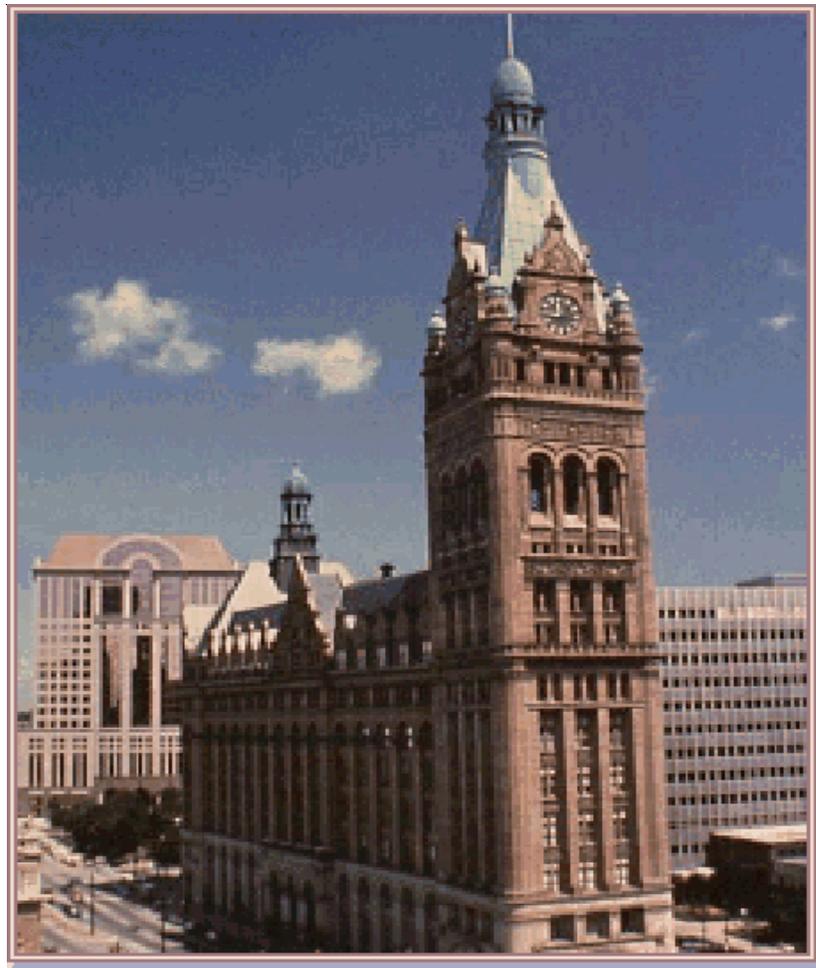




2008 ASSESSMENTS AND TAXES

CITY OF MILWAUKEE

ASSESSOR'S OFFICE



**ASSESSMENT COMMISSIONER
DECEMBER 2008**

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

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

*REVALUATION YEAR

**TOTAL 2008 ASSESSED VALUATION
CITY OF MILWAUKEE**

TOTAL ASSESSED VALUATION - CITY OF MILWAUKEE - MILWAUKEE COUNTY				
REAL ESTATE	LAND	IMPROVEMENTS	TOTAL	% Tax Base
Residential	\$ 2,383,200,200	\$ 16,790,032,623	\$ 19,173,232,823	63.00%
Commercial	\$ 1,495,648,800	\$ 7,987,759,228	\$ 9,483,408,028	31.16%
Total (City of Milwaukee)	\$ 3,878,849,000	\$ 24,777,791,851	\$ 28,656,640,851	94.17%
Mfg.(Wis.D/R)	\$ 157,668,600	\$ 599,115,000	\$ 756,783,600	2.49%
TOTAL REAL ESTATE	\$ 4,036,517,600	\$ 25,376,906,851	\$ 29,413,424,451	96.65%
PERSONAL PROPERTY			TOTAL	% Tax Base
Assessed by City of Milwaukee			\$ 823,902,153	2.71%
Assessed by Wis. D/R			\$ 176,303,600	0.58%
TOTAL PERSONAL PROPERTY			\$ 1,000,205,753	3.29%
TOTAL ASSESSED VALUE			\$ 30,413,630,204	99.94%
EQUALIZED VALUE (W/TID) *		@ 0.9521	\$ 32,238,573,100	

TOTAL ASSESSED VALUATION - CITY OF MILWAUKEE - WASHINGTON COUNTY					
REAL ESTATE	LAND	IMPROVEMENTS	TOTAL	% Tax Base	
Mfg.(Wis.D/R)		\$ 0	\$ 0	0.0000%	
PERSONAL PROPERTY					
Assessed by City of Milwaukee					
Assessed by Wis. D/R				\$ 0	0.0000%
TOTAL ASSESSED VALUE				\$ 0	0.0000%
EQUALIZED VALUE		@ 1.0000	\$ 0		

TOTAL ASSESSED VALUATION - CITY OF MILWAUKEE - WAUKESHA COUNTY

REAL ESTATE	LAND	IMPROVEMENTS	TOTAL	% Tax Base	
Commercial	\$ 139,300	\$ 0	\$ 139,300		
Total (City of Milwaukee)	\$ 139,300	\$ 0	\$ 139,300	0.0005%	
Mfg.(Wis.D/R)	\$ 2,002,800	\$ 14,173,500	\$ 16,176,300	0.0532%	
TOTAL REAL ESTATE	\$ 2,142,100	\$ 14,173,500	\$ 16,315,600	0.0536%	
PERSONAL PROPERTY					
Assessed by City of Milwaukee					
Assessed by Wis. D/R				\$ 1,729,400	0.0057%
TOTAL PERSONAL PROPERTY				\$ 1,729,400	0.0057%
TOTAL ASSESSED VALUE				\$ 18,045,000	0.0593%
EQUALIZED VALUE		@ 0.9522	\$ 18,951,900		

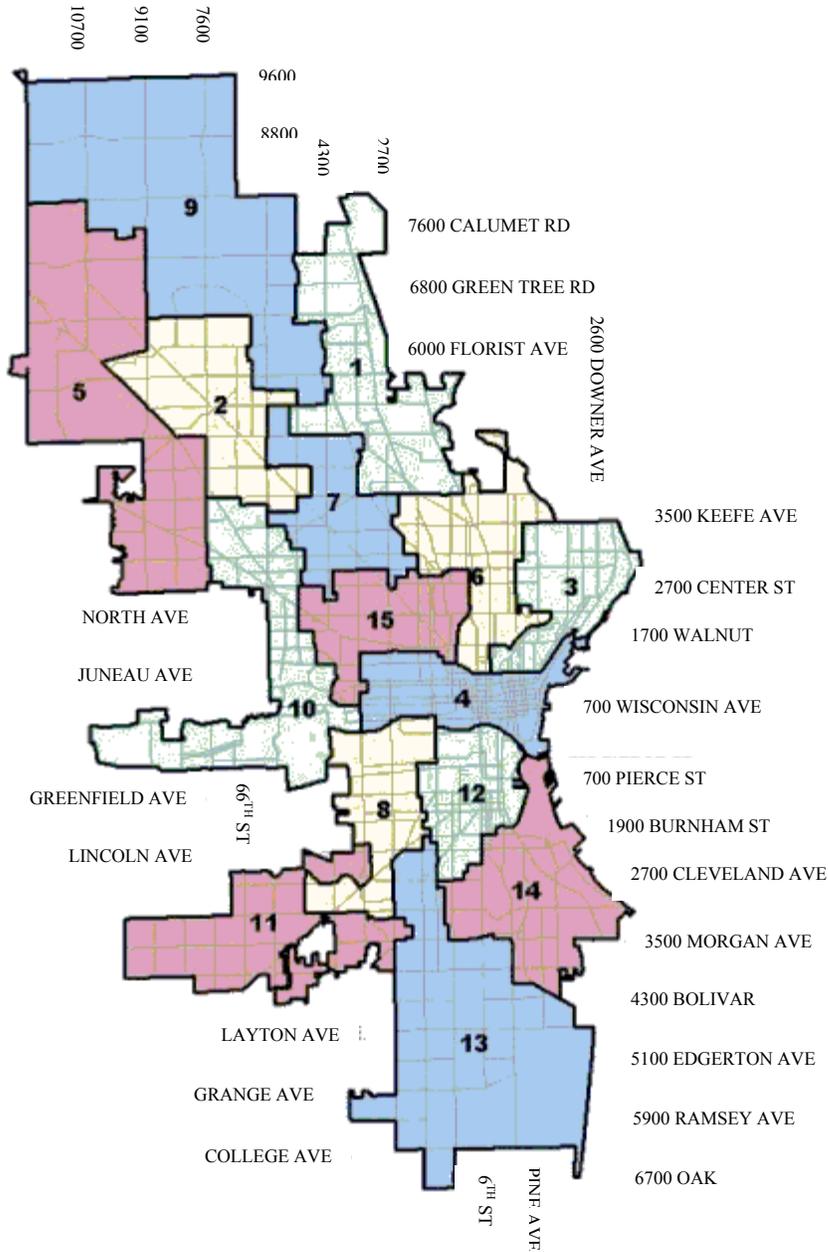
GRAND TOTAL OF ALL REAL ESTATE	\$ 29,429,740,051	100.00%
GRAND TOTAL OF ALL PERSONAL PROPERTY	\$ 1,001,935,153	
GRAND TOTAL OF ALL ASSESSABLE PROPERTY	\$ 30,431,675,204	100.00%
EQUALIZED VALUE *	\$ 32,257,525,000	
*Includes TID Increment of	\$ 1,193,260,000	

2008 Ratio of Assessed to Equalized Value	0.9521
2008 Equalized Value Including TID Increment	\$ 32,257,525,000
2008 Equalized Value Excluding TID Increment	\$ 31,064,265,000
2008 TID Equalized Value Increment	\$ 1,193,260,000

**2008 PERSONAL PROPERTY
ASSESSMENTS BY CLASSIFICATION**

<u>CLASSIFICATION</u>	<u>ASSESSED BY DEPT. OF REVENUE</u>	<u>ASSESSED BY CITY</u>	<u>TOTAL</u>
MILWAUKEE COUNTY			
Boats & Watercraft	24,300	0	24,300
Machinery, Tools & Patterns	86,041,900	132,309,943	218,351,843
Furniture, Fixtures & Equipment	68,606,400	562,323,646	630,930,046
Improvements on Leased Land	1,078,200		
Other Personal Property	<u>20,552,800</u>	<u>129,268,564</u>	<u>149,821,364</u>
TOTAL - MILWAUKEE	176,303,600	823,902,153	999,127,553
WASHINGTON COUNTY			
Machinery, Tools & Patterns	<u>0</u>		<u>0</u>
TOTAL - WASHINGTON	0		0
WAUKESHA COUNTY			
Boats & Watercraft			
Machinery, Tools & Patterns	1,388,800		1,388,800
Furniture, Fixtures & Equipment	332,600		332,600
Other Personal Property	<u>8,000</u>		<u>8,000</u>
TOTAL - WAUKESHA	1,729,400		1,729,400
ALL COUNTIES			
Boats & Watercraft	24,300	0	24,300
Machinery, Tools & Patterns	87,430,700	132,309,943	219,740,643
Furniture, Fixtures & Equipment	68,939,000	562,323,646	631,262,646
Improvements on Leased Land	1,078,200		1,078,200
Other Personal Property	<u>20,560,800</u>	<u>129,268,564</u>	<u>149,829,364</u>
GRAND TOTAL	<u>178,033,000</u>	<u>823,902,153</u>	<u>1,001,935,153</u>

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		AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
		2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE				
RESIDENTIAL	9,305	866,568,000	907,232,200	40,664,200	96,400	93,129	97,499	4.69%	3.083%
CONDOMINIUM	21	982,100	982,100	0	46,400	46,767	46,767	0.00%	0.003%
TOTAL RESIDENTIAL	9,326	867,550,100	908,214,300	40,664,200	96,350	93,025	97,385	4.69%	3.086%
MANUFACTURING	91	66,177,500	70,638,500	4,461,000	378,000	727,225	776,247	6.74%	0.240%
TOTAL MANUFACTURING	91	66,177,500	70,638,500	4,461,000	378,000	727,225	776,247	6.74%	0.240%
LOCAL COMMERCIAL	479	70,958,200	80,538,400	9,580,200	117,000	148,138	168,139	13.50%	0.274%
SPECIAL COMMERCIAL	125	95,570,100	105,261,300	9,691,200	605,100	764,561	842,090	10.14%	0.358%
APARTMENTS	289	96,692,700	98,458,400	1,765,700	199,500	334,577	340,687	1.83%	0.335%
TOTAL COMMERCIAL	893	263,221,000	284,258,100	21,037,100	175,800	294,760	318,318	7.99%	0.966%
ALL CLASSES	10,310	1,196,948,600	1,263,110,900	66,162,300	98,100	116,096	122,513	5.53%	4.292%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	2	ALDERPERSON DAVIS							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	9,457	1,096,680,100	1,102,999,900	6,319,800	115,400	115,965	116,633	0.58%	3.748%
CONDOMINIUM	210	12,355,900	13,251,600	895,700	66,000	58,838	63,103	7.25%	0.045%
TOTAL RESIDENTIAL	9,667	1,109,036,000	1,116,251,500	7,215,500	114,900	114,724	115,470	0.65%	3.793%
MANUFACTURING	33	17,348,000	18,526,700	1,178,700	310,700	525,697	561,415	6.79%	0.063%
TOTAL MANUFACTURING	33	17,348,000	18,526,700	1,178,700	310,700	525,697	561,415	6.79%	0.063%
LOCAL COMMERCIAL	345	68,591,600	80,209,700	11,618,100	169,000	198,816	232,492	16.94%	0.273%
SPECIAL COMMERCIAL	103	164,388,500	175,171,900	10,783,400	871,600	1,596,005	1,700,698	6.56%	0.595%
APARTMENTS	507	152,752,400	157,082,200	4,329,800	204,000	301,287	309,827	2.83%	0.534%
TOTAL COMMERCIAL	955	385,732,500	412,463,800	26,731,300	211,000	403,908	431,899	6.93%	1.402%
ALL CLASSES	10,655	1,512,116,500	1,547,242,000	35,125,500	116,700	141,916	145,213	2.32%	5.257%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	3	ALDERPERSON KOVAC							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	5,866	1,585,600,600	1,553,105,100	-32,495,500	230,550	270,304	264,764	-2.05%	5.277%
CONDOMINIUM	2,240	478,881,700	482,655,125	3,773,425	201,050	213,786	215,471	0.79%	1.640%
TOTAL RESIDENTIAL	8,106	2,064,482,300	2,035,760,225	-28,722,075	221,600	254,686	251,142	-1.39%	6.917%
MANUFACTURING	17	14,910,700	16,694,600	1,783,900	288,300	877,100	982,035	11.96%	0.057%
TOTAL MANUFACTURING	17	14,910,700	16,694,600	1,783,900	288,300	877,100	982,035	11.96%	0.057%
LOCAL COMMERCIAL	494	212,219,500	241,899,200	29,679,700	313,000	429,594	489,674	13.99%	0.822%
SPECIAL COMMERCIAL	102	224,731,700	313,849,300	89,117,600	849,450	2,203,252	3,076,954	39.66%	1.066%
APARTMENTS	645	581,221,600	597,641,000	16,419,400	545,000	901,119	926,575	2.82%	2.031%
TOTAL COMMERCIAL	1,241	1,018,172,800	1,153,389,500	135,216,700	419,600	820,445	929,403	13.28%	3.919%
ALL CLASSES	9,364	3,097,565,800	3,205,844,325	108,278,525	233,200	330,795	342,358	3.50%	10.893%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	4	ALDERPERSON BAUMAN							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	2,057	186,045,000	199,644,700	13,599,700	85,700	90,445	97,056	7.31%	0.678%
CONDOMINIUM	2,409	682,220,500	832,455,700	150,235,200	244,800	283,197	345,561	22.02%	2.829%
TOTAL RESIDENTIAL	4,466	868,265,500	1,032,100,400	163,834,900	152,850	194,417	231,102	18.87%	3.507%
MANUFACTURING	20	31,611,700	33,882,600	2,270,900	676,250	1,580,585	1,694,130	7.18%	0.115%
TOTAL MANUFACTURING	20	31,611,700	33,882,600	2,270,900	676,250	1,580,585	1,694,130	7.18%	0.115%
LOCAL COMMERCIAL	404	231,538,889	286,402,210	54,863,321	258,000	573,116	708,916	23.70%	0.973%
SPECIAL COMMERCIAL	457	1,717,968,305	1,867,313,800	149,345,495	760,000	3,759,230	4,086,026	8.69%	6.345%
APARTMENTS	445	531,922,000	573,541,200	41,619,200	460,600	1,195,330	1,288,857	7.82%	1.949%
TOTAL COMMERCIAL	1,306	2,481,429,194	2,727,257,210	245,828,016	463,500	1,900,022	2,088,252	9.91%	9.267%
ALL CLASSES	5,792	3,381,306,394	3,793,240,210	411,933,816	175,750	583,789	654,910	12.18%	12.889%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	5	ALDERPERSON BOHL							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	11,498	1,807,159,500	1,812,684,425	5,524,925	148,700	157,172	157,652	0.31%	6.159%
CONDOMINIUM	1,046	91,335,600	89,675,100	-1,660,500	86,050	87,319	85,731	-1.82%	0.305%
TOTAL RESIDENTIAL	12,544	1,898,495,100	1,902,359,525	3,864,425	145,300	151,347	151,655	0.20%	6.464%
MANUFACTURING	19	27,195,000	28,419,700	1,224,700	722,400	1,431,316	1,495,774	4.50%	0.097%
TOTAL MANUFACTURING	19	27,195,000	28,419,700	1,224,700	722,400	1,431,316	1,495,774	4.50%	0.097%
LOCAL COMMERCIAL	288	84,648,700	93,194,500	8,545,800	210,750	293,919	323,592	10.10%	0.317%
SPECIAL COMMERCIAL	150	355,623,400	364,525,000	8,901,600	1,063,250	2,370,823	2,430,167	2.50%	1.239%
APARTMENTS	495	240,581,100	241,759,000	1,177,900	312,200	486,022	488,402	0.49%	0.821%
TOTAL COMMERCIAL	933	680,853,200	699,478,500	18,625,300	317,800	729,746	749,709	2.74%	2.377%
ALL CLASSES	13,496	2,606,543,300	2,630,257,725	23,714,425	147,700	193,135	194,892	0.91%	8.937%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	6	ALDERPERSON Coggs							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	8,350	599,281,300	684,929,310	85,648,010	74,400	71,770	82,027	14.29%	2.327%
CONDOMINIUM	602	137,728,025	148,327,500	10,599,475	239,950	228,784	246,391	7.70%	0.504%
TOTAL RESIDENTIAL	8,952	737,009,325	833,256,810	96,247,485	76,100	82,329	93,081	13.06%	2.831%
MANUFACTURING	62	40,516,400	44,760,400	4,244,000	457,950	653,490	721,942	10.47%	0.152%
TOTAL MANUFACTURING	62	40,516,400	44,760,400	4,244,000	457,950	653,490	721,942	10.47%	0.152%
LOCAL COMMERCIAL	734	111,025,600	138,199,900	27,174,300	102,100	151,261	188,283	24.48%	0.470%
SPECIAL COMMERCIAL	96	107,480,200	108,965,500	1,485,300	632,250	1,119,585	1,135,057	1.38%	0.370%
APARTMENTS	206	97,739,470	101,370,270	3,630,800	209,950	474,463	492,089	3.71%	0.344%
TOTAL COMMERCIAL	1,036	316,245,270	348,535,670	32,290,400	136,000	305,256	336,424	10.21%	1.184%
ALL CLASSES	10,050	1,093,770,995	1,226,552,880	132,781,885	77,900	108,833	122,045	12.14%	4.168%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	7	ALDERPERSON WADE							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	10,343	997,221,300	1,046,077,000	48,855,700	98,300	96,415	101,139	4.90%	3.554%
TOTAL RESIDENTIAL	10,343	997,221,300	1,046,077,000	48,855,700	98,300	96,415	101,139	4.90%	3.554%
MANUFACTURING	32	5,135,800	5,573,600	437,800	97,700	160,494	174,175	8.52%	0.019%
TOTAL MANUFACTURING	32	5,135,800	5,573,600	437,800	97,700	160,494	174,175	8.52%	0.019%
LOCAL COMMERCIAL	356	45,019,100	55,129,100	10,110,000	99,850	126,458	154,857	22.46%	0.187%
SPECIAL COMMERCIAL	40	19,905,300	21,007,500	1,102,200	463,850	497,633	525,188	5.54%	0.071%
APARTMENTS	154	34,135,100	34,618,800	483,700	187,000	221,656	224,797	1.42%	0.118%
TOTAL COMMERCIAL	550	99,059,500	110,755,400	11,695,900	140,350	180,108	201,373	11.81%	0.376%
ALL CLASSES	10,925	1,101,416,600	1,162,406,000	60,989,400	99,000	100,816	106,399	5.54%	3.950%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	8	ALDERPERSON DONOVAN							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	7,655	909,632,300	929,821,300	20,189,000	119,300	118,829	121,466	2.22%	3.159%
CONDOMINIUM	8	625,500	660,500	35,000	98,000	78,188	82,563	5.60%	0.002%
TOTAL RESIDENTIAL	7,663	910,257,800	930,481,800	20,224,000	119,300	118,786	121,425	2.22%	3.162%
MANUFACTURING	48	33,943,200	43,863,700	9,920,500	296,100	707,150	913,827	29.23%	0.149%
TOTAL MANUFACTURING	48	33,943,200	43,863,700	9,920,500	296,100	707,150	913,827	29.23%	0.149%
LOCAL COMMERCIAL	484	91,999,338	122,131,525	30,132,187	145,750	190,081	252,338	32.75%	0.415%
SPECIAL COMMERCIAL	91	109,115,300	115,979,300	6,864,000	664,000	1,199,069	1,274,498	6.29%	0.394%
APARTMENTS	214	74,765,000	75,140,400	375,400	167,550	349,369	351,123	0.50%	0.255%
TOTAL COMMERCIAL	789	275,879,638	313,251,225	37,371,587	164,000	349,657	397,023	13.55%	1.064%
ALL CLASSES	8,500	1,220,080,638	1,287,596,725	67,516,087	121,000	143,539	151,482	5.53%	4.375%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	9	ALDERPERSON PUENTE							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	6,607	852,412,500	873,206,500	20,794,000	131,300	129,017	132,164	2.44%	2.967%
CONDOMINIUM	2,717	199,433,100	201,768,500	2,335,400	71,800	73,402	74,262	1.17%	0.686%
TOTAL RESIDENTIAL	9,324	1,051,845,600	1,074,975,000	23,129,400	119,000	112,811	115,291	2.20%	3.653%
MANUFACTURING	153	275,741,300	292,613,900	16,872,600	1,188,500	1,802,231	1,912,509	6.12%	0.994%
TOTAL MANUFACTURING	153	275,741,300	292,613,900	16,872,600	1,188,500	1,802,231	1,912,509	6.12%	0.994%
LOCAL COMMERCIAL	262	110,944,690	119,206,100	8,261,410	342,500	423,453	454,985	7.45%	0.405%
SPECIAL COMMERCIAL	233	405,623,950	468,129,450	62,505,500	1,079,200	1,740,875	2,009,139	15.41%	1.591%
APARTMENTS	334	258,417,400	263,798,800	5,381,400	313,200	773,705	789,817	2.08%	0.896%
TOTAL COMMERCIAL	829	774,986,040	851,134,350	76,148,310	406,000	934,844	1,026,700	9.83%	2.892%
ALL CLASSES	10,306	2,102,572,940	2,218,723,250	116,150,310	123,100	204,014	215,285	5.52%	7.539%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	10	ALDERPERSON MURPHY							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	11,254	1,714,963,300	1,702,630,400	-12,332,900	145,100	152,387	151,291	-0.72%	5.785%
CONDOMINIUM	75	9,545,400	11,621,200	2,075,800	129,900	127,272	154,949	21.75%	0.039%
TOTAL RESIDENTIAL	11,329	1,724,508,700	1,714,251,600	-10,257,100	145,100	152,221	151,315	-0.59%	5.825%
MANUFACTURING	22	13,400,400	14,474,800	1,074,400	600,000	609,109	657,945	8.02%	0.049%
TOTAL MANUFACTURING	22	13,400,400	14,474,800	1,074,400	600,000	609,109	657,945	8.02%	0.049%
LOCAL COMMERCIAL	461	100,171,513	113,777,813	13,606,300	175,000	217,292	246,807	13.58%	0.387%
SPECIAL COMMERCIAL	80	143,580,500	142,741,100	-839,400	724,200	1,794,756	1,784,264	-0.58%	0.485%
APARTMENTS	384	154,616,300	159,807,100	5,190,800	285,250	402,647	416,164	3.36%	0.543%
TOTAL COMMERCIAL	925	398,368,313	416,326,013	17,957,700	256,000	430,668	450,082	4.51%	1.415%
ALL CLASSES	12,276	2,136,277,413	2,145,052,413	8,775,000	147,350	174,021	174,735	0.41%	7.289%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	11	ALDERPERSON DUDZIK							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	10,674	1,807,222,900	1,788,715,100	-18,507,800	161,000	169,311	167,577	-1.02%	6.078%
CONDOMINIUM	352	46,105,200	45,763,200	-342,000	118,350	130,981	130,009	-0.74%	0.155%
TOTAL RESIDENTIAL	11,026	1,853,328,100	1,834,478,300	-18,849,800	160,100	168,087	166,377	-1.02%	6.233%
MANUFACTURING	7	4,284,500	5,674,800	1,390,300	275,400	612,071	810,686	32.45%	0.019%
TOTAL MANUFACTURING	7	4,284,500	5,674,800	1,390,300	275,400	612,071	810,686	32.45%	0.019%
LOCAL COMMERCIAL	161	52,737,200	55,639,200	2,902,000	250,000	327,560	345,585	5.50%	0.189%
SPECIAL COMMERCIAL	72	93,466,200	98,754,500	5,288,300	828,600	1,298,142	1,371,590	5.66%	0.336%
APARTMENTS	487	319,396,700	319,831,300	434,600	319,800	655,845	656,738	0.14%	1.087%
TOTAL COMMERCIAL	720	465,600,100	474,225,000	8,624,900	322,000	646,667	658,646	1.85%	1.611%
ALL CLASSES	11,753	2,323,212,700	2,314,378,100	-8,834,600	162,400	197,670	196,918	-0.38%	7.864%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	12	ALDERPERSON WITKOWIAK							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	5,935	461,242,100	522,745,763	61,503,663	87,000	77,716	88,078	13.33%	1.776%
CONDOMINIUM	397	103,074,000	80,322,000	-22,752,000	172,800	259,632	202,322	-22.07%	0.273%
TOTAL RESIDENTIAL	6,332	564,316,100	603,067,763	38,751,663	88,900	89,121	95,241	6.87%	2.049%
MANUFACTURING	102	61,196,400	66,677,000	5,480,600	240,550	599,965	653,696	8.96%	0.227%
TOTAL MANUFACTURING	102	61,196,400	66,677,000	5,480,600	240,550	599,965	653,696	8.96%	0.227%
LOCAL COMMERCIAL	913	214,717,600	253,858,657	39,141,057	145,000	235,178	278,049	18.23%	0.863%
SPECIAL COMMERCIAL	137	123,638,000	138,100,400	14,462,400	600,000	902,467	1,008,032	11.70%	0.469%
APARTMENTS	272	72,778,500	78,490,900	5,712,400	133,950	267,568	288,569	7.85%	0.267%
TOTAL COMMERCIAL	1,322	411,134,100	470,449,957	59,315,857	145,600	310,994	355,862	14.43%	1.599%
ALL CLASSES	7,756	1,036,646,600	1,140,194,720	103,548,120	93,900	133,657	147,008	9.99%	3.874%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	13	ALDERPERSON WITKOWSKI							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	10,498	1,678,398,200	1,675,773,700	-2,624,500	155,750	159,878	159,628	-0.16%	5.694%
CONDOMINIUM	646	73,425,400	74,453,400	1,028,000	115,250	113,662	115,253	1.40%	0.253%
TOTAL RESIDENTIAL	11,144	1,751,823,600	1,750,227,100	-1,596,500	153,700	157,199	157,056	-0.09%	5.947%
MANUFACTURING	27	31,250,800	35,088,000	3,837,200	959,900	1,157,437	1,299,556	12.28%	0.119%
TOTAL MANUFACTURING	27	31,250,800	35,088,000	3,837,200	959,900	1,157,437	1,299,556	12.28%	0.119%
LOCAL COMMERCIAL	352	130,338,300	140,725,500	10,387,200	244,650	370,279	399,788	7.97%	0.478%
SPECIAL COMMERCIAL	223	398,997,500	420,351,300	21,353,800	1,145,000	1,789,226	1,884,983	5.35%	1.428%
APARTMENTS	233	162,786,600	163,459,700	673,100	314,000	698,655	701,544	0.41%	0.555%
TOTAL COMMERCIAL	808	692,122,400	724,536,500	32,414,100	382,000	856,587	896,704	4.68%	2.462%
ALL CLASSES	11,979	2,475,196,800	2,509,851,600	34,654,800	155,600	206,628	209,521	1.40%	8.528%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	14	ALDERPERSON ZIELINSKI							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	10,974	1,718,069,200	1,720,433,100	2,363,900	150,750	156,558	156,774	0.14%	5.846%
CONDOMINIUM	330	55,394,100	59,199,000	3,804,900	185,400	167,861	179,391	6.87%	0.201%
TOTAL RESIDENTIAL	11,304	1,773,463,300	1,779,632,100	6,168,800	151,300	156,888	157,434	0.35%	6.047%
MANUFACTURING	41	28,805,600	30,444,400	1,638,800	250,600	702,576	742,546	5.69%	0.103%
TOTAL MANUFACTURING	41	28,805,600	30,444,400	1,638,800	250,600	702,576	742,546	5.69%	0.103%
LOCAL COMMERCIAL	533	111,799,200	118,455,018	6,655,818	179,000	209,755	222,242	5.95%	0.403%
SPECIAL COMMERCIAL	97	110,945,900	116,111,200	5,165,300	633,000	1,143,772	1,197,023	4.66%	0.395%
APARTMENTS	241	96,987,500	99,379,700	2,392,200	281,300	402,438	412,364	2.47%	0.338%
TOTAL COMMERCIAL	871	319,732,600	333,945,918	14,213,318	224,400	367,087	383,405	4.45%	1.135%
ALL CLASSES	12,216	2,122,001,500	2,144,022,418	22,020,918	152,700	173,707	175,509	1.04%	7.285%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	15	ALDERPERSON HINES							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	7,562	542,791,600	606,141,700	63,350,100	75,500	71,779	80,156	11.67%	2.060%
CONDOMINIUM	105	5,429,500	5,957,700	528,200	54,200	51,710	56,740	9.73%	0.020%
TOTAL RESIDENTIAL	7,667	548,221,100	612,099,400	63,878,300	75,400	71,504	79,836	11.65%	2.080%
MANUFACTURING	35	64,698,300	65,627,200	928,900	225,500	1,848,523	1,875,063	1.44%	0.223%
TOTAL MANUFACTURING	35	64,698,300	65,627,200	928,900	225,500	1,848,523	1,875,063	1.44%	0.223%
LOCAL COMMERCIAL	660	54,729,640	70,221,485	15,491,845	72,950	82,924	106,396	28.31%	0.239%
SPECIAL COMMERCIAL	71	42,017,200	51,639,800	9,622,600	384,000	591,792	727,321	22.90%	0.175%
APARTMENTS	134	39,607,300	41,678,900	2,071,600	133,650	295,577	311,037	5.23%	0.142%
TOTAL COMMERCIAL	865	136,354,140	163,540,185	27,186,045	87,600	157,635	189,064	19.94%	0.556%
ALL CLASSES	8,567	749,273,540	841,266,785	91,993,245	76,500	87,460	98,199	12.28%	2.859%
ALL CLASSES	153,945	28,154,930,320	29,429,740,051	1,274,809,731		182,890	191,170	12.28%	

CHANGE IN ASSESSED VALUE - CITY OF MILWAUKEE - 2007 - 2008

ASSESSMENT CHANGE BY ALDERMANIC DISTRICT
ALL PROPERTY VALUES

ALDERMANIC DISTRICT	PARCELS	2007 ASSESSMENT	2008 ASSESSMENT	\$ CHANGE	MEDIAN 2008 ASSESSMENT	AVE 2007 ASSESSMENT	AVE 2008 ASSESSMENT	% CHANGE
1	10,219	1,130,771,100	1,192,472,400	61,701,300	97,900.00	110,653.79	116,691.69	5.46%
2	10,622	1,494,768,500	1,528,715,300	33,946,800	116,650.00	140,723.83	143,919.72	2.27%
3	9,347	3,082,655,100	3,189,149,725	106,494,625	233,100.00	329,801.55	341,195.01	3.45%
4	5,772	3,349,694,694	3,759,357,610	409,662,916	175,400.00	580,335.19	651,309.36	12.23%
5	13,477	2,579,348,300	2,601,838,025	22,489,725	147,700.00	191,388.91	193,057.66	0.87%
6	9,988	1,053,254,595	1,181,792,480	128,537,885	77,700.00	105,452.00	118,321.23	12.20%
7	10,893	1,096,280,800	1,156,832,400	60,551,600	99,000.00	100,640.85	106,199.61	5.52%
8	8,452	1,186,137,438	1,243,733,025	57,595,587	120,800.00	140,338.08	147,152.51	4.86%
9	10,153	1,826,831,640	1,926,109,350	99,277,710	122,400.00	179,930.23	189,708.40	5.43%
10	12,254	2,122,877,013	2,130,577,613	7,700,600	147,250.00	173,239.51	173,867.93	0.36%
11	11,746	2,318,928,200	2,308,703,300	-10,224,900	162,400.00	197,422.80	196,552.30	-0.44%
12	7,654	975,450,200	1,073,517,720	98,067,520	93,700.00	127,443.19	140,255.78	10.05%
13	11,952	2,443,946,000	2,474,763,600	30,817,600	155,500.00	204,480.09	207,058.53	1.26%
14	12,175	2,093,195,900	2,113,578,018	20,382,118	152,700.00	171,925.74	173,599.84	0.97%
15	8,532	684,575,240	775,639,585	91,064,345	76,300.00	80,236.20	90,909.47	13.30%
TOTAL	153,236	27,438,714,720	28,656,780,151	1,218,065,431	130,500	179,062	187,011	4.44%

2008 REAL ESTATE TOTALS FOR 2009 TAX RATE PURPOSES

9-Dec-08

	<u>MILWAUKEE</u>				<u>WASHINGTON</u>				<u>WAUKESHA</u>				<u>ALL COUNTIES</u>				
	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	\$ 2,263,622,600	\$ 14,862,517,598	\$ 17,126,140,198	58.23%	\$ 0	\$ 0	\$ 0	0.00%	\$ 0	\$ 0	\$ 0	0.00%	\$ 2,263,622,600	\$ 14,862,517,598	\$ 17,126,140,198	58.19%	RESIDENTIAL
CONDOMINIUM	119,577,600	1,927,515,025	2,047,092,625	6.96%	0	0	0	0.00%	0	0	0	0.00%	119,577,600	1,927,515,025	2,047,092,625	6.96%	CONDOMINIUM
MERCANTILE	405,056,500	1,564,392,508	1,969,449,008	6.70%	0	0	0	0.00%	139,300	0	139,300	0.85%	405,195,800	1,564,392,508	1,969,588,308	6.69%	MERCANTILE
SPECIAL MER	823,206,100	3,684,695,250	4,507,901,350	15.33%	0	0	0	0.00%	0	0	0	0.00%	823,206,100	3,684,695,250	4,507,901,350	15.32%	SPECIAL MER
APARTMENTS	267,386,200	2,738,671,470	3,006,057,670	10.22%	0	0	0	0.00%	0	0	0	0.00%	267,386,200	2,738,671,470	3,006,057,670	10.21%	APARTMENTS
MANUFACTURING	157,668,600	599,115,000	756,783,600	2.57%	0	0	0	0.00%	2,002,800	14,173,500	16,176,300	99.15%	159,671,400	613,288,500	772,959,900	2.63%	MANUFACTURING
TOTAL	\$ 4,036,517,600	\$ 25,376,906,851	\$ 29,413,424,451	100.00%	\$ 0	\$ 0	\$ 0	0.00%	\$ 2,142,100	\$ 14,173,500	\$ 16,315,600	100.00%	\$ 4,038,659,700	\$ 25,391,080,351	\$ 29,429,740,051	100.00%	TOTAL REAL ESTATE
OMITTED	\$ 16,000	\$ 1,629,400	\$ 1,645,400		\$ 0	\$ 0	\$ 0		\$ 0	\$ 0	\$ 0		\$ 16,000	\$ 1,629,400	\$ 1,645,400		OMITTED

\$ 4,038,675,700 \$ 25,392,709,751 \$ 29,431,385,451 TOTAL

	<u>MILWAUKEE</u>				<u>WASHINGTON</u>				<u>WAUKESHA</u>				<u>ALL COUNTIES</u>				
	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	\$ 2,383,200,200	\$ 16,790,032,623	\$ 19,173,232,823	65.19%	\$ 0	\$ 0	\$ 0	0.00%	\$ 0	\$ 0	\$ 0	0.00%	\$ 2,383,200,200	\$ 16,790,032,623	\$ 19,173,232,823	65.15%	RESIDENTIAL
COMMERCIAL	1,495,648,800	7,987,759,228	9,483,408,028	32.24%	0	0	0	0.00%	139,300	0	139,300	0.85%	1,495,788,100	7,987,759,228	9,483,547,328	32.22%	COMMERCIAL
MANUFACTURING	157,668,600	599,115,000	756,783,600	2.57%	0	0	0	0.00%	2,002,800	14,173,500	16,176,300	99.15%	159,671,400	613,288,500	772,959,900	2.63%	MANUFACTURING
TOTAL	\$ 4,036,517,600	\$ 25,376,906,851	\$ 29,413,424,451	100.00%	\$ 0	\$ 0	\$ 0	0.00%	\$ 2,142,100	\$ 14,173,500	\$ 16,315,600	100.00%	\$ 4,038,659,700	\$ 25,391,080,351	\$ 29,429,740,051	100.00%	TOTAL REAL ESTATE
OMITTED	16,000	1,629,400	1,645,400		0	0	0		0	0	0		16,000	1,629,400	\$ 1,645,400		OMITTED

9-Dec-08

2008 PERSONAL PROPERTY TOTALS FOR 2009 TAX PURPOSES

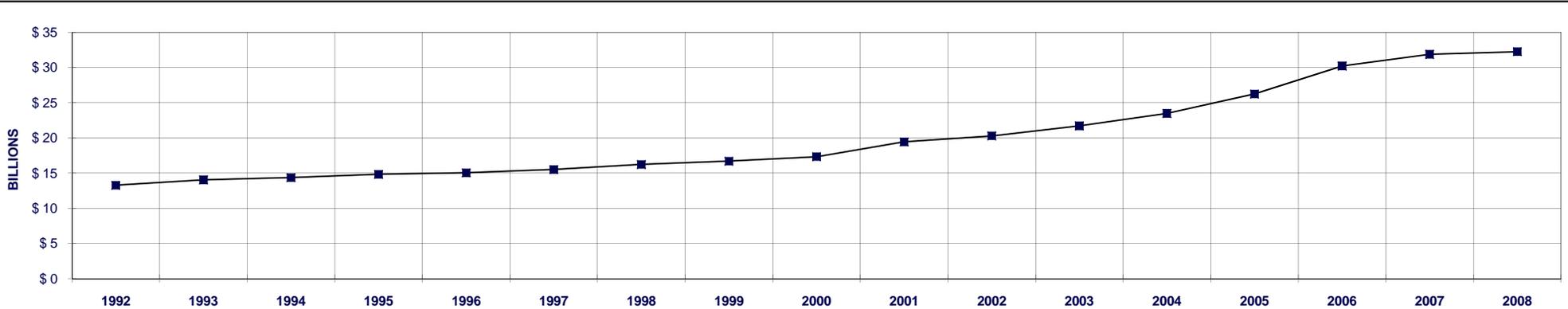
		FUR/FIXT	LEASED F/F	MCH/TLS/PAT	LEASEDM/T/P	LEASEHOLD	VESSELS	SUPPLIES	OTHER	TOTAL	
MILWAUKEE											MILWAUKEE
	NON-MFG	503,310,823	59,012,823	132,309,943	0	0	0	11,382,773	117,885,791	823,902,153	MILW NON-MFG
	MFG	68,606,400	0	86,041,900	0	1,078,200	24,300	0	20,552,800	176,303,600	MILW MFG
	MILW TOTAL PP	571,917,223	59,012,823	218,351,843	0	1,078,200	24,300	11,382,773	138,438,591	1,000,205,753	MILW TOTAL PP
	PCT OF COUNTY	57.18%	5.90%	21.83%	0.00%	0.11%	0.00%	1.14%	13.84%	100.00%	PCT OF COUNTY
WAUKESHA											WAUKESHA
	NON-MFG	0	0	0	0	0	0	0	0	0	WAWK NON-MFG
	MFG	332,600	0	1,388,800	0	0	0	0	8,000	1,729,400	WAWK MFG
	WAWK TOTAL PP	332,600	0	1,388,800	0	0	0	0	8,000	1,729,400	WAWK TOTAL PP
	PCT OF COUNTY	19.23%	0.00%	80.31%	0.00%	0.00%	0.00%	0.00%	0.46%	100.00%	PCT OF COUNTY
WASHINGTON											WASHINGTON
	NON-MFG	0	0	0	0	0	0	0	0	0	WASH NON-MFG
	MFG	0	0	0	0	0	0	0	0	0	WASH MFG
	WASH TOTAL PP	0	0	0	0	0	0	0	0	0	WASH TOTAL PP
	PCT OF COUNTY	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	PCT OF COUNTY
PP TOTAL		572,249,823	59,012,823	219,740,643	0	1,078,200	24,300	11,382,773	138,446,591	1,001,935,153	PP TOTAL FOR TAX PURPOSES
	PCT OF ALL COUNTIES	57.11%	5.89%	21.93%	0.00%	0.11%	0.00%	1.14%	13.82%	100.00%	PCT OF ALL COUNTIES
OMITTED:*											OMITTED:
	MILW NON-MFG	1,821,454	0	1,090,917	0	0	0	21,518	14,276	2,948,165	MILW NON-MFG
	MILW MFG	0	0	0	0	0	0	0	0	0	MILW MFG
	MILW OMITTED TOTAL	1,821,454	0	1,090,917	0	0	0	21,518	14,276	2,948,165	MILW OMITTED TOTAL
ALL COUNTY SUMMARY											ALL COUNTY SUMMARY
	LOCAL	503,310,823	59,012,823	132,309,943	0	0	0	11,382,773	117,885,791	\$ 823,902,153	LOCAL
	MFG	68,939,000	0	87,430,700	0	1,078,200	24,300	0	20,560,800	\$ 178,033,000	MFG
	TOTAL	572,249,823	59,012,823	219,740,643	0	1,078,200	24,300	11,382,773	138,446,591	\$ 1,001,935,153	TOTAL
	PCT OF TOTAL	57.11%	5.89%	21.93%	0.00%	0.11%	0.00%	1.14%	13.82%	100.00%	PCT OF TOTAL
	OMITTED-LOCAL	1,821,454	0	1,090,917	0	0	0	21,518	14,276	\$ 2,948,165	OMITTED-LOCAL
	OMITTED-MFG	0	0	0	0	0	0	0	0	\$ 0	OMITTED-MFG
	TOTAL	1,821,454	0	1,090,917	0	0	0	21,518	14,276	\$ 2,948,165	TOTAL
	GRAND TOTAL	574,071,277	59,012,823	220,831,560	0	1,078,200	24,300	11,404,291	138,460,867	\$ 1,004,883,318	GRAND TOTAL

* No omitted Personal Property in Wasington or Waukesha Counties.

EQUALIZED VALUES - CITY OF MILWAUKEE, MILWAUKEE COUNTY
As Determined by the Wisconsin Department of Revenue (Includes TID Increment)
1992 through 2008

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

TOTAL EQUALIZED VALUE
 1992 THROUGH 2008



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

YEAR	REAL ESTATE	PERSONAL PROPERTY	TOTAL	CITY'S % OF MMSD	CITY'S % OF COUNTY
1992 Milw.Co.	\$ 12,293,505,900	\$ 973,791,200	\$ 13,267,297,100	49.2616	48.5830
Wash.Co.	\$ 79,000	\$ 0	\$ 79,000		
Wauk.Co.	\$ 10,823,700	\$ 955,800	\$ 11,779,500		
Total*	\$ 12,304,408,600	\$ 974,747,000	\$ 13,279,155,600		
1993 Milw.Co.	\$ 12,684,793,300	\$ 1,345,277,800	\$ 14,030,071,100	49.5851	48.526
Wash.Co.	\$ 74,000	\$ 0	\$ 74,000		
Wauk.Co.	\$ 12,795,000	\$ 5,044,700	\$ 17,839,700		
Total*	\$ 12,697,662,300	\$ 1,350,322,500	\$ 14,047,984,800		
1994 Milw.Co.	\$ 13,166,072,100	\$ 1,178,399,500	\$ 14,344,471,600	48.4294	47.74
Wash.Co.	\$ 327,500	\$ 0	\$ 327,500		
Wauk.Co.	\$ 12,799,200	\$ 6,107,600	\$ 18,906,800		
Total*	\$ 13,179,198,800	\$ 1,184,507,100	\$ 14,363,705,900		
1995 Milw.Co.	\$ 13,621,459,300	\$ 1,181,506,900	\$ 14,802,966,200	47.9211	47.068
Wash.Co.	\$ 327,500	\$ 82,500	\$ 410,000		
Wauk.Co.	\$ 13,015,900	\$ 4,716,900	\$ 17,732,800		
Total*	\$ 13,634,802,700	\$ 1,186,306,300	\$ 14,821,109,000		
1996 Milw.Co.	\$ 13,897,845,200	\$ 1,125,378,800	\$ 15,023,224,000	47.4102	46.544
Wash.Co.	\$ 863,100	\$ 107,400	\$ 970,500		
Wauk.Co.	\$ 12,628,800	\$ 4,376,200	\$ 17,005,000		
Total*	\$ 13,911,337,100	\$ 1,129,862,400	\$ 15,041,199,500		
1997 Milw.Co.	\$ 14,321,735,800	\$ 1,173,471,100	\$ 15,495,206,900	47.4183	46.334
Wash.Co.	\$ 909,100	\$ 419,400	\$ 1,328,500		
Wauk.Co.	\$ 12,632,400	\$ 2,689,600	\$ 15,322,000		
Total*	\$ 14,335,277,300	\$ 1,176,580,100	\$ 15,511,857,400		
1998 Milw.Co.	\$ 14,992,558,700	\$ 1,218,952,600	\$ 16,211,511,300	47.4882	46.423
Wash.Co.	\$ 918,100	\$ 364,900	\$ 1,283,000		
Wauk.Co.	\$ 12,790,900	\$ 2,632,800	\$ 15,423,700		
Total*	\$ 15,006,267,700	\$ 1,221,950,300	\$ 16,228,218,000		
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		

**2008 - COMBINED TAX LEVY - 2008
(For 2009 Purposes)**

PURPOSES	ALL COUNTIES	CITY OF MILWAUKEE		WASHINGTON	WAUKESHA	
	AMOUNT	AMOUNT	MILL RATE	AMOUNT MILL RATE	AMOUNT	MILL RATE
General City	\$ 123,740,757	\$ 123,665,264	\$ 4.066			
Capital Improvements	1,764,320	\$ 1,763,244	\$ 0.058			
Principal & Interest on City Debt	70,605,810	\$ 70,562,734	\$ 2.320			
Common Council Contingent Fund	5,000,000	\$ 4,996,950	\$ 0.164			
Provision for Employee Retirement	35,888,093	\$ 35,866,198	\$ 1.179			
Delinquent Tax Fund	0	\$ 0	\$ 0.000			
Tax Incremental Dist. 15 - 70	9,103,753	9,103,753	\$ 0.299			
TOTAL GENERAL CITY PURPOSES	246,102,733	245,958,143	\$ 8.087	\$ 0	\$ 144,590	\$ 8.013
Milw. School Board Operational Fund	\$ 259,634,156	\$ 259,634,156	\$ 8.537			
Milw. School Board Extension Fund	11,142,826	\$ 11,142,826	\$ 0.366			
Milw. School Board Construction Fund	17,001,718	\$ 17,001,718	\$ 0.559			
Tax Incremental Dist. 15 - 70	11,061,084	11,061,084	\$ 0.364			
TOTAL MILW. SCHOOL PURPOSES	\$ 298,839,784	\$ 298,839,784	\$ 9.826	\$ 0		
TOTAL MEM. FALLS SCHOOL PURPOSES	\$ 185,215				\$ 185,215	\$ 10.264
Milw. Area Tech. College (MATC)	\$ 57,013,580	\$ 56,978,797	\$ 1.873			
Tax Incremental Dist. 15 - 70	2,190,041	2,190,041	\$ 0.072			
TOTAL MILW. AREA TECH. COLLEGE	\$ 59,203,621	\$ 59,168,838	\$ 1.945	\$ 0	\$ 34,783	\$ 1.928
Milw. Metropolitan Sewerage District	\$ 40,106,842	\$ 40,082,373	\$ 1.318			
Tax Incremental Dist. 15 - 70	1,540,609	1,540,609	\$ 0.051			
TOTAL METRO SEWERAGE DISTRICT	\$ 41,647,451	\$ 41,622,982	\$ 1.369	\$ 0	\$ 24,469	\$ 1.356
Special Charges						
State Forestry	\$ 5,474,300	\$ 5,471,083	\$ 0.180	\$ 0.00	\$ 3,216	\$ 0.178
County Charges	122,991,718	122,957,831	\$ 4.043	0	33,886	\$ 1.878
Tax Incremental Dist. 15 - 70	4,726,017	4,726,017	\$ 0.155	0	0	0
TOTAL FOR STATE & COUNTY	\$ 133,192,034	\$ 133,154,931	\$ 4.378	\$ 0	\$ 37,103	\$ 2.056
GROSS TOTAL LEVIES	\$ 779,170,838	\$ 778,744,679	\$ 25.605	\$ 0	\$ 426,159	\$ 23.616
TOTAL STATE CREDIT	\$ 47,876,580	47,840,253	\$ 1.573	\$ 1,644	\$ 34,684	\$ 1.922
NET TOTAL	\$ 731,294,258	\$ 730,904,426	\$ 24.032	-\$ 1,644	\$ 391,476	\$ 21.694

CITY OF MILWAUKEE TAX RATES - 1995 THROUGH 2009

December 4, 2008

(1)		(2)	RATIO OF ASSMT TO FULL VALUE	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
BUDGET YEAR	ASSMT YEAR	ASSESSED 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
1995	1994	14,029,733,500	0.9823	10.86	16.99	2.04	3.07	5.62	38.58	1.92	36.66	36.01	1994
1996	1995	13,976,648,900	0.9487	10.53	15.70	2.10	2.81	5.95	37.09	1.86	35.23	33.42	1995
1997	1996	14,850,606,600	0.9887	10.24	12.00	2.01	1.72	5.92	31.89	2.46	29.43	29.10	1996
1998	1997	14,914,137,234	0.964	9.99	10.85	2.11	1.77	6.17	30.89	2.35	28.54	27.51	1997
1999	1998	16,072,114,035	0.9914	9.71	10.97	2.01	1.72	5.92	30.33	2.04	28.29	28.05	1998
2000	1999	15,774,873,167	0.9328	9.69	10.38	2.16	1.80	6.03	30.06	2.00	28.06	26.17	1999
2001	2000	17,582,994,597	1.011	10.49	9.87	2.00	1.68	5.66	29.70	1.69	28.01	28.32	2000
2002	2001	17,699,784,394	0.9337	10.87	10.12	2.23	1.87	6.13	31.22	1.66	29.56	27.60	2001
2003	2002	19,866,283,515	0.981	10.15	9.34	2.05	1.74	5.40	28.68	1.43	27.25	26.73	2002
2004	2003	21,009,517,241	0.9707	9.73	8.96	2.04	1.64	5.15	27.52	1.35	26.17	25.40	2003
2005	2004	22,772,419,500	0.9684	9.19	9.40	2.00	1.59	4.91	27.09	1.23	25.86	25.04	2004
2006	2005	25,222,149,174	0.9602	8.75	8.79	1.96	1.48	4.63	25.61	1.11	24.50	23.52	2005
2007	2006	28,354,951,841	0.9447	7.99	8.04	1.89	1.39	4.37	23.68	1.27	22.41	21.17	2006
2008	2007	29,374,372,962	0.9231	8.00	8.84	1.92	1.39	4.4	24.56	1.43	23.13	21.35	2007
2009	2008	30,431,675,204	0.9521	8.09	9.82	1.94	1.37	4.38	25.6	1.57	24.03	22.88	2008

COMPARISON OF EFFECTIVE TAX RATES 1992 - 2008

ASSMT YEAR	BUDGET YEAR	ASSESSED VALUE*	ASSMT RATIO	CITY RATE	SCHOOL RATE	MATC RATE	MMSD RATE	EFFECTIVE MMSD RATE	STATE & COUNTY RATE	EFFECTIVE ST/COUNTY RATE	GROSS RATE	EFFECTIVE GROSS RATE	STATE & SCHOOL CREDIT	EFFECTIVE STATE/SCH CREDIT	NET RATE	EFFECTIVE RATE @ 100%		
																GROSS	NET	YEAR
1992	1993	13,336,770,460	99.90%	11.949000	18.004000	1.998000	2.989000	2.986011	5.683000	5.677317	40.622000	40.581378	2.238000	2.235762	38.385000	40.798306	38.550592	1992
1993	1994	13,345,967,960	96.39%	11.388508	18.134023	2.091691	3.158419	3.044400	5.802493	5.593023	40.575135	39.110372	2.134492	2.057437	38.440643	38.546986	36.519189	1993
1994	1995	14,029,733,500	98.23%	10.861808	16.991079	2.044291	3.071413	3.017135	5.618773	5.519478	38.587364	37.905448	1.921266	1.887313	36.666098	37.689290	35.812743	1994
1995	1996	13,976,648,900	94.87%	10.527604	15.697326	2.106167	2.810419	2.666153	5.951800	5.646279	37.093316	35.189219	1.858579	1.763173	35.234737	34.979578	33.226910	1995
1996	1997	14,850,606,600	98.87%	10.238415	12.002222	2.015103	1.721829	1.702387	5.918302	5.851475	31.895870	31.535718	2.461908	2.434109	29.433963	31.492343	29.061579	1996
1997	1998	14,914,137,234	96.40%	9.989742	10.847708	2.106757	1.768432	1.704813	6.172887	5.950817	30.885526	29.774421	2.350437	2.265880	28.535089	29.694174	27.434406	1997
1998	1999	16,072,114,035	99.14%	9.705274	10.973878	2.012478	1.715776	1.701073	5.916653	5.865950	30.324059	30.064195	2.036091	2.018642	28.287968	30.032099	28.015612	1998
1999	2000	15,773,850,167	93.29%	9.692693	10.380818	2.160808	1.800475	1.679594	6.029061	5.624283	30.063854	28.045428	2.000710	1.866386	28.063144	28.394681	26.505051	1999
2000	2001	17,582,994,597	101.10%	10.491530	9.872690	2.000778	1.677729	1.696197	5.659289	5.721586	29.702016	30.028970	1.696316	1.714989	28.005699	30.111303	28.391610	2000
2001	2002	17,699,784,394	93.37%	10.865079	10.120493	2.227266	1.867878	1.743987	6.134695	5.727798	31.215411	29.144982	1.659844	1.549751	29.555567	28.400274	26.890124	2001
2002	2003	19,866,255,215	98.10%	10.149761	9.336867	2.050763	1.737204	1.704165	5.402421	5.299676	28.677016	28.131624	1.432360	1.405119	27.244656	28.066462	26.664598	2002
2003	2004	21,009,517,241	97.07%	9.726172	8.962140	2.042493	1.641863	1.593801	5.149097	4.998368	27.521766	26.716120	1.352230	1.312646	26.169536	26.607497	25.300191	2003
2004	2005	22,772,419,500	96.84%	9.191844	9.401881	2.000304	1.585524	1.535473	4.911113	4.756081	27.090666	26.235480	1.231746	1.192863	25.858920	26.260425	25.066430	2004
2005	2006	25,222,149,174	96.02%	8.754059	8.791568	1.959492	1.478146	1.419262	4.622808	4.438653	25.606073	24.586023	1.107269	1.063160	24.498804	24.597291	23.533643	2005
2006	2007	28,354,951,841	94.47%	7.994201	8.040493	1.887253	1.386479	1.309791	4.371350	4.129568	23.679774	22.370030	1.265147	1.195171	22.414628	22.213128	21.026340	2006
2007	2008	29,374,372,962	92.31%	8.004727	8.840613	1.923661	1.391061	1.284123	4.405961	4.067253	24.566022	22.677510	1.433763	1.323542	23.132260	22.630108	21.309333	2007
2008	2009	30,431,675,204	95.21%	8.087102	9.825851	1.945471	1.368556	1.303026	4.378133	4.168498	25.605113	24.379078	1.572987	1.497669	24.032126	24.155681	22.671736	2008

asmt10

cludes 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 TO EQUALIZED		100% CITY RATE	100% CITY RATE	SCHOOL RATE	SCHOOL RATE	MATC RATE	MATC RATE	MMSD RATE	MMSD RATE	COUNTY RATE	ST/COUNTY GROSS RATE	ST/COUNTY GROSS RATE	STATE CREDIT	STATE CREDIT	NET RATE	NET RATE	100% NET RATE	100% NET RATE	100% RATIO
YEAR	YEAR	VALUE	VALUE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	RATE	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	

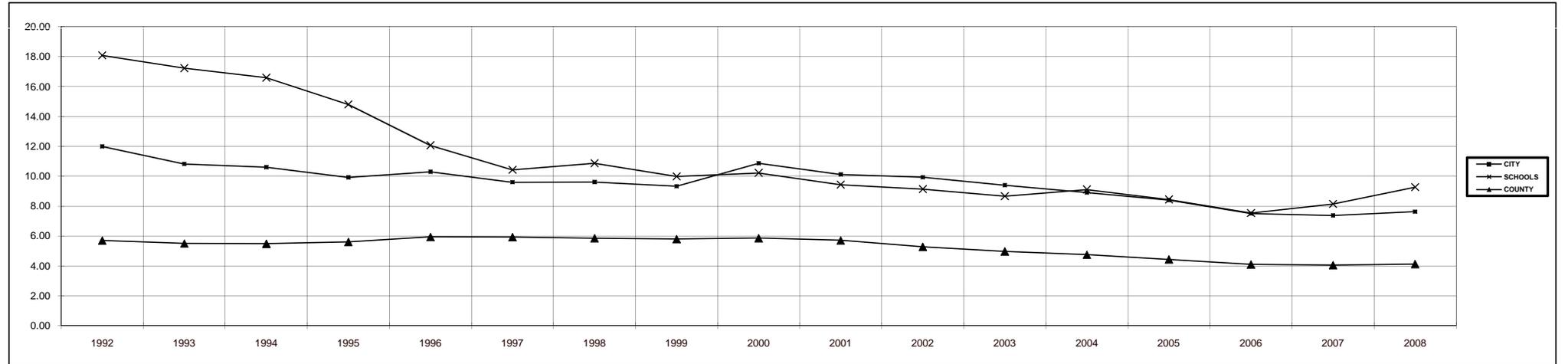
State tax credit on personal property inventory and livestock reduced effective tax rates by 80% in 1974 through 1980, except 79.1% in 1976.

Personal property inventory is exempt for 1981 and subsequent years.

In 1990 Milwaukee County enacted a .5% sales tax

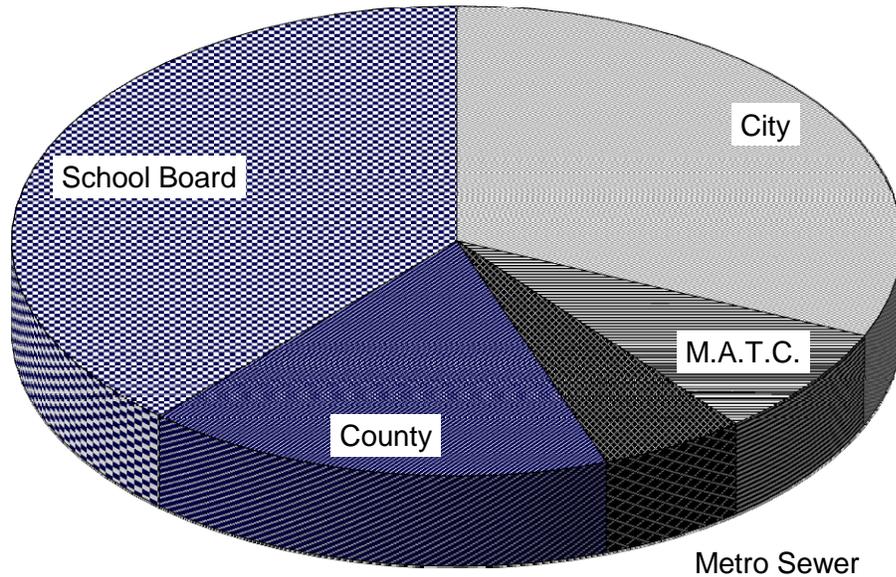
asmt

COMPARISON OF (100%) TAX RATES



**2008 COMBINED TAX RATE
PER \$1000 OF ASSESSED VALUE**

	2007 FOR 2008 PURPOSES	2008 FOR 2009 PURPOSES
City	\$ 8.005	\$ 8.087
School Board/MPS	8.84061276	9.82585051
M.A.T.C.	1.923661265	1.945471092
Metro Sewer	1.391060676	1.368555982
County/State Forestry	4.405960838	4.378133433
Total Gross Tax Rate	\$ 24.566	\$ 25.605
General State Credit	0.000992976	0.000699351
School Credit	1.432769742	1.572287911
NET TAX RATE (Milwaukee County)	\$ 23.132	\$ 24.032



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

<u>ASSMT YEAR</u>	<u>BUDGET YEAR</u>	<u>REAL ESTATE & PERSONAL PROPERTY SECTION 79.10</u>	<u>RATE PER \$1000 OF ASSESSED VALUE</u>
GENERAL GOVERNMENT & SCHOOL CREDITS			
1995	1996	Milwaukee \$ 25,944,683.10	\$ 1.86
		Washington 300.19	\$ 0.74
		Waukesha 29,542.41	\$ 1.76
1996	1997	Milwaukee \$ 36,517,912.04	\$ 2.46
		Washington 680.43	\$ 0.77
		Waukesha 45,879.41	\$ 2.77
1997	1998	Milwaukee \$ 35,015,563.16	\$ 2.35
		Washington 1,292.02	\$ 1.01
		Waukesha 45,172.12	\$ 2.94
1998	1999	Milwaukee \$ 32,690,287.33	\$ 2.04
		Washington 1,867.39	\$ 1.47
		Waukesha 42,246.56	\$ 2.74
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

**TAX LEVIES INCLUDING TID INCREMENT - ALL TAXING BODIES
1992 THROUGH 2009 BUDGETS**

ASSMT BUDGET CITY		SCHOOL	%	COUNTY	%	MMSD	%	MATC	%	TOTAL LEVY	%	STATE	%	NET	%	
YEAR	YEAR	LEVY*	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	0.0414	75,767,197	0.02225	39,859,793	0.005078	26,649,040	0.017	541,532,030	0.034	29,821,696	-0.0441	511,710,334	0.0391
1993	1994	151,988,540	242,005,372	0.0088	77,400,333	0.02155	42,152,158	0.057511	27,915,256	0.048	541,461,658	-0	28,461,840	-0.0456	512,999,818	0.0025
1994	1995	152,384,430	238,361,479	-0.015	78,785,133	0.01789	43,091,109	0.022275	28,680,137	0.027	541,302,289	-0	26,939,841	-0.0535	514,362,448	0.0027
1995	1996	147,139,359	219,413,656	-0.079	83,140,312	0.05528	39,280,242	-0.08844	29,436,902	0.026	518,410,471	-0.04	25,974,526	-0.0358	492,435,945	-0.043
1996	1997	152,049,923	178,284,601	-0.187	87,842,511	0.05656	25,570,208	-0.34903	29,926,139	0.017	473,673,382	-0.09	36,564,472	0.4077	437,108,910	-0.112
1997	1998	148,981,804	161,828,439	-0.092	92,011,049	0.04745	26,374,645	0.03146	31,419,075	0.05	460,615,012	-0.03	35,062,027	-0.0411	425,552,984	-0.026
1998	1999	155,982,815	176,416,765	0.0901	95,044,106	0.03296	27,576,148	0.045555	32,344,466	0.029	487,364,300	0.058	32,734,401	-0.0664	454,629,899	0.0683
1999	2000	152,892,192	163,800,846	-0.072	95,052,891	0.0001	28,400,418	0.029891	34,084,502	0.054	474,230,849	-0.03	31,568,102	-0.0356	442,662,747	-0.026
2000	2001	184,475,366	173,638,797	0.0601	99,442,974	0.04619	29,499,492	0.038699	35,180,217	0.032	522,236,846	0.101	29,827,843	-0.0551	492,409,003	0.1124
2001	2002	192,305,134	179,190,632	0.032	108,512,429	0.0912	33,061,033	0.120732	39,421,223	0.121	552,490,450	0.058	29,382,240	-0.0149	523,108,210	0.0623
2002	2003	201,637,357	185,542,491	0.0354	107,264,496	-0.0115	34,511,739	0.04388	40,740,901	0.033	569,696,984	0.031	28,465,432	-0.0312	541,231,553	0.0346
2003	2004	204,335,404	188,328,861	0.015	108,121,465	0.00799	34,494,754	-0.00049	42,910,372	0.053	578,190,855	0.015	28,421,361	-0.0015	549,769,494	0.0158
2004	2005	209,314,737	214,137,695	0.137	111,783,207	0.03387	36,106,226	0.046716	45,550,497	0.062	616,892,362	0.067	28,061,108	-0.0127	588,831,253	0.0711
2005	2006	220,797,574	221,761,703	0.0356	116,553,577	0.04268	37,282,027	0.032565	49,422,903	0.085	645,817,784	0.047	27,940,399	-0.0043	617,877,384	0.0493
2006	2007	226,674,109	228,019,840	0.0282	123,907,832	0.0631	39,313,533	0.05449	53,512,703	0.083	671,428,018	0.04	35,885,953	0.2844	635,542,065	0.0286
2007	2008	235,133,519	259,709,639	0.139	129,380,996	0.04417	40,861,535	0.039376	56,506,270	0.056	721,591,959	0.075	42,126,478	0.1739	679,465,481	0.0691
2008	2009	246,102,733	299,024,999	0.1514	133,192,034	0.02946	41,647,451	0.019234	59,203,621	0.048	779,170,838	0.08	47,876,580	0.1365	731,294,258	0.0763

*CITY LEVY INCLUDES SCHOOL DEBT SERVICE.

**STATE CREDITS INCLUDE PRIOR YEAR UNDISTRIBUTED CREDITS.

CO MUN
 40 251
 For **CITY of MILWAUKEE** **MILWAUKEE** COUNTY
 (TOWN, VILLAGE, OR CITY)

**DO NOT WRITE
 IN SHADED AREAS**

SEC.	DESCRIPTION OF TAX BY TAXING JURISDICTION	Col. 1 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS	Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS
A.	1. AGGREGATE AMOUNT OF STATE TAXES		5,471,083.37 A
B.	1. PORTION OF STATE SPECIAL CHARGES UPON COUNTY		17,263.38
	2. PORTION OF COUNTY TAX LEVIED OVER ENTIRE MUNICIPALITY		122,940,567.95
	3. SPECIAL PURPOSE		
	6. TOTAL COUNTY TAXES LEVIED(SUM OF B1-B3)	A+B=controller's Milwaukee County Total	122,957,831.33 B

Col. 1a PROPERTY TAXES	Col. 1b STATE SPECIAL CHARGES	PROPERTY TAXES WITH STATE SPECIAL CHARGES
1. 51405020	1. MILWAUKEE COUNTY METRO SEWER DIST	40,082,373.34
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12. TOTAL SPECIAL DISTRICT TAXES (sum of C1 - C11)		40,082,373.34 C

D.	1. OTHER SPECIAL PURPOSE DISTRICTS (Details on page 3, enter total here)		
	2. TAX INCREMENT-VILLAGES AND CITIES ONLY (except county environmental remediation tax increment)		28,621,504.07
	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 E2)	(SEE REMARKS)	222,148,319.50
	7. SURPLUS APPLIED CAUTION :DO NOT MAKE AN ENTRY ON THIS LINE UNLESS LINE D-6 (ABOVE) IS ZERO		
	8. TOTAL TOWN, VILLAGE OR CITY TAXES LEVIED		250,769,823.57 D

REMARKS:
 NOTE :

Mary P. Reavey, Assessment Commissioner
 (414) 286-3101 WORK PHONE
 HOME PHONE
 (414) 286-8447 FAX
 MREAVEY@MILWAUKEE.GOV

RONALD D LEONHARDT
CITY OF MILWAUKEE
200 E WELLS ST
MILWAUKEE WI 53202-3515

SEC.	SCHOOL DISTRICT CODES	COL. 1 SCHOOL DISTRICT NAMES	Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS
E.	1. 21403619011	SCH D OF MILWAUKEE	
	2.		287,778,700.00
	3.	SCHOOL DEBT SERVICE	14,706,070.54
	4.		
	5.		
	6.		
	7.		
	8.		
	9.		
	10.		
	11.		
	12. TOTAL ELEMENTARY AND SECONDARY TAXES LEVIED		302,484,770.54 E

F.	1. 40009900000	MILWAUKEE AREA TECHNICAL COLLEGE MILW	56,978,797.00
	2.		
	3.		
	4. TOTAL TECHNICAL COLLEGE TAXES(sum of F1 - F3)		56,978,797.00 F

G. TOTAL GENERAL PROPERTY TAXES LEVIED ON TAX ROLL (Total of State, County, Special District, Local, School and Technical College Taxes)
778,744,679.15 G

SUMMARY OF GENERAL PROPERTY TAXES, STATE TAX CREDITS APPLIED AND NET GENERAL PROPERTY TAXES TO BE COLLECTED				(G6) DEPARTMENT OF REVENUE USE ONLY
	(1) REAL ESTATE ROLL	(2) PERSONAL PROPERTY ROLL	(3) TOTAL (TOTAL OF COL. 1-2)	
G1	GENERAL PROPERTY TAXES	753,136,640.45	25,610,582.59	778,747,223.04
G2	STATE CREDITS APPLIED(SUBTRACT)	46,264,378.23	1,573,230.82	47,837,609.05
G3	LOTTERY CREDIT PRECERTIFIED	8,407,089.18		8,407,089.18 (G-1)
G4	FIRST DOLLAR CREDIT	5,709,895.52		5,709,895.52
G5	NET GENERAL PROPERTY TAXES TO BE COLLECTED	692,755,277.52	24,037,351.77	716,792,629.29 (G)
G6	UNDER/OVER RUN			2,543.89 G5

H.	MUST REPORT DETAIL ON REVERSE SIDE	FOR THE MUNICIPALITY	MUNICIPALITY AS AGENT FOR ENTERPRISE/UTILITY OTHER	Include line G-5 in line T total
	SPECIAL ASSESSMENTS AND SPECIAL CHARGES	32,230,426.59	6,836,656.66	109,144.11
J.	OMITTED PROPERTY TAXES (NET TAXES LEVIED ON PROPERTY OMITTED FROM TAXATION IN PREVIOUS YEARS)			39,176,227.36 H

K. S. 70.43 CORRECTIONS (NET TAXES DUE OR REFUNDED - USE BRACKETS () TO DENOTE MINUS AMOUNT)
105,376.59 J

M. P.F. CROP TAXES Reg Acs @.10-\$ + Reg Acs@.83-\$ + Reg Acs@.20+-\$
(61,853.27) K

N. MANAGED FOREST LANDS Number of Acres @.74+\$ + Number of Acres @1.74+
 M

O.	2. COAL (Sec 70.42) Number of Tons=(a) @.05per Ton + Number of Tons=(b) @.07per Ton			
	3. GRAIN (Sec 70.41) Number of Bushels=(a) 5,270,748 @(.0005) per bushel + Number of Bushels=(b)	17,347,411 @ 1/4 mill (.00025) per Bushel		6,972.23 O
	4. PETROLEUM REFINERIES (Sec 70.421) Number of Tons = (a) @ .05 per Ton			
	5. IRON ORE CONCENTRATES (SEC 70.40) Number of Tons = (a) @ .05 per Ton			

T. AGGEGATE AMOUNT OF TAXES(SEC G,H,J,K,L,M,N, AND O ADDED TOGETHER)
817,973,945.95 T

SECTION H - DETAIL SUMMARY

H A S S M T S C H G S	SPECIAL ASSESSMENTS AND SPECIAL CHARGES	1 FOR THE MUNICIPALITY		MUNICIPALITY AS AGENT FOR ENTERPRISE/UTIL OTHER		TOTAL FOR EACH LINE
						(Total of columns 1, 2, & 3)
	1. WATER MAIN AND LATERAL INSTALLATIONS		10,471.48			10,471.48
	2. SEWER MAIN AND LATERAL INSTALLATIONS		18,191.03			18,191.03
	3. STREET IMPROVEMENTS (SIDEWALKS, STORM SEWERS, ETC)		1,556,074.93			1,556,074.93
	4. STREET LIGHT INSTALLATION					
	5. GREEN BELTS		2,565.23			2,565.23
	6. DRAIN DITCH AND WATERCOURSES (SS. 88.42 AND 88.43)					
	10. OTHER See Attachment					
	10.					
	11. WEEDS, TREE REMOVAL		280,745.00			280,745.00
	12. SNOW REMOVAL		96,940.00			96,940.00
	13. REFUSE AND GARBAGE COLL					
	14. GRADING, GRAVEL, CULVERT					
	14. FENCING					
	14. FIRE CALLS					
	14. RECYCLING					
	14. OTHER		19,021,449.94	6,836,656.66		25,858,106.60
	15. DELINQUENT UTILITY CHGS		11,243,988.98			11,243,988.98
	TOTAL FOR LINE H (FRONT OF FORM)		\$ 32,230,426.59	\$ 6,836,656.66		39,067,083.25

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

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

BID #02	\$573,029.85	BID #28	44,442.00
BID #03	111,276.07	BID #29	70,894.00
BID #04	140,493.60	BID #31	155,254.12
BID #05	98,706.00	BID #32	\$ 65,748.10
BID #08	188,356.00	BID #35	\$ 8,632.26
BID #09	21,652.00	BID #36	48,535.50
BID #10	135,614.04	BID #37	\$ 162,450.57
BID #11	202,995.00	BID #38	\$ 25,500.00
BID #13	50,000.00	BID #39	\$ 70,362.20
BID #15	406,685.76	BID #40	\$ 331,961.19
BID #16	151,590.45	BID #41	\$ 43,698.89
BID #17	50,000.01	NID #1 *	\$ 29,192.00
BID #19	113,872.09		
BID #20	220,975.00		
BID #21	2,930,209.00		
BID #25	212,992.50		
BID #26	108,786.75		
BID #27	62,751.71		

Total \$ 6,836,656.66

* NID - Neighborhood Improvement District

GARBAGE CART FEE	\$ 41,051.47
LEAD ABATEMENT	\$ 102,638.08
LOTTERY CREDIT PENALTY	\$ 5,410.00
BUILDING NUISANCE	238,040.65
SPECIAL PRIV. FEE	54,340.36
COVERED OPENINGS	8,560.00
RAZE CONDEMNED BLDGS	147,033.30
DPW MISC OR RE-ASSMT	1,329,219.77
BUILDING INSP MISC	3,205,616.23
FIRE INSPECTION FEES	1,406,885.65
HEALTH NUISANCE	823,582.77
DELINQUENT CITY SERVICES	11,094,200.78
POLICE BOARDUP	349,830.48
GARBAGE COLLECTION FEE	162,463.88
BULK WASTE REMOVAL	49,060.00
UNKNOWNMISC	3,526.52
Total	\$ 19,021,449.94

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

MFG.	
P.P	
LOTTERY CREDIT CHARGE	\$ 109,144.11
	\$ 109,144.11

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



TAX ROLL CERTIFICATE FOR TAXES LEVIED 2008, COLLECTABLE 2009 [S.70.65(3)]

I, Mary P. Reavey, Assessment Commissioner of the City of Milwaukee, Milwaukee County certify that the information and taxes to be collected as summarized below are contained in this tax roll and are correct to the best of my knowledge.

1. NET GENERAL PROPERTY TAXES	\$ 716,790,085.40	
2. STATE TAX CREDITS APPLIED TO TAX ROLL	47,837,609.05	
3. STATE LOTTERY CREDIT APPLIED TO TAX ROLL	8,407,089.18	
4. STATE FIRST DOLLAR CREDIT APPLIED TO TAX ROLL	5,709,895.52	
5. SUBTOTAL - GROSS GENERAL PROPERTY TAXES (Must Agree With Line G on the Statement of Taxes)	\$ 778,744,679.15	
6. SPECIAL ASSESSMENTS	\$ 1,587,302.67	Total Collections Rpt Total
7. SPECIAL CHARGES	26,235,791.60	\$ 39,176,227.36
8. DELINQUENT UTILITY CHARGES	11,243,988.98	
9. LOTTERY CREDIT CHARGE	109,144.11	
10. OCCUPATIONAL TAXES	6,972.23	
11. OMITTED PROPERTY TAXES	105,376.59	
12. S.70.43 ASSESSOR'S CORRECTIONS - TAX ADJUSTMENTS	-61,853.27	
13. OVER/UNDER RUN	2,543.89	
14. TOTAL TAXES LEVIED ON THIS TAX ROLL (Must Agree With Line T on the Statement of Taxes)	\$ 817,973,945.95	

SECTION H - DETAIL SUMMARY

H A S S M T S C H G S	SPECIAL ASSESSMENTS AND SPECIAL CHARGES	1 FOR THE MUNICIPALITY		MUNICIPALITY AS AGENT FOR ENTERPRISE/UTIL OTHER		TOTAL FOR EACH LINE (Total columns 1, 2, & 3)
	1. WATER MAIN AND LATERAL INSTALLATIONS					
	2. SEWER MAIN AND LATERAL INSTALLATIONS					
	3. STREET IMPROVEMENTS (SIDEWALKS, STORM SEWERS, ETC)					
	4. STREET LIGHT INSTALLATION					
	5. GREEN BELTS					
	6. DRAIN DITCH AND WATERCOURSES (SS. 88.42 AND 88.43)					
	10. OTHER See Attachment					
	10.					
	10.					
	11. WEEDS, TREE REMOVAL					
	12. SNOW REMOVAL					
	13. REFUSE AND GARBAGE COLL.					
	14. GRADING, GRAVEL, CULVERT					
	14. FENCING					
	14. FIRE CALLS					
	14. RECYCLING					
	14. OTHER		81.42			81.42
	15. DELINQUENT UTILITY CHGS					
	TOTAL FOR LINE H (FRONT OF FORM)		\$ 81.42			81.42

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

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

Total

GARBAGE CART FEE
LEAD ABATEMENT
LOTTERY CREDIT PENALTY
BUILDING NUISANCE
SPECIAL PRIV. FEE
COVERED OPENIGS
RAZE CONDEMNED BLDGS
DPW MISC OR RE-ASSMT
BUILDING INSP MISC.
FIRE INSPECTION FEES 81.42
HEALTH NUISANCE
DELINQUENT CITY SERVICES
POLICE BOARDUP
GARBAGE COLLECTION FEE
UNKNOWNMISC

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

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

KLINE LAW
MISC



TAX ROLL CERTIFICATE FOR TAXES LEVIED 2008, COLLECTABLE 2009 [S.70.65(3)]

I, Mary P. Reavey, Assessment Commissioner of the City of Milwaukee, Washington County certify that the information and taxes to be collected as summarized below are contained in this tax roll and are correct to the best of my knowledge.

1.	NET GENERAL PROPERTY TAXES	
2.	STATE TAX CREDITS APPLIED TO TAX ROLL	
3.	STATE LOTTERY CREDIT APPLIED TO TAX ROLL	
4.	STATE FIRST DOLLAR CREDIT APPLIED TO TAX ROLL	
5.	SUBTOTAL - GROSS GENERAL PROPERTY TAXES (Must Agree With Line G on the Statement of Taxes)	-----
6.	SPECIAL ASSESSMENTS	
7.	SPECIAL CHARGES	81.42
8.	DELINQUENT UTILITY CHARGES	
9.	SPECIAL TAXES	
10.	OCCUPATIONAL TAXES	
11.	OMITTED PROPERTY TAXES	
12.	S.70.43 ASSESSOR'S CORRECTIONS - TAX ADJUSTMENTS	
13.	OVER/UNDER RUN	-----
14.	TOTAL TAXES LEVIED ON THIS TAX ROLL (Must Agree With Line T on the Statement of Taxes)	\$ 81.42

Page 1	STATEMENT OF TAXES		2008	
CO	MUN			DO NOT WRITE IN SHADED AREAS
67	250	For CITY of MILWAUKEE (TOWN, VILLAGE, OR CITY)	WAUKESHA	COUNTY
SEC.	COL. 1 DESCRIPTION OF TAX BY TAXING JURISDICTION			Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS
A.	1. AGGREGATE AMOUNT OF STATE TAXES			3,216.25 A
B.	1. PORTION OF STATE SPECIAL CHARGES UPON COUNTY			-4.05
	2. PORTION OF COUNTY TAX LEVIED			33,824.78
	3. SPECIAL PURPOSE - COUNTY BRIDGE AID			65.53
	6. TOTAL COUNTY TAXES LEVIED(SUM OF B1-B3)			33,886.26 B
			A+B=controller's *Milwaukee County Total	\$ 104,843,150.69

		Col. 1a	Col. 1b	PROPERTY TAXES WITH STATE SPECIAL CHARGES
C.	1.	51405020	1. MILWAUKEE COUNTY METRO SEWER DIST	24,468.66
	2.			
	3.			
	4.			
	5.			
	6.			
	7.			
	8.			
	9.			
	10.			
	11.			
	12. TOTAL SPECIAL DISTRICT TAXES	(sum of C1 - C11)		24,468.66 C
D.	1. OTHER SPECIAL PURPOSE DISTRICTS (Details on page 3, enter total here)			
	2. TAX INCREMENT-VILLAGES AND CITIES ONLY (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 E2)			
	7. SURPLUS APPLIED CAUTION :DO NOT MAKE AN ENTRY ON THIS LINE UNLESS LINE D-6 (ABOVE) IS ZERO			
	8. TOTAL TOWN, VILLAGE OR CITY TAXES LEVIED			
				135,612.50
				135,612.50 D

Mary P. Reavey, Assessment Commissioner
(414) 286-3101 WORK PHONE
HOME PHONE
(414) 286-8447 FAX
MREAVEY@MILWAUKEE.GOV

REMARKS:

RONALD D LEONHARDT
CITY OF MILWAUKEE
200 E WELLS ST
MILWAUKEE WI 53202-3515

P. 2	67	250	For CITY of MILWAUKEE	WAUKESHA	COUNTY
CO	MUN				
SEC.	SCHOOL DISTRICT CODES	COL. 1 SCHOOL DISTRICT NAMES			Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS
E.	1.	29673437011	SCH D OF MEMOMONEE FALLS		185,215.16
	2.				
	3.		SCHOOL DEBT SERVICE		8,977.46
	4.				
	5.				
	6.				
	7.				
	8.				
	9.				
	10.				
	11.				
	12. TOTAL ELEMENTARY AND SECONDARY TAXES LEVIED				194,192.62 E
F.	1.	4000900000	MILWAUKEE AREA TECHNICAL COLLEGE MILW		34,783.00
	2.				
	3.				
	4.	TOTAL TECHNICAL COLLEGE TAXES(sum of F1 - F3)			34,783.00 F
G.	TOTAL GENERAL PROPERTY TAXES LEVIED ON TAX ROLL (Total of State, County, Special District, Local, School and Technical College Taxes)				426,159.29 G
SUMMARY OF GENERAL PROPERTY TAXES, STATE TAX CREDITS APPLIED AND NET GENERAL PROPERTY TAXES TO BE COLLECTED					
PLEASE COMPLETE ALL COLUMNS					
		(1)	(2)	(3)	(G6) DEPARTMENT OF REVENUE USE ONLY
		REAL ESTATE ROLL	PERSONAL PROPERTY ROLL	TOTAL (TOTAL OF COL. 1-2)	
G1	GENERAL PROPERTY TAXES	385,310.86	40,841.68	426,152.54	
G2	STATE CREDITS APPLIED(SUBTRACT)	31,358.58	3,323.91	34,682.49	
G3	LOTTERY CREDIT PRECERTIFIED				(G-1) 426,152.54
G4	FIRST DOLLAR CREDIT	38.11		38.11	
G5	NET GENERAL PROPERTY TAXES TO BE COLLECTED	353,914.17	37,517.77	391,431.94	(G) 426,159.29
G6	UNDER/OVER RUN				(6.75) G5
H.	MUST REPORT DETAIL ON REVERSE SIDE		FOR THE MUNICIPALITY	MUNICIPALITY AS AGENT FOR ENTERPRISE/UTILITY	OTHER
	SPECIAL ASSESSMENTS AND SPECIAL CHARGES				
			918.42		918.42 H
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=\$ + Reg Acs@.83=\$ + Reg Acs@.20+\$				
N.	MANAGED FOREST LANDS Number of Acres @.74+\$ + Number of Acres @1.74+				
O.	2. COAL (Sec 70.42)	Number of Tons=(a)_____	.05per Ton + Number of Tons=(b)_____	@.07per Ton	
	3. GRAIN (Sec 70.41)	Number of Bushels=(a)_____	@(.0005) per bushel + Number of Bushels=(b)_____	@1/4 mill (.00025) per Bushel	
	4. PETROLEUM REFINERIES (Sec 70.421)	Number of Tons = (a)_____	@ .05 per Ton		
	5. IRON ORE CONCENTRATES (SEC 70.40)	Number of Tons = (a)_____	@ .05 per Ton		
T.	AGGEGATE AMOUNT OF TAXES(SEC G,H,J,K,L,M,N, AND O ADDED TOGETHER)				427,070.96 T

SECTION H - DETAIL SUMMARY

H A S S E S S M E N T S	SPECIAL ASSESSMENTS AND SPECIAL CHARGES	1 FOR THE MUNICIPALITY		MUNICIPALITY AS AGENT FOR ENTERPRISE/UTIL OTHER		TOTAL FOR EACH LINE (Totalf columns 1, 2, & 3)
	1. WATER MAIN AND LATERAL INSTALLATIONS					
	2. SEWER MAIN AND LATERAL INSTALLATIONS					
	3. STREET IMPROVEMENTS (SIDEWALKS, STORM SEWERS,ETC)					
	4. STREET LIGHT INSTALLATION					
	5. GREEN BELTS					
	6. DRAIN DITCH AND WATERCOURSES(SS. 88.42 AND 88.43)					
	10. OTHER See Attachment					
	10.					
	10.					
	11. WEEDS, TREE REMOVAL					
	12. SNOW REMOVAL					
	13. REFUSE AND GARBAGE COLL					
	14. GRADING, GRAVEL, CULVERT					
	14. FENCING					
	14. FIRE CALLS					
	14. RECYCLING					
	14. OTHER		918.42			918.42
	15. DELINQUENT UTILITY CHGS					
	TOTAL FOR LINE H (FRONT OF FORM)		\$ 918.42			918.42

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

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

Total

GARBAGE CART FEE	
LEAD ABATEMENT	
LOTTERY CREDIT PENALTY	
BUILDING NUSIANCE	
SPECIAL PRIV. FEE	
COVERED OPENIGS	
RAZE CONDEMNED BLDGS	
DPW MISC OR RE-ASSMT	
BUILDING INSP MISC.	
FIRE INSPECTION FEES	390.00
HEALTH NUISANCE	
DELINQUENT CITY SERVICES	528.42
POLICE BOARDUP	
GARBAGE COLLECTION FEE	
UNKNOWNMISC	

	918.42

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

DOR PENALTIES	
MFG.	
P.P	
LOTTERY	-----

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

KLINE LAW	
MISC	-----



TAX ROLL CERTIFICATE FOR TAXES LEVIED 2008, COLLECTABLE 2009 [S.70.65(3)]

I, Mary P. Reavey, Assessment Commissioner of the City of Milwaukee, Waukesha County certify that the information and taxes to be collected as summarized below are contained in this tax roll and are correct to the best of my knowledge.

1.	NET GENERAL PROPERTY TAXES	\$ 391,438.69
2.	STATE TAX CREDITS APPLIED TO TAX ROLL	34,682.49
3.	STATE LOTTERY CREDIT APPLIED TO TAX ROLL	
4.	STATE FIRST DOLLAR CREDIT APPLIED TO TAX ROLL	38.11
5.	SUBTOTAL - GROSS GENERAL PROPERTY TAXES (Must Agree With Line G on the Statement of Taxes)	----- \$ 426,159.29
6.	SPECIAL ASSESSMENTS	
7.	SPECIAL CHARGES	918.42
8.	DELINQUENT UTILITY CHARGES	
9.	SPECIAL TAXES	
10.	OCCUPATIONAL TAXES	
11.	OMITTED PROPERTY TAXES	
12.	S.70.43 ASSESSOR'S CORRECTIONS - TAX ADJUSTMENTS	
13.	OVER/UNDER RUN	----- -6.75
14.	TOTAL TAXES LEVIED ON THIS TAX ROLL (Must Agree With Line T on the Statement of Taxes)	----- \$ 427,070.96

**ABSTRACT OF 2008 TAX ROLL
Milwaukee, Wisconsin
December 2008**

ASSESSED VALUES	WASHINGTON COUNTY	WAUKESHA COUNTY	MILWAUKEE COUNTY
Land	\$ 0	\$ 2,142,100	\$ 4,036,517,600
Improvements	\$ 0	\$ 14,173,500	\$ 25,376,906,851
Personal Property	<u>\$ 0</u>	<u>\$ 1,729,400</u>	<u>\$ 1,000,205,753</u>
Total	\$ 0	\$ 18,045,000	\$ 30,413,630,204
COMBINED			
Land		\$ 4,038,659,700	
Improvements		<u>\$ 25,391,080,351</u>	
Total Real Estate		\$ 29,429,740,051	
Personal Property		<u>\$ 1,001,935,153</u>	
Grand Total		\$ 30,431,675,204	

TAX RATES PER \$1000 *			
TAXING UNIT	WASHINGTON COUNTY	WAUKESHA COUNTY	MILWAUKEE COUNTY
City		8.012743696	8.087102448
School		10.26407093	9.82585051
MATC		1.927569964	1.945471092
MMSD		1.35598005	1.368555982
State		0.178234968	0.179889192
County		<u>1.877875312</u>	<u>4.19824424</u>
Total	\$ 0.000	\$ 23.616	\$ 25.605
* Gross-includes allowable TID levy - Rate totals are rounded			

TAX LEVY			
	WASHINGTON COUNTY	WAUKESHA COUNTY	MILWAUKEE COUNTY
County & State Charges	\$ 0.00	\$ 37,102.51	\$ 128,428,914.70
City of Milwaukee	0.00	144,589.96	236,854,390.04
Milwaukee School Board	0.00		287,778,700.00
Menomonee Falls School Bd.		\$ 185,215.16	
MATC/Technical Colleges	\$ 0.00	\$ 34,783.00	56,978,797.00
Milwaukee Sewer District	<u>\$ 0.00</u>	<u>\$ 24,468.66</u>	40,082,373.34
TID 14 - 65			<u>28,621,504.07</u>
Total	\$ 0.00	\$ 426,159.29	\$ 778,744,679.15
Milwaukee - All Counties	TOTAL LEVY	TOTAL YIELD	OVER RUN
	\$ 779,170,838.44	\$ 779,173,375.58	\$ 107,913.73

**ABSTRACT OF 2008 TAX ROLL
Milwaukee, Wisconsin
December 2008**

TOTAL COLLECTIONS	
Specials	\$ 39,177,227.20
Kline	
WDR Penalty PP	
Total R.E. & P.P.	\$ 818,350,602.78
Occupational	<u>6,972.23</u>
Grand Total	\$ 818,357,575.01

OVERRUN		
Omitted	Regular	Total
\$ 105,376.59	\$ 2,537.14	\$ 107,913.73

CREDIT DISTRIBUTION	
Washington County	
General Government Credit	\$ 0.00
School Credit	\$ 1,643.70
Total Available for Distribution	\$ 1,643.70
Credit Distributed	<u>\$ 0.00</u>
Under(-) & Over(+) Distribution	-\$ 1,643.70
Waukesha County	
General Government Credit	\$ 0.00
School Credit	\$ 34,683.76
Total Available for Distribution	\$ 34,683.76
Credit Distributed	<u>\$ 34,682.49</u>
Under(-) & Over(+) Distribution	-\$ 1.27
Milwaukee County	
General Government	\$ 0.00
School Credit	\$ 47,818,983.11
Sub Total	\$ 47,818,983.11
Unused Prior Credit	\$ 21,269.79
Total Available for Distribution	\$ 47,840,252.90
Credit Distributed	<u>\$ 47,837,609.05</u>
Under(-) & Over(+) Distribution	-\$ 2,643.85
Total available for distribution	\$ 47,876,580.36
Total credits distributed	<u>\$ 47,872,291.54</u>
Total Under(-) & Over(+) Distribution	-\$ 4,288.82

SUMMARY OF FULLY EXEMPT PROPERTY - CITY OF MILWAUKEE

EXEMPT TYPE/CODE	NUMBER	EXEMPT VALUE	% of TOTAL * CITY VALUE	% of EXEMPT TYPE	% of TOTAL EXEMPT
RELIGIOUS INSTITUTIONS [70.11]					
010 Traditional Church	657	448,558,210	1.672%	85.50%	11.029%
011 Store-Front Church	5	596,400	0.002%	0.11%	0.015%
020 Parsonage/Housing	86	12,639,600	0.047%	2.41%	0.311%
030 School	31	33,625,280	0.125%	6.41%	0.827%
040 Miscellaneous	65	15,694,300	0.059%	2.99%	0.386%
050 Convents/Sisters	29	13,174,300	0.049%	2.51%	0.324%
080 Parking	4	342,500	0.001%	0.07%	0.008%
TOTAL RELIGIOUS INSTITUTIONS [70.11]	877	524,630,590	1.783%	100.00 %	12.899%
EDUCATIONAL INSTITUTION [70.11(4)]					
100 Educantional Institutions	50	48,922,300	0.182%	93.12%	1.203%
101 Educantional Association	2	11,600	0.000%	0.02%	0.000%
110 Non-profit Day Care	9	2,574,000	0.010%	4.90%	0.063%
111 Benevolent Association	1	508,000	0.002%	0.97%	0.012%
113 Misc. Educantional Association	2	520,000	0.002%	0.99%	0.013%
TOTAL EDUCATIONAL INSTITUTION [70.11(4)]	64	52,535,900	0.179%	100.00 %	1.292%
COLLEGES AND UNIVERSITIES [70.11(3)]					
090 Colleges and Universities	107	447,744,140	1.669%	100.00%	11.009%
TOTAL COLLEGES AND UNIVERSITIES [70.11(3)]	107	447,744,140	1.521%	100.00 %	11.009%
CEMETERIES [70.11(13)]					
130 Cemeteries	32	34,655,930	0.129%	100.00%	0.852%
TOTAL CEMETERIES [70.11(13)]	32	34,655,930	0.118%	100.00 %	0.852%
MEMORIALS [70.11(9)]					
170 Memorials	1	582,700	0.002%	100.00%	0.014%
TOTAL MEMORIALS [70.11(9)]	1	582,700	0.002%	100.00 %	0.014%
BENEVOLENT ASSOCIATIONS [70.11(4)]					
160 Fraternal/Veterans Organization	18	7,869,100	0.029%	2.10%	0.193%
180 Community Redevelopment Groups	3	1,429,300	0.005%	0.38%	0.035%
190 Low Income/Disabled Housing	54	85,470,700	0.319%	22.86%	2.101%
210 Childrens Homes	4	351,300	0.001%	0.09%	0.009%
220 Nursing Homes/Homes For The Aged	39	95,665,900	0.357%	25.58%	2.352%
223 Transitional Living	4	1,346,800	0.005%	0.36%	0.033%
230 Boys'/Girls' Clubs/YMCA&YWCA	51	38,980,350	0.145%	10.42%	0.958%
250 Group Homes	71	33,125,860	0.123%	8.86%	0.814%
260 Misc. Benevolent	71	107,075,730	0.399%	28.63%	2.633%
270 Women's Clubs	3	776,500	0.003%	0.21%	0.019%
271 Historical Societies	3	1,865,600	0.007%	0.50%	0.046%
TOTAL BENEVOLENT ASSOCIATIONS [70.11(4)]	321	373,957,140	1.271%	100.00 %	9.194%
NON PROFIT HOSPITALS [70.11(4M)]					
200 Non-Profit Hospitals	38	201,560,120	0.751%	100.00%	4.956%
TOTAL NON_PROFIT HOSPITALS [70.11(4M)]	38	201,560,120	0.685%	100.00 %	4.956%

SUMMARY OF FULLY EXEMPT PROPERTY - CITY OF MILWAUKEE

EXEMPT TYPE/CODE	NUMBER	EXEMPT VALUE	% of TOTAL * CITY VALUE	% of EXEMPT TYPE	% of TOTAL EXEMPT
LABOR TEMPLES [70.11(16)]					
280 Labor Temples	24	7,361,200	0.027%	100.00%	0.181%
TOTAL LABOR TEMPLES [70.11(16)]	24	7,361,200	0.025%	100.00 %	0.181%
REHABILITATION PROPERTY [70.11(4G)]					
181 Rehabilitation Property	35	377,880	0.001%	100.00%	0.009%
TOTAL REHABILITATION PROPERTY [70.11(4G)]	35	377,880	0.001%	100.00 %	0.009%
SALVATION ARMY [70.11(12)]					
240 Salvation Army	31	17,141,170	0.064%	100.00%	0.421%
TOTAL SALVATION ARMY [70.11(12)]	31	17,141,170	0.058%	100.00 %	0.421%
PROPERTY HELD IN PUBLIC TRUST [70.11(20)]					
245 Property Held In Public Interest	3	341,400	0.001%	100.00%	0.008%
TOTAL PROPERTY HELD IN PUBLIC TRUST [70.11(20)]	3	341,400	0.001%	100.00 %	0.008%
SPORTS & ENTERTAINMENT FACILITIES [70.11(31)]					
405 Amateur Sports & Intertainment	1	540,000	0.002%	100.00%	0.013%
TOTAL SPORTS & ENTERTAINMENT FACILITIES [70.11(31)]	1	540,000	0.002%	100.00 %	0.013%
NON-PROFIT THEATRES [70.11(29)]					
407 Non-Profit Theatres	1	2,018,000	0.008%	100.00%	0.050%
TOTAL NON-PROFIT THEATRES [70.11(29)]	1	2,018,000	0.007%	100.00 %	0.050%
WASTE TREATMENT [70.11(21)]					
171 Waste Treatment Facility	1	25,000	0.000%	100.00%	0.001%
TOTAL WASTE TREATMENT [70.11(21)]	1	25,000	0.000%	100.00 %	0.001%
UNITED STATES GOVERNMENT					
310 General	18	68,093,300	0.254%	92.44%	1.674%
320 Indian Reservations	5	5,570,550	0.021%	7.56%	0.137%
TOTAL UNITED STATES GOVERNMENT	23	73,663,850	0.250%	100.00 %	1.811%
PROPERTY OF THE STATE [70.11(1)]					
330 University of Wisconsin	31	191,231,300	0.713%	81.84%	4.702%
340 General	59	29,013,450	0.108%	12.42%	0.713%
350 Department of Veterans Affairs	1	1,462,500	0.005%	0.63%	0.036%
360 Highways	126	11,966,300	0.045%	5.12%	0.294%
TOTAL PROPERTY OF THE STATE [70.11(1)]	217	233,673,550	0.794%	100.00 %	5.745%
MILWAUKEE COUNTY [70.11(2)]					
390 Milwaukee County General	81	161,986,720	0.604%	28.42%	3.983%
400 X-Way(trust for Wisconsin)	247	34,908,520	0.130%	6.12%	0.858%
402 Metro Sewer	135	11,033,820	0.041%	1.94%	0.271%
410 Airport	23	110,438,450	0.412%	19.37%	2.715%
420 County Parks	292	245,366,410	0.915%	43.04%	6.033%
430 Tax Deed & Welfare	1	3,555,000	0.013%	0.62%	0.087%
440 County Highway	15	2,759,100	0.010%	0.48%	0.068%
TOTAL MILWAUKEE COUNTY [70.11(2)]	794	570,048,020	1.937%	100.00 %	14.016%

SUMMARY OF FULLY EXEMPT PROPERTY - CITY OF MILWAUKEE

EXEMPT TYPE/CODE	NUMBER	EXEMPT VALUE	% of TOTAL * CITY VALUE	% of EXEMPT TYPE	% of TOTAL EXEMPT
<u>MUNICIPAL PROPERTY [70.11(2)]</u>					
480 City General/Drainage/Creeks/Parks	409	186,661,510	0.696%	13.99%	4.589%
490 Redevelopment (RACM)	434	65,002,640	0.242%	4.87%	1.598%
500 Housing Authority (HACM)	517	111,734,710	0.417%	8.37%	2.747%
510 Vacant Land/Parking	54	23,505,200	0.088%	1.76%	0.578%
520 Playground/Tot Lot/Green Spot	85	13,169,620	0.049%	0.99%	0.324%
530 Tax Deed	2,213	15,318,985	0.057%	1.15%	0.377%
540 Land Bank	18	15,783,200	0.059%	1.18%	0.388%
550 City Vocational Schools	15	72,280,980	0.269%	5.42%	1.777%
570 Wisconsin Center District	3	70,078,500	0.261%	5.25%	1.723%
571 Misc. Municipal Property	5	56,789,300	0.212%	4.26%	1.396%
660 City Water Works	12	69,907,300	0.261%	5.24%	1.719%
720 City Fire Department	31	8,479,530	0.032%	0.64%	0.208%
750 Public Schools, School Sites	187	625,498,040	2.332%	46.88%	15.379%
TOTAL MUNICIPAL PROPERTY [70.11(2)]	3,983	1,334,209,515	4.533%	100.00 %	32.804%
<u>RAILROADS [70.112(4)]</u>					
780 Soo Line	116	13,832,160	0.052%	50.41%	0.340%
790 Northwestern	84	11,540,650	0.043%	42.05%	0.284%
800 Misc. Railroads	27	2,003,900	0.007%	7.30%	0.049%
810 CMC Real Estate	3	65,200	0.000%	0.24%	0.002%
TOTAL RAILROADS [70.112(4)]	230	27,441,910	0.093%	100.00 %	0.675%
<u>UTILITIES [70.112(4)]</u>					
830 Gas	7	558,330	0.002%	0.53%	0.014%
840 Electric	108	68,159,260	0.254%	64.81%	1.676%
850 Telephone	35	32,657,730	0.122%	31.05%	0.803%
860 Pipelines	2	3,420,000	0.013%	3.25%	0.084%
900 Streets, Alleys, Ped Ways	39	367,750	0.001%	0.35%	0.009%
TOTAL UTILITIES [70.112(4)]	191	105,163,070	0.357%	100.00 %	2.586%
<u>Others</u>					
012	2	220,900	0.001%	0.37%	0.005%
091	1	13,800,000	0.051%	23.18%	0.339%
092	3	1,024,600	0.004%	1.72%	0.025%
222	4	5,400,000	0.020%	9.07%	0.133%
351	6	38,296,800	0.143%	64.32%	0.942%
401	1	114,600	0.000%	0.19%	0.003%
56	1	680,500	0.003%	1.14%	0.017%
TOTAL Others	18	59,537,400	0.202%	100.00 %	1.464%
TOTAL EXEMPTIONS	6,992	4,067,208,485	13.82%	100.00 %	100.00%

SUMMARY OF NEW FULLY EXEMPT PROPERTY - CITY OF MILWAUKEE

EXEMPT TYPE/CODE	NUMBER	EXEMPT VALUE	% of TOTAL * CITY VALUE	% of EXEMPT TYPE	% of NEW TOTAL EXEMPT VALUE
RELIGIOUS INSTITUTIONS [70.11]					
010 Traditional Church	12	5,040,700	0.019%	87.63%	16.544%
020 Parsonage/Housing	1	115,500	0.000%	2.01%	0.379%
030 School	1	300,000	0.001%	5.22%	0.985%
040 Miscellaneous	3	292,300	0.001%	5.08%	0.959%
080 Parking	1	3,800	0.000%	0.07%	0.012%
TOTAL RELIGIOUS INSTITUTIONS [70.11]	18	5,752,300	0.020%	100.00 %	18.879%
EDUCATIONAL INSTITUTION [70.11(4)]					
100 Educantional Institutions	1	2,300	0.000%	100.00%	0.008%
TOTAL EDUCATIONAL INSTITUTION [70.11(4)]	1	2,300	0.000%	100.00 %	0.008%
COLLEGES AND UNIVERSITIES [70.11(3)]					
090 Colleges and Universities	9	6,549,100	0.024%	100.00%	21.495%
TOTAL COLLEGES AND UNIVERSITIES [70.11(3)]	9	6,549,100	0.022%	100.00 %	21.495%
BENEVOLENT ASSOCIATIONS [70.11(4)]					
220 Nursing Homes/Homes For The Aged	1	109,500	0.000%	3.08%	0.359%
250 Group Homes	1	81,400	0.000%	2.29%	0.267%
260 Misc. Benevolent	2	3,367,000	0.013%	94.63%	11.051%
TOTAL BENEVOLENT ASSOCIATIONS [70.11(4)]	4	3,557,900	0.012%	100.00 %	11.677%
NON PROFIT HOSPITALS [70.11(4M)]					
200 Non-Profit Hospitals	2	8,371,000	0.031%	100.00%	27.474%
TOTAL NON_PROFIT HOSPITALS [70.11(4M)]	2	8,371,000	0.028%	100.00 %	27.474%
REHABILITATION PROPERTY [70.11(4G)]					
181 Rehabilitation Property	8	235,800	0.001%	100.00%	0.774%
TOTAL REHABILITATION PROPERTY [70.11(4G)]	8	235,800	0.001%	100.00 %	0.774%
MILWAUKEE COUNTY [70.11(2)]					
402 Metro Sewer	3	1,050,400	0.004%	100.00%	3.447%
TOTAL MILWAUKEE COUNTY [70.11(2)]	3	1,050,400	0.004%	100.00 %	3.447%
MUNICIPAL PROPERTY [70.11(2)]					
480 City General/Drainage/Creeks/Parks	3	118,700	0.000%	2.40%	0.390%
490 Redevelopment (RACM)	5	503,900	0.002%	10.18%	1.654%
500 Housing Authority (HACM)	1	103,000	0.000%	2.08%	0.338%
530 Tax Deed	124	4,170,000	0.016%	84.24%	13.686%
750 Public Schools, School Sites	1	54,300	0.000%	1.10%	0.178%
TOTAL MUNICIPAL PROPERTY [70.11(2)]	134	4,949,900	0.017%	100.00 %	16.246%
TOTAL EXEMPTIONS	179	30,468,700	0.10%	100.00 %	100.00%

SUMMARY OF NEW FULLY EXEMPT PROPERTY - CITY OF MILWAUKEE

EXEMPT TYPE/CODE	NUMBER	EXEMPT VALUE	% of TOTAL * CITY VALUE	% of EXEMPT TYPE	% of NEW TOTAL EXEMPT VALUE
<u>MUNICIPAL PROPERTY [70.11(2)]</u>					
490 Redevelopment (RACM)	2	939,700	0.004%	14.96%	3.159%
500 Housing Authority (HACM)	3	242,100	0.001%	3.85%	0.814%
530 Tax Deed	191	5,098,800	0.019%	81.18%	17.138%
TOTAL MUNICIPAL PROPERTY [70.11(2)]	196	6,280,600	0.022%	100.00 %	21.111%
TOTAL EXEMPTIONS	255	29,751,000	0.10%	100.00 %	100.00%

GLOSSARY

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

Assessed Value Tax Rate: See tax rate.

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

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

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

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

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

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

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

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

Condominiums: See residential class of property.

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

Equalized Value Tax Rate: See tax rate.

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

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

Local Commercial Property: See commercial class.

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

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

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

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

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

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

Locally assessed personal property basically includes all personal property used by business. It does not include inventories. Locally assessed (non-manufacturing) personal property represents about 6% of the total assessed value of the city.

Manufacturing personal property is assessed by the Wisconsin Department of Revenue. It represents about 3% of the total assessed value of the city.

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

Residential - single family, two-family, and three family dwellings. This property represents about 59% of the total city value.

Condominiums - these residential units comprise about 5% of the total city value.

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

Special Commercial Property: See commercial class.

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

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

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

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

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

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

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

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

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

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

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

Procedures described in s. 66.46, Stats., must be followed in creating a tax incremental district. The procedures include holding public hearings, adopting a

project plan, getting approval, and fathering any information necessary to establish the tax incremental district (TID).

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

TID: Tax Incremental District (see above).