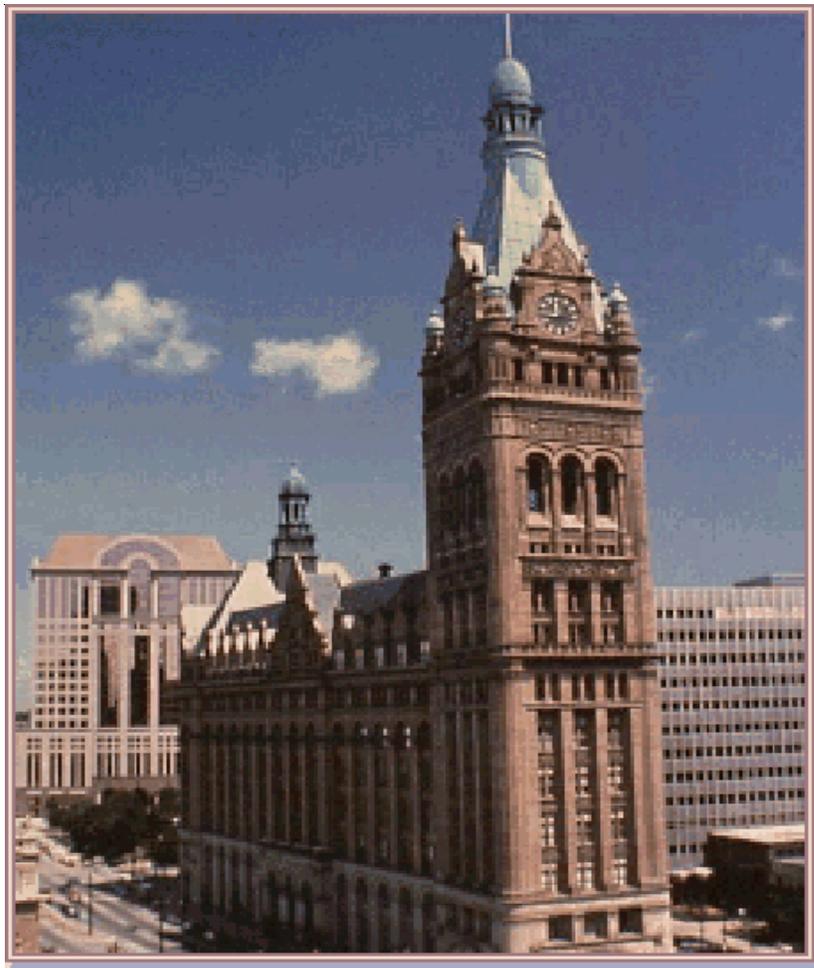




**2010 ASSESSMENTS AND TAXES**

**CITY OF MILWAUKEE**

**ASSESSOR'S OFFICE**



**ASSESSMENT COMMISSIONER  
DECEMBER 2010**

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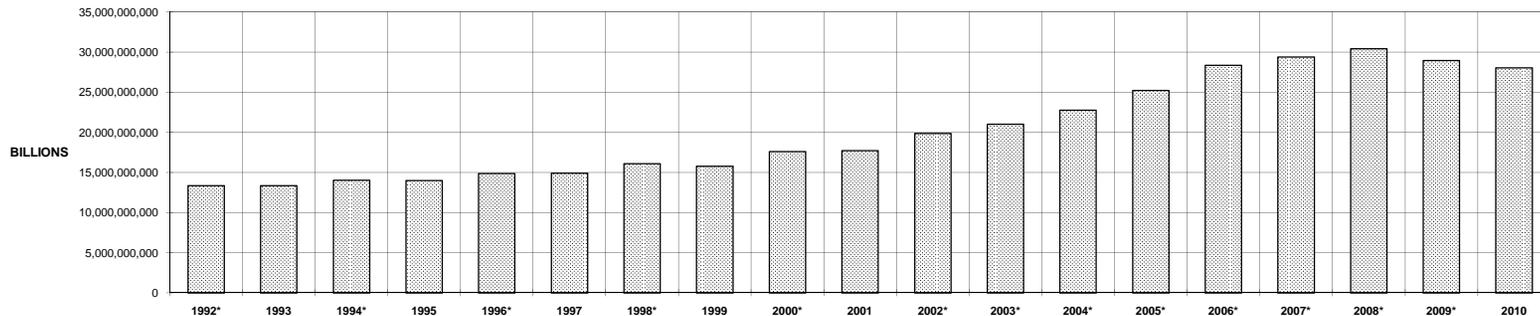
## 1992 - 2010 COMPARATIVE STATEMENT OF ASSESSED VALUATIONS - CITY OF MILWAUKEE

(Includes parcels in Milwaukee, Washington and Waukesha Counties)

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

YEAR	TOTAL REAL ESTATE			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
	LAND	IMPROVEMENTS	TOTAL								
1992*	2,322,228,170	9,867,046,290	<b>12,189,274,460</b>	152,004	95,840	409,721,150	663,828,960	73,850,050	<b>1,147,496,000</b>	13,366	<b>13,336,770,460</b>
1993	2,318,967,240	9,886,426,030	<b>12,205,393,270</b>	151,802	155,040	415,030,230	651,334,950	74,054,470	<b>1,140,574,690</b>	13,639	<b>13,345,967,960</b>
1994*	2,426,819,250	10,438,078,740	<b>12,864,897,990</b>	151,314	382,800	422,746,320	671,368,020	70,338,370	<b>1,164,835,510</b>	14,846	<b>14,029,733,500</b>
1995	2,423,913,600	10,423,809,320	<b>12,847,722,920</b>	151,013	808,060	408,659,080	647,886,660	71,572,180	<b>1,128,925,980</b>	14,688	<b>13,976,648,900</b>
1996*	2,474,330,240	11,240,109,480	<b>13,714,439,720</b>	150,461	447,560	207,157,590	846,354,460	82,207,270	<b>1,136,166,880</b>	14,708	<b>14,850,606,600</b>
1997	2,537,078,345	11,243,333,279	<b>13,780,411,624</b>	150,412	447,530	201,883,590	846,261,300	85,133,190	<b>1,133,725,610</b>	14,626	<b>14,914,137,234</b>
1998*	2,607,144,254	12,235,302,571	<b>14,842,446,825</b>	150,261	478,920	225,321,010	913,643,650	90,223,630	<b>1,229,667,210</b>	14,470	<b>16,072,114,035</b>
1999	2,610,761,475	12,289,265,772	<b>14,900,027,247</b>	147,089	248,500	205,860,980	566,871,340	100,842,100	<b>873,822,920</b>	14,431	<b>15,773,850,167</b>
2000*	2,697,365,403	13,949,250,974	<b>16,646,616,377</b>	149,892	108,560	218,677,340	621,413,800	96,178,520	<b>936,378,220</b>	14,424	<b>17,582,994,597</b>
2001	2,705,646,193	14,087,035,601	<b>16,792,681,794</b>	149,989	29,900	215,682,900	597,457,370	93,932,430	<b>907,102,600</b>	14,143	<b>17,699,784,394</b>
2002*	3,042,884,258	15,925,973,297	<b>18,968,857,555</b>	150,002	28,700	205,530,630	593,877,660	97,960,670	<b>897,397,660</b>	13,855	<b>19,866,255,215</b>
2003*	3,052,514,800	17,109,781,221	<b>20,162,296,021</b>	150,039	0	187,207,670	560,426,230	99,587,320	<b>847,221,220</b>	13,710	<b>21,009,517,241</b>
2004*	3,180,190,200	18,758,561,280	<b>21,938,751,480</b>	150,787	0	178,274,740	558,290,220	97,103,060	<b>833,668,020</b>	16,379	<b>22,772,419,500</b>
2005*	3,333,324,200	21,053,175,094	<b>24,386,499,294</b>	151,285	0	185,601,440	541,830,650	108,217,790	<b>835,649,880</b>	10,980	<b>25,222,149,174</b>
2006*	3,708,559,100	23,741,492,251	<b>27,450,051,351</b>	151,804	0	212,807,790	577,964,150	114,128,550	<b>904,900,490</b>	11,083	<b>28,354,951,841</b>
2007*	3,905,164,201	24,525,648,319	<b>28,430,812,520</b>	153,260	23,500	220,073,245	578,673,675	144,790,022	<b>943,560,442</b>	10,701	<b>29,374,372,962</b>
2008*	4,038,659,700	25,391,080,351	<b>29,429,740,051</b>	153,946	24,300	219,740,643	631,262,646	150,907,564	<b>1,001,935,153</b>	10,544	<b>30,431,675,204</b>
2009*	4,137,125,800	23,824,287,303	<b>27,961,413,103</b>	152,239	0	211,074,982	632,652,068	139,433,219	<b>983,160,269</b>	10,246	<b>28,944,573,372</b>
2010	4,137,735,160	22,953,384,560	<b>27,091,119,720</b>	155,154	0	219,339,982	605,114,720	132,889,926	<b>957,344,628</b>	9,992	<b>28,048,464,348</b>

\*REVALUATION YEAR



**TOTAL 2010 ASSESSED VALUATION  
CITY OF MILWAUKEE**

<b>TOTAL ASSESSED VALUATION - CITY OF MILWAUKEE - MILWAUKEE COUNTY</b>				
<b>REAL ESTATE</b>	<b>LAND</b>	<b>IMPROVEMENTS</b>	<b>TOTAL</b>	<b>% Tax Base</b>
Residential	\$ 2,397,680,400	\$ 14,758,946,161	\$ 17,156,626,561	61.17%
Commercial	\$ 1,586,809,460	\$ 7,614,124,699	\$ 9,200,934,159	32.80%
<b>Total (City of Milwaukee)</b>	<b>\$ 3,984,489,860</b>	<b>\$ 22,373,070,860</b>	<b>\$ 26,357,560,720</b>	<b>93.97%</b>
Mfg.(Wis.D/R)	\$ 150,878,600	\$ 565,859,200	\$ 716,737,800	2.56%
<b>TOTAL REAL ESTATE</b>	<b>\$ 4,135,368,460</b>	<b>\$ 22,938,930,060</b>	<b>\$ 27,074,298,520</b>	<b>96.53%</b>
<b>PERSONAL PROPERTY</b>			<b>TOTAL</b>	<b>% Tax Base</b>
Assessed by City of Milwaukee			\$ 790,142,818	2.82%
Assessed by Wis. D/R			\$ 164,924,200	0.59%
<b>TOTAL PERSONAL PROPERTY</b>			<b>\$ 955,067,018</b>	<b>3.41%</b>
<b>TOTAL ASSESSED VALUE</b>			<b>\$ 28,029,365,538</b>	<b>99.93%</b>
<b>EQUALIZED VALUE (W/TID) *</b>	<b>@ 0.9566</b>		<b>\$ 29,500,535,100</b>	

<b>TOTAL ASSESSED VALUATION - CITY OF MILWAUKEE - WASHINGTON COUNTY</b>				
<b>REAL ESTATE</b>	<b>LAND</b>	<b>IMPROVEMENTS</b>	<b>TOTAL</b>	<b>% Tax Base</b>
Commercial	\$ 215,000	\$ 925,000	\$ 1,140,000	0.0041%
<b>PERSONAL PROPERTY</b>				
Assessed by City of Milwaukee				
Assessed by Wis. D/R			\$ 183,110	0.0007%
<b>TOTAL ASSESSED VALUE</b>			<b>\$ 1,323,110</b>	<b>0.0047%</b>
<b>EQUALIZED VALUE</b>	<b>@ 0.9566</b>		<b>\$ 1,668,400</b>	

<b>TOTAL ASSESSED VALUATION - CITY OF MILWAUKEE - WAUKESHA COUNTY</b>				
<b>REAL ESTATE</b>	<b>LAND</b>	<b>IMPROVEMENTS</b>	<b>TOTAL</b>	<b>% Tax Base</b>
Commercial	\$ 139,300	\$ 0	\$ 139,300	
<b>Total (City of Milwaukee)</b>	<b>\$ 139,300</b>	<b>\$ 0</b>	<b>\$ 139,300</b>	<b>0.0005%</b>
Mfg.(Wis.D/R)	\$ 2,012,400	\$ 13,529,500	\$ 15,541,900	0.0554%
<b>TOTAL REAL ESTATE</b>	<b>\$ 2,151,700</b>	<b>\$ 13,529,500</b>	<b>\$ 15,681,200</b>	<b>0.0559%</b>
<b>PERSONAL PROPERTY</b>				
Assessed by City of Milwaukee				
Assessed by Wis. D/R			\$ 2,094,500	0.0075%
<b>TOTAL PERSONAL PROPERTY</b>			<b>\$ 2,094,500</b>	<b>0.0075%</b>
<b>TOTAL ASSESSED VALUE</b>			<b>\$ 17,775,700</b>	<b>0.0634%</b>
<b>EQUALIZED VALUE</b>	<b>@ 0.9567</b>		<b>\$ 18,579,700</b>	

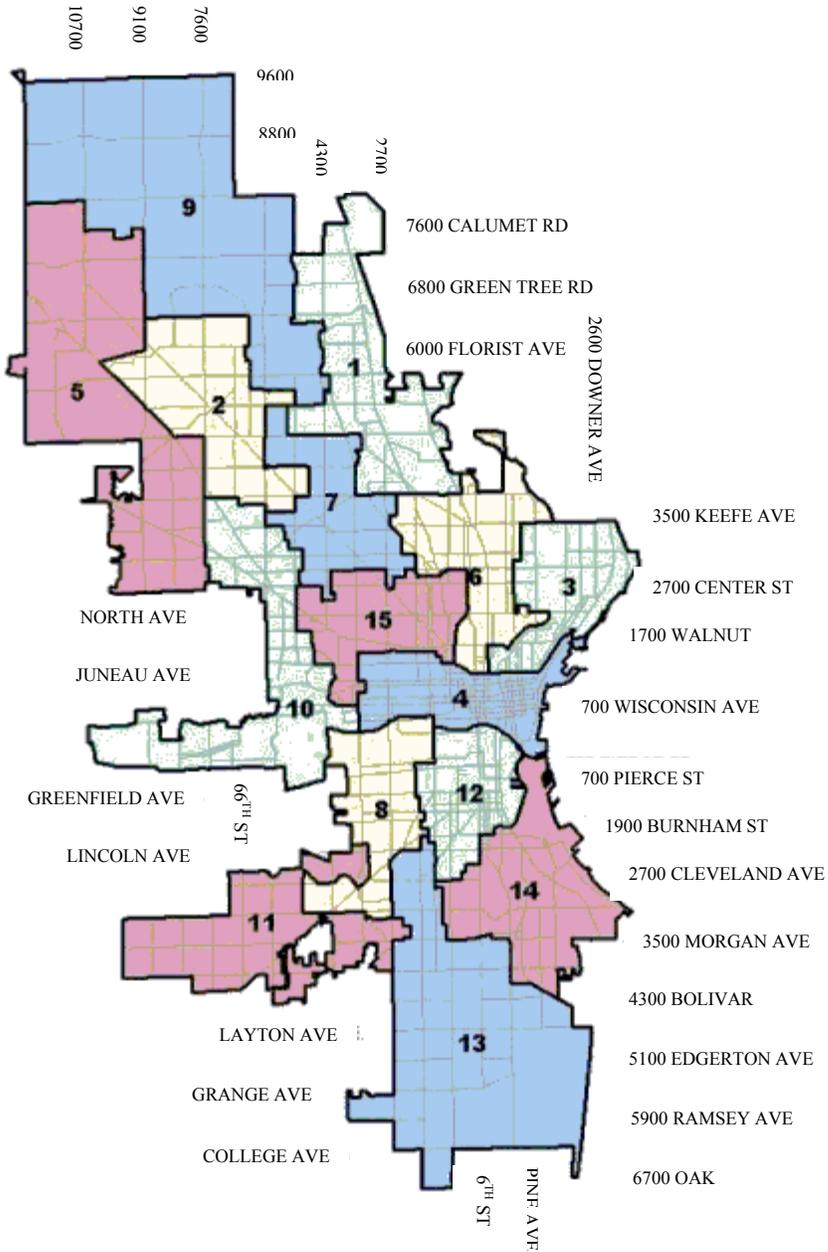
<b>GRAND TOTAL OF ALL REAL ESTATE</b>			<b>\$ 27,091,119,720</b>	<b>100.00%</b>
<b>GRAND TOTAL OF ALL PERSONAL PROPERTY</b>			<b>\$ 957,344,628</b>	
<b>GRAND TOTAL OF ALL ASSESSABLE PROPERTY</b>			<b>\$ 28,048,464,348</b>	<b>100.00%</b>
<b>EQUALIZED VALUE *</b>			<b>\$ 29,520,783,200</b>	
<b>*Includes TID Increment of</b>	<b>\$ 1,048,531,900</b>			

<b>2010 Ratio of Assessed to Equalized Value</b>	<b>0.9566</b>			
<b>2010 Equalized Value Including TID Increment</b>			<b>\$ 29,520,783,200</b>	
<b>2010 Equalized Value Excluding TID Increment</b>			<b>\$ 28,472,251,300</b>	
<b>2010 TID Equalized Value Increment</b>			<b>\$ 1,048,531,900</b>	

**2010 PERSONAL PROPERTY  
ASSESSMENTS BY CLASSIFICATION**

<b><u>CLASSIFICATION</u></b>	<b><u>ASSESSED BY DEPT. OF REVENUE</u></b>	<b><u>ASSESSED BY CITY</u></b>	<b><u>TOTAL</u></b>
<b>MILWAUKEE COUNTY</b>			
Boats & Watercraft			
Machinery, Tools & Patterns	79,338,200	138,366,092	217,704,292
Furniture, Fixtures & Equipment	64,827,200	539,666,462	604,493,662
Improvements on Leased Land			
Other Personal Property	<u>20,758,800</u>	<u>112,110,264</u>	<u>132,869,064</u>
<b>TOTAL - MILWAUKEE</b>	<b>164,924,200</b>	<b>790,142,818</b>	<b>955,067,018</b>
<b>WASHINGTON COUNTY</b>			
Machinery, Tools & Patterns		172,490	172,490
Furniture, Fixtures & Equipment		6,558	6,558
Other Personal Property		<u>4,062</u>	<u>4,062</u>
<b>TOTAL - WASHINGTON</b>		<b>183,110</b>	<b>183,110</b>
<b>WAUKESHA COUNTY</b>			
Boats & Watercraft			
Machinery, Tools & Patterns	1,463,200		1,463,200
Furniture, Fixtures & Equipment	614,500		614,500
Other Personal Property	<u>16,800</u>		<u>16,800</u>
<b>TOTAL - WAUKESHA</b>	<b>2,094,500</b>		<b>2,094,500</b>
<b>ALL COUNTIES</b>			
Boats & Watercraft			
Machinery, Tools & Patterns	80,801,400	138,538,582	219,339,982
Furniture, Fixtures & Equipment	65,441,700	539,673,020	605,114,720
Improvements on Leased Land			
Other Personal Property	<u>20,775,600</u>	<u>112,114,326</u>	<u>132,889,926</u>
<b>GRAND TOTAL</b>	<b><u>167,018,700</u></b>	<b><u>790,325,928</u></b>	<b><u>957,344,628</u></b>

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



**SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT**

ALDERMANIC DISTRICT	1	ALDERPERSON HAMILTON							
		PROPERTY CLASS	PARCELS	2009 ASSESSMENTS	2010 ASSESSMENTS	\$ CHANGE	MEDIAN 2010 VALUE	AVE 2009 VALUE	AVE 2010 VALUE
RESIDENTIAL	9,287	817,172,300	801,279,800	-15,892,500	85,200	87,991	86,280	-1.94%	2.958%
CONDOMINIUM	21	982,100	903,600	-78,500	42,700	46,767	43,029	-7.99%	0.003%
<b>TOTAL RESIDENTIAL</b>	<b>9,308</b>	<b>818,154,400</b>	<b>802,183,400</b>	<b>-15,971,000</b>	<b>85,200</b>	<b>87,898</b>	<b>86,182</b>	<b>-1.95%</b>	<b>2.961%</b>
MANUFACTURING	87	65,439,800	68,150,300	2,710,500	386,200	752,182	783,337	4.14%	0.252%
<b>TOTAL MANUFACTURING</b>	<b>87</b>	<b>65,439,800</b>	<b>68,150,300</b>	<b>2,710,500</b>	<b>386,200</b>	<b>752,182</b>	<b>783,337</b>	<b>4.14%</b>	<b>0.252%</b>
LOCAL COMMERCIAL	480	79,763,208	77,092,008	-2,671,200	113,600	166,173	160,608	-3.35%	0.285%
SPECIAL COMMERCIAL	121	101,828,700	104,079,100	2,250,400	600,100	841,560	860,158	2.21%	0.384%
APARTMENTS	290	94,127,600	91,187,900	-2,939,700	179,300	324,578	314,441	-3.12%	0.337%
<b>TOTAL COMMERCIAL</b>	<b>891</b>	<b>275,719,508</b>	<b>272,359,008</b>	<b>-3,360,500</b>	<b>159,800</b>	<b>309,450</b>	<b>305,678</b>	<b>-1.22%</b>	<b>1.005%</b>
<b>ALL CLASSES</b>	<b>10,286</b>	<b>1,159,313,708</b>	<b>1,142,692,708</b>	<b>-16,621,000</b>	<b>86,700</b>	<b>112,708</b>	<b>111,092</b>	<b>-1.43%</b>	<b>4.218%</b>

**SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT**

ALDERMANIC DISTRICT	2	ALDERPERSON DAVIS							
PROPERTY CLASS	PARCELS	2009 ASSESSMENTS	2010 ASSESSMENTS	\$ CHANGE	MEDIAN 2010 VALUE	AVE 2009 VALUE	AVE 2010 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	9,449	923,855,700	888,331,900	-35,523,800	92,600	97,773	94,013	-3.85%	3.279%
CONDOMINIUM	210	11,750,300	11,526,400	-223,900	59,150	55,954	54,888	-1.91%	0.043%
<b>TOTAL RESIDENTIAL</b>	<b>9,659</b>	<b>935,606,000</b>	<b>899,858,300</b>	<b>-35,747,700</b>	<b>92,100</b>	<b>96,864</b>	<b>93,163</b>	<b>-3.82%</b>	<b>3.322%</b>
MANUFACTURING	34	20,421,900	21,335,800	913,900	339,100	600,644	627,524	4.48%	0.079%
<b>TOTAL MANUFACTURING</b>	<b>34</b>	<b>20,421,900</b>	<b>21,335,800</b>	<b>913,900</b>	<b>339,100</b>	<b>600,644</b>	<b>627,524</b>	<b>4.48%</b>	<b>0.079%</b>
LOCAL COMMERCIAL	339	78,106,100	76,695,800	-1,410,300	165,000	230,401	226,241	-1.81%	0.283%
SPECIAL COMMERCIAL	102	160,664,800	158,327,000	-2,337,800	790,150	1,575,145	1,552,225	-1.46%	0.584%
APARTMENTS	506	150,518,600	137,397,900	-13,120,700	179,950	297,468	271,537	-8.72%	0.507%
<b>TOTAL COMMERCIAL</b>	<b>947</b>	<b>389,289,500</b>	<b>372,420,700</b>	<b>-16,868,800</b>	<b>187,000</b>	<b>411,077</b>	<b>393,264</b>	<b>-4.33%</b>	<b>1.375%</b>
<b>ALL CLASSES</b>	<b>10,640</b>	<b>1,345,317,400</b>	<b>1,293,614,800</b>	<b>-51,702,600</b>	<b>93,600</b>	<b>126,440</b>	<b>121,580</b>	<b>-3.84%</b>	<b>4.775%</b>

**SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT**

ALDERMANIC DISTRICT	3	ALDERPERSON KOVAC							
PROPERTY CLASS	PARCELS	2009 ASSESSMENTS	2010 ASSESSMENTS	\$ CHANGE	MEDIAN 2010 VALUE	AVE 2009 VALUE	AVE 2010 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	5,850	1,470,922,300	1,474,021,700	3,099,400	216,100	251,440	251,970	0.21%	5.441%
CONDOMINIUM	2,446	477,222,900	517,737,150	40,514,250	186,500	195,103	211,667	8.49%	1.911%
<b>TOTAL RESIDENTIAL</b>	<b>8,296</b>	<b>1,948,145,200</b>	<b>1,991,758,850</b>	<b>43,613,650</b>	<b>206,650</b>	<b>234,829</b>	<b>240,087</b>	<b>2.24%</b>	<b>7.352%</b>
MANUFACTURING	16	15,681,900	16,288,300	606,400	300,950	980,119	1,018,019	3.87%	0.060%
<b>TOTAL MANUFACTURING</b>	<b>16</b>	<b>15,681,900</b>	<b>16,288,300</b>	<b>606,400</b>	<b>300,950</b>	<b>980,119</b>	<b>1,018,019</b>	<b>3.87%</b>	<b>0.060%</b>
LOCAL COMMERCIAL	494	230,936,100	219,769,800	-11,166,300	281,950	467,482	444,878	-4.84%	0.811%
SPECIAL COMMERCIAL	99	304,089,500	314,641,300	10,551,800	841,900	3,071,611	3,178,195	3.47%	1.161%
APARTMENTS	647	656,880,100	635,161,600	-21,718,500	486,100	1,015,271	981,703	-3.31%	2.345%
<b>TOTAL COMMERCIAL</b>	<b>1,240</b>	<b>1,191,905,700</b>	<b>1,169,572,700</b>	<b>-22,333,000</b>	<b>392,850</b>	<b>961,214</b>	<b>943,204</b>	<b>-1.87%</b>	<b>4.317%</b>
<b>ALL CLASSES</b>	<b>9,552</b>	<b>3,155,732,800</b>	<b>3,177,619,850</b>	<b>21,887,050</b>	<b>216,300</b>	<b>330,374</b>	<b>332,665</b>	<b>0.69%</b>	<b>11.729%</b>

**SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT**

ALDERMANIC DISTRICT	4	ALDERPERSON BAUMAN							
PROPERTY CLASS	PARCELS	2009 ASSESSMENTS	2010 ASSESSMENTS	\$ CHANGE	MEDIAN 2010 VALUE	AVE 2009 VALUE	AVE 2010 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	2,046	184,016,700	170,188,000	-13,828,700	75,400	89,940	83,181	-7.51%	0.628%
CONDOMINIUM	2,477	822,625,101	797,499,811	-25,125,290	221,500	332,105	321,962	-3.05%	2.944%
<b>TOTAL RESIDENTIAL</b>	<b>4,523</b>	<b>1,006,641,801</b>	<b>967,687,811</b>	<b>-38,953,990</b>	<b>134,400</b>	<b>222,561</b>	<b>213,948</b>	<b>-3.87%</b>	<b>3.572%</b>
MANUFACTURING	17	29,725,400	26,701,800	-3,023,600	779,700	1,748,553	1,570,694	-10.17%	0.099%
<b>TOTAL MANUFACTURING</b>	<b>17</b>	<b>29,725,400</b>	<b>26,701,800</b>	<b>-3,023,600</b>	<b>779,700</b>	<b>1,748,553</b>	<b>1,570,694</b>	<b>-10.17%</b>	<b>0.099%</b>
LOCAL COMMERCIAL	397	279,028,610	259,865,510	-19,163,100	252,200	702,843	654,573	-6.87%	0.959%
SPECIAL COMMERCIAL	466	1,793,929,800	1,738,918,600	-55,011,200	769,000	3,849,635	3,731,585	-3.07%	6.419%
APARTMENTS	439	560,182,800	565,935,100	5,752,300	428,000	1,276,043	1,289,146	1.03%	2.089%
<b>TOTAL COMMERCIAL</b>	<b>1,302</b>	<b>2,633,141,210</b>	<b>2,564,719,210</b>	<b>-68,422,000</b>	<b>448,400</b>	<b>2,022,382</b>	<b>1,969,830</b>	<b>-2.60%</b>	<b>9.467%</b>
<b>ALL CLASSES</b>	<b>5,842</b>	<b>3,669,508,411</b>	<b>3,559,108,821</b>	<b>-110,399,590</b>	<b>162,000</b>	<b>628,125</b>	<b>609,228</b>	<b>-3.01%</b>	<b>13.138%</b>

**SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT**

ALDERMANIC DISTRICT	5	ALDERPERSON BOHL							
PROPERTY CLASS	PARCELS	2009 ASSESSMENTS	2010 ASSESSMENTS	\$ CHANGE	MEDIAN 2010 VALUE	AVE 2009 VALUE	AVE 2010 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	11,494	1,719,129,563	1,676,587,200	-42,542,363	136,700	149,568	145,866	-2.47%	6.189%
CONDOMINIUM	1,045	79,276,100	76,023,500	-3,252,600	74,400	75,862	72,750	-4.10%	0.281%
<b>TOTAL RESIDENTIAL</b>	<b>12,539</b>	<b>1,798,405,663</b>	<b>1,752,610,700</b>	<b>-45,794,963</b>	<b>133,500</b>	<b>143,425</b>	<b>139,773</b>	<b>-2.55%</b>	<b>6.469%</b>
MANUFACTURING	20	26,932,400	29,077,100	2,144,700	746,100	1,346,620	1,453,855	7.96%	0.107%
<b>TOTAL MANUFACTURING</b>	<b>20</b>	<b>26,932,400</b>	<b>29,077,100</b>	<b>2,144,700</b>	<b>746,100</b>	<b>1,346,620</b>	<b>1,453,855</b>	<b>7.96%</b>	<b>0.107%</b>
LOCAL COMMERCIAL	283	93,337,700	91,108,400	-2,229,300	201,100	329,815	321,938	-2.39%	0.336%
SPECIAL COMMERCIAL	148	356,239,500	346,036,600	-10,202,900	1,095,000	2,407,024	2,338,085	-2.86%	1.277%
APARTMENTS	493	226,042,900	207,318,400	-18,724,500	272,500	458,505	420,524	-8.28%	0.765%
<b>TOTAL COMMERCIAL</b>	<b>924</b>	<b>675,620,100</b>	<b>644,463,400</b>	<b>-31,156,700</b>	<b>280,800</b>	<b>731,191</b>	<b>697,471</b>	<b>-4.61%</b>	<b>2.379%</b>
<b>ALL CLASSES</b>	<b>13,483</b>	<b>2,500,958,163</b>	<b>2,426,151,200</b>	<b>-74,806,963</b>	<b>135,800</b>	<b>185,490</b>	<b>179,941</b>	<b>-2.99%</b>	<b>8.956%</b>

**SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT**

ALDERMANIC DISTRICT	6	ALDERPERSON COGGS							
PROPERTY CLASS	PARCELS	2009 ASSESSMENTS	2010 ASSESSMENTS	\$ CHANGE	MEDIAN 2010 VALUE	AVE 2009 VALUE	AVE 2010 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	8,292	585,958,400	530,560,400	-55,398,000	55,500	70,666	63,985	-9.45%	1.958%
CONDOMINIUM	683	141,993,800	152,332,800	10,339,000	219,900	207,897	223,035	7.28%	0.562%
<b>TOTAL RESIDENTIAL</b>	<b>8,975</b>	<b>727,952,200</b>	<b>682,893,200</b>	<b>-45,059,000</b>	<b>57,000</b>	<b>81,109</b>	<b>76,088</b>	<b>-6.19%</b>	<b>2.521%</b>
MANUFACTURING	58	35,852,200	38,821,900	2,969,700	377,850	618,141	669,343	8.28%	0.143%
<b>TOTAL MANUFACTURING</b>	<b>58</b>	<b>35,852,200</b>	<b>38,821,900</b>	<b>2,969,700</b>	<b>377,850</b>	<b>618,141</b>	<b>669,343</b>	<b>8.28%</b>	<b>0.143%</b>
LOCAL COMMERCIAL	710	132,498,600	132,266,800	-231,800	99,300	186,618	186,291	-0.17%	0.488%
SPECIAL COMMERCIAL	98	113,308,600	129,591,700	16,283,100	702,000	1,156,210	1,322,364	14.37%	0.478%
APARTMENTS	205	98,130,470	93,055,800	-5,074,670	198,200	478,685	453,931	-5.17%	0.343%
<b>TOTAL COMMERCIAL</b>	<b>1,013</b>	<b>343,937,670</b>	<b>354,914,300</b>	<b>10,976,630</b>	<b>128,100</b>	<b>339,524</b>	<b>350,360</b>	<b>3.19%</b>	<b>1.310%</b>
<b>ALL CLASSES</b>	<b>10,046</b>	<b>1,107,742,070</b>	<b>1,076,629,400</b>	<b>-31,112,670</b>	<b>58,600</b>	<b>110,267</b>	<b>107,170</b>	<b>-2.81%</b>	<b>3.974%</b>

**SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT**

ALDERMANIC DISTRICT	7	ALDERPERSON WADE							
PROPERTY CLASS	PARCELS	2009 ASSESSMENTS	2010 ASSESSMENTS	\$ CHANGE	MEDIAN 2010 VALUE	AVE 2009 VALUE	AVE 2010 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	10,311	880,665,100	850,365,000	-30,300,100	81,900	85,410	82,472	-3.44%	3.139%
TOTAL RESIDENTIAL	10,311	880,665,100	850,365,000	-30,300,100	81,900	85,410	82,472	-3.44%	3.139%
MANUFACTURING	31	5,585,400	5,742,600	157,200	131,100	180,174	185,245	2.81%	0.021%
TOTAL MANUFACTURING	31	5,585,400	5,742,600	157,200	131,100	180,174	185,245	2.81%	0.021%
LOCAL COMMERCIAL	346	49,316,500	47,888,700	-1,427,800	90,400	142,533	138,407	-2.90%	0.177%
SPECIAL COMMERCIAL	39	21,011,500	20,617,400	-394,100	516,400	538,756	528,651	-1.88%	0.076%
APARTMENTS	156	33,544,900	30,633,300	-2,911,600	161,400	215,031	196,367	-8.68%	0.113%
TOTAL COMMERCIAL	541	103,872,900	99,139,400	-4,733,500	126,000	192,002	183,252	-4.56%	0.366%
ALL CLASSES	10,883	990,123,400	955,247,000	-34,876,400	82,600	90,979	87,774	-3.52%	3.526%

**SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT**

ALDERMANIC DISTRICT	8	ALDERPERSON DONOVAN							
PROPERTY CLASS	PARCELS	2009 ASSESSMENTS	2010 ASSESSMENTS	\$ CHANGE	MEDIAN 2010 VALUE	AVE 2009 VALUE	AVE 2010 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	7,658	871,744,400	808,348,600	-63,395,800	103,200	113,834	105,556	-7.27%	2.984%
CONDOMINIUM	8	596,500	547,900	-48,600	78,000	74,563	68,488	-8.15%	0.002%
<b>TOTAL RESIDENTIAL</b>	<b>7,666</b>	<b>872,340,900</b>	<b>808,896,500</b>	<b>-63,444,400</b>	<b>103,200</b>	<b>113,793</b>	<b>105,517</b>	<b>-7.27%</b>	<b>2.986%</b>
MANUFACTURING	46	50,090,000	59,407,900	9,317,900	352,050	1,088,913	1,291,476	18.60%	0.219%
<b>TOTAL MANUFACTURING</b>	<b>46</b>	<b>50,090,000</b>	<b>59,407,900</b>	<b>9,317,900</b>	<b>352,050</b>	<b>1,088,913</b>	<b>1,291,476</b>	<b>18.60%</b>	<b>0.219%</b>
LOCAL COMMERCIAL	481	117,918,800	114,735,800	-3,183,000	136,000	245,153	238,536	-2.70%	0.424%
SPECIAL COMMERCIAL	94	118,275,900	130,864,100	12,588,200	722,700	1,258,254	1,392,171	10.64%	0.483%
APARTMENTS	216	74,963,600	71,795,700	-3,167,900	154,900	347,054	332,388	-4.23%	0.265%
<b>TOTAL COMMERCIAL</b>	<b>791</b>	<b>311,158,300</b>	<b>317,395,600</b>	<b>6,237,300</b>	<b>157,000</b>	<b>393,373</b>	<b>401,259</b>	<b>2.00%</b>	<b>1.172%</b>
<b>ALL CLASSES</b>	<b>8,503</b>	<b>1,233,589,200</b>	<b>1,185,700,000</b>	<b>-47,889,200</b>	<b>105,500</b>	<b>145,077</b>	<b>139,445</b>	<b>-3.88%</b>	<b>4.377%</b>

**SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT**

ALDERMANIC DISTRICT	9	ALDERPERSON PUENTE							
PROPERTY CLASS	PARCELS	2009 ASSESSMENTS	2010 ASSESSMENTS	\$ CHANGE	MEDIAN 2010 VALUE	AVE 2009 VALUE	AVE 2010 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	6,599	811,160,500	795,430,400	-15,730,100	118,900	122,922	120,538	-1.94%	2.936%
CONDOMINIUM	2,887	218,548,700	202,849,000	-15,699,700	66,000	75,701	70,263	-7.18%	0.749%
<b>TOTAL RESIDENTIAL</b>	<b>9,486</b>	<b>1,029,709,200</b>	<b>998,279,400</b>	<b>-31,429,800</b>	<b>108,000</b>	<b>108,550</b>	<b>105,237</b>	<b>-3.05%</b>	<b>3.685%</b>
MANUFACTURING	153	268,830,200	264,800,100	-4,030,100	1,192,600	1,757,060	1,730,720	-1.50%	0.977%
<b>TOTAL MANUFACTURING</b>	<b>153</b>	<b>268,830,200</b>	<b>264,800,100</b>	<b>-4,030,100</b>	<b>1,192,600</b>	<b>1,757,060</b>	<b>1,730,720</b>	<b>-1.50%</b>	<b>0.977%</b>
LOCAL COMMERCIAL	271	122,316,202	117,995,200	-4,321,002	334,800	451,351	435,407	-3.53%	0.436%
SPECIAL COMMERCIAL	313	448,222,950	467,777,050	19,554,100	708,000	1,432,022	1,494,495	4.36%	1.727%
APARTMENTS	333	257,123,200	241,020,892	-16,102,308	271,900	772,142	723,786	-6.26%	0.890%
<b>TOTAL COMMERCIAL</b>	<b>917</b>	<b>827,662,352</b>	<b>826,793,142</b>	<b>-869,210</b>	<b>331,700</b>	<b>902,576</b>	<b>901,628</b>	<b>-0.11%</b>	<b>3.052%</b>
<b>ALL CLASSES</b>	<b>10,556</b>	<b>2,126,201,752</b>	<b>2,089,872,642</b>	<b>-36,329,110</b>	<b>111,400</b>	<b>201,421</b>	<b>197,980</b>	<b>-1.71%</b>	<b>7.714%</b>

**SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT**

ALDERMANIC DISTRICT	10	ALDERPERSON MURPHY							
PROPERTY CLASS	PARCELS	2009 ASSESSMENTS	2010 ASSESSMENTS	\$ CHANGE	MEDIAN 2010 VALUE	AVE 2009 VALUE	AVE 2010 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	11,249	1,549,821,300	1,500,074,100	-49,747,200	127,600	137,774	133,352	-3.21%	5.537%
CONDOMINIUM	71	11,638,400	10,813,300	-825,100	200,000	163,921	152,300	-7.09%	0.040%
<b>TOTAL RESIDENTIAL</b>	<b>11,320</b>	<b>1,561,459,700</b>	<b>1,510,887,400</b>	<b>-50,572,300</b>	<b>127,600</b>	<b>137,938</b>	<b>133,471</b>	<b>-3.24%</b>	<b>5.577%</b>
MANUFACTURING	23	14,351,900	14,464,100	112,200	568,900	623,996	628,874	0.78%	0.053%
<b>TOTAL MANUFACTURING</b>	<b>23</b>	<b>14,351,900</b>	<b>14,464,100</b>	<b>112,200</b>	<b>568,900</b>	<b>623,996</b>	<b>628,874</b>	<b>0.78%</b>	<b>0.053%</b>
LOCAL COMMERCIAL	462	110,799,313	108,995,813	-1,803,500	167,000	239,825	235,922	-1.63%	0.402%
SPECIAL COMMERCIAL	75	129,994,400	126,747,300	-3,247,100	750,000	1,733,259	1,689,964	-2.50%	0.468%
APARTMENTS	383	153,054,200	142,973,300	-10,080,900	250,500	399,619	373,298	-6.59%	0.528%
<b>TOTAL COMMERCIAL</b>	<b>920</b>	<b>393,847,913</b>	<b>378,716,413</b>	<b>-15,131,500</b>	<b>222,100</b>	<b>428,096</b>	<b>411,648</b>	<b>-3.84%</b>	<b>1.398%</b>
<b>ALL CLASSES</b>	<b>12,263</b>	<b>1,969,659,513</b>	<b>1,904,067,913</b>	<b>-65,591,600</b>	<b>129,900</b>	<b>160,618</b>	<b>155,269</b>	<b>-3.33%</b>	<b>7.028%</b>

**SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT**

ALDERMANIC DISTRICT	11	ALDERPERSON DUDZIK							
PROPERTY CLASS	PARCELS	2009 ASSESSMENTS	2010 ASSESSMENTS	\$ CHANGE	MEDIAN 2010 VALUE	AVE 2009 VALUE	AVE 2010 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	10,674	1,663,619,700	1,632,893,700	-30,726,000	147,100	155,857	152,979	-1.85%	6.027%
CONDOMINIUM	352	42,852,100	39,189,700	-3,662,400	100,600	121,739	111,334	-8.55%	0.145%
<b>TOTAL RESIDENTIAL</b>	<b>11,026</b>	<b>1,706,471,800</b>	<b>1,672,083,400</b>	<b>-34,388,400</b>	<b>146,200</b>	<b>154,768</b>	<b>151,649</b>	<b>-2.02%</b>	<b>6.172%</b>
MANUFACTURING	7	5,454,700	5,435,400	-19,300	266,100	779,243	776,486	-0.35%	0.020%
<b>TOTAL MANUFACTURING</b>	<b>7</b>	<b>5,454,700</b>	<b>5,435,400</b>	<b>-19,300</b>	<b>266,100</b>	<b>779,243</b>	<b>776,486</b>	<b>-0.35%</b>	<b>0.020%</b>
LOCAL COMMERCIAL	166	55,741,200	52,413,200	-3,328,000	237,500	335,790	315,742	-5.97%	0.193%
SPECIAL COMMERCIAL	70	102,027,700	109,305,300	7,277,600	831,100	1,457,539	1,561,504	7.13%	0.403%
APARTMENTS	486	307,779,900	291,719,400	-16,060,500	278,650	633,292	600,246	-5.22%	1.077%
<b>TOTAL COMMERCIAL</b>	<b>722</b>	<b>465,548,800</b>	<b>453,437,900</b>	<b>-12,110,900</b>	<b>285,850</b>	<b>644,804</b>	<b>628,030</b>	<b>-2.60%</b>	<b>1.674%</b>
<b>ALL CLASSES</b>	<b>11,755</b>	<b>2,177,475,300</b>	<b>2,130,956,700</b>	<b>-46,518,600</b>	<b>148,300</b>	<b>185,238</b>	<b>181,281</b>	<b>-2.14%</b>	<b>7.866%</b>

**SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT**

ALDERMANIC DISTRICT	12	ALDERPERSON WITKOWIAK							
PROPERTY CLASS	PARCELS	2009 ASSESSMENTS	2010 ASSESSMENTS	\$ CHANGE	MEDIAN 2010 VALUE	AVE 2009 VALUE	AVE 2010 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	5,908	475,301,100	429,512,400	-45,788,700	71,900	80,450	72,700	-9.63%	1.585%
CONDOMINIUM	396	79,497,901	88,994,600	9,496,699	205,000	200,752	224,734	11.95%	0.329%
<b>TOTAL RESIDENTIAL</b>	<b>6,304</b>	<b>554,799,001</b>	<b>518,507,000</b>	<b>-36,292,001</b>	<b>73,500</b>	<b>88,007</b>	<b>82,250</b>	<b>-6.54%</b>	<b>1.914%</b>
MANUFACTURING	94	58,982,700	59,663,600	680,900	206,650	627,476	634,719	1.15%	0.220%
<b>TOTAL MANUFACTURING</b>	<b>94</b>	<b>58,982,700</b>	<b>59,663,600</b>	<b>680,900</b>	<b>206,650</b>	<b>627,476</b>	<b>634,719</b>	<b>1.15%</b>	<b>0.220%</b>
LOCAL COMMERCIAL	914	244,780,883	245,092,083	311,200	142,450	267,813	268,153	0.13%	0.905%
SPECIAL COMMERCIAL	135	143,798,300	154,875,600	11,077,300	638,000	1,065,173	1,147,227	7.70%	0.572%
APARTMENTS	268	76,779,200	73,700,900	-3,078,300	123,000	286,490	275,003	-4.01%	0.272%
<b>TOTAL COMMERCIAL</b>	<b>1,317</b>	<b>465,358,383</b>	<b>473,668,583</b>	<b>8,310,200</b>	<b>139,000</b>	<b>353,347</b>	<b>359,657</b>	<b>1.79%</b>	<b>1.748%</b>
<b>ALL CLASSES</b>	<b>7,715</b>	<b>1,079,140,084</b>	<b>1,051,839,183</b>	<b>-27,300,901</b>	<b>77,600</b>	<b>139,876</b>	<b>136,337</b>	<b>-2.53%</b>	<b>3.883%</b>

**SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT**

<b>ALDERMANIC DISTRICT</b>	<b>13</b>	<b>ALDERPERSON WITKOWSKI</b>							
<b>PROPERTY CLASS</b>	<b>PARCELS</b>	<b>2009 ASSESSMENTS</b>	<b>2010 ASSESSMENTS</b>	<b>\$ CHANGE</b>	<b>MEDIAN 2010 VALUE</b>	<b>AVE 2009 VALUE</b>	<b>AVE 2010 VALUE</b>	<b>% CHANGE</b>	<b>% OF TOTAL ASSESSED VALUE</b>
RESIDENTIAL	10,499	1,612,339,700	1,529,052,500	-83,287,200	142,300	153,571	145,638	-5.17%	5.644%
CONDOMINIUM	645	69,860,700	62,482,300	-7,378,400	94,200	108,311	96,872	-10.56%	0.231%
<b>TOTAL RESIDENTIAL</b>	<b>11,144</b>	<b>1,682,200,400</b>	<b>1,591,534,800</b>	<b>-90,665,600</b>	<b>140,400</b>	<b>150,951</b>	<b>142,815</b>	<b>-5.39%</b>	<b>5.875%</b>
MANUFACTURING	27	33,842,100	35,240,500	1,398,400	1,010,100	1,253,411	1,305,204	4.13%	0.130%
<b>TOTAL MANUFACTURING</b>	<b>27</b>	<b>33,842,100</b>	<b>35,240,500</b>	<b>1,398,400</b>	<b>1,010,100</b>	<b>1,253,411</b>	<b>1,305,204</b>	<b>4.13%</b>	<b>0.130%</b>
LOCAL COMMERCIAL	352	139,831,700	138,614,300	-1,217,400	250,500	397,249	393,791	-0.87%	0.512%
SPECIAL COMMERCIAL	228	415,778,400	414,684,200	-1,094,200	1,059,000	1,823,589	1,818,790	-0.26%	1.531%
APARTMENTS	231	152,320,700	153,162,200	841,500	291,900	659,397	663,040	0.55%	0.565%
<b>TOTAL COMMERCIAL</b>	<b>811</b>	<b>707,930,800</b>	<b>706,460,700</b>	<b>-1,470,100</b>	<b>372,400</b>	<b>872,911</b>	<b>871,098</b>	<b>-0.21%</b>	<b>2.608%</b>
<b>ALL CLASSES</b>	<b>11,982</b>	<b>2,423,973,300</b>	<b>2,333,236,000</b>	<b>-90,737,300</b>	<b>142,300</b>	<b>202,301</b>	<b>194,728</b>	<b>-3.74%</b>	<b>8.613%</b>

**SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT**

ALDERMANIC DISTRICT	14	ALDERPERSON ZIELINSKI							
PROPERTY CLASS	PARCELS	2009 ASSESSMENTS	2010 ASSESSMENTS	\$ CHANGE	MEDIAN 2010 VALUE	AVE 2009 VALUE	AVE 2010 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	10,974	1,653,707,100	1,618,570,900	-35,136,200	141,600	150,693	147,491	-2.12%	5.975%
CONDOMINIUM	343	57,573,300	56,407,500	-1,165,800	169,700	167,852	164,453	-2.02%	0.208%
<b>TOTAL RESIDENTIAL</b>	<b>11,317</b>	<b>1,711,280,400</b>	<b>1,674,978,400</b>	<b>-36,302,000</b>	<b>141,900</b>	<b>151,213</b>	<b>148,006</b>	<b>-2.12%</b>	<b>6.183%</b>
MANUFACTURING	38	24,362,400	25,149,300	786,900	240,700	641,116	661,824	3.23%	0.093%
<b>TOTAL MANUFACTURING</b>	<b>38</b>	<b>24,362,400</b>	<b>25,149,300</b>	<b>786,900</b>	<b>240,700</b>	<b>641,116</b>	<b>661,824</b>	<b>3.23%</b>	<b>0.093%</b>
LOCAL COMMERCIAL	532	122,095,418	120,909,818	-1,185,600	174,550	229,503	227,274	-0.97%	0.446%
SPECIAL COMMERCIAL	1,051	183,676,299	190,675,300	6,999,001	37,000	174,763	181,423	3.81%	0.704%
APARTMENTS	241	97,389,400	94,215,500	-3,173,900	268,900	405,789	390,936	-3.26%	0.348%
<b>TOTAL COMMERCIAL</b>	<b>1,824</b>	<b>403,161,117</b>	<b>405,800,618</b>	<b>2,639,501</b>	<b>136,000</b>	<b>221,153</b>	<b>222,478</b>	<b>0.65%</b>	<b>1.498%</b>
<b>ALL CLASSES</b>	<b>13,179</b>	<b>2,138,803,917</b>	<b>2,105,928,318</b>	<b>-32,875,599</b>	<b>139,700</b>	<b>162,301</b>	<b>159,794</b>	<b>-1.54%</b>	<b>7.774%</b>

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	15	ALDERPERSON HINES							
PROPERTY CLASS	PARCELS	2009 ASSESSMENTS	2010 ASSESSMENTS	\$ CHANGE	MEDIAN 2010 VALUE	AVE 2009 VALUE	AVE 2010 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	7,470	474,852,200	428,834,200	-46,018,000	51,500	63,568	57,408	-9.69%	1.583%
CONDOMINIUM	105	5,382,300	5,243,200	-139,100	47,800	51,260	49,935	-2.58%	0.019%
TOTAL RESIDENTIAL	7,575	480,234,500	434,077,400	-46,157,100	51,500	63,397	57,304	-9.61%	1.602%
MANUFACTURING	34	60,881,500	62,001,000	1,119,500	245,700	1,790,632	1,823,559	1.84%	0.229%
TOTAL MANUFACTURING	34	60,881,500	62,001,000	1,119,500	245,700	1,790,632	1,823,559	1.84%	0.229%
LOCAL COMMERCIAL	650	72,213,485	71,532,785	-680,700	72,700	111,098	110,050	-0.94%	0.264%
SPECIAL COMMERCIAL	69	49,467,600	54,270,800	4,803,200	464,000	716,922	786,533	9.71%	0.200%
APARTMENTS	134	37,278,400	36,548,200	-730,200	102,300	278,197	272,748	-1.96%	0.135%
TOTAL COMMERCIAL	853	158,959,485	162,351,785	3,392,300	83,400	186,353	190,330	2.13%	0.599%
ALL CLASSES	8,462	700,075,485	658,430,185	-41,645,300	53,300	82,732	77,810	-5.95%	2.430%
ALL CLASSES	155,147	27,777,614,503	27,091,094,720	-686,519,783		179,042	174,616	-5.95%	

CHANGE IN ASSESSED VALUE - CITY OF MILWAUKEE - 2010 REVALUATION

ASSESSMENT CHANGE BY ALDERMANIC DISTRICT  
ALL PROPERTY VALUES

ALDERMANIC DISTRICT	PARCELS	2009 ASSESSMENT	2010 ASSESSMENT	\$ CHANGE	MEDIAN 2010 ASSESSMENT	AVE 2009 ASSESSMENT	AVE 2010 ASSESSMENT	% CHANGE
1	10,199	1,093,873,908	1,074,542,408	-19,331,500	86,500.00	107,253.06	105,357.62	-1.77%
2	10,606	1,324,895,500	1,272,279,000	-52,616,500	93,600.00	124,919.43	119,958.42	-3.97%
3	9,536	3,140,050,900	3,161,331,550	21,280,650	216,100.00	329,283.86	331,515.47	0.68%
4	5,825	3,639,783,011	3,532,407,021	-107,375,990	161,900.00	624,855.45	606,421.81	-2.95%
5	13,463	2,474,025,763	2,397,074,100	-76,951,663	135,700.00	183,764.82	178,049.03	-3.11%
6	9,988	1,071,889,870	1,037,807,500	-34,082,370	58,500.00	107,317.77	103,905.44	-3.18%
7	10,852	984,538,000	949,504,400	-35,033,600	82,600.00	90,724.11	87,495.80	-3.56%
8	8,457	1,183,499,200	1,126,292,100	-57,207,100	105,300.00	139,943.15	133,178.68	-4.83%
9	10,403	1,857,371,552	1,825,072,542	-32,299,010	110,800.00	178,541.92	175,437.14	-1.74%
10	12,240	1,955,307,613	1,889,603,813	-65,703,800	129,800.00	159,747.35	154,379.40	-3.36%
11	11,748	2,172,020,600	2,125,521,300	-46,499,300	148,300.00	184,884.29	180,926.23	-2.14%
12	7,621	1,020,157,384	992,175,583	-27,981,801	77,300.00	133,861.35	130,189.68	-2.74%
13	11,955	2,390,131,200	2,297,995,500	-92,135,700	142,200.00	199,927.33	192,220.45	-3.85%
14	13,141	2,114,441,517	2,080,779,018	-33,662,499	139,600.00	160,916.40	158,342.52	-1.59%
15	8,428	639,193,985	596,429,185	-42,764,800	53,100.00	75,841.72	70,767.58	-6.69%
<b>TOTAL</b>	<b>154,462</b>	<b>27,061,180,003</b>	<b>26,358,815,020</b>	<b>-702,364,983</b>	<b>114,300</b>	<b>175,197</b>	<b>170,649</b>	<b>-2.60%</b>

2010 REAL ESTATE TOTALS FOR 2011 TAX RATE PURPOSES

2-Mar-11

	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	\$ 2,270,230,200	\$ 12,863,820,600	\$ 15,134,050,800	55.90%	\$ 0	\$ 0	\$ 0	0.00%	\$ 0	\$ 0	\$ 0	0.00%	\$ 2,270,230,200	\$ 12,863,820,600	\$ 15,134,050,800	55.86%	RESIDENTIAL
CONDOMINIUM	127,450,200	1,895,125,561	2,022,575,761	7.47%	0	0	0	0.00%	0	0	0	0.00%	127,450,200	1,895,125,561	2,022,575,761	7.47%	CONDOMINIUM
MERCANTILE	408,307,700	1,465,587,217	1,873,894,917	6.92%	215,000	925,000	1,140,000	100.00%	139,300	0	139,300	0.89%	408,662,000	1,466,512,217	1,875,174,217	6.92%	MERCANTILE
SPECIAL MER	829,512,200	3,631,899,150	4,461,411,350	16.48%	0	0	0	0.00%	0	0	0	0.00%	829,512,200	3,631,899,150	4,461,411,350	16.47%	SPECIAL MER
APARTMENTS	348,989,560	2,516,638,332	2,865,627,892	10.58%	0	0	0	0.00%	0	0	0	0.00%	348,989,560	2,516,638,332	2,865,627,892	10.58%	APARTMENTS
MANUFACTURING	150,878,600	565,859,200	716,737,800	2.65%	0	0	0	0.00%	2,012,400	13,529,500	15,541,900	99.11%	152,891,000	579,388,700	732,279,700	2.70%	MANUFACTURING
<b>TOTAL</b>	<b>\$ 4,135,368,460</b>	<b>\$ 22,938,930,060</b>	<b>\$ 27,074,298,520</b>	<b>100.00%</b>	<b>\$ 215,000</b>	<b>\$ 925,000</b>	<b>\$ 1,140,000</b>	<b>100.00%</b>	<b>\$ 2,151,700</b>	<b>\$ 13,529,500</b>	<b>\$ 15,681,200</b>	<b>100.00%</b>	<b>\$ 4,137,735,160</b>	<b>\$ 22,953,384,560</b>	<b>\$ 27,091,119,720</b>	<b>100.00%</b>	<b>TOTAL REAL ESTATE</b>
OMITTED	\$ 30,800	\$ 4,939,700	\$ 4,970,500		\$ 0	\$ 0	\$ 0		\$ 0	\$ 0	\$ 0		\$ 30,800	\$ 4,939,700	\$ 4,970,500		OMITTED

\$ 4,137,765,960 \$ 22,958,324,260 \$ 27,096,090,220 TOTAL

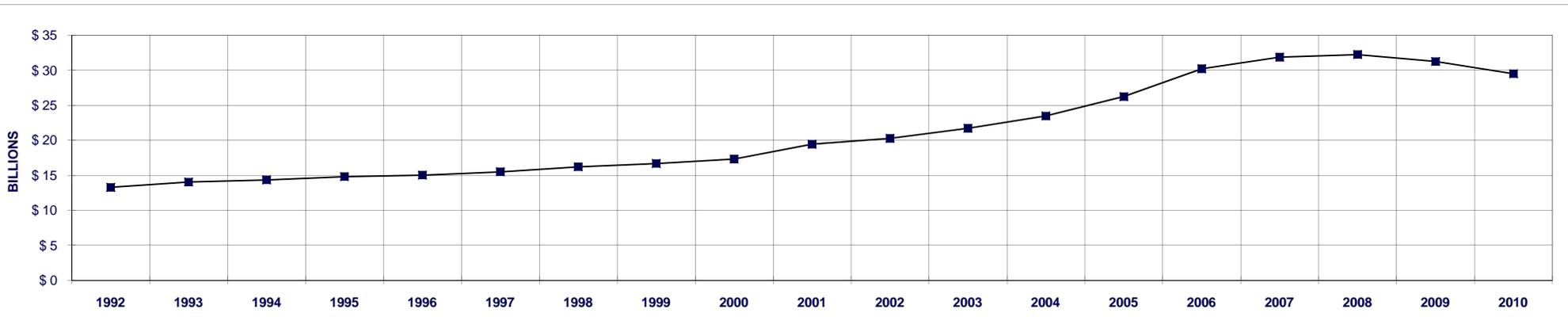
	MILWAUKEE				WASHINGTON				WAUKESHA				ALL COUNTIES				
	LAND	IMPRV	TOTAL	PCT OF TOTAL	LAND	IMPRV	TOTAL	PCT OF TOTAL	LAND	IMPRV	TOTAL	PCT OF TOTAL	LAND	IMPRV	TOTAL	PCT OF TOTAL	
RESIDENTIAL	\$ 2,397,680,400	\$ 14,758,946,161	\$ 17,156,626,561	63.37%	\$ 0	\$ 0	\$ 0	0.00%	\$ 0	\$ 0	\$ 0	0.00%	\$ 2,397,680,400	\$ 14,758,946,161	\$ 17,156,626,561	63.33%	RESIDENTIAL
COMMERCIAL	1,586,809,460	7,614,124,699	9,200,934,159	33.98%	215,000	925,000	1,140,000	100.00%	139,300	0	139,300	0.89%	1,587,163,760	7,615,049,699	9,202,213,459	33.97%	COMMERCIAL
MANUFACTURING	150,878,600	565,859,200	716,737,800	2.65%	0	0	0	0.00%	2,012,400	13,529,500	15,541,900	99.11%	152,891,000	579,388,700	732,279,700	2.70%	MANUFACTURING
<b>TOTAL</b>	<b>\$ 4,135,368,460</b>	<b>\$ 22,938,930,060</b>	<b>\$ 27,074,298,520</b>	<b>100.00%</b>	<b>\$ 215,000</b>	<b>\$ 925,000</b>	<b>\$ 1,140,000</b>	<b>100.00%</b>	<b>\$ 2,151,700</b>	<b>\$ 13,529,500</b>	<b>\$ 15,681,200</b>	<b>100.00%</b>	<b>\$ 4,137,735,160</b>	<b>\$ 22,953,384,560</b>	<b>\$ 27,091,119,720</b>	<b>100.00%</b>	<b>TOTAL REAL ESTATE</b>
OMITTED	30,800	4,939,700	4,970,500		0	0	0		0	0	0		30,800	4,939,700	\$ 4,970,500		OMITTED

2010 PERSONAL PROPERTY TOTALS FOR 2011 TAX PURPOSES										
2-Mar-11										
MILWAUKEE										
	FUR/FIXT	LEASED F/F	MCH/TLS/PAT	LEASEDM/T/P	LEASEHOLD	VESSELS	SUPPLIES	OTHER	TOTAL	MILWAUKEE
NON-MFG	497,860,156	41,806,306	138,366,092	0	0	0	9,967,234	102,143,030	790,142,818	MILW NON-MFG
MFG	64,827,200	0	79,338,200	0	0	0	0	20,758,800	164,924,200	MILW MFG
<b>MILW TOTAL PP</b>	<b>562,687,356</b>	<b>41,806,306</b>	<b>217,704,292</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9,967,234</b>	<b>122,901,830</b>	<b>955,067,018</b>	<b>MILW TOTAL PP</b>
<b>PCT OF COUNTY</b>	<b>58.92%</b>	<b>4.38%</b>	<b>22.79%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>1.04%</b>	<b>12.87%</b>	<b>100.00%</b>	<b>PCT OF COUNTY</b>
WAUKESHA										
NON-MFG	0	0	0	0	0	0	0	0	0	WAUK NON-MFG
MFG	614,500	0	1,463,200	0	0	0	0	16,800	2,094,500	WAUK MFG
<b>WAUK TOTAL PP</b>	<b>614,500</b>	<b>0</b>	<b>1,463,200</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,800</b>	<b>2,094,500</b>	<b>WAUK TOTAL PP</b>
<b>PCT OF COUNTY</b>	<b>29.34%</b>	<b>0.00%</b>	<b>69.86%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.80%</b>	<b>100.00%</b>	<b>PCT OF COUNTY</b>
WASHINGTON										
NON-MFG	6,558	0	172,490	0	0	0	0	4,062	183,110	WASH NON-MFG
MFG	0	0	0	0	0	0	0	0	0	WASH MFG
<b>WASH TOTAL PP</b>	<b>6,558</b>	<b>0</b>	<b>172,490</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,062</b>	<b>183,110</b>	<b>WASH TOTAL PP</b>
<b>PCT OF COUNTY</b>	<b>3.58%</b>	<b>0.00%</b>	<b>94.20%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>2.22%</b>	<b>100.00%</b>	<b>PCT OF COUNTY</b>
<b>PP TOTAL</b>	<b>563,308,414</b>	<b>41,806,306</b>	<b>219,339,982</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9,967,234</b>	<b>122,922,692</b>	<b>957,344,628</b>	<b>PP TOTAL FOR TAX PURPOSES</b>
<b>PCT OF ALL COUNTIES</b>	<b>58.84%</b>	<b>4.37%</b>	<b>22.91%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>1.04%</b>	<b>12.84%</b>	<b>100.00%</b>	<b>PCT OF ALL COUNTIES</b>
OMITTED:*										
MILW NON-MFG	7,092,676	190,390	5,650,878	0	0	0	28,399	15,066	12,977,409	MILW NON-MFG
MILW MFG	0	0	0	0	0	0	0	0	0	MILW MFG
<b>MILW OMITTED TOTAL</b>	<b>7,092,676</b>	<b>190,390</b>	<b>5,650,878</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>28,399</b>	<b>15,066</b>	<b>12,977,409</b>	<b>MILW OMITTED TOTAL</b>
WASH NON-MFG	0	0	0	0	0	0	0	0	0	WASH NON-MFG
WASH MFG	0	0	0	0	0	0	0	0	0	WASH MFG
<b>WASH OMITTED TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>WASH OMITTED TOTAL</b>
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
<b>WAUK OMITTED TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>WAUK OMITTED TOTAL</b>
<b>OMITTED NON-MFG TOTAL</b>	<b>7,092,676</b>	<b>190,390</b>	<b>5,650,878</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>28,399</b>	<b>15,066</b>	<b>12,977,409</b>	
<b>OMITTED MFG TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>OMITTED TOTAL</b>	<b>7,092,676</b>	<b>190,390</b>	<b>5,650,878</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>28,399</b>	<b>15,066</b>	<b>12,977,409</b>	<b>OMITTED TOTAL</b>
ALL COUNTY SUMMARY										
	FUR/FIXT	LEASED F/F	MCH/TLS/PAT	LEASEDM/T/P	LEASEHOLD	VESSELS	SUPPLIES	OTHER	TOTAL	ALL COUNTY SUMMARY
LOCAL	497,866,714	41,806,306	138,538,582	0	0	0	9,967,234	102,147,092	\$ 790,325,928	LOCAL
MFG	65,441,700	0	80,801,400	0	0	0	0	20,775,600	\$ 167,018,700	MFG
<b>TOTAL</b>	<b>563,308,414</b>	<b>41,806,306</b>	<b>219,339,982</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9,967,234</b>	<b>122,922,692</b>	<b>\$ 957,344,628</b>	<b>TOTAL</b>
<b>PCT OF TOTAL</b>	<b>58.84%</b>	<b>4.37%</b>	<b>22.91%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>1.04%</b>	<b>12.84%</b>	<b>100.00%</b>	<b>PCT OF TOTAL</b>
OMITTED-LOCAL	7,092,676	190,390	5,650,878	0	0	0	28,399	15,066	12,977,409	OMITTED-LOCAL
OMITTED-MFG	0	0	0	0	0	0	0	0	0	OMITTED-MFG
<b>TOTAL</b>	<b>7,092,676</b>	<b>190,390</b>	<b>5,650,878</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>28,399</b>	<b>15,066</b>	<b>\$ 12,977,409</b>	<b>TOTAL</b>
<b>GRAND TOTAL</b>	<b>570,401,090</b>	<b>41,996,696</b>	<b>224,990,860</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9,995,633</b>	<b>122,937,758</b>	<b>\$ 970,322,037</b>	<b>GRAND TOTAL</b>

**EQUALIZED VALUES - CITY OF MILWAUKEE, MILWAUKEE COUNTY**  
 As Determined by the Wisconsin Department of Revenue (Includes TID Increment)  
 1992 through 2010

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

**TOTAL EQUALIZED VALUE**  
1992 THROUGH 2010



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

<b>YEAR</b>	<b>REAL ESTATE</b>	<b>PERSONAL PROPERTY</b>	<b>TOTAL</b>	<b>CITY'S % OF MMSD</b>	<b>CITY'S % OF COUNTY</b>
1999 Milw.Co.	\$ 15,891,089,400	\$ 792,619,100	\$ 16,683,708,500	46.8666	45.828
Wash.Co.	\$ 929,700	\$ 305,400	\$ 1,235,100		
Wauk.Co.	\$ 13,548,300	\$ 2,733,400	\$ 16,281,700		
Total*	\$ 15,905,567,400	\$ 795,657,900	\$ 16,701,225,300		
2000 Milw.Co.	\$ 16,410,366,000	\$ 911,754,200	\$ 17,322,120,200	46.3841	45.313
Wash.Co.	\$ 985,900	\$ 458,100	\$ 1,444,000		
Wauk.Co.	\$ 18,415,200	\$ 2,272,000	\$ 20,687,200		
Total*	\$ 16,429,767,100	\$ 914,484,300	\$ 17,344,251,400		
2001 Milw.Co.	\$ 18,356,551,800	\$ 1,073,565,800	\$ 19,430,117,600	47.5934	46.499
Wash.Co.	\$ 985,900	\$ 824,600	\$ 1,810,500		
Wauk.Co.	\$ 18,459,900	\$ 3,442,200	\$ 21,902,100		
Total*	\$ 18,375,997,600	\$ 1,077,832,600	\$ 19,453,830,200		
2002 Milw.Co.	\$ 19,380,841,800	\$ 895,094,900	\$ 20,275,936,700	46.8179	45.734
Wash.Co.	\$ 926,200	\$ 60,000	\$ 986,200		
Wauk.Co.	\$ 18,488,600	\$ 2,975,500	\$ 21,464,100		
Total*	\$ 19,400,256,600	\$ 898,130,400	\$ 20,298,387,000		
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		

TAX INCREMENTAL DISTRICTS - 1976 - 2010 (ACTIVE TIDs IN BOLD)  
 EQUALIZED VALUES AS CERTIFIED BY THE WISCONSIN DEPARTMENT OF REVENUE

	BASE YEAR	BASE VALUE	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	
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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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	3,734,700	
TID 16	1992	0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	1,365,200		
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	2,428,300		
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	14,636,300			
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	188,724,200					
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	26,547,500					
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											
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	8,670,300						
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	9,754,000						
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	29,165,000							
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	20,154,900	20,499,900	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	1,614,600	1,753,700	1,614,600	1,753,700	1,614,600	1,753,700	1,614,600	1,753,700	1,614,600	1,753,700	1,614,600	1,753,700	1,614,600	1,753,700	0	
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			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	50,882,900											
TID 38	2000	200			200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	
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	16,429,100											
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	17,930,900											
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	98,311,100											
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	58,014,300												
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	49,760,900												
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	26,816,300												
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	54,175,500													
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	40,232,500													
TID 49	2002	2,052,700			2,113,000	5,396,400	40,389,200																			

**2010 - COMBINED TAX LEVY - 2010  
(For 2011 Purposes)**

PURPOSES	ALL COUNTIES	CITY OF MILWAUKEE		WASHINGTON		WAUKESHA	
	AMOUNT	AMOUNT	MILL RATE	AMOUNT	MILL RATE	AMOUNT	MILL RATE
General City	\$ 111,574,808	\$ 111,495,461	\$ 3.978				
Capital Improvements	907,000	906,355	0.032				
Principal & Interest on City Debt	69,208,807	69,159,589	2.467				
Common Council Contingent Fund	5,000,000	4,996,444	0.178				
Provision for Employee Retirement	60,012,663	59,969,985	2.140				
Delinquent Tax Fund	0	0	0.000				
Tax Incremental Dist. 15 - 75	9,085,206	9,085,206	0.324				
<b>TOTAL GENERAL CITY PURPOSES</b>	<b>\$255,788,484</b>	<b>\$255,613,040</b>	<b>\$ 9.119</b>	<b>\$ 14,456</b>	<b>\$ 10.926</b>	<b>\$ 160,987</b>	<b>\$ 9.057</b>
Milw. School Board Operational Fund	\$ 265,443,248	\$ 265,427,684	\$ 9.470				
Milw. School Board Extension Fund	14,729,342	14,728,478	0.525				
Milw. School Board Construction Fund	13,334,418	13,333,636	0.476				
Tax Incremental Dist. 15 - 75	10,815,879	10,815,879	0.386				
<b>TOTAL MILW. SCHOOL PURPOSES</b>	<b>\$ 304,322,887</b>	<b>\$ 304,305,677</b>	<b>\$ 10.857</b>	<b>\$ 17,210</b>	<b>\$ 13.007</b>		
<b>TOTAL MEM. FALLS SCHOOL PURPOSES</b>	<b>\$ 217,640</b>					<b>\$ 217,640</b>	<b>\$ 12.244</b>
Milw. Area Tech. College (MATC)	\$ 54,636,542	\$ 54,597,687	\$ 1.948				
Tax Incremental Dist. 15 - 75	2,012,070	2,012,070	0.072				
<b>TOTAL MILW. AREA TECH. COLLEGE</b>	<b>\$ 56,648,612</b>	<b>\$ 56,609,757</b>	<b>\$ 2.020</b>	<b>\$ 3,202</b>	<b>\$ 2.420</b>	<b>\$ 35,653</b>	<b>\$ 2.006</b>
Milw. Metropolitan Sewerage District	\$ 41,077,711	\$ 41,048,499	\$ 1.464				
Tax Incremental Dist. 15 - 75	1,512,746	1,512,746	0.054				
<b>TOTAL METRO SEWERAGE DISTRICT</b>	<b>\$ 42,590,457</b>	<b>\$ 42,561,245</b>	<b>\$ 1.518</b>	<b>\$ 2,407</b>	<b>\$ 1.819</b>	<b>\$ 26,805</b>	<b>\$ 1.508</b>
Special Charges							
State Forestry	\$ 5,009,854	\$ 5,006,418	\$ 0.179	\$ 283.13	\$ 0.214	\$ 3,153	\$ 0.177
County Charges	126,739,214	126,697,755	4.520	4,853	\$ 3.668	36,606	\$ 2.059
Tax Incremental Dist. 15 - 75	4,669,149	4,669,149	0.167	0		0	0
<b>TOTAL FOR STATE &amp; COUNTY</b>	<b>\$ 136,418,217</b>	<b>\$ 136,373,322</b>	<b>\$ 4.865</b>	<b>\$ 5,136</b>	<b>\$ 3.882</b>	<b>\$ 39,760</b>	<b>\$ 2.237</b>
<b>GROSS TOTAL LEVIES</b>	<b>\$ 795,986,296</b>	<b>\$ 795,463,040</b>	<b>\$ 28.380</b>	<b>\$ 42,411</b>	<b>\$ 32.054</b>	<b>\$ 480,845</b>	<b>\$ 27.051</b>
<b>TOTAL STATE CREDIT</b>	<b>\$ 50,642,632</b>	<b>50,608,089</b>	<b>\$ 1.806</b>	<b>\$ 1,771</b>	<b>\$ 1.339</b>	<b>\$ 32,771</b>	<b>\$ 1.844</b>
<b>NET TOTAL</b>	<b>\$ 745,343,665</b>	<b>\$ 744,854,951</b>	<b>\$ 26.574</b>	<b>\$ 40,640</b>	<b>\$ 30.715</b>	<b>\$ 448,074</b>	<b>\$ 25.207</b>

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Totals may not add due to rounding.

### CITY OF MILWAUKEE TAX RATES - 1988 THROUGH 2011

December 2, 2010

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)		
BUDGET YEAR	ASSMT YEAR	ASSESSED VALUE	RATIO OF ASSMT TO FULL VALUE	CITY TAX RATE	SCHOOL TAX RATE	MATC TAX RATE	MMSD TAX RATE	STATE & COUNTY TAX RATE	GROSS TAX RATE	STATE & SCHOOL CREDIT	AV NET TAX RATE	EFF TAX RATE	ASSMT YEAR
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)		
BUDGET YEAR	ASSMT YEAR	ASSESSED VALUE	RATIO OF ASSMT TO FULL VALUE	CITY TAX RATE	SCHOOL TAX RATE	MATC TAX RATE	MMSD TAX RATE	STATE & COUNTY TAX RATE	GROSS TAX RATE	STATE & SCHOOL CREDIT	AV NET TAX RATE	EFF TAX RATE	ASSMT YEAR
1988	1987	11303216840	96.69%	13.09	16.12	1.79	3.11	5.64	39.75	3.74	36.01		1987
1989	1988	11865998530	99.38%	12.88	17.31	1.74	3.04	5.62	40.59	3.47	37.12		1988
1990	1989	12017461680	95.31%	12.85	17.61	1.82	3.16	6.71	42.15	3.42	38.73		1989
1991	1990	12614530930	98.53%	12.76	17.78	2.01	3.05	5.99	41.59	3.24	38.35		1990
1992	1991	12701237140	96.67%	12.07	18.14	2.06	3.12	5.84	41.23	2.46	38.77		1991
1993	1992	13336770460	99.90%	11.95	18.00	2.00	2.99	5.68	40.62	2.24	38.38		1992
1994	1993	13345967960	96.39%	11.39	18.13	2.09	3.16	5.80	40.57	2.13	38.44		1993
1995	1994	14029733500	98.23%	10.86	16.99	2.04	3.07	5.62	38.58	1.92	36.66	36.01	1994
1996	1995	13976648900	94.87%	10.53	15.70	2.10	2.81	5.95	37.09	1.86	35.23	33.42	1995
1997	1996	14850606600	0.9887	10.24	12.00	2.01	1.72	5.92	31.89	2.46	29.43	29.10	1996
1998	1997	14914137234	0.964	9.99	10.85	2.11	1.77	6.17	30.89	2.35	28.54	27.51	1997
1999	1998	16072114035	0.9914	9.71	10.97	2.01	1.72	5.92	30.33	2.04	28.29	28.05	1998
2000	1999	15774873167	0.9328	9.69	10.38	2.16	1.80	6.03	30.06	2.00	28.06	26.17	1999
2001	2000	17582994597	1.011	10.49	9.87	2.00	1.68	5.66	29.70	1.69	28.01	28.32	2000
2002	2001	17699784394	0.9337	10.87	10.12	2.23	1.87	6.13	31.22	1.66	29.56	27.60	2001
2003	2002	19866283515	0.981	10.15	9.34	2.05	1.74	5.40	28.68	1.43	27.25	26.73	2002
2004	2003	21009517241	0.9707	9.73	8.96	2.04	1.64	5.15	27.52	1.35	26.17	25.40	2003
2005	2004	22772419500	0.9684	9.19	9.40	2.00	1.59	4.91	27.09	1.23	25.86	25.04	2004
2006	2005	25222149174	0.9602	8.75	8.79	1.96	1.48	4.63	25.61	1.11	24.50	23.52	2005
2007	2006	28354951841	0.9447	7.99	8.04	1.89	1.39	4.37	23.68	1.27	22.41	21.17	2006
2008	2007	29374372962	0.9231	8.00	8.84	1.92	1.39	4.40	24.56	1.43	23.13	21.35	2007
2009	2008	30431675204	0.9521	8.09	9.82	1.94	1.37	4.38	25.60	1.57	24.03	22.88	2008
2010	2009	28944573372	0.9282	8.89	10.66	2.06	1.43	4.66	27.7	1.72	25.98	24.115	2009
2011	2010	28048464348	0.9566	9.12	10.86	2.02	1.52	4.87	28.39	1.81	26.57	25.417	2010

**COMPARISON OF EFFECTIVE TAX RATES 1992 - 2010**

ASSMT YEAR	BUDGET YEAR	ASSESSED VALUE*	ASSMT RATIO	CITY RATE	SCHOOL RATE	MATC RATE	MMSD RATE	EFFECTIVE	STATE &	EFFECTIVE	GROSS RATE	EFFECTIVE	STATE &	EFFECTIVE	NET RATE	EFFECTIVE RATE @ 100%		
								MMSD RATE	COUNTY RATE	ST/COUNTY RATE		GROSS RATE	SCHOOL CREDIT	STATE/SCH CREDIT		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

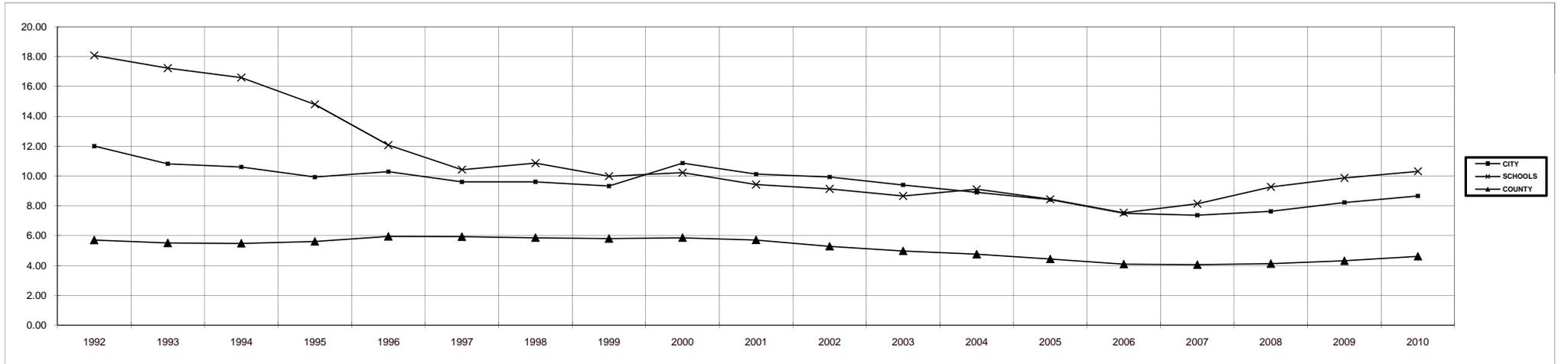
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includes Washington and Waukesha County portions of the city and all tax increment district totals.

COMPARISON OF (100%) TAX RATES																				
ASSMT BUDGET ASSESSED		RATIO OF ASSMT		100%		100%		100%		100%		100%		100%		100%		100%		100%
YEAR	YEAR	VALUE	TO EQUALIZED VALUE	CITY RATE	CITY RATE	SCHOOL RATE	SCHOOL RATE	MATC RATE	MATC RATE	MMSD RATE	MMSD RATE	COUNTY RATE	ST/COUNTY RATE	GROSS RATE	GROSS RATE	STATE CREDIT	STATE CREDIT	NET RATE	NET RATE	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

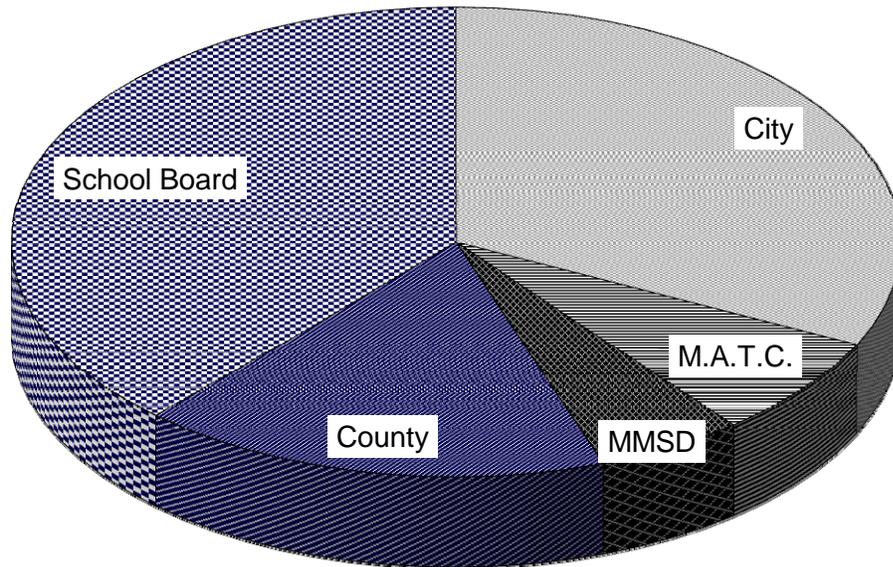
State tax credit on personal property inventory and livestock reduced effective tax rates by 80% in 1974 through 1980, except 79.1% in 1976.  
 Personal property inventory is exempt for 1981 and subsequent years.  
 In 1990 Milwaukee County enacted a .5% sales tax  
 asmt

COMPARISON OF (100%) TAX RATES



**2010 COMBINED TAX RATE  
PER \$1000 OF ASSESSED VALUE**

	<b>2009 FOR 2010 PURPOSES</b>	<b>2010 FOR 2011 PURPOSES</b>
City	\$ 8.886	\$ 9.119
School Board/MPS	10.65953888	10.85667374
M.A.T.C.	2.063911079	2.019658873
Metro Sewer	1.430471159	1.518459502
County/State Forestry	4.664054398	4.865373127
Total Gross Tax Rate	\$ 27.704	\$ 28.380
General State Credit	0.001245407	1.805538156
School Credit	0	0
<b>NET TAX RATE (Milwaukee County)</b>	<b>\$ 25.984</b>	<b>\$ 26.574</b>



**GENERAL PROPERTY TAX CREDIT AVAILABLE FOR DISTRIBUTION  
(INCLUDING PRIOR YEARS UNDISTRIBUTED CREDITS)**

<u>ASSMT YEAR</u>	<u>BUDGET YEAR</u>		<u>REAL ESTATE &amp; PERSONAL PROPERTY SECTION 79.10</u>	<u>RATE PER \$1000 OF ASSESSED VALUE</u>
<b>GENERAL GOVERNMENT &amp; SCHOOL CREDITS</b>				
1999	2000	Milwaukee	\$ 31,526,028.24	\$ 2.00
		Washington	2,429.33	\$ 2.11
		Waukesha	39,644.61	\$ 2.59
2000	2001	Milwaukee	\$ 29,788,726.07	\$ 1.70
		Washington	2,404.28	\$ 1.65
		Waukesha	36,712.63	\$ 1.77
2001	2002	Milwaukee	\$ 29,342,392.87	\$ 1.66
		Washington	2,356.51	\$ 1.39
		Waukesha	37,490.25	\$ 1.85
2002	2003	Milwaukee	\$ 28,424,104.86	\$ 1.43
		Washington	2,433.70	\$ 2.52
		Waukesha	38,893.13	\$ 1.85
2003	2004	Milwaukee	\$ 28,380,122.59	\$ 1.35
		Washington	2,165.64	\$ 2.14
		Waukesha	39,072.75	\$ 1.87
2004	2005	Milwaukee	\$ 28,023,304.96	\$ 1.23
		Washington	1,788.99	\$ 1.83
		Waukesha	36,014.35	\$ 1.75
2005	2006	Milwaukee	\$ 27,906,738.24	\$ 1.11
		Washington	1,329.00	\$ 1.42
		Waukesha	32,332.14	\$ 1.80
2006	2007	Milwaukee	\$ 35,849,139.86	\$ 1.27
		Washington	1,569.07	\$ 1.73
		Waukesha	35,244.21	\$ 1.95
2007	2008	Milwaukee	\$ 42,089,346.48	\$ 1.43
		Washington	1,612.92	\$ 1.75
		Waukesha	35,518.21	\$ 2.02
2008	2009	Milwaukee	\$ 47,840,252.90	\$ 1.57
		Washington	1,643.70	
		Waukesha	34,683.76	\$ 1.92
2009	2010	Milwaukee	49,756,345.95	\$ 1.72
		Washington	1,015.08	\$ 0.81
		Waukesha	33,745.95	\$ 2.02
2010	2011	Milwaukee	\$ 50,608,088.96	\$ 1.81
		Washington	1,771.31	\$ 1.34
		Waukesha	32,771.39	\$ 1.84

For actual distribution refer to Abstract

**TAX LEVIES INCLUDING TID INCREMENT - ALL TAXING BODIES  
1992 THROUGH 2011 BUDGETS**

ASSMT BUDGET CITY		%	SCHOOL	%	COUNTY	%	MMSD	%	MATC	%	TOTAL LEVY		%	STATE	%	NET	%
YEAR	YEAR	LEVY*	CHG	LEVY	CHG	LEVY	CHG	LEVY	CHG	LEVY	CHG	ALL TAXING BODIES	CHG	CREDITS**	CHG	TAX LEVY	CHG
1992	1993	159,356,154		239,899,846	0.041	75,767,197	0.022	39,859,793	0.005	26,649,040	0.017	541,532,030	0.034	29,821,696	-0.044	511,710,334	0.039
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

\*CITY LEVY INCLUDES SCHOOL DEBT SERVICE.

\*\*STATE CREDITS INCLUDE PRIOR YEAR UNDISTRIBUTED CREDITS.

**STATEMENT OF TAXES** 2010

Read instructions on page 4 before making any entry.

**DO NOT WRITE  
IN SHADED AREAS**

CO 40 MUN 251 FOR City OF Milwaukee Milwaukee COUNTY

(Town, village, or city)

SEC.	Col. 1 DESCRIPTION OF TAX BY TAXING JURISDICTION			Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS		
A.	<b>1. AGGREGATE AMOUNT OF STATE TAXES</b>			<b>5,006,417.81</b>		
B.	1. PORTION OF STATE SPECIAL CHARGES UPON COUNTY			23,109.01		
	2. PORTION OF COUNTY TAX LEVIED OVER ENTIRE MUNICIPALITY			126,674,646.18		
	3. SPECIAL PURPOSE - HANDICAPPED SCHOOLS					
	<b>4. TOTAL COUNTY TAXES (sum of B-1 - B-3)</b>			<b>126,697,755.19</b>		
C.			Col. 1a PROPERTY TAXES	Col. 1b STATE SPECIAL CHARGES	PROPERTY TAXES WITH STATE SPECIAL CHARGES	
	1.	51405020	MILWAUKEE COUNTY METRO SEWER DIST	41,048,498.50		41,048,498.50
	2.					
	3.					
	4.					
	5.					
	6.					
	7.					
	8.					
	9.					
	10.					
	11.					
	<b>12. TOTAL SPECIAL DISTRICT TAXES (sum of C1 - C11)</b>				<b>41,048,498.50</b>	
D.	1. OTHER SPECIAL PURPOSE DISTRICT TAXES (Detail on page 3, enter total here)					
	2. TOTAL TAX INCREMENT (except county environmental remediation tax increment)				28,095,049.17	
	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)				234,339,088.68	
	7. SURPLUS FUNDS APPLIED CAUTION: DO NOT MAKE AN ENTRY ON THIS LINE UNLESS LINE D-6 (above) IS ZERO			<	>	
	<b>8. TOTAL TOWN, VILLAGE OR CITY TAXES (sum of D1 - D7; NOT total for page one)</b>				<b>262,434,137.85</b>	

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

Mary P. Reavey, Assessment Commissioner Date \_\_\_\_\_  
 ( 414 ) 286-3101 WORK PHONE \_\_\_\_\_  
 ( ) HOME PHONE \_\_\_\_\_  
 ( 414 ) 286-8447 FAX NUMBER \_\_\_\_\_  
 mreavey@milwaukee.gov E-MAIL ADDRESS \_\_\_\_\_

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

PA-632A (R. 10-08) Sec. 59.61 (Wis. Stats.)

R522

40 251 2010 Milwaukee Milwaukee  
 CO MUN YEAR

SEC.	SCHOOL DISTRICT CODES	SCHOOL DISTRICT NAMES	Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS
E.	1.	21403619011 SCHOOL DIST. OF MILWAUKEE	---305,968,767.00---
	2.		293,489,798.02
	3.	SCHOOL DEBT SERVICE	12,188,745.78
	4.		
	5.		
	6.		
	7.		
	8.		
	9.		
	10.		
	11.		
		<b>12. TOTAL ELEMENTARY AND SECONDARY SCHOOL TAXES (sum of E1 - E11)</b>	
F.	1.	40000900000 MILWAUKEE AREA TECHNICAL COLLEGE	54,597,687.00
	2.		
	3.		
	<b>4. TOTAL TECHNICAL COLLEGE TAXES (sum of F1 - F3)</b>		<b>54,597,687.00</b>
G.	<b>TOTAL GENERAL PROPERTY TAXES APPORTIONED (Total of State, County, Special District, Local, School and Technical College Taxes)</b>		<b>795,463,040.15</b>
<b>SUMMARY OF GENERAL PROPERTY TAXES, STATE TAX CREDITS APPLIED AND NET GENERAL PROPERTY TAXES TO BE COLLECTED</b>			(G7) DEPARTMENT OF REVENUE USE ONLY
PLEASE COMPLETE ALL COLUMNS			
	(1) REAL ESTATE ROLL	(2) PERSONAL PROPERTY ROLL	(3) TOTAL (Total of Columns 1 and 2)
G1	768,363,189.23	27,104,742.24	795,467,931.47
G2	48,882,648.53	1,724,381.57	50,607,030.10
G3	8,228,849.10		8,228,849.10
G4	11,298,066.61		11,298,066.61
G5	699,953,624.99	25,380,360.67	725,333,985.66
G6	<b>UNDERRUN / OVERRUN</b>		<b>4,891.32</b>
H.	MUST REPORT DETAIL ON REVERSE SIDE		49,254,268.00
		FOR THE MUNICIPALITY	
		2. ENTERPRISE / UTILITY	7,049,960.45
		3. OTHER	0.00
J.	SPECIAL ASSESSMENTS AND CHARGES		461,596.82
K.	OMITTED PROPERTY TAXES (Net taxes levied on property omitted from taxation in previous years)		(154,986.84)
S. 70.43 CORRECTIONS (Net taxes due or refunded - use brackets ( ) to denote minus amount)			
M.	P.F. CROP TAXES		
N.	MFL TAX		
O.	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) 1,935,301.00 @ 1/2¢ per mill (0.0005) per Bushel + Number of Bushels = (b) 11,667,076.00 @ 1/4 mill (0.00025) per Bushel		3,884.42
	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.	<b>AGGREGATE AMOUNT OF TAXES (Sections G, G-6, H, J, K, M, N, and O added together)</b>		<b>845,032,694.47</b>

- 2 -

R522B (R. 10-08)



**STATEMENT OF TAXES** 2010

Read instructions on page 4 before making any entry.

**DO NOT WRITE  
IN SHADED AREAS**

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

SEC	DESCRIPTION OF TAX BY TAXING JURISDICTION	Col. 1	Col. 2
		PROPERTY TAXES	AMOUNTS APPORTIONED BY TAXING JURISDICTIONS
<b>A.</b>	<b>1. AGGREGATE AMOUNT OF STATE TAXES</b>		<b>283.13</b>
<b>B.</b>	1. PORTION OF STATE SPECIAL CHARGES UPON COUNTY		0.29
	2. PORTION OF COUNTY TAX LEVIED OVER ENTIRE MUNICIPALITY		4,852.35
	3. SPECIAL PURPOSE - HANDICAPPED SCHOOLS		
	<b>4. TOTAL COUNTY TAXES (sum of B-1 - B-3)</b>		<b>4,852.64</b>
<b>C.</b>		Col. 1a	Col. 1b
		PROPERTY TAXES	STATE SPECIAL CHARGES
	1. 51405020 MILWAUKEE COUNTY METRO SEWER DIST	2,407.05	
	2.		
	3.		
	4.		
	5.		
	6.		
	7.		
	8.		
	9.		
	10.		
11.			
	<b>12. TOTAL SPECIAL DISTRICT TAXES (sum of C1 - C11)</b>		<b>2,407.05</b>
<b>D.</b>	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)		13,741.43
	7. SURPLUS FUNDS APPLIED CAUTION: DO NOT MAKE AN ENTRY ON THIS LINE UNLESS LINE D-6 (above) IS ZERO	<	>
	<b>8. TOTAL TOWN, VILLAGE OR CITY TAXES (sum of D1 - D7; NOT total for page one)</b>		<b>13,741.43</b>

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

Mary P. Reavey, Assessment Commissioner Date \_\_\_\_\_  
 ( 414 ) 286-3101 WORK PHONE \_\_\_\_\_  
 ( ) HOME PHONE \_\_\_\_\_  
 ( 414 ) 286-8447 FAX NUMBER \_\_\_\_\_  
 mreavey@milwaukee.gov E-MAIL ADDRESS \_\_\_\_\_

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

PA-632A (R. 10-08) Sec. 69.61 (Wis. Stats.)

RS22

66 251 2010 Milwaukee Washington  
CO MUN YEAR

SEC	SCHOOL DISTRICT CODES	SCHOOL DISTRICT NAMES	Col. 1	Col. 2
			REAL ESTATE ROLL	AMOUNTS APPORTIONED BY TAXING JURISDICTIONS
<b>E.</b>	1. 21403619011	SCHOOL DIST. OF MILWAUKEE		17,943.00
	2.			17,209.98
	3.	SCHOOL DEBT SERVICE		714.74
	4.			
	5.			
	6.			
	7.			
	8.			
	9.			
	10.			
	11.			
		<b>12. TOTAL ELEMENTARY AND SECONDARY SCHOOL TAXES (sum of E1 - E11)</b>		
<b>F.</b>	1. 4000900000	MILWAUKEE AREA TECHNICAL COLLEGE		3,202.00
	2.			
	3.			
	<b>4. TOTAL TECHNICAL COLLEGE TAXES (sum of F1 - F3)</b>			<b>3,202.00</b>
<b>G.</b>	<b>TOTAL GENERAL PROPERTY TAXES APPORTIONED (Total of State, County, Special District, Local, School and Technical College Taxes)</b>			<b>42,410.97</b>
<b>SUMMARY OF GENERAL PROPERTY TAXES, STATE TAX CREDITS APPLIED AND NET GENERAL PROPERTY TAXES TO BE COLLECTED</b>				(G7) DEPARTMENT OF REVENUE USE ONLY
PLEASE COMPLETE ALL COLUMNS				
		(1)	(2)	(3)
		REAL ESTATE ROLL	PERSONAL PROPERTY ROLL	TOTAL (Total of Columns 1 and 2)
G1	GENERAL PROPERTY TAXES FROM COMPUTERIZED SUMMARY	36,541.56	5,869.40	42,410.96
G2	SCHOOL LEVY TAX CREDIT APPLIED (subtract)	1,526.12	245.13	1,771.25
G3	LOTTERY AND GAMING CREDIT APPLIED (subtract)	0.00	0.00	0.00
G4	FIRST DOLLAR CREDIT APPLIED (subtract)	74.20	0.00	74.20
G5	NET GENERAL PROPERTY TAXES TO BE COLLECTED	34,941.24	5,624.27	40,565.51
G6	<b>UNDERRUN / OVERRUN</b>			<b>(0.01)</b>
H.	MUST REPORT DETAIL ON REVERSE SIDE			<i>Include line G-6 in line T total.</i>
		FOR THE MUNICIPALITY	MUNICIPALITY ACTING AS AGENT FOR	
		2. ENTERPRISE / UTILITY	3. OTHER	
	SPECIAL ASSESSMENTS AND CHARGES	265.95	0.00	265.95
J.	OMITTED PROPERTY TAXES (Net taxes levied on property omitted from taxation in previous years)			
K.	S. 70.43 CORRECTIONS (Net taxes due or refunded - use brackets ( ) to denote minus amount)			
M.	P.F. CROP TAXES Reg. Acs. @ 10¢ = \$ (a) + Reg. Acs. @ 1.66¢ = \$ (b) + Reg. Acs. @ 20¢ = \$ (c) =			
N.	MFL TAX Open @ 67¢ = \$ (d) + Closed @ 11.57¢ = \$ (e) + Open @ 11.67¢ = \$ (f) + Closed @ 88.34¢ = \$ (g) =			
<b>O.</b>	3. COAL (Sec. 70.42)	Number of Tons = (a)	@ 5¢ per Ton + Number of Tons = (b)	@ 7¢ per Ton
	4. 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
	5. PETROLEUM REFINERIES (Sec. 70.421)	Number of Tons = (a)	@ 5¢ per Ton	
	6. IRON ORE CONCENTRATES (Sec. 70.40)	Number of Tons = (a)	@ 5¢ per Ton	
	<b>T. AGGREGATE AMOUNT OF TAXES (Sections G, G-6, H, J, K, M, N, and O added together)</b>			



**STATEMENT OF TAXES** 2010

Read instructions on page 4 before making any entry.

**DO NOT WRITE  
IN SHADED AREAS**

CO 67    MUN 250    FOR City OF Milwaukee    Waukesha COUNTY

*(town, village, or city)*

SEC	Col. 1 DESCRIPTION OF TAX BY TAXING JURISDICTION	Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS
<b>A.</b>	<b>1. AGGREGATE AMOUNT OF STATE TAXES</b>	<b>3,153.08</b>
<b>B.</b>	1. PORTION OF STATE SPECIAL CHARGES UPON COUNTY	-5.27
	2. PORTION OF COUNTY TAX LEVIED OVER ENTIRE MUNICIPALITY	36,611.70
	3. SPECIAL PURPOSE - HANDICAPPED SCHOOLS	
	<b>4. TOTAL COUNTY TAXES (sum of B-1 - B-3)</b>	<b>36,606.43</b>
<b>C.</b>		
	1. 51405020 MILWAUKEE COUNTY METRO SEWER DIST	26,805.45
	2.	
	3.	
	4.	
	5.	
	6.	
	7.	
	8.	
	9.	
	10.	
	11.	
	<b>12. TOTAL SPECIAL DISTRICT TAXES (sum of C1 - C11)</b>	<b>26,805.45</b>
<b>D.</b>	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)	153,027.89
	7. SURPLUS FUNDS APPLIED CAUTION: DO NOT MAKE AN ENTRY ON THIS LINE UNLESS LINE D-6 (above) IS ZERO	< >
	<b>8. TOTAL TOWN, VILLAGE OR CITY TAXES (sum of D1 - D7; NOT total for page one)</b>	<b>153,027.89</b>

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

Mary P. Reavey, Assessment Commissioner    Date \_\_\_\_\_

( 414 ) 286-3101    WORK PHONE \_\_\_\_\_

(     )    HOME PHONE \_\_\_\_\_

( 414 ) 286-8447    FAX NUMBER \_\_\_\_\_

mreavey@milwaukee.gov    E-MAIL ADDRESS \_\_\_\_\_

PA-632A (R. 10-08) Sec. 69.61 (Wis. Stats.)

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

R522

67    250    2010    Milwaukee    Waukesha

CO    MUN    YEAR

SEC	SCHOOL DISTRICT CODES	Col. 1 SCHOOL DISTRICT NAMES	Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS
<b>E.</b>	1. 21403619011	SCHOOL DIST. OF MENOMONEE FALLS	217,640.02
	2.		
	3.	SCHOOL DEBT SERVICE	7,959.48
	4.		
	5.		
	6.		
	7.		
	8.		
	9.		
	10.		
	11.		
		<b>12. TOTAL ELEMENTARY AND SECONDARY SCHOOL TAXES (sum of E1 - E11)</b>	
<b>F.</b>	1. 40000900000	MILWAUKEE AREA TECHNICAL COLLEGE	35,653.00
	2.		
	3.		
	<b>4. TOTAL TECHNICAL COLLEGE TAXES (sum of F1 - F3)</b>		<b>35,653.00</b>
<b>G.</b>	<b>TOTAL GENERAL PROPERTY TAXES APPORTIONED (Total of State, County, Special District, Local, School and Technical College Taxes)</b>		<b>480,845.35</b>
<b>SUMMARY OF GENERAL PROPERTY TAXES, STATE TAX CREDITS APPLIED AND NET GENERAL PROPERTY TAXES TO BE COLLECTED</b>			<b>(G7) DEPARTMENT OF REVENUE USE ONLY</b>
PLEASE COMPLETE ALL COLUMNS			
		(1) REAL ESTATE ROLL	(2) PERSONAL PROPERTY ROLL
		(3) TOTAL (Total of Columns 1 and 2)	
<b>G1</b>	GENERAL PROPERTY TAXES FROM COMPUTERIZED SUMMARY	424,188.99	56,657.90
<b>G2</b>	SCHOOL LEVY TAX CREDIT APPLIED (subtract)	28,909.86	3,861.42
<b>G3</b>	LOTTERY AND GAMING CREDIT APPLIED (subtract)	0.00	0.00
<b>G4</b>	FIRST DOLLAR CREDIT APPLIED (subtract)	80.83	0.00
<b>G5</b>	NET GENERAL PROPERTY TAXES TO BE COLLECTED	395,198.30	52,796.48
<b>G6</b>	<b>UNDERRUN / OVERRUN</b>		<b>1.54</b>
<b>H.</b>	MUST REPORT DETAIL ON REVERSE SIDE		<i>Include line G-6 in line T total.</i>
	FOR THE MUNICIPALITY	MUNICIPALITY ACTING AS AGENT FOR	
	390.00	2. ENTERPRISE / UTILITY	3. OTHER
			0.00
<b>J.</b>	OMITTED PROPERTY TAXES (Net taxes levied on property omitted from taxation in previous years)		<b>0.00</b>
<b>K.</b>	S. 70.43 CORRECTIONS (Net taxes due or refunded - use brackets ( ) to denote minus amount)		
<b>M.</b>	P.F. CROP TAXES		
	Reg. Acs. @ 10¢ = \$	Reg. Acs. @ 1.6¢ = \$	Reg. Acs. @ 20¢ = \$
	(a - Acres)	(b - Acres)	(c - Acres)
<b>N.</b>	MFL TAX		
	Open @ 67¢ = \$	Closed @ \$1.57 = \$	Open @ \$1.67 = \$
	(a)	(b)	(c)
<b>O.</b>	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		
<b>T.</b>	<b>AGGREGATE AMOUNT OF TAXES (Sections G, G-6, H, J, K, M, N, and O added together)</b>		<b>481,236.89</b>



**ABSTRACT OF 2010 TAX ROLL**  
**Milwaukee, Wisconsin**  
**December 2010**

<b>ASSESSED VALUES</b>	<b>WASHINGTON COUNTY</b>	<b>WAUKESHA COUNTY</b>	<b>MILWAUKEE COUNTY</b>
Land	\$ 215,000	\$ 2,151,700	\$ 4,135,368,460
Improvements	\$ 925,000	\$ 13,529,500	\$ 22,938,930,060
Personal Property	<u>\$ 183,110</u>	<u>\$ 2,094,500</u>	<u>\$ 955,067,018</u>
<b>Total</b>	<b>\$ 1,323,110</b>	<b>\$ 17,775,700</b>	<b>\$ 28,029,365,538</b>
<b>COMBINED</b>			
Land		\$ 4,137,735,160	
Improvements		<u>\$ 22,953,384,560</u>	
Total Real Estate		\$ 27,091,119,720	
Personal Property		<u>\$ 957,344,628</u>	
<b>Grand Total</b>		<b>\$ 28,048,464,348</b>	

<b>TAX RATES PER \$1000 *</b>			
<b>TAXING UNIT</b>	<b>WASHINGTON COUNTY</b>	<b>WAUKESHA COUNTY</b>	<b>MILWAUKEE COUNTY</b>
City	109.2590185	9.056598052	9.119472923
School	13.00721784	12.24368211	10.85667374
MATC	2.420055778	2.005715668	2.019658873
MMSD	1.819236496	1.507982808	1.518459502
State	0.213988255	0.177381481	0.178613312
County	<u>3.667601333</u>	<u>2.059352374</u>	<u>4.686759815</u>
<b>Total</b>	<b>\$ 130.387</b>	<b>\$ 27.051</b>	<b>\$ 28.380</b>
* Gross-includes allowable TID levy - Rate totals are rounded			

<b>TAX LEVY</b>			
	<b>WASHINGTON COUNTY</b>	<b>WAUKESHA COUNTY</b>	<b>MILWAUKEE COUNTY</b>
County & State Charges	\$ 5,135.77	\$ 39,759.51	\$ 131,704,173.00
City of Milwaukee	14,456.17	160,987.37	246,527,834.46
Milwaukee School Board	17,209.98		293,489,798.02
Menomonee Falls School Bd.		\$ 217,640.02	
MATC/Technical Colleges	\$ 3,202.00	\$ 35,653.00	54,597,687.00
Milwaukee Sewer District	<u>\$ 2,407.05</u>	<u>\$ 26,805.45</u>	41,048,498.50
TID 14 - 65			<u>28,095,049.17</u>
<b>Total</b>	<b>\$ 42,410.97</b>	<b>\$ 480,845.35</b>	<b>\$ 795,463,040.15</b>
<b>Milwaukee - All Counties</b>	<b>TOTAL LEVY</b>	<b>TOTAL YIELD</b>	<b>OVER RUN</b>
	\$ 795,986,296.47	\$ 795,991,189.32	\$ 466,489.67

**ABSTRACT OF 2010 TAX ROLL  
Milwaukee, Wisconsin  
December 2010**

<b>TOTAL COLLECTIONS</b>	
Specials Kline WDR Penalty PP	\$ 49,254,924.55
Total R.E. & P.P.	\$ 845,246,113.87
Occupational	<u>3,884.42</u>
<b>Grand Total</b>	<b>\$ 845,249,998.29</b>

<b>OVERRUN</b>		
Omitted	Regular	Total
\$ 461,596.82	\$ 4,892.85	\$ 466,489.67

<b>CREDIT DISTRIBUTION</b>	
<b>Washington County</b>	
General Government Credit	\$ 0.00
School Credit	\$ 1,771.31
Total Available for Distribution	\$ 1,771.31
Credit Distributed	<u>\$ 1,771.25</u>
Under(-) & Over(+) Distribution	-\$ 0.06
 <b>Waukesha County</b>	
General Government Credit	\$ 0.00
School Credit	\$ 32,771.39
Total Available for Distribution	\$ 32,771.39
Credit Distributed	<u>\$ 32,771.28</u>
Under(-) & Over(+) Distribution	-\$ 0.11
 <b>Milwaukee County</b>	
General Government	\$ 0.00
School Credit	\$ 0.00
Sub Total	\$ 0.00
Unused Prior Credit	\$ 56,769.72
Total Available for Distribution	\$ 50,608,088.96
Credit Distributed	<u>\$ 50,607,030.10</u>
Under(-) & Over(+) Distribution	-\$ 1,058.86
 <b>Total available for distribution</b>	 <b>\$ 50,642,631.66</b>
<b>Total credits distributed</b>	<b><u>\$ 50,641,572.63</u></b>
<b>Total Under(-) &amp; Over(+) Distribution</b>	<b>-\$ 1,059.03</b>

**SUMMARY OF FULLY EXEMPT PROPERTY - CITY OF MILWAUKEE**

EXEMPT TYPE/CODE	NUMBER	EXEMPT VALUE	% of TOTAL * CITY VALUE	% of EXEMPT TYPE	% of TOTAL EXEMPT
<b>RELIGIOUS INSTITUTIONS [70.11]</b>					
010 Traditional Church	654	467,664,140	1.743%	85.56%	11.223%
011 Store-Front Church	14	4,141,000	0.015%	0.76%	0.099%
020 Parsonage/Housing	81	12,363,800	0.046%	2.26%	0.297%
030 School	30	33,359,280	0.124%	6.10%	0.801%
040 Miscellaneous	66	15,525,200	0.058%	2.84%	0.373%
050 Convents/Sisters	29	13,174,300	0.049%	2.41%	0.316%
080 Parking	6	374,400	0.001%	0.07%	0.009%
<b>TOTAL RELIGIOUS INSTITUTIONS [70.11]</b>	<b>880</b>	<b>546,602,120</b>	<b>1.949%</b>	<b>100.00 %</b>	<b>13.117%</b>
<b>EDUCATIONAL INSTITUTION [70.11(4)]</b>					
100 Educantional Institutions	66	47,708,200	0.178%	90.89%	1.145%
101 Educantional Association	2	11,600	0.000%	0.02%	0.000%
110 Non-profit Day Care	8	2,323,000	0.009%	4.43%	0.056%
111 Benevolent Association	2	1,928,000	0.007%	3.67%	0.046%
113 Misc. Educantional Association	2	520,000	0.002%	0.99%	0.012%
<b>TOTAL EDUCATIONAL INSTITUTION [70.11(4)]</b>	<b>80</b>	<b>52,490,800</b>	<b>0.187%</b>	<b>100.00 %</b>	<b>1.260%</b>
<b>COLLEGES AND UNIVERSITIES [70.11(3)]</b>					
090 Colleges and Universities	112	458,035,740	1.707%	100.00%	10.992%
<b>TOTAL COLLEGES AND UNIVERSITIES [70.11(3)]</b>	<b>112</b>	<b>458,035,740</b>	<b>1.633%</b>	<b>100.00 %</b>	<b>10.992%</b>
<b>CEMETERIES [70.11(13)]</b>					
130 Cemeteries	32	34,655,930	0.129%	100.00%	0.832%
<b>TOTAL CEMETERIES [70.11(13)]</b>	<b>32</b>	<b>34,655,930</b>	<b>0.124%</b>	<b>100.00 %</b>	<b>0.832%</b>
<b>BENEVOLENT ASSOCIATIONS [70.11(4)]</b>					
160 Fraternal/Veterans Organization	20	8,295,300	0.031%	1.89%	0.199%
180 Community Redevelopment Groups	3	1,429,300	0.005%	0.33%	0.034%
190 Low Income/Disabled Housing	69	107,938,900	0.402%	24.66%	2.590%
210 Childrens Homes	4	351,300	0.001%	0.08%	0.008%
220 Nursing Homes/Homes For The Aged	33	139,592,650	0.520%	31.89%	3.350%
223 Transitional Living	4	1,346,800	0.005%	0.31%	0.032%
230 Boys'/Girls' Clubs/YMCA&YWCA	50	37,421,650	0.139%	8.55%	0.898%
250 Group Homes	69	30,994,060	0.116%	7.08%	0.744%
260 Misc. Benevolent	76	107,737,530	0.402%	24.61%	2.585%
270 Women's Clubs	3	776,500	0.003%	0.18%	0.019%
271 Historical Societies	3	1,865,600	0.007%	0.43%	0.045%
<b>TOTAL BENEVOLENT ASSOCIATIONS [70.11(4)]</b>	<b>334</b>	<b>437,749,590</b>	<b>1.561%</b>	<b>100.00 %</b>	<b>10.505%</b>
<b>NON PROFIT HOSPITALS [70.11(4M)]</b>					
200 Non-Profit Hospitalis	38	205,754,320	0.767%	100.00%	4.938%
<b>TOTAL NON_PROFIT HOSPITALS [70.11(4M)]</b>	<b>38</b>	<b>205,754,320</b>	<b>0.734%</b>	<b>100.00 %</b>	<b>4.938%</b>
<b>LABOR TEMPLES [70.11(16)]</b>					
280 Labor Temples	25	8,366,200	0.031%	100.00%	0.201%
<b>TOTAL LABOR TEMPLES [70.11(16)]</b>	<b>25</b>	<b>8,366,200</b>	<b>0.030%</b>	<b>100.00 %</b>	<b>0.201%</b>

\* Total Assessable Value

\$28,048,464,348

**SUMMARY OF FULLY EXEMPT PROPERTY - CITY OF MILWAUKEE**

EXEMPT TYPE/CODE	NUMBER	EXEMPT VALUE	% of TOTAL * CITY VALUE	% of EXEMPT TYPE	% of TOTAL EXEMPT
<b>REHABILITATION PROPERTY [70.11(4G)]</b>					
181 Rehabilitation Property	19	816,320	0.003%	100.00%	0.020%
<b>TOTAL REHABILITATION PROPERTY [70.11(4G)]</b>	<b>19</b>	<b>816,320</b>	<b>0.003%</b>	<b>100.00 %</b>	<b>0.020%</b>
<b>SALVATION ARMY [70.11(12)]</b>					
240 Salvation Army	33	17,787,270	0.066%	100.00%	0.427%
<b>TOTAL SALVATION ARMY [70.11(12)]</b>	<b>33</b>	<b>17,787,270</b>	<b>0.063%</b>	<b>100.00 %</b>	<b>0.427%</b>
<b>PROPERTY HELD IN PUBLIC TRUST [70.11(20)]</b>					
245 Property Held In Public Interest	4	1,741,400	0.006%	100.00%	0.042%
<b>TOTAL PROPERTY HELD IN PUBLIC TRUST [70.11(20)]</b>	<b>4</b>	<b>1,741,400</b>	<b>0.006%</b>	<b>100.00 %</b>	<b>0.042%</b>
<b>SPORTS &amp; ENTERTAINMENT FACILITIES [70.11(31)]</b>					
405 Amateur Sports & Intertainment	1	540,000	0.002%	100.00%	0.013%
<b>TOTAL SPORTS &amp; ENTERTAINMENT FACILITIES [70.11(31)]</b>	<b>1</b>	<b>540,000</b>	<b>0.002%</b>	<b>100.00 %</b>	<b>0.013%</b>
<b>NON-PROFIT THEATRES [70.11(29)]</b>					
407 Non-Profit Theatres	1	2,018,000	0.008%	100.00%	0.048%
<b>TOTAL NON-PROFIT THEATRES [70.11(29)]</b>	<b>1</b>	<b>2,018,000</b>	<b>0.007%</b>	<b>100.00 %</b>	<b>0.048%</b>
<b>UNITED STATES GOVERNMENT</b>					
310 General	22	68,344,600	0.255%	92.46%	1.640%
320 Indian Reservations	5	5,570,550	0.021%	7.54%	0.134%
<b>TOTAL UNITED STATES GOVERNMENT</b>	<b>27</b>	<b>73,915,150</b>	<b>0.264%</b>	<b>100.00 %</b>	<b>1.774%</b>
<b>PROPERTY OF THE STATE [70.11(1)]</b>					
330 University of Wisconsin	32	241,617,300	0.901%	75.39%	5.798%
340 General	66	68,164,550	0.254%	21.27%	1.636%
350 Department of Veterans Affairs	1	1,462,500	0.005%	0.46%	0.035%
360 Highways	123	9,265,400	0.035%	2.89%	0.222%
<b>TOTAL PROPERTY OF THE STATE [70.11(1)]</b>	<b>222</b>	<b>320,509,750</b>	<b>1.143%</b>	<b>100.00 %</b>	<b>7.691%</b>
<b>MILWAUKEE COUNTY [70.11(2)]</b>					
390 Milwaukee County General	80	150,979,620	0.563%	28.74%	3.623%
400 X-Way(trust for Wisconsin)	255	32,398,720	0.121%	6.17%	0.777%
402 Metro Sewer	143	11,557,620	0.043%	2.20%	0.277%
410 Airport	24	77,538,950	0.289%	14.76%	1.861%
420 County Parks	293	245,137,110	0.914%	46.67%	5.883%
430 Tax Deed & Welfare	1	3,555,000	0.013%	0.68%	0.085%
440 County Highway	16	4,141,600	0.015%	0.79%	0.099%
<b>TOTAL MILWAUKEE COUNTY [70.11(2)]</b>	<b>812</b>	<b>525,308,620</b>	<b>1.873%</b>	<b>100.00 %</b>	<b>12.606%</b>

**SUMMARY OF FULLY EXEMPT PROPERTY - CITY OF MILWAUKEE**

<b>EXEMPT TYPE/CODE</b>	<b>NUMBER</b>	<b>EXEMPT VALUE</b>	<b>% of TOTAL * CITY VALUE</b>	<b>% of EXEMPT TYPE</b>	<b>% of TOTAL EXEMPT</b>
<b><u>MUNICIPAL PROPERTY [70.11(2)]</u></b>					
480 City General/Drainage/Creeks/Parks	392	185,586,260	0.692%	13.71%	4.454%
490 Redevelopment (RACM)	504	68,080,900	0.254%	5.03%	1.634%
500 Housing Authority (HACM)	506	112,678,510	0.420%	8.32%	2.704%
510 Vacant Land/Parking	54	23,505,200	0.088%	1.74%	0.564%
520 Playground/Tot Lot/Green Spot	85	13,169,620	0.049%	0.97%	0.316%
530 Tax Deed	2,417	31,728,245	0.118%	2.34%	0.761%
540 Land Bank	18	15,783,200	0.059%	1.17%	0.379%
550 City Vocational Schools	15	72,280,980	0.269%	5.34%	1.735%
570 Wisconsin Center District	3	70,078,500	0.261%	5.18%	1.682%
571 Misc. Municipal Property	7	57,706,800	0.215%	4.26%	1.385%
660 City Water Works	12	69,907,300	0.261%	5.16%	1.678%
720 City Fire Department	28	8,288,230	0.031%	0.61%	0.199%
750 Public Schools, School Sites	186	624,925,140	2.330%	46.16%	14.997%
<b>TOTAL MUNICIPAL PROPERTY [70.11(2)]</b>	<b>4,227</b>	<b>1,353,718,885</b>	<b>4.826%</b>	<b>100.00 %</b>	<b>32.486%</b>
<b><u>RAILROADS [70.112(4)]</u></b>					
780 Soo Line	117	13,697,460	0.051%	50.99%	0.329%
790 Northwestern	78	10,984,950	0.041%	40.89%	0.264%
800 Misc. Railroads	30	2,115,900	0.008%	7.88%	0.051%
810 CMC Real Estate	3	65,200	0.000%	0.24%	0.002%
<b>TOTAL RAILROADS [70.112(4)]</b>	<b>228</b>	<b>26,863,510</b>	<b>0.096%</b>	<b>100.00 %</b>	<b>0.645%</b>
<b><u>UTILITIES [70.112(4)]</u></b>					
830 Gas	7	558,330	0.002%	0.56%	0.013%
840 Electric	106	68,290,660	0.255%	68.12%	1.639%
850 Telephone	31	27,613,600	0.103%	27.55%	0.663%
860 Pipelines	2	3,420,000	0.013%	3.41%	0.082%
900 Streets, Alleys, Ped Ways	37	365,150	0.001%	0.36%	0.009%
<b>TOTAL UTILITIES [70.112(4)]</b>	<b>183</b>	<b>100,247,740</b>	<b>0.357%</b>	<b>100.00 %</b>	<b>2.406%</b>
<b>TOTAL EXEMPTIONS</b>	<b>7,258</b>	<b>4,167,121,345</b>	<b>14.86%</b>	<b>100.00 %</b>	<b>100.00%</b>

**SUMMARY OF NEW FULLY EXEMPT PROPERTY - CITY OF MILWAUKEE**

<b>EXEMPT TYPE/CODE</b>	<b>NUMBER</b>	<b>EXEMPT VALUE</b>	<b>% of TOTAL * CITY VALUE</b>	<b>% of EXEMPT TYPE</b>	<b>% of NEW TOTAL EXEMPT VALUE</b>
<b>RELIGIOUS INSTITUTIONS [70.11]</b>					
010 Traditional Church	9	1,641,200	0.006%	72.78%	2.218%
011 Store-Front Church	4	613,700	0.002%	27.22%	0.829%
<b>TOTAL RELIGIOUS INSTITUTIONS [70.11]</b>	<b>13</b>	<b>2,254,900</b>	<b>0.008%</b>	<b>100.00 %</b>	<b>3.047%</b>
<b>EDUCATIONAL INSTITUTION [70.11(4)]</b>					
100 Educantional Institutions	2	711,000	0.003%	100.00%	0.961%
<b>TOTAL EDUCATIONAL INSTITUTION [70.11(4)]</b>	<b>2</b>	<b>711,000</b>	<b>0.002%</b>	<b>100.00 %</b>	<b>0.961%</b>
<b>COLLEGES AND UNIVERSITIES [70.11(3)]</b>					
090 Colleges and Universities	2	9,267,000	0.035%	100.00%	12.523%
<b>TOTAL COLLEGES AND UNIVERSITIES [70.11(3)]</b>	<b>2</b>	<b>9,267,000</b>	<b>0.032%</b>	<b>100.00 %</b>	<b>12.523%</b>
<b>BENEVOLENT ASSOCIATIONS [70.11(4)]</b>					
160 Fraternal/Veterans Organization	2	426,200	0.002%	47.19%	0.576%
230 Boys'/Girls' Clubs/YMCA&YWCA	2	19,100	0.000%	2.11%	0.026%
260 Misc. Benevolent	3	457,800	0.002%	50.69%	0.619%
<b>TOTAL BENEVOLENT ASSOCIATIONS [70.11(4)]</b>	<b>7</b>	<b>903,100</b>	<b>0.003%</b>	<b>100.00 %</b>	<b>1.220%</b>
<b>LABOR TEMPLES [70.11(16)]</b>					
280 Labor Temples	1	1,005,000	0.004%	100.00%	1.358%
<b>TOTAL LABOR TEMPLES [70.11(16)]</b>	<b>1</b>	<b>1,005,000</b>	<b>0.003%</b>	<b>100.00 %</b>	<b>1.358%</b>
<b>SALVATION ARMY [70.11(12)]</b>					
240 Salvation Army	2	83,600	0.000%	100.00%	0.113%
<b>TOTAL SALVATION ARMY [70.11(12)]</b>	<b>2</b>	<b>83,600</b>	<b>0.000%</b>	<b>100.00 %</b>	<b>0.113%</b>
<b>PROPERTY HELD IN PUBLIC TRUST [70.11(20)]</b>					
245 Property Held In Public Interest	1	1,400,000	0.005%	100.00%	1.892%
<b>TOTAL PROPERTY HELD IN PUBLIC TRUST [70.11(20)]</b>	<b>1</b>	<b>1,400,000</b>	<b>0.005%</b>	<b>100.00 %</b>	<b>1.892%</b>
<b>PROPERTY OF THE STATE [70.11(1)]</b>					
330 University of Wisconsin	1	38,336,000	0.143%	99.48%	51.808%
340 General	1	200,000	0.001%	0.52%	0.270%
<b>TOTAL PROPERTY OF THE STATE [70.11(1)]</b>	<b>2</b>	<b>38,536,000</b>	<b>0.131%</b>	<b>100.00 %</b>	<b>52.078%</b>
<b>MILWAUKEE COUNTY [70.11(2)]</b>					
402 Metro Sewer	1	126,000	0.000%	36.95%	0.170%
410 Airport	1	215,000	0.001%	63.05%	0.291%
<b>TOTAL MILWAUKEE COUNTY [70.11(2)]</b>	<b>2</b>	<b>341,000</b>	<b>0.001%</b>	<b>100.00 %</b>	<b>0.461%</b>
<b>MUNICIPAL PROPERTY [70.11(2)]</b>					
490 Redevelopment (RACM)	18	4,858,100	0.018%	24.92%	6.565%
500 Housing Authority (HACM)	5	404,600	0.002%	2.08%	0.547%
530 Tax Deed	268	14,232,600	0.053%	73.01%	19.234%
<b>TOTAL MUNICIPAL PROPERTY [70.11(2)]</b>	<b>291</b>	<b>19,495,300</b>	<b>0.066%</b>	<b>100.00 %</b>	<b>26.346%</b>
<b>TOTAL EXEMPTIONS</b>	<b>323</b>	<b>73,996,900</b>	<b>0.25%</b>	<b>100.00 %</b>	<b>100.00%</b>

## 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 gathering 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).