260425	25.066430	**2004**
2005	**2006**	25,222,149,174	96.02%	8.754059	8.791568	1.959492	1.478146	1.419262	4.622808	4.438653	25.606073	24.586023	1.107269	1.063160	24.498804	24.597291	23.533643	**2005**
2006	**2007**	28,354,951,841	94.47%	7.994201	8.040493	1.887253	1.386479	1.309791	4.371350	4.129568	23.679774	22.370030	1.265147	1.195171	22.414628	22.213128	21.026340	**2006**
2007	**2008**	29,374,372,962	92.31%	8.004727	8.840613	1.923661	1.391061	1.284123	4.405961	4.067253	24.566022	22.677510	1.433763	1.323542	23.132260	22.630108	21.309333	**2007**
2008	**2009**	30,431,675,204	95.21%	8.087102	9.825851	1.945471	1.368556	1.303026	4.378133	4.168498	25.605113	24.379078	1.572987	1.497669	24.032126	24.155681	22.671736	**2008**
2009	**2010**	28,944,573,372	92.82%	8.885784	10.659539	2.063911	1.430471	1.327819	4.664054	4.329356	27.703759	25.715704	1.720090	1.596654	25.983670	25.647135	24.054736	**2009**
2010	**2011**	28,048,464,348	95.66%	9.119473	10.856674	2.019659	1.518460	1.452585	4.865373	4.654303	28.379638	27.148468	1.805538	1.727210	26.574100	26.964360	25.248862	**2010**
2011	**2012**	27,917,642,983	100.47%	9.245289	11.108491	1.948482	1.513403	1.520566	4.893929	4.917091	28.709594	28.845470	1.813374	1.821956	26.896220	28.671555	26.860584	**2011**
2012	**2013**	25,322,100,578	96.19%	10.251464	12.313487	2.210262	1.700103	1.635317	5.441495	5.234135	31.916811	30.700556	1.962063	1.887294	29.954748	30.587454	28.707115	**2012**
2013	**2014**	25,034,158,099	96.27%	10.581771	12.491043	2.217405	1.774727	1.708478	5.524571	5.318342	32.589517	31.372970	1.975255	1.901520	30.614262	31.266248	29.371214	**2013**
2014	**2015**	25,024,542,439	95.82%	10.713775	12.619140	1.326830	1.791082	1.716187	5.504441	5.274270	31.955268	30.619042	1.982272	1.899383	29.972996	30.593163	28.695388	**2014**
2015	**2016**	25,262,963,417	96.79%	10.610902	12.431357	1.293024	1.794295	1.736621	5.454636	5.279308	31.584215	30.569004	2.227551	2.155951	29.356664	30.711678	28.545666	**2015**

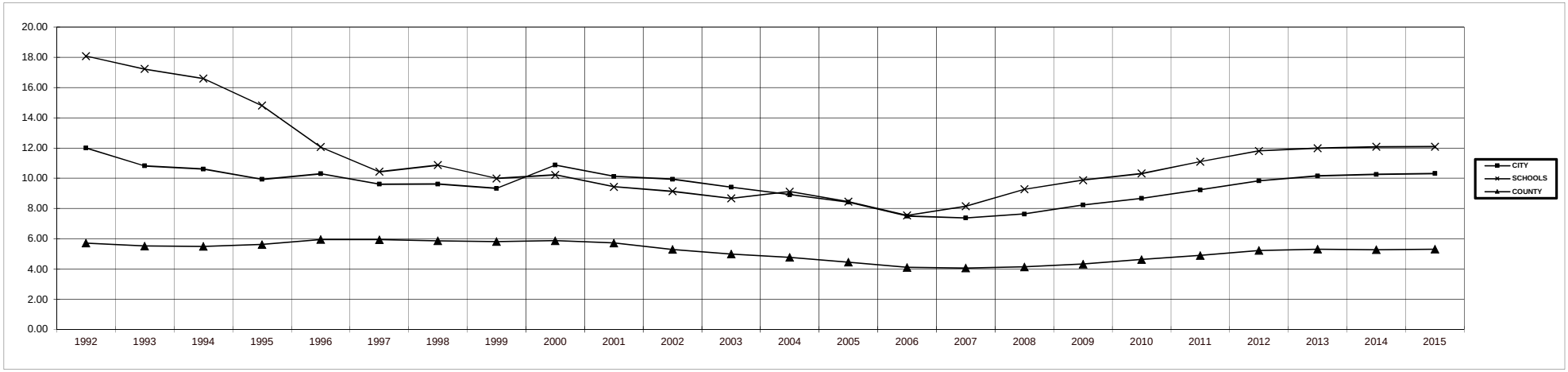
*Includes Washington and Waukesha County portions of the city and all tax increment district totals.

COMPARISON OF (100%) TAX RATES

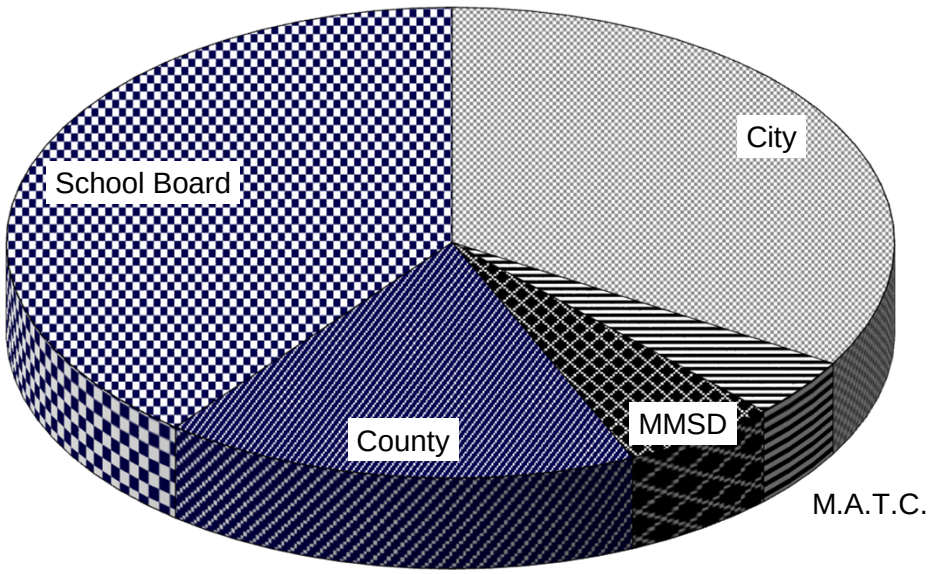
ASSMT YEAR	BUDGET YEAR	ASSESSED VALUE	RATIO OF ASSMT TO EQUALIZED VALUE	CITY RATE	100% CITY RATE	SCHOOL RATE	100% SCHOOL RATE	MATC RATE	100% MATC RATE	MMSD RATE	100% MMSD RATE	COUNTY RATE	100% ST/COUNTY RATE	GROSS RATE	100% GROSS RATE	STATE CREDIT	100% STATE CREDIT	NET RATE	100% NET RATE	100% RATIO
1992	1993	13,336,770,460	99.90%	11.949000	12.000860	18.004000	18.082140	1.998000	2.006672	2.989000	3.001973	5.683000	5.707665	40.622000	40.798306	2.238000	2.247713	38.384000	38.550592	1.0043
1993	1994	13,345,967,960	96.39%	11.388508	10.819241	18.134023	17.227576	2.091691	1.987136	3.158419	3.000542	5.802493	5.512449	40.575179	38.546986	2.134492	2.027797	38.440687	36.519189	0.9500
1994	1995	14,029,733,500	98.23%	10.861808	10.608991	16.991079	16.595599	2.044291	1.996709	3.071413	2.999924	5.618773	5.487992	38.587442	37.689290	1.921266	1.876547	36.666176	35.812743	0.9767
1995	1996	13,976,648,900	94.87%	10.527604	9.927689	15.697326	14.802815	2.106167	1.986147	2.810419	2.650268	5.951800	5.612637	37.093340	34.979578	1.858579	1.752668	35.234761	33.226910	0.9430
1996	1997	14,850,606,600	98.87%	10.238415	10.294170	12.002222	12.067582	2.015103	2.026076	1.721829	1.731206	5.918302	5.950531	31.895834	32.069529	2.461908	2.475315	29.433926	29.594214	1.0054
1997	1998	14,914,137,234	96.40%	9.989742	9.604382	10.847708	10.429251	2.106757	2.025488	1.768432	1.700214	6.172887	5.934764	30.885604	29.694174	2.350437	2.259767	28.535168	27.434406	0.9614
1998	1999	16,072,114,035	99.14%	9.705274	9.611826	10.973878	10.868216	2.012478	1.993100	1.715776	1.699256	5.916653	5.859684	30.324075	30.032099	2.036091	2.016486	28.287984	28.015612	0.9904
1999	2000	15,773,850,167	93.29%	9.692693	9.327699	10.380818	9.989912	2.160808	2.079439	1.800475	1.732675	6.029061	5.802028	30.063841	28.931740	2.000710	1.925370	28.063131	27.006369	0.9623
2000	2001	17,582,994,597	101.10%	10.491530	10.865881	9.872690	10.224960	2.000778	2.072168	1.677729	1.737592	5.659289	5.861220	29.701990	30.761794	1.696316	1.756843	28.005673	29.004951	1.0357
2001	2002	17,699,784,394	93.37%	10.865079	10.122279	10.120493	9.428598	2.227266	2.074997	1.867878	1.740179	6.134695	5.715292	31.215454	29.081384	1.659844	1.546367	29.555610	27.535017	0.9316
2002	2003	19,866,255,215	98.10%	10.149761	9.933664	9.336867	9.138078	2.050763	2.007100	1.737204	1.700218	5.402421	5.287399	28.677019	28.066462	1.432360	1.401864	27.244659	26.664598	0.9787
2003	2004	21,009,517,241	97.07%	9.726172	9.403052	8.962140	8.664402	2.042493	1.974638	1.641863	1.587318	5.149097	4.978035	27.521820	26.607497	1.352230	1.307306	26.169591	25.300191	0.9668
2004	2005	22,772,419,500	96.84%	9.191844	8.910129	9.401881	9.113729	2.000304	1.938998	1.585524	1.536931	4.911113	4.760596	27.090710	26.260425	1.231746	1.193995	25.858964	25.066430	0.9694
2005	2006	25,222,149,174	96.02%	8.754059	8.409185	8.791568	8.445217	1.959492	1.882296	1.478146	1.419913	4.622808	4.440688	25.606064	24.597291	1.107269	1.063647	24.498794	23.533643	0.9606
2006	2007	28,354,951,841	94.47%	7.994201	7.499064	8.040493	7.542489	1.887253	1.770362	1.386479	1.300604	4.371350	4.100602	23.679781	22.213128	1.265147	1.186787	22.414634	21.026340	0.9381
2007	2008	29,374,372,962	92.31%	8.004727	7.373917	8.840613	8.143932	1.923661	1.772068	1.391061	1.281439	4.405961	4.058751	24.566024	22.630108	1.433763	1.320776	23.132261	21.309333	0.9212
2008	2009	30,431,675,204	95.21%	8.087102	7.629312	9.825851	9.269634	1.945471	1.835343	1.368556	1.291086	4.378133	4.130299	25.605121	24.155681	1.572987	1.483944	24.032134	22.671736	0.9434
2009	2010	28,944,573,372	92.82%	8.885784	8.226146	10.659539	9.868226	2.063911	1.910696	1.430471	1.324280	4.664054	4.317818	27.703725	25.647135	1.720090	1.592399	25.983635	24.054736	0.9258
2010	2011	28,048,464,348	95.66%	9.119473	8.664692	10.856674	10.315260	2.019659	1.918940	1.518460	1.442735	4.865373	4.622741	28.379631	26.964360	1.805538	1.715497	26.574092	25.248862	0.9501
2011	2012	27,917,642,983	100.47%	9.245289	9.233039	11.108491	11.093773	1.948482	1.945900	1.513403	1.511398	4.893929	4.887445	28.709594	28.671555	1.813374	1.810971	26.896220	26.860584	0.9987
2012	2013	25,322,100,578	96.19%	10.251464	9.824469	12.313487	11.800605	2.210262	2.118200	1.700103	1.629290	5.441495	5.214845	31.916858	30.587454	1.962063	1.880339	29.954795	28.707115	0.9583
2013	2014	25,034,158,099	96.27%	10.581771	10.152016	12.491043	11.983748	2.217405	2.127350	1.774727	1.702651	5.524571	5.300203	32.589809	31.266248	1.975255	1.895034	30.614554	29.371214	0.9594
2014	2015	25,024,542,439	95.82%	10.713775	10.257082	12.619140	12.081228	1.326830	1.270272	1.791082	1.714734	5.504441	5.269805	31.955312	30.593163	1.982272	1.897775	29.973040	28.695388	0.9574
2015	2016	25,262,963,417	96.79%	10.610902	10.317763	12.431357	12.087925	1.293024	1.257303	1.794295	1.744726	5.454636	5.303945	31.584232	30.711678	2.227551	2.166012	29.356681	28.545666	0.9724

State tax credit on personal property inventory and livestock reduced effective tax rates by 80% in 1974 through 1980, except 79.1% in 1976.
Personal property inventory is exempt for 1981 and subsequent years.
In 1990 Milwaukee County enacted a .5% sales tax
asmt

COMPARISON OF (100%) TAX RATES



2015 COMBINED TAX RATE PER $1000 OF ASSESSED VALUE		
	2014 FOR 2015 PURPOSES	**2015 FOR 2016 PURPOSES**
City	10.71377482	10.61090233
School Board/MPS	12.61914025	12.43135664
M.A.T.C.	1.326830396	1.293024402
Metro Sewer	1.791081718	1.794295299
County/State Forestry	5.504441139	5.454636083
Total Gross Tax Rate	**$31.96**	**$31.58**
General State Credit	0.005298142	0.005597257
School Credit	1.976974337	2.22195357
NET TAX RATE (Milwaukee County)	**$ 29.973**	**$ 29.357**



TAX LEVIES INCLUDING TID INCREMENT - ALL TAXING BODIES
1992 THROUGH 2016 BUDGETS

ASSMT YEAR	BUDGET YEAR	CITY LEVY*	% CHG	SCHOOL LEVY	% CHG	COUNTY LEVY	% CHG	MMSD LEVY	% CHG	MATC LEVY	% CHG	TOTAL LEVY ALL TAXING BODIES	% CHG	STATE CREDITS**	% CHG	NET TAX LEVY	% CHG
1993	**1994**	151,988,540	-0.046	242,005,372	0.009	77,400,333	0.022	42,152,158	0.058	27,915,256	0.048	**541,461,658**	0.000	28,461,840	-0.046	**512,999,818**	0.003
1994	**1995**	152,384,430	0.003	238,361,479	-0.015	78,785,133	0.018	43,091,109	0.022	28,680,137	0.027	**541,302,289**	0.000	26,939,841	-0.053	**514,362,448**	0.003
1995	**1996**	147,139,359	-0.034	219,413,656	-0.079	83,140,312	0.055	39,280,242	-0.088	29,436,902	0.026	**518,410,471**	-0.042	25,974,526	-0.036	**492,435,945**	-0.043
1996	**1997**	152,049,923	0.033	178,284,601	-0.187	87,842,511	0.057	25,570,208	-0.349	29,926,139	0.017	**473,673,382**	-0.086	36,564,472	0.408	**437,108,910**	-0.112
1997	**1998**	148,981,804	-0.020	161,828,439	-0.092	92,011,049	0.047	26,374,645	0.031	31,419,075	0.050	**460,615,012**	-0.028	35,062,027	-0.041	**425,552,984**	-0.026
1998	**1999**	155,982,815	0.047	176,416,765	0.090	95,044,106	0.033	27,576,148	0.046	32,344,466	0.029	**487,364,300**	0.058	32,734,401	-0.066	**454,629,899**	0.068
1999	**2000**	152,892,192	-0.020	163,800,846	-0.072	95,052,891	0.000	28,400,418	0.030	34,084,502	0.054	**474,230,849**	-0.027	31,568,102	-0.036	**442,662,747**	-0.026
2000	**2001**	184,475,366	0.207	173,638,797	0.060	99,442,974	0.046	29,499,492	0.039	35,180,217	0.032	**522,236,846**	0.101	29,827,843	-0.055	**492,409,003**	0.112
2001	**2002**	192,305,134	0.042	179,190,632	0.032	108,512,429	0.091	33,061,033	0.121	39,421,223	0.121	**552,490,450**	0.058	29,382,240	-0.015	**523,108,210**	0.062
2002	**2003**	201,637,357	0.049	185,542,491	0.035	107,264,496	-0.012	34,511,739	0.044	40,740,901	0.033	**569,696,984**	0.031	28,465,432	-0.031	**541,231,553**	0.035
2003	**2004**	204,335,404	0.013	188,328,861	0.015	108,121,465	0.008	34,494,754	0.000	42,910,372	0.053	**578,190,855**	0.015	28,421,361	-0.002	**549,769,494**	0.016
2004	**2005**	209,314,737	0.024	214,137,695	0.137	111,783,207	0.034	36,106,226	0.047	45,550,497	0.062	**616,892,362**	0.067	28,061,108	-0.013	**588,831,253**	0.071
2005	**2006**	220,797,574	0.055	221,761,703	0.036	116,553,577	0.043	37,282,027	0.033	49,422,903	0.085	**645,817,784**	0.047	27,940,399	-0.004	**617,877,384**	0.049
2006	**2007**	226,674,109	0.027	228,019,840	0.028	123,907,832	0.063	39,313,533	0.054	53,512,703	0.083	**671,428,018**	0.040	35,885,953	0.284	**635,542,065**	0.029
2007	**2008**	235,133,519	0.037	259,709,639	0.139	129,380,996	0.044	40,861,535	0.039	56,506,270	0.056	**721,591,959**	0.075	42,126,478	0.174	**679,465,481**	0.069
2008	**2009**	246,102,733	0.047	299,024,999	0.151	133,192,034	0.029	41,647,451	0.019	59,203,621	0.048	**779,170,838**	0.080	47,876,580	0.136	**731,294,258**	0.076
2009	**2010**	257,201,399	0.045	308,559,936	0.032	134,958,317	0.013	41,404,377	-0.006	59,740,460	0.009	**801,864,490**	0.029	49,791,107	0.040	**752,073,383**	0.028
2010	**2011**	255,788,484	-0.005	304,540,527	-0.013	136,418,217	0.011	42,590,457	0.029	56,648,612	-0.052	**795,986,296**	-0.007	50,642,632	0.017	**745,343,665**	-0.009
2011	**2012**	258,106,556	0.009	310,129,611	0.018	136,575,009	0.001	42,250,644	-0.008	54,396,992	-0.040	**801,458,811**	0.007	50,625,316	0.000	**750,833,496**	0.007
2012	**2013**	259,581,452	0.006	311,794,473	0.005	137,746,070	0.009	43,050,179	0.019	55,966,937	0.029	**808,139,110**	0.008	49,692,209	-0.018	**758,446,901**	0.010
2013	**2014**	264,862,149	0.020	312,656,055	0.003	138,239,062	0.004	44,428,808	0.032	55,501,734	-0.008	**815,687,808**	0.009	49,447,331	-0.005	**766,240,477**	0.010
2014	**2015**	268,100,718	0.012	315,773,490	0.010	137,702,103	-0.004	44,821,000	0.009	33,202,507	-0.402	**799,599,819**	-0.020	49,608,596	0.003	**749,991,223**	-0.021
2015	**2016**	268,060,328	0.000	314,043,888	-0.005	137,757,066	0.000	45,329,216	0.011	32,665,322	-0.016	**797,855,821**	-0.002	56,274,750	0.134	**741,581,071**	-0.011

*CITY LEVY INCLUDES SCHOOL DEBT SERVICE.
**STATE CREDITS INCLUDE PRIOR YEAR UNDISTRIBUTED CREDITS.

STATEMENT OF TAXES 2015

Read instructions on page 4 before making any entry.

DO NOT WRITE IN SHADED AREAS

CO 40 MUN 251 FOR City (town, village, or city) OF Milwaukee Milwaukee COUNTY

SEC.	Col. 1 DESCRIPTION OF TAX BY TAXING JURISDICTION	Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS	
A.	**1. AGGREGATE AMOUNT OF STATE TAXES**	**4,406,704.23**	A
B. COUNTY TAXES	1. PORTION OF STATE SPECIAL CHARGES UPON COUNTY	16,726.95	
	2. PORTION OF COUNTY TAX LEVIED OVER ENTIRE MUNICIPALITY	127,668,765.23	
	3. SPECIAL PURPOSE - HANDICAPPED SCHOOLS		
	4. TOTAL COUNTY TAXES (sum of B-1 - B-3)	**127,685,492.18**	B

C. SPECIAL DISTRICT TAXES		Col. 1a PROPERTY TAXES	Col. 1b STATE SPECIAL CHARGES	PROPERTY TAXES WITH STATE SPECIAL CHARGES	
1. 51405020	MILWAUKEE COUNTY METRO SEWER DIST	43,390,710.95		43,390,710.95	
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
	12. TOTAL SPECIAL DISTRICT TAXES (sum of C1 - C11)			**43,390,710.95**	C

D. TOWN, VILLAGE, OR CITY TAXES		
1. OTHER SPECIAL PURPOSE DISTRICT TAXES (Detail on page 3, enter total here)		
2. TOTAL TAX INCREMENT (except county environmental remediation tax increment)		33,513,325.47
3. COUNTY ENVIRONMENTAL TAX INCREMENT		
4. OTHER STATE SPECIAL CHARGES		
5. COUNTY SPECIAL CHARGES		
6. ALL OTHER TOWN, VILLAGE OR CITY TAXES	(CITY LEVY LESS SCHOOL DEBT SERVICE LINE E-3)	248,809,451.11
7. SURPLUS FUNDS APPLIED **CAUTION**: DO NOT MAKE AN ENTRY ON THIS LINE UNLESS LINE D-6 (above) IS ZERO		< >
8. TOTAL TOWN, VILLAGE OR CITY TAXES (sum of D1 - D7; NOT total for page one)		**282,322,776.58** D

REMARKS: CITY TAXES - LINE D-6 EXCLUDES SCHOOL DEBT SERVICE LINE E-3

Steven A. Miner, Assessment Commissioner Date

(414)286-3101 WORK PHONE

( ) HOME PHONE

(414)286-8447 FAX NUMBER

sminer@milwaukee.gov E-MAIL ADDRESS

NOTE: PLEASE SUPPLY ANY CORRECTIONS TO THE ABOVE NAME AND ADDRESS

40	251	201	Milwaukee	Milwaukee
CO	MUN	YEAR		

SEC.		SCHOOL DISTRICT CODES	Col. 1 SCHOOL DISTRICT NAMES	Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS	
E. ELEMENTARY AND SECONDARY SCHOOLS	1.	21403619011	SCHOOL DIST. OF MILWAUKEE	~~310,239,940.0~~	
	2.			300,619,549.28	
	3.		SCHOOL DEBT SERVICE	7,787,224.37	
	4.				
	5.				
	6.				
	7.				
	8.				
	9.				
	10.				
	11.			**308,406,773.65**	
	12.	TOTAL ELEMENTARY AND SECONDARY SCHOOL TAXES (sum of E1 - E11)		~~310,239,940.0~~	E
F. TECH. SCH. TAXES	1.	40000900000	MILWAUKEE AREA TECHNICAL COLLEGE	0.00	
	2.			31,268,370.18	
	3.			**31,268,370.18**	
	4.	TOTAL TECHNICAL COLLEGE TAXES (sum of F1 - F3)		**0.00**	F
G.		TOTAL GENERAL PROPERTY TAXES APPORTIONED (Total of State, County, Special District, Local, School and Technical College Taxes)		**797,480,827.77**	G

SUMMARY OF GENERAL PROPERTY TAXES, STATE TAX CREDITS APPLIED AND NET GENERAL PROPERTY TAXES TO BE COLLECTED

	PLEASE COMPLETE ALL COLUMNS	(1) REAL ESTATE ROLL	(2) PERSONAL PROPERTY ROLL	(3) TOTAL (Total of Columns 1 and 2)	(G7) DEPARTMENT OF REVENUE USE ONLY
G1	GENERAL PROPERTY TAXES FROM COMPUTERIZED SUMMARY	770,660,094.62	26,830,174.39	797,490,269.01	SUBTRACT LINE G FROM LINE G-1. RECORD ON LINE G-6.
G2	SCHOOL LEVY TAX CREDIT APPLIED (subtract)	54,353,150.59	1,892,280.27	56,245,430.86	(G-1) 797,490,269.01
G3	LOTTERY AND GAMING CREDIT APPLIED (subtract)	10,134,916.44		10,134,916.44	
G4	FIRST DOLLAR CREDIT APPLIED (subtract)	12,117,214.43		12,117,214.43	(G) 797,480,827.77
G5	NET GENERAL PROPERTY TAXES TO BE COLLECTED	694,054,813.16	24,937,894.12	718,992,707.28	

G6	**UNDERRUN / OVERRUN**				**9,441.24**	G6
H.	MUST REPORT DETAIL ON REVERSE SIDE	FOR THE MUNICIPALITY	MUNICIPALITY ACTING AS AGENT FOR 2. ENTERPRISE / UTILITY	3. OTHER	*Include line G-6 in line T total.*	
	SPECIAL ASSESSMENTS AND CHARGES	**46,841,989.06**	**8,499,746.60**	**0.00**	**55,341,735.66**	H
J.	OMITTED PROPERTY TAXES (Net taxes levied on property omitted from taxation in previous years)				**102,461.15**	J
K.	S. 70.43 CORRECTIONS (Net taxes due or refunded - use brackets ( ) to denote minus amount)				(637,226.32)	K

M. P.F. CROP TAXES (a) _____ Reg. Acs. @ 10¢ = $ (b) _____ + (c) _____ Reg. Acs. @ 1.66 = $ (d) _____ + (e) _____ Reg. Acs. @ 20¢ = $ (f) _____ = M

N. MFL TAX (a - Acres) _____ Open @ 67¢ = $ (b) _____ + (c - Acres) _____ Closed @ $1.57 = $ (d) _____ + (e - Acres) _____ Open @ $1.67 = (f) _____ + (g - Acres) _____ Closed @ $8.34 = $ (h) _____ = N

O. OCCUPATN. TAXES

2. COAL (Sec. 70.42) Number of Tons = (a) _____ @ 5¢ per Ton + Number of Tons = (b) _____ @ 7¢ per Ton
3. ~~GRAIN (Sec. 70.41) Number of Bushels = (a) _____ @ 1/2 per mill (.0005) per Bushel + Number of Bushels = (b) _____ @ 1/4 mill (.00025) per Bushel~~
4. PETROLEUM REFINERIES (Sec. 70.421) Number of Tons = (a) _____ @ 5¢ per Ton
5. IRON ORE CONCENTRATES (Sec. 70.40) Number of Tons = (a) _____ @ 5¢ per Ton

T.	**AGGREGATE AMOUNT OF TAXES** (Sections G, G-6, H, J, K, M, N, and O added together)	**852,297,239.50**	T

CO	MUN							
40	251	FOR	City (town, village, or city)	OF	Milwaukee	Milwaukee	COUNTY	2015 (year)

Section H - DETAIL SUMMARY

H.	SPECIAL ASSESSMENTS AND SPECIAL CHARGES	1. FOR THE MUNICIPALITY	MUNICIPALITY ACTING AS AGENT FOR 2. ENTERPRISE / UTILITY	3. OTHER	TOTAL FOR EACH LINE (Total of columns 1, 2 & 3)
SPECIAL ASSESSMENTS	1. WATER MAIN AND LATERAL INSTALLATIONS	1,492.75			1,492.75
	2. SEWER MAIN AND LATERAL INSTALLATIONS	2,418.63			2,418.63
	3. STREET IMPROVEMENTS (sidewalks, storm sewers, seal coating, etc.)	832,958.86			832,958.86
	4. STREET LIGHT INSTALLATION	0.00			0.00
	5. GREENBELTS	0.00			0.00
	6. DRAIN DITCH AND WATERCOURSE (ss. 88.42 and 88.43)	0.00			0.00
	10. OTHER (Identify)				
	10. TREE REMOVAL	10,325.16			10,325.16
	10.				
	10.				
	10.				
	10.				
SPECIAL CHARGES	11. WEEDS, TREE PLANTING, REMOVAL	716,109.35			716,109.35
	12. SNOW REMOVAL, PLOWING	182,289.53			182,289.53
	13. REFUSE AND GARBAGE COLLECTION				
	14. GRADING, GRAVEL, CULVERT				
	14. FENCING				
	14. FIRE CALLS				
	14. RECYCLING				
	14. OTHER (Identify)	**29,703,026.32**	**8,499,746.60**		38,202,772.92
	14. LOTTERY CREDIT CHARGE			0.00	0.00
	15. DELINQUENT UTILITY CHARGES	15,393,368.46			15,393,368.46
	TOTAL FOR LINE H (front of form)	46,841,989.06	**8,499,746.60**	0.00	55,341,735.66 **H**

Section D-1 - DETAILS OF OTHER SPECIAL PURPOSE DISTRICTS

D.	TYPE	NAME OF DISTRICT	VALUATION	GEN. PROP. TAX LEVY	REMARKS
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
	TOTAL - ENTER ON LINE D-1 (front of form)				

P.2,SEC H #14-COL. 2 ENTERPRISE
AS AGENT

BID #02	564,046.94	BID #31	181,361.44
BID #03	0.00	BID #32	76,378.02
BID #04	115,788.40	BID #35	23,182.77
BID #05	78,870.00	BID #36	0.00
BID #08	174,223.00	BID #37	166,622.51
BID #09	0.00	BID #38	25,500.00
BID #10	337,587.00	BID #39	43,908.00
BID #11	130,000.00	BID #40	331,787.19
BID #13	25,000.02	BID #41	77,301.00
BID #15	500,051.60	BID #42	113,000.00
BID #16	142,687.60	BID #43	118,156.00
BID #17	0.00	BID #44	50,700.90
BID #19	65,225.60	BID #48	476,346.45
BID #20	218,658.00	BID #49	40,962.29
BID #21	3,363,734.53	BID #50	42,598.52
BID #25	257,855.50	NID #1 *	135,500.00
BID #26	156,729.74	NID #3 *	161,150.00
BID #27	39,606.58	NID #4 *	205,450.00
BID #28	59,777.00		
BID #29	0.00		

		Total	**8,499,746.60**

* NID - Neighborhood Improvement District

P.2,SEC H #14 (COL 1. FOR MUNICIPALITY)

GARBAGE CART FEE	$24,580.92
LEAD ABATEMENT	24,776.00
LOTTERY CREDIT PENALTY	0.00
NON-CITY WATER CHARGES	0.00
BUILDING NUSIANCE	262,283.74
SPECIAL PRIV. FEE	53,343.66
COVERED OPENIGS	7,072.65
RAZE CONDEMNED BLDGS	496,362.50
DPW MISC OR RE-ASSMT	3,068,840.04
PACE(Property Assessed Clean Energy)	443,143.43
BUILDING INSP MISC.	6,613,316.95
FIRE INSPECTION FEES	1,539,423.13
HEALTH NUISANCE	920,314.48
DELINQUENT CITY SERVICES	15,898,359.08
POLICE BOARDUP	184,061.20
GARBAGE COLLECTION FEE	94,314.31
BULK WASTE REMOVAL	56,525.00
E-WASTE	16,309.23
UNKNOWN\MISC	0.00

Total	**29,703,026.32**

P.2,SEC H #14 (COL 3 - OTHER)

DOR PENALTIES	0.00
MFG.	0.00
P.P	0.00
LOTTERY CREDIT CHARGE	0.00

	0.00

P.2,SEC H #10 (COL 1. FOR MUNICIPALITY)

KLINE LAW	0.00
MISC	0.00

STATEMENT OF TAXES 2015

Read instructions on page 4 before making any entry.

DO NOT WRITE IN SHADED AREAS

CO 66 MUN 251 FOR City (town, village, or city) OF Milwaukee Washington COUNTY

SEC.	Col. 1 DESCRIPTION OF TAX BY TAXING JURISDICTION	Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS	
A.	**1. AGGREGATE AMOUNT OF STATE TAXES**	**205.21**	A
B. COUNTY TAXES	1. PORTION OF STATE SPECIAL CHARGES UPON COUNTY	-0.34	
	2. PORTION OF COUNTY TAX LEVIED OVER ENTIRE MUNICIPALITY	3,146.56	
	3. SPECIAL PURPOSE - HANDICAPPED SCHOOLS		
	4. TOTAL COUNTY TAXES (sum of B-1 - B-3)	**3,146.22**	B

C. SPECIAL DISTFICT TAXES

			Col. 1a PROPERTY TAXES	Col. 1b STATE SPECIAL CHARGES	PROPERTY TAXES WITH STATE SPECIAL CHARGES
1.	51405020	MILWAUKEE COUNTY METRO SEWER DIST	2,109.74		2,109.74
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
	12. TOTAL SPECIAL DISTRICT TAXES (sum of C1 - C11)				**2,109.74** C

D. TOWN, VILLAGE, OR CITY TAXES	1. OTHER SPECIAL PURPOSE DISTRICT TAXES (Detail on page 3, enter total here)		
	2. TOTAL TAX INCREMENT (except county environmental remediation tax increment)		
	3. COUNTY ENVIRONMENTAL TAX INCREMENT		
	4. OTHER STATE SPECIAL CHARGES		
	5. COUNTY SPECIAL CHARGES		
	6. ALL OTHER TOWN, VILLAGE OR CITY TAXES	(CITY LEVY LESS SCHOOL DEBT SERVICE LINE E-3)	12,097.61
	7. SURPLUS FUNDS APPLIED **CAUTION**: DO NOT MAKE AN ENTRY ON THIS LINE UNLESS LINE D-6 (above) IS ZERO		< >
	8. TOTAL TOWN, VILLAGE OR CITY TAXES (sum of D1 - D7; NOT total for page one)		**12,097.61** D

REMARKS: CITY TAXES - LINE D-6 EXCLUDES SCHOOL DEBT SERVICE LINE E-3

Steven A. Miner, Assessment Commissioner Date

(414)286-3101 WORK PHONE

( ) HOME PHONE

(414)286-8447 FAX NUMBER

sminer@milwaukee.gov E-MAIL ADDRESS

NOTE: PLEASE SUPPLY ANY CORRECTIONS TO THE ABOVE NAME AND ADDRESS

CO	MUN	YEAR		
66	251	201	Milwaukee	Washington

SEC		SCHOOL DISTRICT CODES	Col. 1 SCHOOL DISTRICT NAMES	Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS	
E. ELEMENTARY AND SECONDARY SCHOOLS	1.	21403619011	SCHOOL DIST. OF MILWAUKEE	----------	
	2.			14,616.72	
	3.		SCHOOL DEBT SERVICE	378.63	
	4.				
	5.				
	6.				
	7.				
	8.				
	9.				
	10.				
	11.			14,995.35	
	12.	TOTAL ELEMENTARY AND SECONDARY SCHOOL TAXES (sum of E1 - E11)		----------	E
F. TECH. SCH. TAXES	1.	40000900000	MILWAUKEE AREA TECHNICAL COLLEGE	1,520.33	
	2.				
	3.				
	4.	TOTAL TECHNICAL COLLEGE TAXES (sum of F1 - F3)		1,520.33	F
G.		TOTAL GENERAL PROPERTY TAXES APPORTIONED (Total of State, County, Special District, Local, School and Technical College Taxes)		34,074.46	G

SUMMARY OF GENERAL PROPERTY TAXES, STATE TAX CREDITS APPLIED AND NET GENERAL PROPERTY TAXES TO BE COLLECTED

	PLEASE COMPLETE ALL COLUMNS	(1) REAL ESTATE ROLL	(2) PERSONAL PROPERTY ROLL	(3) TOTAL (Total of Columns 1 and 2)	(G7) DEPARTMENT OF REVENUE USE ONLY
G1	GENERAL PROPERTY TAXES FROM COMPUTERIZED SUMMARY	34,074.55	0.00	34,074.55	SUBTRACT LINE G FROM LINE G-1. RECORD ON LINE G-6.
G2	SCHOOL LEVY TAX CREDIT APPLIED (subtract)	2,653.26		2,653.26	(G-1) 34,074.55
G3	LOTTERY AND GAMING CREDIT APPLIED (subtract)		0.00	0.00	
G4	FIRST DOLLAR CREDIT APPLIED (subtract)	81.09	0.00	81.09	(G) 34,074.46
G5	NET GENERAL PROPERTY TAXES TO BE COLLECTED	31,340.20		31,340.20	
G6	**UNDERRUN / OVERRUN**				0.09 G6

H.	MUST REPORT DETAIL ON REVERSE SIDE	FOR THE MUNICIPALITY	MUNICIPALITY ACTING AS AGENT FOR 2. ENTERPRISE / UTILITY	3. OTHER	*Include line G-6 in line T total.*
	SPECIAL ASSESSMENTS AND CHARGES	180.24		0.00	180.24 H

J.	OMITTED PROPERTY TAXES (Net taxes levied on property omitted from taxation in previous years)	0.00	J
K.	S. 70.43 CORRECTIONS (Net taxes due or refunded - use brackets ( ) to denote minus amount)	$ 0.00	K
M.	P.F. CROP TAXES (a) _____ (a - Acres) Reg. Acs. @ 10¢ = $ (b) _____ + (c) _____ (c - Acres) Reg. Acs. @ 1.66 = $ (d) _____ + (e) _____ (e - Acres) Reg. Acs. @ 20¢ = $ (f) _____ =		M
N.	MFL TAX (b) _____ Open @ 67¢ = $ + (d) _____ Closed @ $1.57 = $ + (f) _____ Open @ $1.67 = + (h) _____ Closed @ $8.34 = $ =		N
O. OCCUPATN. TAXES	2. COAL (Sec. 70.42) Number of Tons = (a) _____ @ 5¢ per Ton + Number of Tons = (b) _____ @ 7¢ per Ton		
	~~3. GRAIN (Sec. 70.41) Number of Bushels = (a) _____ @ 1/2 per mill (.0005) per Bushel + Number of Bushels = (b) _____ @ 1/4 mill (.00025) per Bushel~~		
	4. PETROLEUM REFINERIES (Sec. 70.421) Number of Tons = (a) _____ @ 5¢ per Ton		
	5. IRON ORE CONCENTRATES (Sec. 70.40) Number of Tons = (a) _____ @ 5¢ per Ton		
T.	**AGGREGATE AMOUNT OF TAXES** (Sections G, G-6, H, J, K, M, N, and O added together)	34,254.79	T

R522B (R. 10-08)

CO	MUN						
66	251	FOR	City (town, village, or city)	OF	Milwaukee	Washington	COUNTY	201 (year)

Section H - DETAIL SUMMARY

H.	SPECIAL ASSESSMENTS AND SPECIAL CHARGES	1. FOR THE MUNICIPALITY	MUNICIPALITY ACTING AS AGENT FOR 2. ENTERPRISE / UTILITY	3. OTHER	TOTAL FOR EACH LINE (Total of columns 1, 2 & 3)
SPECIAL ASSESSMENTS	1. WATER MAIN AND LATERAL INSTALLATIONS				
	2. SEWER MAIN AND LATERAL INSTALLATIONS				
	3. STREET IMPROVEMENTS (sidewalks, storm sewers, seal coating, etc.)				
	4. STREET LIGHT INSTALLATION				
	5. GREENBELTS				
	6. DRAIN DITCH AND WATERCOURSE (ss. 88.42 and 88.43)				
	10. OTHER (Identify)				
	10.				
	10.				
	10.				
	10.				
	10.				
SPECIAL CHARGES	11. WEEDS, TREE PLANTING, REMOVAL				
	12. SNOW REMOVAL, PLOWING				
	13. REFUSE AND GARBAGE COLLECTION				
	14. GRADING, GRAVEL, CULVERT				
	14. FENCING				
	14. FIRE CALLS				
	14. RECYCLING				
	14. OTHER (Identify)	180.24			180.24
	14. LOTTERY CREDIT CHARGE				
	15. DELINQUENT UTILITY CHARGES				
	TOTAL FOR LINE H (front of form)	180.24			180.24

H

Section D-1 - DETAILS OF OTHER SPECIAL PURPOSE DISTRICTS

D.	TYPE	NAME OF DISTRICT	VALUATION	GEN. PROP. TAX LEVY	REMARKS
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
	TOTAL - ENTER ON LINE D-1 (front of form)				

P.2,SEC H #14-COL. 2 ENTERPRISE
AS AGENT

NONE

P.2,SEC H #14 (COL 1. FOR MUNICIPALITY)

GARBAGE CART FEE	
LEAD ABATEMENT	
LOTTERY CREDIT PENALTY	
NON-CITY WATER CHARGES	
BUILDING NUSIANCE	
SPECIAL PRIV. FEE	
COVERED OPENIGS	
RAZE CONDEMNED BLDGS	
DPW MISC OR RE-ASSMT	
BUILDING INSP MISC.	
FIRE INSPECTION FEES	180.24
HEALTH NUISANCE	
DELINQUENT CITY SERVICES	
POLICE BOARDUP	
GARBAGE COLLECTION FEE	
BULK WASTE REMOVAL	
UNKNOWN\MISC	

Total	**180.24**

P.2,SEC H #14 (COL 3 - OTHER)
DOR PENALTIES
MFG.
P.P
LOTTERY CREDIT CHARGE

P.2,SEC H #10 (COL 1. FOR MUNICIPALITY)
KLINE LAW
MISC

STATEMENT OF TAXES 2015

Read instructions on page 4 before making any entry.

DO NOT WRITE IN SHADED AREAS

CO 67 MUN 250 FOR City (town, village, or city) OF Milwaukee Waukesha COUNTY

SEC	Col. 1 DESCRIPTION OF TAX BY TAXING JURISDICTION	Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS	
A.	**1. AGGREGATE AMOUNT OF STATE TAXES**	**2,132.14**	A
B. COUNTY TAXES	1. PORTION OF STATE SPECIAL CHARGES UPON COUNTY	-0.97	
	2. PORTION OF COUNTY TAX LEVIED OVER ENTIRE MUNICIPALITY	25,652.64	
	3. SPECIAL PURPOSE - HANDICAPPED SCHOOLS		
	4. TOTAL COUNTY TAXES (sum of B-1 - B-3)	**25,651.67**	B

C. SPECIAL DISTRICT TAXES

			Col. 1a PROPERTY TAXES	Col. 1b STATE SPECIAL CHARGES	PROPERTY TAXES WITH STATE SPECIAL CHARGES
1.	51405020	MILWAUKEE COUNTY METRO SEWER DIST	21,920.42		21,920.42
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
	12. TOTAL SPECIAL DISTRICT TAXES (sum of C1 - C11)			**21,920.42**	C

SEC	Col. 1 DESCRIPTION OF TAX BY TAXING JURISDICTION	Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS	
D. TOWN, VILLAGE, OR CITY TAXES	1. OTHER SPECIAL PURPOSE DISTRICT TAXES (Detail on page 3, enter total here)		
	2. TOTAL TAX INCREMENT (except county environmental remediation tax increment)		
	3. COUNTY ENVIRONMENTAL TAX INCREMENT		
	4. OTHER STATE SPECIAL CHARGES		
	5. COUNTY SPECIAL CHARGES		
	6. ALL OTHER TOWN, VILLAGE OR CITY TAXES (CITY LEVY LESS SCHOOL DEBT SERVICE LINE E-3)	125,695.28	
	7. SURPLUS FUNDS APPLIED **CAUTION**: DO NOT MAKE AN ENTRY ON THIS LINE UNLESS LINE D-6 (above) IS ZERO	< >	
	8. TOTAL TOWN, VILLAGE OR CITY TAXES (sum of D1 - D7; NOT total for page one)	**125,695.28**	D

REMARKS: CITY TAXES - LINE D-6 EXCLUDES SCHOOL DEBT SERVICE LINE E-3

Steven A. Miner, Assessment Commissioner Date

(414)286-3101 WORK PHONE

( ) HOME PHONE

(414)286-8447 FAX NUMBER

sminer@milwaukee.gov E-MAIL ADDRESS

NOTE: PLEASE SUPPLY ANY CORRECTIONS TO THE ABOVE NAME AND ADDRESS

67	250	201	Milwaukee	Waukesha
CO	MUN	YEAR		

SEC		SCHOOL DISTRICT CODES	Col. 1 SCHOOL DISTRICT NAMES	Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS	
E. ELEMENTARY AND SECONDARY SCHOOLS	1.	21403619011	SCHOOL DIST. OF MENOMONEE FALLS	145,789.06	
	2.				
	3.		SCHOOL DEBT SERVICE	3,934.00	
	4.				
	5.				
	6.				
	7.				
	8.				
	9.				
	10.				
	11.				
	12.	TOTAL ELEMENTARY AND SECONDARY SCHOOL TAXES (sum of E1 - E11)		149,723.06	E
F. TECH. SCH. TAXES	1.	40000900000	MILWAUKEE AREA TECHNICAL COLLEGE	15,796.37	
	2.				
	3.				
	4.	TOTAL TECHNICAL COLLEGE TAXES (sum of F1 - F3)		15,796.37	F
G.		TOTAL GENERAL PROPERTY TAXES APPORTIONED (Total of State, County, Special District, Local, School and Technical College Taxes)		340,918.94	G

SUMMARY OF GENERAL PROPERTY TAXES, STATE TAX CREDITS APPLIED AND NET GENERAL PROPERTY TAXES TO BE COLLECTED

	PLEASE COMPLETE ALL COLUMNS	(1) REAL ESTATE ROLL	(2) PERSONAL PROPERTY ROLL	(3) TOTAL (Total of Columns 1 and 2)	(G7) DEPARTMENT OF REVENUE USE ONLY
G1	GENERAL PROPERTY TAXES FROM COMPUTERIZED SUMMARY	301,968.51	38,951.29	340,919.80	SUBTRACT LINE G FROM LINE G-1. RECORD ON LINE G-6.
G2	SCHOOL LEVY TAX CREDIT APPLIED (subtract)	24,730.79	3,190.05	27,920.84	(G-1) 340,919.80
G3	LOTTERY AND GAMING CREDIT APPLIED (subtract)	0.00	0.00	0.00	
G4	FIRST DOLLAR CREDIT APPLIED (subtract)	75.43	0.00	75.43	(G) 340,918.94
G5	NET GENERAL PROPERTY TAXES TO BE COLLECTED	277,162.29	35,761.24	312,923.53	
G6	**UNDERRUN / OVERRUN**				0.86 G6

H.	MUST REPORT DETAIL ON REVERSE SIDE	FOR THE MUNICIPALITY	MUNICIPALITY ACTING AS AGENT FOR 2. ENTERPRISE / UTILITY	3. OTHER	*Include line G-6 in line T total.*	
	SPECIAL ASSESSMENTS AND CHARGES	598.26		0.00	598.26	H
J.	OMITTED PROPERTY TAXES (Net taxes levied on property omitted from taxation in previous years)				0.00	J
K.	S. 70.43 CORRECTIONS (Net taxes due or refunded - use brackets ( ) to denote minus amount)				$ 0.00	K

M. P.F. CROP TAXES (a) _____ Reg. Acs. @ 10¢ = $ (b) _____ + (c) _____ Reg. Acs. @ 1.66 = $ (d) _____ + (e) _____ Reg. Acs. @ 20¢ = $ (f) _____ = M

N. MFL TAX (a - Acres) _____ Open @ 67¢ = $ (b) _____ + (c - Acres) _____ Closed @ $1.57 = $ (d) _____ + (e - Acres) _____ Open @ $1.67 = (f) _____ + (g - Acres) _____ Closed @ $8.34 = $ (h) _____ = N

O. OCCUPATN. TAXES

2. COAL (Sec. 70.42) Number of Tons = (a) _____ @ 5¢ per Ton + Number of Tons = (b) _____ @ 7¢ per Ton
3. ~~GRAIN (Sec. 70.41) Number of Bushels = (a) _____ @ 1/2 per mill (.0005) per Bushel + Number of Bushels = (b) _____ @ 1/4 mill (.00025) per Bushel~~
4. PETROLEUM REFINERIES (Sec. 70.421) Number of Tons = (a) _____ @ 5¢ per Ton
5. IRON ORE CONCENTRATES (Sec. 70.40) Number of Tons = (a) _____ @ 5¢ per Ton

T.	**AGGREGATE AMOUNT OF TAXES** (Sections G, G-6, H, J, K, M, N, and O added together)	341,518.06	T

R522B (R. 10-08)

CO	MUN						
67	250	FOR	City (town, village, or city)	OF	Milwaukee	Waukesha COUNTY	201 (year)

Section H - DETAIL SUMMARY

H.	SPECIAL ASSESSMENTS AND SPECIAL CHARGES	1. FOR THE MUNICIPALITY	MUNICIPALITY ACTING AS AGENT FOR 2. ENTERPRISE / UTILITY	3. OTHER	TOTAL FOR EACH LINE (Total of columns 1, 2 & 3)	
SPECIAL ASSESSMENTS	1. WATER MAIN AND LATERAL INSTALLATIONS					
	2. SEWER MAIN AND LATERAL INSTALLATIONS					
	3. STREET IMPROVEMENTS (sidewalks, storm sewers, seal coating, etc.)					
	4. STREET LIGHT INSTALLATION					
	5. GREENBELTS					
	6. DRAIN DITCH AND WATERCOURSE (ss. 88.42 and 88.43)					
	10. OTHER (Identify)					
	10.					
	10.					
	10.					
	10.					
	10.					
SPECIAL CHARGES	11. WEEDS, TREE PLANTING, REMOVAL					
	12. SNOW REMOVAL, PLOWING					
	13. REFUSE AND GARBAGE COLLECTION					
	14. GRADING, GRAVEL, CULVERT					
	14. FENCING					
	14. FIRE CALLS					
	14. RECYCLING					
	14. OTHER (Identify)	598.26				
	14. LOTTERY CREDIT CHARGE					
	15. DELINQUENT UTILITY CHARGES					
	TOTAL FOR LINE H (front of form)	598.26			598.26	H

Section D-1 - DETAILS OF OTHER SPECIAL PURPOSE DISTRICTS

D.	TYPE	NAME OF DISTRICT	VALUATION	GEN. PROP. TAX LEVY	REMARKS
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
	TOTAL - ENTER ON LINE D-1 (front of form)				

P.2,SEC H #14-COL. 2 ENTERPRISE
AS AGENT

NONE

P.2,SEC H #14 (COL 1. FOR MUNICIPALITY)

GARBAGE CART FEE	
LEAD ABATEMENT	
LOTTERY CREDIT PENALTY	
NON-CITY WATER CHARGES	
BUILDING NUSIANCE	
SPECIAL PRIV. FEE	
COVERED OPENIGS	
RAZE CONDEMNED BLDGS	
DPW MISC OR RE-ASSMT	
BUILDING INSP MISC.	
FIRE INSPECTION FEES	598.26
HEALTH NUISANCE	
DELINQUENT CITY SERVICES	
POLICE BOARDUP	
GARBAGE COLLECTION FEE	
BULK WASTE REMOVAL	
UNKNOWN\MISC	

Total	**598.26**

P.2,SEC H #14 (COL 3 - OTHER)
DOR PENALTIES
MFG.
P.P
LOTTERY CREDIT CHARGE

P.2,SEC H #10 (COL 1. FOR MUNICIPALITY)
KLINE LAW
MISC

ABSTRACT OF 2015 TAX ROLL
Milwaukee, Wisconsin
December 2015

ASSESSED VALUES	WASHINGTON COUNTY	WAUKESHA COUNTY	MILWAUKEE COUNTY
Land	$ 215,000	$ 1,750,800	$ 4,125,552,538
Improvements	$ 904,000	$ 9,329,800	$ 20,274,315,761
Personal Property	$ 0	$ 1,429,300	$ 849,466,218
Total	$ 1,119,000	$ 12,509,900	$ 25,249,334,517

COMBINED

Land	$ 4,127,518,338
Improvements	$ 20,284,549,561
Total Real Estate	$ 24,412,067,899
Personal Property	$ 850,895,518
Grand Total	$ 25,262,963,417

TAX RATES PER $1000 *

TAXING UNIT	WASHINGTON COUNTY	WAUKESHA COUNTY	MILWAUKEE COUNTY
City	11.14945487	10.36213559	10.61090233
School	13.06230563	11.65389492	12.43135664
MATC	1.358650581	1.262709534	1.293024402
MMSD	1.885379803	1.752245821	1.794295299
State	0.183386953	0.170436215	0.17452754
County	2.811635389	2.050509596	5.280108671
Total	$ 30.451	$ 27.252	$ 31.584

*** Gross-includes allowable TID levy - Rate totals are rounded**

TAX LEVY

	WASHINGTON COUNTY	WAUKESHA COUNTY	MILWAUKEE COUNTY
County & State Charges	$ 3,351.43	$ 27,783.81	$ 132,092,196.41
City of Milwaukee	12,476.24	129,629.28	256,596,675.48
Milwaukee School Board	14,616.72		300,619,549.28
Menomonee Falls School Bd.		$ 145,789.06	
MATC/Technical Colleges	$ 1,520.33	$ 15,796.37	31,268,370.18
Milwaukee Sewer District	$ 2,109.74	$ 21,920.42	43,390,710.95
TID 15 - 80			33,513,328.70
Total	$ 34,074.46	$ 340,918.94	$ 797,480,831.00

Milwaukee - All Counties	TOTAL LEVY	TOTAL YIELD	OVER RUN
	$ 797,855,824.40	$ 797,865,263.36	$ 111,900.11

ABSTRACT OF 2015 TAX ROLL
Milwaukee, Wisconsin
December 2015

TOTAL COLLECTIONS

Specials	$ 55,342,514.16
Kline	
WDR Penalty PP	
Total R.E. & P.P.	$ 853,207,777.52
Occupational	0.00
Grand Total	$ 853,207,777.52

OVERRUN

Omitted	Regular	Total
$ 102,461.15	$ 9,438.96	$ 111,900.11

CREDIT DISTRIBUTION

Washington County

General Government Credit	$ 0.00
School Credit	$ 2,653.25
Total Available for Distribution	$ 2,653.25
Credit Distributed	$ 2,653.26
Under(-) & Over(+) Distribution	$ 0.01

Waukesha County

General Government Credit	$ 0.00
School Credit	$ 27,921.02
Total Available for Distribution	$ 27,921.02
Credit Distributed	$ 27,920.84
Under(-) & Over(+) Distribution	-$ 0.18

Milwaukee County

General Government	$ 0.00
School Credit	$ 56,102,848.97
Sub Total	$ 56,102,848.97
Unused Prior Credit	$ 141,327.01
Total Available for Distribution	$ 56,244,175.98
Credit Distributed	$ 56,245,430.86
Under(-) & Over(+) Distribution	$ 1,254.88

Total available for distribution	$ 56,274,750.25
Total credits distributed	$ 56,276,004.96
Total Under(-) & Over(+) Distribution	$ 1,254.71

ASSESSOR'S OFFICE
CITY OF MILWAUKEE

16-Dec-2015

NON-INDUSTRIAL TWENTY-FIVE HIGHEST COMBINED REAL AND PERSONAL PROPERTY ASSESSMENTS

		Real Estate	Personal Property	Total Value*	Full Value**
1	US Bank Corp	$223,435,950	$ 15,488,569	$238,924,519	$246,859,310
2	Northwestern Mutual Life Ins.	$140,427,700	$ 27,032,416	167,460,116	173,021,542
3	Mandel Group	$138,189,800	$ 110,290	138,300,090	142,893,099
4	Forest County Potawatomi Cummunity	$124,505,500		124,505,500	128,640,384
5	Marcus Corp/Milw City Center/Pfister	$95,988,800	$ 10,207,656	106,196,456	109,723,288
6	Metropolitan Associates	$94,943,000	$ 117,204	95,060,204	98,217,196
7	Brewery Works/ Riverbend Place	$87,948,700	$ 2,557,010	90,505,710	93,511,446
8	Jackson Street Holdings	$74,642,000	$6,195,816	80,837,816	83,522,476
9	100 E. Wisconsin - CW Wisconsin Ave. LLC	$77,205,000	$ 184,776	77,389,776	79,959,925
10	Gorman & Co.	$76,855,900	$ 54,000	76,909,900	79,464,113
11	411 East Wisconsin LLC	$74,642,000		74,642,000	77,120,895
12	Walmart/Sam's Club	$52,864,700	$ 4,855,708	57,720,408	59,637,329
13	Towne Realty	$56,669,700	$ 71,013	56,740,713	58,625,098
14	Park Lafayette Apartments	$56,445,000		56,445,000	58,319,564
15	Flanders Westborough	$56,273,000	$ 78,963	56,351,963	58,223,437
16	875 East Wisconsin-875 East Sponsor LLC	$54,904,000		54,904,000	56,727,387
17	Hub Milwaukee Center	$49,521,000	$ 112,500	49,633,500	51,281,851
18	Juneau Village / Crichton - Katz	$48,349,000		48,349,000	49,954,692
19	Mid Milk Improvements LLC	$48,276,900		48,276,900	49,880,198
20	Yankee Hill Housing	$46,612,000		46,612,000	48,160,006
21	Aurora Health	$38,642,200	$ 3,153,826	41,796,026	43,184,091
22	Badger Portfolio	$41,693,000		41,693,000	43,077,643
23	LSOP WI LLC	$39,644,600		39,644,600	40,961,215
24	BMO Harris\M & I Marshall & Ilsley Bank	$29,402,400	$ 8,482,223	37,884,623	39,142,788
25	Duke Realty Ltd Partnership	$36,254,000		36,254,000	37,458,012

* The values indicated above are reported at 96.79 % equated value as established by the Wisconsin Dept. of Revenue
** Estimated full/equalized value

ASSESSOR'S OFFICE
CITY OF MILWAUKEE

16-Dec-2015

TWENTY-FIVE HIGHEST COMBINED REAL AND PERSONAL PROPERTY ASSESSMENTS

		Real Estate	Mfg Real Estate	Personal Property	Total Value*	Full Value**
1	US Bank Corp	$223,435,950		$15,488,569	$238,924,519	$246,859,310
2	Northwestern Mutual Life Ins.	$140,427,700		$27,032,416	$167,460,116	$173,021,542
3	Mandel Group	$138,189,800		$110,290	$138,300,090	$142,893,099
4	Forest County Potawatomi Cummunity	$124,505,500			$124,505,500	$128,640,384
5	Marcus Corp/Milw City Center/Pfister	$95,988,800		$10,207,656	$106,196,456	$109,723,288
6	Metropolitan Associates	$94,943,000		$117,204	$95,060,204	$98,217,196
7	Brewery Works/ Riverbend Place	$87,948,700		$2,557,010	$90,505,710	$93,511,446
8	Jackson Street Holdings	$74,642,000		$6,195,816	$80,837,816	$83,522,476
9	100 E. Wisconsin - CW Wisconsin Ave. LLC	$77,205,000		$184,776	$77,389,776	$79,959,925
10	Gorman & Co.	$76,855,900		$54,000	$76,909,900	$79,464,113
11	411 East Wisconsin LLC	$74,642,000			$74,642,000	$77,120,895
12	**Miller - Coors Brewing**		**$45,999,600**	**$11,920,004**	**$57,919,604**	**$59,843,140**
13	Walmart/Sam's Club	$52,864,700		$4,855,708	$57,720,408	$59,637,329
14	Towne Realty	$56,669,700		$71,013	$56,740,713	$58,625,098
15	Park Lafayette Apartments	$56,445,000			$56,445,000	$58,319,564
16	Flanders Westborough	$56,273,000		$78,963	$56,351,963	$58,223,437
17	875 East Wisconsin-875 East Sponsor LLC	$54,904,000			$54,904,000	$56,727,387
18	Hub Milwaukee Center	$49,521,000		$112,500	$49,633,500	$51,281,851
19	Juneau Village / Crichton - Katz	$48,349,000			$48,349,000	$49,954,692
20	Mid Milk Improvements LLC	$48,276,900			$48,276,900	$49,880,198
21	Yankee Hill Housing	$46,612,000			$46,612,000	$48,160,006
22	**Harley Davidson**	**$15,964,067**	**$10,695,600**	**$17,752,061**	**$44,411,728**	**$45,886,662**
23	Aurora Health	$38,642,200		$3,153,826	$41,796,026	$43,184,091
24	Badger Portfolio	$41,693,000			$41,693,000	$43,077,643
25	LSOP WI LLC	$39,644,600			$39,644,600	$40,961,215

Manufacturers values listed in bold type
* The values indicated above are reported at 96.79 % equated value as established by the Wisconsin Dept. of Revenue
** Estimated full/equalized value

ASSESSOR'S OFFICE
CITY OF MILWAUKEE

16-Dec-2015

TWENTY-FIVE HIGHEST REAL ESTATE ASSESSMENTS

		Real Estate	Mfg Real Estate	Total Value*	Full Value**
1	US Bank Corp	$223,435,950		$ 223,435,950	$230,856,359
2	Northwestern Mutual Life Ins.	$140,427,700		$ 140,427,700	$ 145,091,367
3	Mandel Group	$138,189,800		$ 138,189,800	$ 142,779,146
4	Forest County Potawatomi Cummunity	$124,505,500		$ 124,505,500	$ 128,640,384
5	Marcus Corp/Milw City Center/Pfister	$95,988,800		$ 95,988,800	$ 99,176,631
6	Metropolitan Associates	$94,943,000		$ 94,943,000	$ 98,096,100
7	Brewery Works/ Riverbend Place	$87,948,700		$ 87,948,700	$ 90,869,516
8	100 E. Wisconsin - CW Wisconsin Ave. LLC	$77,205,000		$ 77,205,000	$ 79,769,013
9	Gorman & Co.	$76,855,900		$ 76,855,900	$ 79,408,319
10	Jackson Street Holdings	$74,642,000		$ 74,642,000	$ 77,120,895
11	411 East Wisconsin LLC	$74,642,000		$ 74,642,000	$ 77,120,895
12	Towne Realty	$56,669,700		$ 56,669,700	$ 58,551,726
13	Park Lafayette Apartments	$56,445,000		$ 56,445,000	$ 58,319,564
14	Flanders Westborough	$56,273,000		$ 56,273,000	$ 58,141,852
15	875 East Wisconsin-875 East Sponsor LLC	$54,904,000		$ 54,904,000	$ 56,727,387
16	Walmart/Sam's Club	$52,864,700		$ 52,864,700	$ 54,620,361
17	Hub Milwaukee Center	$49,521,000		$ 49,521,000	$ 51,165,615
18	Juneau Village / Crichton - Katz	$48,349,000		$ 48,349,000	$ 49,954,692
19	Mid Milk Improvements LLC	$48,276,900		$ 48,276,900	$ 49,880,198
20	Yankee Hill Housing	$46,612,000		$ 46,612,000	$ 48,160,006
21	**Miller - Coors Brewing**		**$45,999,600**	**$ 45,999,600**	**$ 47,527,268**
22	Badger Portfolio	$41,693,000		$ 41,693,000	$ 43,077,643
23	LSOP WI LLC	$39,644,600		$ 39,644,600	$ 40,961,215
24	Aurora Health	$38,642,200		$ 38,642,200	$ 39,925,525
25	Duke Realty Ltd Partnership	$36,254,000		$ 36,254,000	$ 37,458,012

Manufacturers values listed in bold type

* The values indicated above are reported at 96.79 % equated value as established by the Wisconsin Dept. of Revenue

** Estimated full/equalized value

GLOSSARY

Assessed Value: An estimate of value assigned to taxable property by the assessor for purposes of property taxation. State law requires all assessments to be at 100% of market value. Assessed values most closely reflect market value following a revaluation. In non-revaluation years, assessments typically reflect a fraction of market value due to the changing real estate market.

Assessed Value Tax Rate: See tax rate.

Assessment Ratio: The relationship between the assessed value and equalized value of all taxable property within a municipality. For example, if the assessed value of all the taxable property in the City is $13,900,000,000 and the equalized value is $14,000,000,000 the assessment level would be 98.6%.

$$\text{Assessment Ratio} = \frac{\text{Assessed Value}}{\text{Equalized Value}}$$

Classification: Property is both classified and assessed in different manners. Property is classified as either real property or personal property. Real property is comprised of residential, commercial, and manufacturing property. Residential and Commercial property is assessed by the local assessor. The State assesses manufacturing property.

Commercial Class: The commercial class consists of properties where the predominant use is the selling of merchandise or a service. Apartment buildings of four or more units and office buildings are included in this class. This class also includes vacant land where the most likely use would be for commercial purposes. Commercial property represents about 30% of the total assessed value of the city.

Within the commercial class of property there are three sub-classes:

> **Local Commercial** - this property consists of smaller commercial property throughout the city where values are strongly determined by the property location. Examples include storefront properties and taverns. Local commercial property represents about 6% of the total assessed value of the city.

Special Commercial - this property consists of special property types whose function dictates the use of similar appraisal techniques. Examples include hotels, motels, funeral homes, fast food franchises, downtown office buildings, shopping centers, service stations, and so on. Special commercial property represents about 14% of the total assessed value of the city.

Apartments - this includes all apartment buildings with four or more units. Apartments comprise about 10% of the total assessed value of the city.

Condominiums: See residential class of property.

Equalized Value: The full market value of all taxable property in a municipality, both real and personal. The equalized value is determined by the Department of Revenue each year.

Equalized Value Tax Rate: See tax rate.

Exemptions: Exemptions are properties that are exempt from local taxation by state law.

Full Value: For all practical purposes, the same as equalized value. It represents the current market value of all taxable property within the boundaries of municipality or a district, such as a school district or tax incremental district.

Local Commercial Property: See commercial class.

Market Value: The amount a typical, well-informed purchaser would be willing to pay for a property. For a sale to represent market value, the seller must be willing (but not under pressure) to sell and the buyer must be willing (but not under any obligation) to buy. The property must be on the market for a reasonable length of time, the payment must be in cash or its equivalent, and the financing must be typical for that type of property.

Manufacturing Class: Manufacturing property consists of all property used for manufacturing, assembling, processing, fabricating, making or milling tangible personal property for profit. It also includes

establishments engaged in assembling component parts of manufactured products. All manufacturing property is assessed by the Wisconsin Department of Revenue. Manufacturing real property represents 3% of the total assessed value of the city.

Mean Value: The average value. It is determined by dividing the total value by the number of properties.

Median Value: The value of the property located at the midpoint of all property values when arranged in order according to size. It is a positional average and is not affected by extreme values.

Personal Property Class: Personal property as described in S. 70.04, Stats., includes all goods, wares, merchandise, chattels, and effects of any nature or description, having any real or marketable value, and not included in the term "real property." The subclasses of personal property include: boats and watercraft; machinery, tools, and patterns; furniture, fixtures, and equipment; all other personal property.

> **Locally assessed personal property** basically includes all personal property used by business. It does not include inventories. Locally assessed (non-manufacturing) personal property represents about 6% of the total assessed value of the city.
>
> **Manufacturing personal property** is assessed by the Wisconsin Department of Revenue. It represents about 3% of the total assessed value of the city.

Residential Class: The residential class of property includes all property where the predominant use is for living purposes. It also includes vacant land where the most likely use would be residential development. Apartment buildings of four or more units, hotels, motels, and resorts are classified as commercial property. The residential class represents roughly 64% of the total assessed value of the city. Within the residential class of property, there are two sub-classes:

> **Residential** - single family, two-family, and three family dwellings. This property represents about 59% of the total city value.
>
> **Condominiums** - these residential units comprise about 5% of the total city value.

Revaluation: Estimating the current market value of all taxable property for purposes of a new assessment. A revaluation is performed to assure each property is assessed at market value and pays only its fair share of taxes.

Special Commercial Property: See commercial class.

Uniformity: The State Constitution demands that all property within the municipality is taxed at the same tax rate. State law demands that the valuation be based on market value.

Tax Base: The total assessed value of all assessments in the municipality that are subject to local property taxes.

Taxing Bodies: The following taxing bodies determine the total tax levy for property located in the City of Milwaukee. Milwaukee Public Schools, City of Milwaukee, Milwaukee County, Waukesha County, Washington County, MMSD, MATC, State of Wisconsin (for reforestation).

Tax Levy: The total amount of property tax money that a taxing unit (such as the schools, city, county, etc.) needs to raise to provide services.

Tax Rate: The tax levy (as determined by the taxing bodies) divided by the tax base. It is often expressed in terms of dollars per thousand. The tax rate is multiplied by the assessed value to determine the amount of tax that each property must pay.

Because Milwaukee extends into Washington and Waukesha Counties, those parcels that are not in Milwaukee County often have tax rates that are slightly different than properties in the City of Milwaukee, Milwaukee County. This is because properties in Waukesha County pay the County tax levied by Waukesha County, properties in Washington County pay the tax levied by Washington County, and so on.

$$\text{Tax Rate} = \frac{\text{Total Tax Levy}}{\text{Tax Base}}$$

> **Assessed Value Tax Rate** is the tax levy divided by the assessed value (base) and is utilized for comparing tax bills within a community and for comparing particular property's tax bills over time.

Equalized Value Tax Rate is the tax levy divided by the equalized value (base) and is used for comparing tax rates between different communities and for determining the tax rates applied to overlapping jurisdictions such as Milwaukee County.

Assessed value rates and equalized value rates may differ slightly depending on whether the tax incremental values are included in the tax base or excluded.

Tax Incremental District (TID): A contiguous geographic area within a city defined and created by resolution of the local legislative body.

Procedures described in s. 66.46, Stats., must be followed in creating a tax incremental district. The procedures include holding public hearings, adopting a project plan, getting approval, and fathering any information necessary to establish the tax incremental district (TID).

Tax Incremental Financing: A method of splitting the cost of public works in certain areas (tax increment districts) with the other taxing bodies that will benefit from an increase in the tax base. Basically, it works as follows: Any increase in value in the TID above the base value (the value at the time the TID is formed) is not included in determining the tax rate; however, the tax rate is applied to all taxable property in the TID. The additional revenue generated (the tax increment) is used by the municipality to help pay for the public works that stimulated the increase in the value in the TID. This process continues until either the public works are paid for, the legislative body terminates the TID, or 23 years has elapsed.

TID: Tax Incremental District (see above).