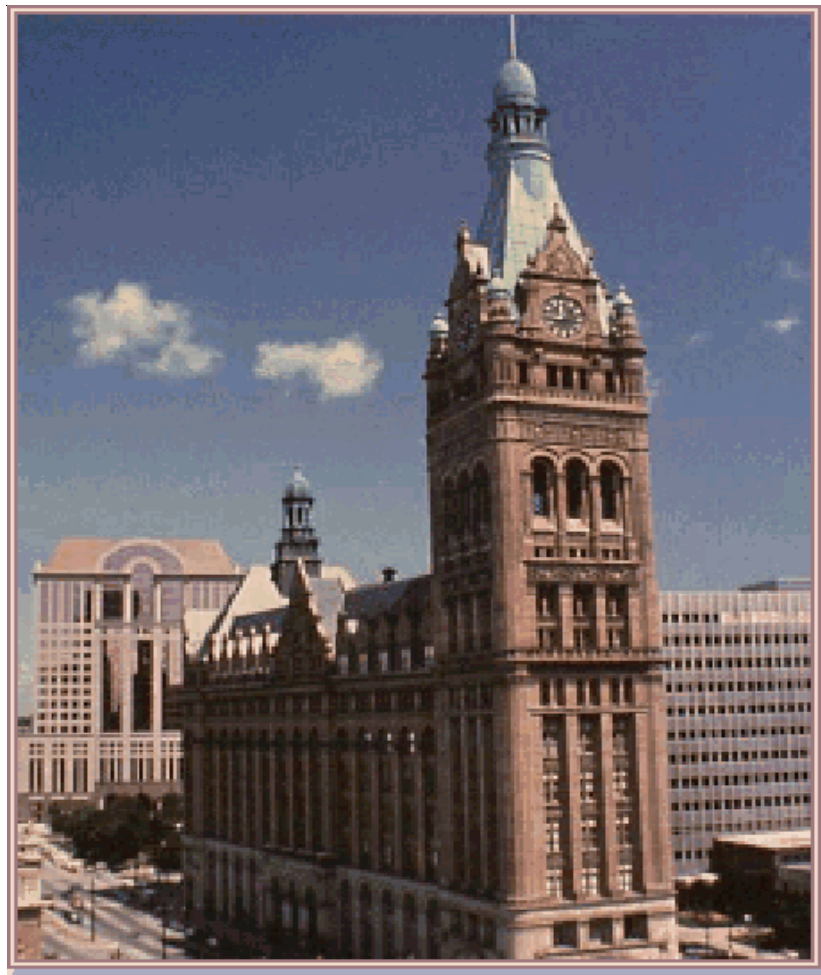




2012 ASSESSMENTS AND TAXES

CITY OF MILWAUKEE

ASSESSOR'S OFFICE



**ASSESSMENT COMMISSIONER
DECEMBER 2012**

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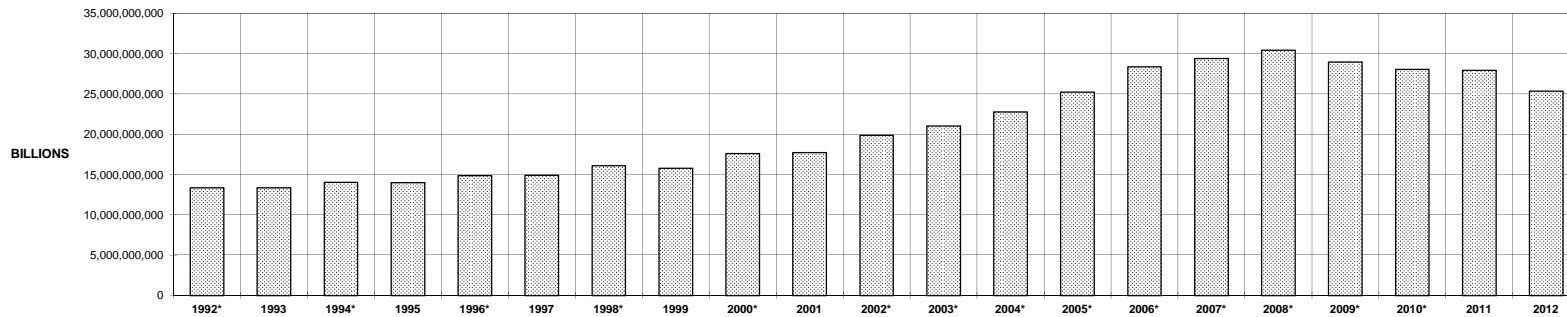
1992 - 2012 COMPARATIVE STATEMENT OF ASSESSED VALUATIONS - CITY OF MILWAUKEE

(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
2009	2,392,700,000	15,351,125,065	17,743,825,065	1,592,203,500	7,893,376,738	9,485,580,238	152,222,300	579,785,500	732,007,800
2010	2,397,680,400	14,758,946,161	17,156,626,561	1,587,163,760	7,615,049,699	9,202,213,459	152,891,000	579,388,700	732,279,700
2011	2,390,140,305	14,679,394,945	17,069,535,250	1,587,548,900	7,603,800,032	9,191,348,932	157,907,800	589,047,300	746,955,100
2012	2,380,802,902	12,369,491,698	14,750,294,600	1,591,377,800	7,401,384,642	8,992,762,442	145,958,000	561,165,600	707,123,600

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
2009*	4,137,125,800	23,824,287,303	27,961,413,103	152,239	0	211,074,982	632,652,068	139,433,219	983,160,269	10,246	28,944,573,372
2010*	4,137,735,160	22,953,384,560	27,091,119,720	155,147	0	219,339,982	605,114,720	132,889,926	957,344,628	9,992	28,048,464,348
2011	4,135,597,005	22,872,242,277	27,007,839,282	154,738	0	214,900,651	571,663,608	123,239,442	909,803,701	9,693	27,917,642,983
2012	4,118,138,702	20,332,041,940	24,450,180,642	154,469	0	214,694,288	538,278,454	118,947,194	871,919,936	9,418	25,322,100,578

*REVALUATION YEAR



**TOTAL 2012 ASSESSED VALUATION
CITY OF MILWAUKEE**

TOTAL ASSESSED VALUATION - CITY OF MILWAUKEE - MILWAUKEE COUNTY				
REAL ESTATE	LAND	IMPROVEMENTS	TOTAL	% Tax Base
Residential	\$ 2,380,802,902	\$ 12,369,491,698	\$ 14,750,294,600	58.25%
Commercial	\$ 1,591,023,500	\$ 7,400,506,642	\$ 8,991,530,142	35.51%
Total (City of Milwaukee)	\$ 3,971,826,402	\$ 19,769,998,340	\$ 23,741,824,742	93.76%
Mfg.(Wis.D/R)	\$ 144,320,800	\$ 551,686,700	\$ 696,007,500	2.75%
TOTAL REAL ESTATE	\$ 4,116,147,202	\$ 20,321,685,040	\$ 24,437,832,242	96.51%
PERSONAL PROPERTY			TOTAL	% Tax Base
Assessed by City of Milwaukee			\$ 705,949,759	2.79%
Assessed by Wis. D/R			\$ 164,195,800	0.65%
TOTAL PERSONAL PROPERTY			\$ 870,145,559	3.44%
TOTAL ASSESSED VALUE			\$ 25,307,977,801	99.94%
EQUALIZED VALUE (W/TID) *	@ 0.9619		\$ 26,407,923,000	

TOTAL ASSESSED VALUATION - CITY OF MILWAUKEE - WASHINGTON COUNTY				
REAL ESTATE	LAND	IMPROVEMENTS	TOTAL	% Tax Base
Commercial	\$ 215,000	\$ 878,000	\$ 1,093,000	0.0043%
PERSONAL PROPERTY				
Assessed by City of Milwaukee				
Assessed by Wis. D/R			\$ 129,977	0.0005%
TOTAL ASSESSED VALUE			\$ 1,222,977	0.0048%
EQUALIZED VALUE	@ 0.9727		\$ 1,257,300	

TOTAL ASSESSED VALUATION - CITY OF MILWAUKEE - WAUKESHA COUNTY				
REAL ESTATE	LAND	IMPROVEMENTS	TOTAL	% Tax Base
Commercial	\$ 139,300	\$ 0	\$ 139,300	
Total (City of Milwaukee)	\$ 139,300	\$ 0	\$ 139,300	0.0006%
Mfg.(Wis.D/R)	\$ 1,637,200	\$ 9,478,900	\$ 11,116,100	0.0439%
TOTAL REAL ESTATE	\$ 1,776,500	\$ 9,478,900	\$ 11,255,400	0.0444%
PERSONAL PROPERTY				
Assessed by City of Milwaukee				
Assessed by Wis. D/R			\$ 1,644,400	0.0065%
TOTAL PERSONAL PROPERTY			\$ 1,644,400	0.0065%
TOTAL ASSESSED VALUE			\$ 12,899,800	0.0509%
EQUALIZED VALUE	@ 1.0116		\$ 12,751,700	

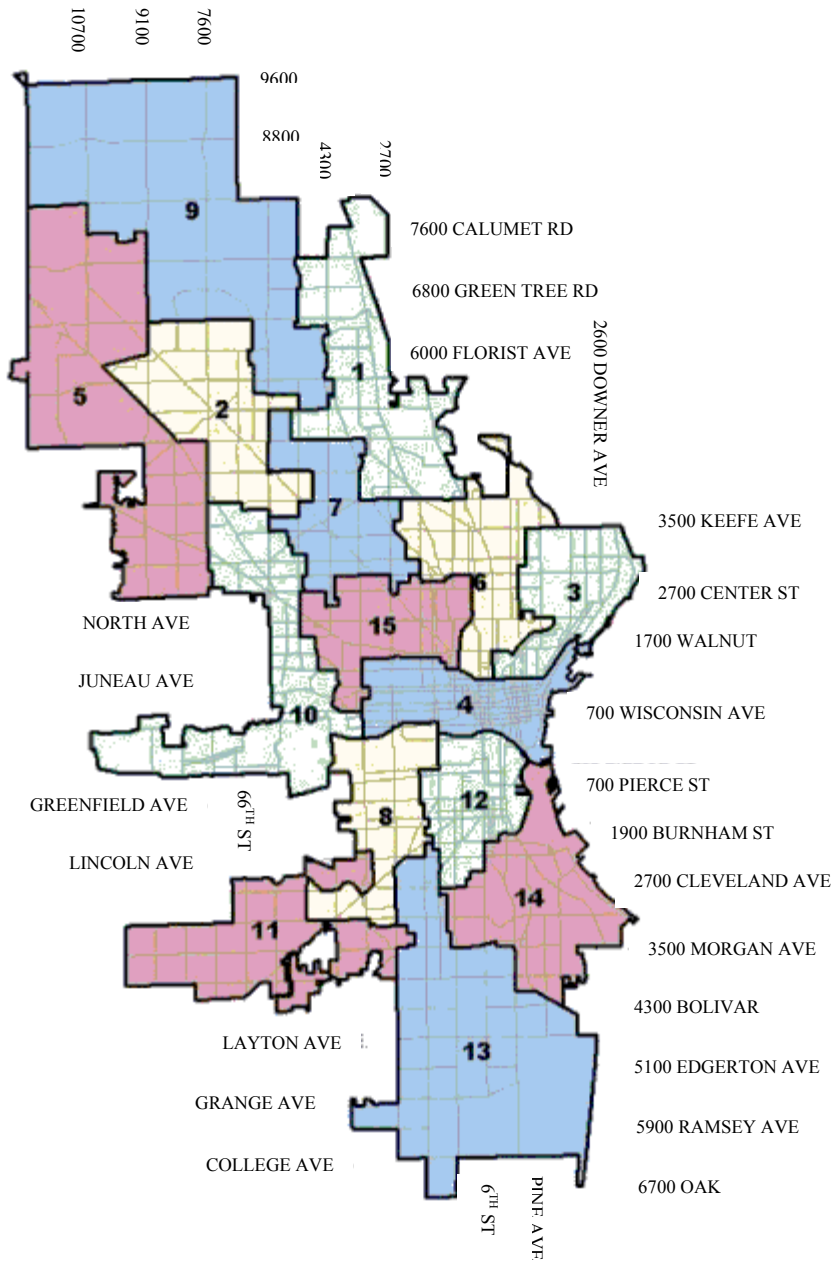
GRAND TOTAL OF ALL REAL ESTATE			\$ 24,450,180,642	100.00%
GRAND TOTAL OF ALL PERSONAL PROPERTY			\$ 871,919,936	
GRAND TOTAL OF ALL ASSESSABLE PROPERTY			\$ 25,322,100,578	100.00%
EQUALIZED VALUE *			\$ 26,421,932,000	
*Includes TID Increment of	\$ 935,479,500			

2012 Ratio of Assessed to Equalized Value	0.9619			
2012 Equalized Value Including TID Increment	\$ 26,421,932,000			
2012 Equalized Value Excluding TID Increment	\$ 25,486,452,500			
2012 TID Equalized Value Increment	\$ 935,479,500			

**2012 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			
Machinery, Tools & Patterns	85,385,800	127,974,995	213,360,795
Furniture, Fixtures & Equipment	57,951,600	479,903,857	537,855,457
Improvements on Leased Land			
Other Personal Property	<u>20,858,400</u>	<u>98,070,907</u>	<u>118,929,307</u>
TOTAL - MILWAUKEE	164,195,800	705,949,759	870,145,559
WASHINGTON COUNTY			
Machinery, Tools & Patterns		120,593	120,593
Furniture, Fixtures & Equipment		3,197	3,197
Other Personal Property		<u>6,187</u>	<u>6,187</u>
TOTAL - WASHINGTON		129,977	129,977
WAUKESHA COUNTY			
Boats & Watercraft			
Machinery, Tools & Patterns	1,212,900		1,212,900
Furniture, Fixtures & Equipment	419,800		419,800
Other Personal Property	<u>11,700</u>		<u>11,700</u>
TOTAL - WAUKESHA	1,644,400		1,644,400
ALL COUNTIES			
Boats & Watercraft			
Machinery, Tools & Patterns	86,598,700	128,095,588	214,694,288
Furniture, Fixtures & Equipment	58,371,400	479,907,054	538,278,454
Improvements on Leased Land			
Other Personal Property	<u>20,870,100</u>	<u>98,077,094</u>	<u>118,947,194</u>
GRAND TOTAL	<u>165,840,200</u>	<u>706,079,736</u>	<u>871,919,936</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					
		PROPERTY CLASS	PARCELS	2011 ASSESSMENTS	2012 ASSESSMENTS	\$ CHANGE	MEDIAN 2012 VALUE	AVE 2011 VALUE	AVE 2012 VALUE
RESIDENTIAL	9,755	822,577,900	691,970,600	-130,607,300	69,000	84,324	70,935	-15.88%	2.830%
CONDOMINIUM	21	903,600	903,600	0	42,700	43,029	43,029	0.00%	0.004%
TOTAL RESIDENTIAL	9,776	823,481,500	692,874,200	-130,607,300	68,950	84,235	70,875	-15.86%	2.834%
MANUFACTURING	78	66,103,400	63,579,100	-2,524,300	368,050	847,479	815,117	-3.82%	0.260%
TOTAL MANUFACTURING	78	66,103,400	63,579,100	-2,524,300	368,050	847,479	815,117	-3.82%	0.260%
LOCAL COMMERCIAL	473	75,294,508	73,661,100	-1,633,408	112,000	159,185	155,732	-2.17%	0.301%
SPECIAL COMMERCIAL	116	96,607,100	98,320,000	1,712,900	535,000	832,820	847,586	1.77%	0.402%
APARTMENTS	300	89,901,000	83,353,500	-6,547,500	142,850	299,670	277,845	-7.28%	0.341%
TOTAL COMMERCIAL	889	261,802,608	255,334,600	-6,468,008	139,000	294,491	287,216	-2.47%	1.044%
ALL CLASSES	10,743	1,151,387,508	1,011,787,900	-139,599,608	70,300	107,176	94,181	-12.12%	4.138%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	2	ALDERPERSON DAVIS							
PROPERTY CLASS	PARCELS	2011 ASSESSMENTS	2012 ASSESSMENTS	\$ CHANGE	MEDIAN 2012 VALUE	AVE 2011 VALUE	AVE 2012 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	9,248	896,264,700	770,881,300	-125,383,400	80,800	96,914	83,357	-13.99%	3.153%
CONDOMINIUM	289	16,142,700	12,171,100	-3,971,600	45,000	55,857	42,115	-24.60%	0.050%
TOTAL RESIDENTIAL	9,537	912,407,400	783,052,400	-129,355,000	80,300	95,670	82,107	-14.18%	3.203%
MANUFACTURING	34	22,378,700	20,264,000	-2,114,700	327,300	658,197	596,000	-9.45%	0.083%
TOTAL MANUFACTURING	34	22,378,700	20,264,000	-2,114,700	327,300	658,197	596,000	-9.45%	0.083%
LOCAL COMMERCIAL	324	72,859,500	72,534,500	-325,000	161,500	224,875	223,872	-0.45%	0.297%
SPECIAL COMMERCIAL	94	152,707,200	147,585,200	-5,122,000	908,000	1,624,545	1,570,055	-3.35%	0.604%
APARTMENTS	522	152,142,100	134,927,600	-17,214,500	157,100	291,460	258,482	-11.31%	0.552%
TOTAL COMMERCIAL	940	377,708,800	355,047,300	-22,661,500	170,000	401,818	377,710	-6.00%	1.452%
ALL CLASSES	10,511	1,312,494,900	1,158,363,700	-154,131,200	81,800	124,869	110,205	-11.74%	4.738%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	3	ALDERPERSON KOVAC							
PROPERTY CLASS	PARCELS	2011 ASSESSMENTS	2012 ASSESSMENTS	\$ CHANGE	MEDIAN 2012 VALUE	AVE 2011 VALUE	AVE 2012 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	5,424	1,421,612,900	1,296,347,400	-125,265,500	202,750	262,097	239,002	-8.81%	5.302%
CONDOMINIUM	2,051	396,976,000	355,684,800	-41,291,200	154,500	193,552	173,420	-10.40%	1.455%
TOTAL RESIDENTIAL	7,475	1,818,588,900	1,652,032,200	-166,556,700	190,100	243,289	221,008	-9.16%	6.757%
MANUFACTURING	14	15,665,800	13,056,300	-2,609,500	285,550	1,118,986	932,593	-16.66%	0.053%
TOTAL MANUFACTURING	14	15,665,800	13,056,300	-2,609,500	285,550	1,118,986	932,593	-16.66%	0.053%
LOCAL COMMERCIAL	467	214,009,100	213,373,000	-636,100	294,000	458,264	456,901	-0.30%	0.873%
SPECIAL COMMERCIAL	55	137,766,000	144,134,800	6,368,800	923,000	2,504,836	2,620,633	4.62%	0.590%
APARTMENTS	608	533,825,100	558,551,900	24,726,800	415,700	878,002	918,671	4.63%	2.284%
TOTAL COMMERCIAL	1,130	885,600,200	916,059,700	30,459,500	359,750	783,717	810,672	3.44%	3.747%
ALL CLASSES	8,619	2,719,854,900	2,581,148,200	-138,706,700	200,000	315,565	299,472	-5.10%	10.557%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	4	ALDERPERSON BAUMAN							
PROPERTY CLASS	PARCELS	2011 ASSESSMENTS	2012 ASSESSMENTS	\$ CHANGE	MEDIAN 2012 VALUE	AVE 2011 VALUE	AVE 2012 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	1,631	153,748,300	115,312,100	-38,436,200	62,500	94,266	70,700	-25.00%	0.472%
CONDOMINIUM	2,943	872,426,200	819,768,800	-52,657,400	194,000	296,441	278,549	-6.04%	3.353%
TOTAL RESIDENTIAL	4,574	1,026,174,500	935,080,900	-91,093,600	131,250	224,349	204,434	-8.88%	3.824%
MANUFACTURING	14	21,783,400	21,424,800	-358,600	919,400	1,555,957	1,530,343	-1.65%	0.088%
TOTAL MANUFACTURING	14	21,783,400	21,424,800	-358,600	919,400	1,555,957	1,530,343	-1.65%	0.088%
LOCAL COMMERCIAL	383	265,917,110	267,403,266	1,486,156	264,000	694,301	698,181	0.56%	1.094%
SPECIAL COMMERCIAL	488	1,768,405,300	1,751,740,300	-16,665,000	719,000	3,623,781	3,589,632	-0.94%	7.165%
APARTMENTS	490	612,294,100	629,954,060	17,659,960	484,000	1,249,580	1,285,621	2.88%	2.576%
TOTAL COMMERCIAL	1,361	2,646,616,510	2,649,097,626	2,481,116	487,000	1,944,612	1,946,435	0.09%	10.835%
ALL CLASSES	5,949	3,694,574,410	3,605,603,326	-88,971,084	157,700	621,041	606,086	-2.41%	14.747%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	5	ALDERPERSON BOHL							
PROPERTY CLASS	PARCELS	2011 ASSESSMENTS	2012 ASSESSMENTS	\$ CHANGE	MEDIAN 2012 VALUE	AVE 2011 VALUE	AVE 2012 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	10,709	1,572,331,300	1,335,801,000	-236,530,300	115,100	146,823	124,736	-15.04%	5.463%
CONDOMINIUM	963	69,140,700	56,148,300	-12,992,400	57,700	71,797	58,306	-18.79%	0.230%
TOTAL RESIDENTIAL	11,672	1,641,472,000	1,391,949,300	-249,522,700	111,600	140,633	119,255	-15.20%	5.693%
MANUFACTURING	19	30,220,900	24,072,500	-6,148,400	788,800	1,590,574	1,266,974	-20.34%	0.098%
TOTAL MANUFACTURING	19	30,220,900	24,072,500	-6,148,400	788,800	1,590,574	1,266,974	-20.34%	0.098%
LOCAL COMMERCIAL	278	88,085,500	84,713,500	-3,372,000	185,000	316,854	304,725	-3.83%	0.346%
SPECIAL COMMERCIAL	143	319,868,100	333,122,000	13,253,900	1,022,000	2,236,840	2,329,524	4.14%	1.362%
APARTMENTS	457	186,879,000	161,232,000	-25,647,000	210,300	408,926	352,805	-13.72%	0.659%
TOTAL COMMERCIAL	878	594,832,600	579,067,500	-15,765,100	223,300	677,486	659,530	-2.65%	2.368%
ALL CLASSES	12,569	2,266,525,500	1,995,089,300	-271,436,200	114,100	180,327	158,731	-11.98%	8.160%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	6	ALDERPERSON COGGS							
PROPERTY CLASS	PARCELS	2011 ASSESSMENTS	2012 ASSESSMENTS	\$ CHANGE	MEDIAN 2012 VALUE	AVE 2011 VALUE	AVE 2012 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	8,321	558,888,600	440,890,200	-117,998,400	40,900	67,166	52,985	-21.11%	1.803%
CONDOMINIUM	645	135,570,300	124,198,900	-11,371,400	179,000	210,187	192,556	-8.39%	0.508%
TOTAL RESIDENTIAL	8,966	694,458,900	565,089,100	-129,369,800	41,950	77,455	63,026	-18.63%	2.311%
MANUFACTURING	53	39,562,600	35,776,400	-3,786,200	398,700	746,464	675,026	-9.57%	0.146%
TOTAL MANUFACTURING	53	39,562,600	35,776,400	-3,786,200	398,700	746,464	675,026	-9.57%	0.146%
LOCAL COMMERCIAL	696	132,604,200	131,340,600	-1,263,600	103,500	190,523	188,708	-0.95%	0.537%
SPECIAL COMMERCIAL	105	252,771,600	258,335,800	5,564,200	725,000	2,407,349	2,460,341	2.20%	1.057%
APARTMENTS	209	96,642,900	99,077,100	2,434,200	195,500	462,406	474,053	2.52%	0.405%
TOTAL COMMERCIAL	1,010	482,018,700	488,753,500	6,734,800	136,850	477,246	483,914	1.40%	1.999%
ALL CLASSES	10,029	1,216,040,200	1,089,619,000	-126,421,200	43,500	121,252	108,647	-10.40%	4.456%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	7	ALDERPERSON WADE							
PROPERTY CLASS	PARCELS	2011 ASSESSMENTS	2012 ASSESSMENTS	\$ CHANGE	MEDIAN 2012 VALUE	AVE 2011 VALUE	AVE 2012 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	11,003	923,635,829	738,700,400	-184,935,429	65,900	83,944	67,136	-20.02%	3.021%
TOTAL RESIDENTIAL	11,003	923,635,829	738,700,400	-184,935,429	65,900	83,944	67,136	-20.02%	3.021%
MANUFACTURING	29	5,895,000	5,521,700	-373,300	135,400	203,276	190,403	-6.33%	0.023%
TOTAL MANUFACTURING	29	5,895,000	5,521,700	-373,300	135,400	203,276	190,403	-6.33%	0.023%
LOCAL COMMERCIAL	351	50,525,800	51,888,400	1,362,600	93,800	143,948	147,830	2.70%	0.212%
SPECIAL COMMERCIAL	48	29,271,900	30,179,000	907,100	472,850	609,831	628,729	3.10%	0.123%
APARTMENTS	167	31,174,500	28,644,100	-2,530,400	137,200	186,674	171,522	-8.12%	0.117%
TOTAL COMMERCIAL	566	110,972,200	110,711,500	-260,700	120,150	196,064	195,603	-0.23%	0.453%
ALL CLASSES	11,598	1,040,503,029	854,933,600	-185,569,429	66,600	89,714	73,714	-17.83%	3.497%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	8	ALDERPERSON DONOVAN							
PROPERTY CLASS	PARCELS	2011 ASSESSMENTS	2012 ASSESSMENTS	\$ CHANGE	MEDIAN 2012 VALUE	AVE 2011 VALUE	AVE 2012 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	6,583	625,879,000	516,438,700	-109,440,300	79,100	95,089	78,450	-17.49%	2.112%
CONDOMINIUM	8	547,900	486,400	-61,500	70,500	68,488	60,800	-11.22%	0.002%
TOTAL RESIDENTIAL	6,591	626,426,900	516,925,100	-109,501,800	79,100	95,057	78,429	-17.48%	2.114%
MANUFACTURING	41	68,546,700	70,934,300	2,387,600	404,000	1,671,871	1,730,105	3.48%	0.290%
TOTAL MANUFACTURING	41	68,546,700	70,934,300	2,387,600	404,000	1,671,871	1,730,105	3.48%	0.290%
LOCAL COMMERCIAL	476	110,603,500	109,307,100	-1,296,400	129,000	232,360	229,637	-1.17%	0.447%
SPECIAL COMMERCIAL	42	71,690,700	73,557,100	1,866,400	949,500	1,706,921	1,751,360	2.60%	0.301%
APARTMENTS	205	58,796,000	52,462,800	-6,333,200	121,400	286,810	255,916	-10.77%	0.215%
TOTAL COMMERCIAL	723	241,090,200	235,327,000	-5,763,200	133,000	333,458	325,487	-2.39%	0.962%
ALL CLASSES	7,355	936,063,800	823,186,400	-112,877,400	81,400	127,286	111,922	-12.06%	3.367%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	9	ALDERPERSON PUENTE							
PROPERTY CLASS	PARCELS	2011 ASSESSMENTS	2012 ASSESSMENTS	\$ CHANGE	MEDIAN 2012 VALUE	AVE 2011 VALUE	AVE 2012 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	6,197	779,493,200	699,474,200	-80,019,000	109,900	125,786	112,873	-10.27%	2.861%
CONDOMINIUM	2,883	196,661,500	159,919,300	-36,742,200	49,600	68,214	55,470	-18.68%	0.654%
TOTAL RESIDENTIAL	9,080	976,154,700	859,393,500	-116,761,200	98,600	107,506	94,647	-11.96%	3.515%
MANUFACTURING	155	270,242,600	256,537,200	-13,705,400	1,199,200	1,743,501	1,655,079	-5.07%	1.049%
TOTAL MANUFACTURING	155	270,242,600	256,537,200	-13,705,400	1,199,200	1,743,501	1,655,079	-5.07%	1.049%
LOCAL COMMERCIAL	302	124,142,702	116,865,502	-7,277,200	301,950	411,069	386,972	-5.86%	0.478%
SPECIAL COMMERCIAL	305	449,979,150	445,618,550	-4,360,600	714,000	1,475,341	1,461,044	-0.97%	1.823%
APARTMENTS	324	240,667,400	226,866,000	-13,801,400	245,600	742,801	700,204	-5.73%	0.928%
TOTAL COMMERCIAL	931	814,789,252	789,350,052	-25,439,200	310,000	875,176	847,852	-3.12%	3.228%
ALL CLASSES	10,166	2,061,186,552	1,905,280,752	-155,905,800	101,800	202,753	187,417	-7.56%	7.793%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	10	ALDERPERSON MURPHY							
PROPERTY CLASS	PARCELS	2011 ASSESSMENTS	2012 ASSESSMENTS	\$ CHANGE	MEDIAN 2012 VALUE	AVE 2011 VALUE	AVE 2012 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	11,058	1,481,038,800	1,284,843,100	-196,195,700	110,600	133,934	116,191	-13.25%	5.255%
CONDOMINIUM	70	10,239,500	9,703,600	-535,900	170,000	146,279	138,623	-5.23%	0.040%
TOTAL RESIDENTIAL	11,128	1,491,278,300	1,294,546,700	-196,731,600	110,700	134,011	116,332	-13.19%	5.295%
MANUFACTURING	21	13,702,100	12,990,700	-711,400	494,100	652,481	618,605	-5.19%	0.053%
TOTAL MANUFACTURING	21	13,702,100	12,990,700	-711,400	494,100	652,481	618,605	-5.19%	0.053%
LOCAL COMMERCIAL	453	111,735,913	109,465,313	-2,270,600	163,000	246,658	241,645	-2.03%	0.448%
SPECIAL COMMERCIAL	69	115,439,400	111,315,400	-4,124,000	700,000	1,673,035	1,613,267	-3.57%	0.455%
APARTMENTS	391	145,198,900	133,403,600	-11,795,300	214,900	371,353	341,186	-8.12%	0.546%
TOTAL COMMERCIAL	913	372,374,213	354,184,313	-18,189,900	205,200	407,858	387,935	-4.88%	1.449%
ALL CLASSES	12,062	1,877,354,613	1,661,721,713	-215,632,900	113,000	155,642	137,765	-11.49%	6.796%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	11	ALDERPERSON DUDZIK							
PROPERTY CLASS	PARCELS	2011 ASSESSMENTS	2012 ASSESSMENTS	\$ CHANGE	MEDIAN 2012 VALUE	AVE 2011 VALUE	AVE 2012 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	11,757	1,810,515,000	1,551,785,600	-258,729,400	127,100	153,995	131,988	-14.29%	6.347%
CONDOMINIUM	352	37,815,600	32,978,700	-4,836,900	86,550	107,431	93,689	-12.79%	0.135%
TOTAL RESIDENTIAL	12,109	1,848,330,600	1,584,764,300	-263,566,300	126,500	152,641	130,875	-14.26%	6.482%
MANUFACTURING	10	7,552,700	7,172,900	-379,800	518,900	755,270	717,290	-5.03%	0.029%
TOTAL MANUFACTURING	10	7,552,700	7,172,900	-379,800	518,900	755,270	717,290	-5.03%	0.029%
LOCAL COMMERCIAL	160	48,012,700	49,040,800	1,028,100	229,500	300,079	306,505	2.14%	0.201%
SPECIAL COMMERCIAL	95	137,858,000	136,269,600	-1,588,400	693,000	1,451,137	1,434,417	-1.15%	0.557%
APARTMENTS	482	272,140,300	254,810,400	-17,329,900	250,550	564,606	528,652	-6.37%	1.042%
TOTAL COMMERCIAL	737	458,011,000	440,120,800	-17,890,200	259,200	621,453	597,179	-3.91%	1.800%
ALL CLASSES	12,856	2,313,894,300	2,032,058,000	-281,836,300	128,100	179,986	158,063	-12.18%	8.311%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	12	ALDERPERSON PEREZ							
PROPERTY CLASS	PARCELS	2011 ASSESSMENTS	2012 ASSESSMENTS	\$ CHANGE	MEDIAN 2012 VALUE	AVE 2011 VALUE	AVE 2012 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	6,091	446,753,000	373,591,300	-73,161,700	60,500	73,346	61,335	-16.38%	1.528%
CONDOMINIUM	391	94,100,300	93,746,400	-353,900	190,000	240,666	239,761	-0.38%	0.383%
TOTAL RESIDENTIAL	6,482	540,853,300	467,337,700	-73,515,600	61,800	83,439	72,098	-13.59%	1.911%
MANUFACTURING	86	67,523,800	62,940,400	-4,583,400	270,150	785,160	731,865	-6.79%	0.257%
TOTAL MANUFACTURING	86	67,523,800	62,940,400	-4,583,400	270,150	785,160	731,865	-6.79%	0.257%
LOCAL COMMERCIAL	932	245,002,816	246,367,716	1,364,900	140,000	262,879	264,343	0.56%	1.008%
SPECIAL COMMERCIAL	131	129,229,600	147,551,900	18,322,300	597,000	986,485	1,126,350	14.18%	0.603%
APARTMENTS	284	90,640,500	83,885,100	-6,755,400	103,200	319,157	295,370	-7.45%	0.343%
TOTAL COMMERCIAL	1,347	464,872,916	477,804,716	12,931,800	133,000	345,117	354,718	2.78%	1.954%
ALL CLASSES	7,915	1,073,250,016	1,008,082,816	-65,167,200	65,900	135,597	127,364	-6.07%	4.123%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	13	ALDERPERSON WITKOWSKI							
PROPERTY CLASS	PARCELS	2011 ASSESSMENTS	2012 ASSESSMENTS	\$ CHANGE	MEDIAN 2012 VALUE	AVE 2011 VALUE	AVE 2012 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	10,132	1,509,257,300	1,332,250,200	-177,007,100	127,400	148,959	131,489	-11.73%	5.449%
CONDOMINIUM	644	59,855,500	50,707,400	-9,148,100	71,700	92,943	78,738	-15.28%	0.207%
TOTAL RESIDENTIAL	10,776	1,569,112,800	1,382,957,600	-186,155,200	125,500	145,612	128,337	-11.86%	5.656%
MANUFACTURING	24	33,729,200	32,421,900	-1,307,300	1,046,950	1,405,383	1,350,913	-3.88%	0.133%
TOTAL MANUFACTURING	24	33,729,200	32,421,900	-1,307,300	1,046,950	1,405,383	1,350,913	-3.88%	0.133%
LOCAL COMMERCIAL	355	144,346,900	143,131,900	-1,215,000	262,000	406,611	403,188	-0.84%	0.585%
SPECIAL COMMERCIAL	244	427,790,800	454,749,100	26,958,300	1,054,500	1,753,241	1,863,726	6.30%	1.860%
APARTMENTS	236	182,794,200	175,049,700	-7,744,500	321,150	774,552	741,736	-4.24%	0.716%
TOTAL COMMERCIAL	835	754,931,900	772,930,700	17,998,800	386,700	904,110	925,666	2.38%	3.161%
ALL CLASSES	11,635	2,357,773,900	2,188,310,200	-169,463,700	127,600	202,645	188,080	-7.19%	8.950%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	14	ALDERPERSON ZIELINSKI							
PROPERTY CLASS	PARCELS	2011 ASSESSMENTS	2012 ASSESSMENTS	\$ CHANGE	MEDIAN 2012 VALUE	AVE 2011 VALUE	AVE 2012 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	11,049	1,622,071,800	1,463,043,600	-159,028,200	126,300	146,807	132,414	-9.80%	5.984%
CONDOMINIUM	342	54,036,000	46,258,800	-7,777,200	131,600	158,000	135,260	-14.39%	0.189%
TOTAL RESIDENTIAL	11,391	1,676,107,800	1,509,302,400	-166,805,400	126,500	147,143	132,500	-9.95%	6.173%
MANUFACTURING	38	26,582,800	24,796,700	-1,786,100	249,500	699,547	652,545	-6.72%	0.101%
TOTAL MANUFACTURING	38	26,582,800	24,796,700	-1,786,100	249,500	699,547	652,545	-6.72%	0.101%
LOCAL COMMERCIAL	515	116,914,500	118,194,400	1,279,900	171,000	227,018	229,504	1.09%	0.483%
SPECIAL COMMERCIAL	1,081	185,987,500	187,399,500	1,412,000	37,000	172,051	173,358	0.76%	0.766%
APARTMENTS	247	96,576,700	91,925,400	-4,651,300	243,200	390,999	372,168	-4.82%	0.376%
TOTAL COMMERCIAL	1,843	399,478,700	397,519,300	-1,959,400	128,000	216,755	215,691	-0.49%	1.626%
ALL CLASSES	13,272	2,102,169,300	1,931,618,400	-170,550,900	126,500	158,391	145,541	-8.11%	7.900%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	15	ALDERPERSON HINES							
PROPERTY CLASS	PARCELS	2011 ASSESSMENTS	2012 ASSESSMENTS	\$ CHANGE	MEDIAN 2012 VALUE	AVE 2011 VALUE	AVE 2012 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	8,170	464,918,916	371,921,900	-92,997,016	37,200	56,906	45,523	-20.00%	1.521%
CONDOMINIUM	104	4,688,900	4,366,900	-322,000	42,900	45,086	41,989	-6.87%	0.018%
TOTAL RESIDENTIAL	8,274	469,607,816	376,288,800	-93,319,016	37,300	56,757	45,478	-19.87%	1.539%
MANUFACTURING	35	57,948,700	55,634,700	-2,314,000	266,800	1,655,677	1,589,563	-3.99%	0.228%
TOTAL MANUFACTURING	35	57,948,700	55,634,700	-2,314,000	266,800	1,655,677	1,589,563	-3.99%	0.228%
LOCAL COMMERCIAL	667	70,731,885	69,966,835	-765,050	70,300	106,045	104,898	-1.08%	0.286%
SPECIAL COMMERCIAL	67	53,129,900	52,488,900	-641,000	445,000	792,984	783,416	-1.21%	0.215%
APARTMENTS	147	50,182,800	48,998,100	-1,184,700	99,700	341,380	333,320	-2.36%	0.200%
TOTAL COMMERCIAL	881	174,044,585	171,453,835	-2,590,750	76,300	197,553	194,613	-1.49%	0.701%
ALL CLASSES	9,190	701,601,101	603,377,335	-98,223,766	39,200	76,344	65,656	-14.00%	2.468%
ALL CLASSES	154,469	26,824,674,029	24,450,180,642	-2,374,493,387		173,658	158,285	-14.00%	

CHANGE IN ASSESSED VALUE - CITY OF MILWAUKEE - 2012 REVALUATION

ASSESSMENT CHANGE BY ALDERMANIC DISTRICT
ALL PROPERTY VALUES

ALDERMANIC DISTRICT	PARCELS	2011 ASSESSMENT	2012 ASSESSMENT	\$ CHANGE	MEDIAN 2012 ASSESSMENT	AVE 2011 ASSESSMENT	AVE 2012 ASSESSMENT	% CHANGE
1	10,665	1,085,284,108	948,208,800	-137,075,308	70,200	101,761	88,908	-12.63%
2	10,477	1,290,116,200	1,138,099,700	-152,016,500	81,700	123,138	108,628	-11.78%
3	8,605	2,704,189,100	2,568,091,900	-136,097,200	199,900	314,258	298,442	-5.03%
4	5,935	3,672,791,010	3,584,178,526	-88,612,484	157,700	618,836	603,905	-2.41%
5	12,550	2,236,304,600	1,971,016,800	-265,287,800	114,000	178,192	157,053	-11.86%
6	9,976	1,176,477,600	1,053,842,600	-122,635,000	43,400	117,931	105,638	-10.42%
7	11,569	1,034,608,029	849,411,900	-185,196,129	66,500	89,429	73,421	-17.90%
8	7,314	867,517,100	752,252,100	-115,265,000	81,300	118,627	102,851	-13.29%
9	10,011	1,790,943,952	1,648,743,552	-142,200,400	101,100	178,898	164,693	-7.94%
10	12,041	1,863,652,513	1,648,731,013	-214,921,500	112,900	154,776	136,926	-11.53%
11	12,846	2,306,341,600	2,024,885,100	-281,456,500	128,100	179,538	157,628	-12.20%
12	7,829	1,005,726,216	945,142,416	-60,583,800	65,700	128,462	120,723	-6.02%
13	11,611	2,324,044,700	2,155,888,300	-168,156,400	127,500	200,159	185,676	-7.24%
14	13,234	2,075,586,500	1,906,821,700	-168,764,800	126,500	156,837	144,085	-8.13%
15	9,155	643,652,401	547,742,635	-95,909,766	39,000	70,306	59,830	-14.90%
TOTAL	153,818	26,077,235,629	23,743,057,042	-2,334,178,587	98,200	169,534	154,358	-8.95%

2012 REAL ESTATE TOTALS FOR 2013 TAX RATE PURPOSES

4-Dec-12

	MILWAUKEE				WASHINGTON				WAUKESHA				ALL COUNTIES				
	LAND	IMPRV	TOTAL	PCT OF TOTAL	LAND	IMPRV	TOTAL	PCT OF TOTAL	LAND	IMPRV	TOTAL	PCT OF TOTAL	LAND	IMPRV	TOTAL	PCT OF TOTAL	
RESIDENTIAL	\$ 2,255,632,000	\$ 10,727,619,600	\$ 12,983,251,600	53.13%	\$ 0	\$ 0	\$ 0	0.00%	\$ 0	\$ 0	\$ 0	0.00%	\$ 2,255,632,000	\$ 10,727,619,600	\$ 12,983,251,600	53.10%	RESIDENTIAL
CONDOMINIUM	125,170,902	1,641,872,098	1,767,043,000	7.23%	0	0	0	0.00%	0	0	0	0.00%	125,170,902	1,641,872,098	1,767,043,000	7.23%	CONDOMINIUM
MERCANTILE	414,610,200	1,441,411,432	1,856,021,632	7.59%	215,000	878,000	1,093,000	100.00%	139,300	0	139,300	1.24%	414,964,500	1,442,289,432	1,857,253,932	7.60%	MERCANTILE
SPECIAL MER	820,719,500	3,551,647,650	4,372,367,150	17.89%	0	0	0	0.00%	0	0	0	0.00%	820,719,500	3,551,647,650	4,372,367,150	17.88%	SPECIAL MER
APARTMENTS	355,693,800	2,407,447,560	2,763,141,360	11.31%	0	0	0	0.00%	0	0	0	0.00%	355,693,800	2,407,447,560	2,763,141,360	11.30%	APARTMENTS
MANUFACTURING	144,320,800	551,686,700	696,007,500	2.85%	0	0	0	0.00%	1,637,200	9,478,900	11,116,100	98.76%	145,958,000	561,165,600	707,123,600	2.89%	MANUFACTURING
TOTAL	\$ 4,116,147,202	\$ 20,321,685,040	\$ 24,437,832,242	100.00%	\$ 215,000	\$ 878,000	\$ 1,093,000	100.00%	\$ 1,776,500	\$ 9,478,900	\$ 11,255,400	100.00%	\$ 4,118,138,702	\$ 20,332,041,940	\$ 24,450,180,642	100.00%	TOTAL REAL ESTATE
OMITTED	\$ 1,226,100	\$ 946,700	\$ 2,172,800		\$ 0	\$ 0	\$ 0		\$ 0	\$ 0	\$ 0		\$ 1,226,100	\$ 946,700	\$ 2,172,800		OMITTED

\$ 4,119,364,802 \$ 20,332,988,640 \$ 24,452,353,442 TOTAL

	MILWAUKEE				WASHINGTON				WAUKESHA				ALL COUNTIES				
	LAND	IMPRV	TOTAL	PCT OF TOTAL	LAND	IMPRV	TOTAL	PCT OF TOTAL	LAND	IMPRV	TOTAL	PCT OF TOTAL	LAND	IMPRV	TOTAL	PCT OF TOTAL	
RESIDENTIAL	\$ 2,380,802,902	\$ 12,369,491,698	\$ 14,750,294,600	60.36%	\$ 0	\$ 0	\$ 0	0.00%	\$ 0	\$ 0	\$ 0	0.00%	\$ 2,380,802,902	\$ 12,369,491,698	\$ 14,750,294,600	60.33%	RESIDENTIAL
COMMERCIAL	1,591,023,500	7,400,506,642	8,991,530,142	36.79%	215,000	878,000	1,093,000	100.00%	139,300	0	139,300	1.24%	1,591,377,800	7,401,384,642	8,992,762,442	36.78%	COMMERCIAL
MANUFACTURING	144,320,800	551,686,700	696,007,500	2.85%	0	0	0	0.00%	1,637,200	9,478,900	11,116,100	98.76%	145,958,000	561,165,600	707,123,600	2.89%	MANUFACTURING
TOTAL	\$ 4,116,147,202	\$ 20,321,685,040	\$ 24,437,832,242	100.00%	\$ 215,000	\$ 878,000	\$ 1,093,000	100.00%	\$ 1,776,500	\$ 9,478,900	\$ 11,255,400	100.00%	\$ 4,118,138,702	\$ 20,332,041,940	\$ 24,450,180,642	100.00%	TOTAL REAL ESTATE
OMITTED	1,226,100	946,700	2,172,800		0	0	0		0	0	0		1,226,100	946,700	\$ 2,172,800		OMITTED

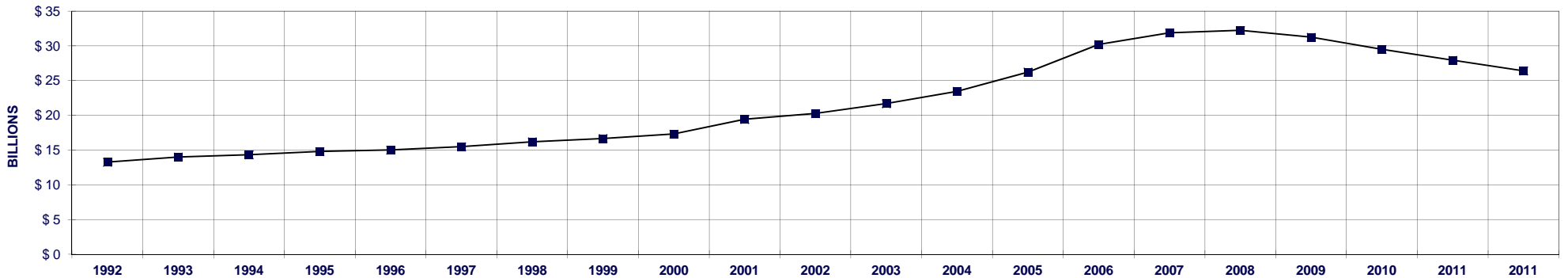
2012 PERSONAL PROPERTY TOTALS FOR 2013 TAX PURPOSES

											MILWAUKEE
											MILWAUKEE
	FUR/FIXT	LEASED F/F	MCH/TLS/PAT	LEASEDM/T/P	LEASEHOLD	VESSELS	SUPPLIES	OTHER	TOTAL		
MILWAUKEE											
NON-MFG	437,663,810	42,240,047	127,974,995	0	0	0	8,953,361	89,117,546	705,949,759	MILW NON-MFG	
MFG	57,951,600	0	85,385,800	0	0	0	0	20,858,400	164,195,800	MILW MFG	
MILW TOTAL PP	495,615,410	42,240,047	213,360,795	0	0	0	8,953,361	109,975,946	870,145,559	MILW TOTAL PP	
PCT OF COUNTY	56.96%	4.85%	24.52%	0.00%	0.00%	0.00%	1.03%	12.64%	100.00%	PCT OF COUNTY	
WAUKESHA											WAUKESHA
NON-MFG	0	0	0	0	0	0	0	0	0	WAWK NON-MFG	
MFG	419,800	0	1,212,900	0	0	0	0	11,700	1,644,400	WAWK MFG	
WAWK TOTAL PP	419,800	0	1,212,900	0	0	0	0	11,700	1,644,400	WAWK TOTAL PP	
PCT OF COUNTY	25.53%	0.00%	73.76%	0.00%	0.00%	0.00%	0.00%	0.71%	100.00%	PCT OF COUNTY	
WASHINGTON											WASHINGTON
NON-MFG	3,197	0	120,593	0	0	0	0	6,187	129,977	WASH NON-MFG	
MFG	0	0	0	0	0	0	0	0	0	WASH MFG	
WASH TOTAL PP	3,197	0	120,593	0	0	0	0	6,187	129,977	WASH TOTAL PP	
PCT OF COUNTY	2.46%	0.00%	92.78%	0.00%	0.00%	0.00%	0.00%	4.76%	100.00%	PCT OF COUNTY	
PP TOTAL	496,038,407	42,240,047	214,694,288	0	0	0	8,953,361	109,993,833	871,919,936	PP TOTAL FOR TAX PURPOSES	
PCT OF ALL COUNTIES	56.89%	4.84%	24.62%	0.00%	0.00%	0.00%	1.03%	12.62%	100.00%	PCT OF ALL COUNTIES	
OMITTED:*											OMITTED:
MILW NON-MFG	522,192	2,400	168,625	0	0	0	4,121	1,230	698,568	MILW NON-MFG	
MILW MFG	106,700	0	0	0	0	0	0	0	106,700	MILW MFG	
MILW OMITTED TOTAL	628,892	2,400	168,625	0	0	0	4,121	1,230	805,268	MILW OMITTED TOTAL	
WASH NON-MFG	0	0	0	0	0	0	0	0	0	WASH NON-MFG	
WASH MFG	0	0	0	0	0	0	0	0	0	WASH MFG	
WASH OMITTED TOTAL	0	0	0	0	0	0	0	0	0	WASH OMITTED TOTAL	
WAWK NON-MFG	0	0	0	0	0	0	0	0	0	WAWK NON-MFG	
WAWK MFG	0	0	0	0	0	0	0	0	0	WAWK MFG	
WAWK OMITTED TOTAL	0	0	0	0	0	0	0	0	0	WAWK OMITTED TOTAL	
OMITTED NON-MFG TOTAL	522,192	2,400	168,625	0	0	0	4,121	1,230	698,568		
OMITTED MFG TOTAL	106,700	0	0	0	0	0	0	0	106,700		
OMITTED TOTAL	628,892	2,400	168,625	0	0	0	4,121	1,230	805,268	OMITTED TOTAL	
ALL COUNTY SUMMARY											ALL COUNTY SUMMARY
	FUR/FIXT	LEASED F/F	MCH/TLS/PAT	LEASEDM/T/P	LEASEHOLD	VESSELS	SUPPLIES	OTHER	TOTAL		
LOCAL	437,667,007	42,240,047	128,095,588	0	0	0	8,953,361	89,123,733	\$ 706,079,736	LOCAL	
MFG	58,371,400	0	86,598,700	0	0	0	0	20,870,100	\$ 165,840,200	MFG	
TOTAL	496,038,407	42,240,047	214,694,288	0	0	0	8,953,361	109,993,833	\$ 871,919,936	TOTAL	
PCT OF TOTAL	56.89%	4.84%	24.62%	0.00%	0.00%	0.00%	1.03%	12.62%	100.00%	PCT OF TOTAL	
OMITTED-LOCAL	522,192	2,400	168,625	0	0	0	4,121	1,230	698,568	OMITTED-LOCAL	
OMITTED-MFG	106,700	0	0	0	0	0	0	0	106,700	OMITTED-MFG	
TOTAL	628,892	2,400	168,625	0	0	0	4,121	1,230	\$ 805,268	TOTAL	
GRAND TOTAL	496,667,299	42,242,447	214,862,913	0	0	0	8,957,482	109,995,063	\$ 872,725,204	GRAND TOTAL	

EQUALIZED VALUES - CITY OF MILWAUKEE, MILWAUKEE COUNTY
 As Determined by the Wisconsin Department of Revenue (Includes TID Increment)
 1992 through 2012

ASSMT YEAR	BUDGET YEAR	RESIDENTIAL	COMMERCIAL	MANUFACTURING	TOTAL REAL ESTATE	LOCALLY ASS'D P.P. @100%	MFG P.P.	TOTAL PERSONAL PROPERTY	TOTAL EQUALIZED VALUE	% CHANGE	ASSMT LEVEL
1992	1993	7,298,070,000	4,469,385,900	526,050,000	12,293,505,900	627,104,000	346,687,200	973,791,200	\$ 13,267,297,100	0.62%	99.90
1993	1994	7,521,849,800	4,610,977,000	551,966,500	12,684,793,300	982,524,700	362,753,100	1,345,277,800	\$ 14,030,071,100	5.75%	96.39
1994	1995	7,911,127,100	4,700,816,900	554,128,100	13,166,072,100	820,859,300	357,540,200	1,178,399,500	\$ 14,344,471,600	2.24%	98.23
1995	1996	8,246,386,000	4,816,937,000	558,136,300	13,621,459,300	843,894,600	337,612,300	1,181,506,900	\$ 14,802,966,200	3.20%	94.87
1996	1997	8,501,628,200	4,832,185,200	564,031,800	13,897,845,200	796,249,500	329,129,300	1,125,378,800	\$ 15,023,224,000	1.49%	98.87
1997	1998	8,859,450,500	4,883,268,800	579,016,500	14,321,735,800	833,914,100	339,557,000	1,173,471,100	\$ 15,495,206,900	3.14%	96.40
1998	1999	9,133,137,500	5,240,816,800	618,604,400	14,992,558,700	846,872,700	372,079,900	1,218,952,600	\$ 16,211,511,300	4.62%	99.14
1999	2000	9,683,605,700	5,542,613,400	664,870,300	15,891,089,400	570,614,000	222,005,100	792,619,100	\$ 16,683,708,500	2.91%	93.29
2000	2001	10,187,868,400	5,508,737,200	713,760,400	16,410,366,000	679,785,200	231,969,000	911,754,200	\$ 17,322,120,200	3.83%	101.10
2001	2002	11,364,343,700	6,242,525,400	749,682,700	18,356,551,800	858,515,200	215,050,600	1,073,565,800	\$ 19,430,117,600	12.17%	93.37
2002	2003	12,179,233,100	6,440,638,000	760,970,700	19,380,841,800	688,202,400	206,892,500	895,094,900	\$ 20,275,936,700	4.35%	98.10
2003	2004	13,236,432,500	6,860,817,700	734,345,300	20,831,595,500	690,451,000	186,811,500	877,262,500	\$ 21,708,858,000	7.07%	97.07
2004	2005	14,496,333,300	7,406,741,900	733,428,000	22,636,503,200	651,572,785	182,129,015	833,701,800	\$ 23,470,205,000	8.11%	96.84
2005	2006	16,481,059,800	8,187,211,200	734,345,100	25,402,616,100	660,278,500	173,937,400	834,215,900	\$ 26,236,832,000	11.79%	96.02
2006	2007	18,875,983,000	9,661,693,900	765,940,100	29,303,617,000	733,233,000	170,027,900	903,260,900	\$ 30,206,877,900	15.13%	94.47
2007	2008	20,033,287,300	10,133,314,400	763,466,900	30,930,068,600	780,541,600	156,533,800	937,075,400	\$ 31,867,144,000	5.50%	92.31
2008	2009	20,285,128,900	10,185,265,100	800,818,200	31,271,212,200	791,057,300	176,303,600	967,360,900	\$ 32,238,573,100	1.17%	95.21
2009	2010	19,137,313,700	10,377,349,200	772,686,500	30,287,349,400	791,913,300	166,898,500	958,811,800	\$ 31,246,161,200	-3.08%	92.82
2010	2011	17,819,181,200	9,940,916,600	748,477,400	28,508,575,200	827,035,700	164,924,200	991,959,900	\$ 29,500,535,100	-5.59%	95.66
2011	2012	16,803,589,100	9,503,378,000	729,703,100	27,036,670,200	741,524,400	156,893,600	898,418,000	\$ 27,935,088,200	-5.31%	100.47
2011	2012	15,490,555,900	9,332,038,000	721,176,500	25,543,770,400	699,956,800	164,195,800	864,152,600	\$ 26,407,923,000	-5.18%	96.19

TOTAL EQUALIZED VALUE
1992 THROUGH 2012



**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
1999 Milw.Co.	\$ 15,891,089,400	\$ 792,619,100	\$ 16,683,708,500	46.8666	45.828
Wash.Co.	\$ 929,700	\$ 305,400	\$ 1,235,100		
Wauk.Co.	\$ 13,548,300	\$ 2,733,400	\$ 16,281,700		
Total*	\$ 15,905,567,400	\$ 795,657,900	\$ 16,701,225,300		
2000 Milw.Co.	\$ 16,410,366,000	\$ 911,754,200	\$ 17,322,120,200	46.3841	45.313
Wash.Co.	\$ 985,900	\$ 458,100	\$ 1,444,000		
Wauk.Co.	\$ 18,415,200	\$ 2,272,000	\$ 20,687,200		
Total*	\$ 16,429,767,100	\$ 914,484,300	\$ 17,344,251,400		
2001 Milw.Co.	\$ 18,356,551,800	\$ 1,073,565,800	\$ 19,430,117,600	47.5934	46.499
Wash.Co.	\$ 985,900	\$ 824,600	\$ 1,810,500		
Wauk.Co.	\$ 18,459,900	\$ 3,442,200	\$ 21,902,100		
Total*	\$ 18,375,997,600	\$ 1,077,832,600	\$ 19,453,830,200		
2002 Milw.Co.	\$ 19,380,841,800	\$ 895,094,900	\$ 20,275,936,700	46.8179	45.734
Wash.Co.	\$ 926,200	\$ 60,000	\$ 986,200		
Wauk.Co.	\$ 18,488,600	\$ 2,975,500	\$ 21,464,100		
Total*	\$ 19,400,256,600	\$ 898,130,400	\$ 20,298,387,000		
2003 Milw.Co.	\$ 20,831,595,500	\$ 877,262,500	\$ 21,708,858,000	46.9193	45.852
Wash.Co.	\$ 934,500	\$ 108,300	\$ 1,042,800		
Wauk.Co.	\$ 18,486,200	\$ 2,367,000	\$ 20,853,200		
Total*	\$ 20,851,016,200	\$ 879,737,800	\$ 21,730,754,000		
2004 Milw.Co.	\$ 22,636,503,200	\$ 833,701,800	\$ 23,470,205,000	46.8266	45.883
Wash.Co.	\$ 934,500	\$ 76,600	\$ 1,011,100		
Wauk.Co.	\$ 18,486,200	\$ 2,071,400	\$ 20,557,600		
Total*	\$ 22,655,923,900	\$ 835,849,800	\$ 23,491,773,700		
2005 Milw.Co.	\$ 25,402,616,100	\$ 834,215,900	\$ 26,236,832,000	47.1728	46.29
Wash.Co.	\$ 934,500	\$ 41,900	\$ 976,400		
Wauk.Co.	\$ 16,904,400	\$ 2,001,000	\$ 18,905,400		
Total*	\$ 25,420,455,000	\$ 836,258,800	\$ 26,256,713,800		
2006 Milw.Co.	\$ 29,303,617,000	\$ 903,260,900	\$ 30,206,877,900	48.5992	47.49
Wash.Co.	\$ 943,600	\$ 15,100	\$ 958,700		
Wauk.Co.	\$ 17,115,700	\$ 2,033,200	\$ 19,148,900		
Total*	\$ 29,321,676,300	\$ 905,309,200	\$ 30,226,985,500		
2007 Milw.Co.	\$ 30,930,068,600	\$ 937,075,400	\$ 31,867,144,000	48.8681	47.478
Wash.Co.	\$ 945,800	\$ 50,800	\$ 996,600		
Wauk.Co.	\$ 17,140,000	\$ 1,911,500	\$ 19,051,500		
Total*	\$ 30,948,154,400	\$ 939,037,700	\$ 31,887,192,100		
2008 Milw.Co.	\$ 31,271,212,200	\$ 967,360,900	\$ 32,238,573,100	48.6094	47.252
Wash.Co.	\$ 0	\$ 0	\$ 0		
Wauk.Co.	\$ 17,135,400	\$ 1,816,500	\$ 18,951,900		
Total*	\$ 31,288,347,600	\$ 969,177,400	\$ 32,257,525,000		
2009 Milw.Co.	\$ 30,287,349,400	\$ 958,811,800	\$ 31,246,161,200	48.1408	46.749
Wash.Co.	\$ 1,902,800	\$ 241,600	\$ 2,144,400		
Wauk.Co.	\$ 16,394,900	\$ 1,628,700	\$ 18,023,600		
Total*	\$ 30,305,647,100	\$ 960,682,100	\$ 31,266,329,200		
2010 Milw.Co.	\$ 28,508,575,200	\$ 991,959,900	\$ 29,500,535,100	47.9124	46.528
Wash.Co.	\$ 1,468,600	\$ 199,800	\$ 1,668,400		
Wauk.Co.	\$ 16,390,400	\$ 2,189,300	\$ 18,579,700		
Total*	\$ 28,526,434,200	\$ 994,349,000	\$ 29,520,783,200		
2011 Milw.Co.	\$ 27,036,670,200	\$ 898,418,000	\$ 27,935,088,200	46.8827	45.72
Wash.Co.	\$ 1,146,100	\$ 155,200	\$ 1,301,300		
Wauk.Co.	\$ 16,391,200	\$ 1,889,200	\$ 18,280,400		
Total*	\$ 27,054,207,500	\$ 900,462,400	\$ 27,954,669,900		
2012 Milw.Co.	\$ 25,543,770,400	\$ 864,152,600	\$ 26,407,923,000	46.7936	45.714303
Wash.Co.	\$ 1,127,300	\$ 130,000	\$ 1,257,300		
Wauk.Co.	\$ 11,126,100	\$ 1,625,600	\$ 12,751,700		
Total*	\$ 25,556,023,800	\$ 865,908,200	\$ 26,421,932,000		

**2012 - COMBINED TAX LEVY - 2012
(For 2013 Purposes)**

PURPOSES	ALL COUNTIES AMOUNT	CITY OF MILWAUKEE		WASHINGTON		WAUKESHA	
		AMOUNT	MILL RATE	AMOUNT	MILL RATE	AMOUNT	MILL RATE
General City	\$ 96,871,169	\$ 96,817,922	\$ 3.826				
Capital Improvements	1,050,000	1,049,423	0.041				
Principal & Interest on City Debt	67,771,672	67,734,420	2.676				
Common Council Contingent Fund	5,000,000	4,997,252	0.197				
Provision for Employee Retirement	79,698,013	79,654,206	3.147				
Delinquent Tax Fund	0	0	0.000				
Tax Incremental Dist. 15 - 76	9,190,598	9,190,598	0.363				
TOTAL GENERAL CITY PURPOSES	\$259,581,452	\$259,443,821	\$ 10.251	\$ 12,352	\$ 10.100	\$ 125,279	\$ 9.712
Milw. School Board Operational Fund	\$ 274,919,524	\$ 274,905,955	\$ 10.862				
Milw. School Board Extension Fund	17,065,871	17,065,029	0.674				
Milw. School Board Construction Fund	8,619,687	8,619,262	0.341				
Tax Incremental Dist. 15 - 76	11,039,223	11,039,223	0.436				
TOTAL MILW. SCHOOL PURPOSES	\$ 311,644,305	\$ 311,629,468	\$ 12.313	\$ 14,837	\$ 12.132		
TOTAL MEM. FALLS SCHOOL PURPOSES	\$ 150,168					\$ 150,168	\$ 11.641
Milw. Area Tech. College (MATC)	\$ 53,985,404	\$ 53,955,730	\$ 2.132				
Tax Incremental Dist. 15 - 76	1,981,533	1,981,533	0.078				
TOTAL MILW. AREA TECH. COLLEGE	\$ 55,966,937	\$ 55,937,263	\$ 2.210	\$ 2,663	\$ 2.177	\$ 27,011	\$ 2.094
Milw. Metropolitan Sewerage District	\$ 41,525,957	\$ 41,503,132	\$ 1.640				
Tax Incremental Dist. 15 - 76	1,524,222	1,524,222	0.060				
TOTAL METRO SEWERAGE DISTRICT	\$ 43,050,179	\$ 43,027,353	\$ 1.700	\$ 2,049	\$ 1.675	\$ 20,777	\$ 1.611
Special Charges							
State Forestry	\$ 4,483,964	\$ 4,481,586	\$ 0.177	\$ 213.37	\$ 0.174	\$ 2,164	\$ 0.168
County Charges	128,542,480	128,512,016	5.078	3,620	\$ 2.960	26,844	\$ 2.081
Tax Incremental Dist. 15 - 76	4,719,626	4,719,626	0.186	0		0	0
TOTAL FOR STATE & COUNTY	\$ 137,746,070	\$ 137,713,229	\$ 5.441	\$ 3,833	\$ 3.134	\$ 29,008	\$ 2.249
GROSS TOTAL LEVIES	\$ 808,139,110	\$ 807,751,133	\$ 31.917	\$ 35,734	\$ 29.219	\$ 352,243	\$ 27.306
TOTAL STATE CREDIT	\$ 49,692,209	49,655,843	\$ 1.962	\$ 2,955	\$ 2.416	\$ 33,411	\$ 2.590
NET TOTAL	\$ 758,446,901	\$ 758,095,291	\$ 29.955	\$ 32,779	\$ 26.802	\$ 318,832	\$ 24.716

Totals may not add due to rounding.

CITY OF MILWAUKEE TAX RATES - 1995 THROUGH 2013

December 6, 2012

(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	4.40	24.56	1.43	23.13	21.35	2007
2009	2008	30,431,675,204	0.9521	8.09	9.82	1.94	1.37	4.38	25.60	1.57	24.03	22.88	2008
2010	2009	28,944,573,372	0.9282	8.89	10.66	2.06	1.43	4.66	27.70	1.72	25.98	24.11	2009
2011	2010	28,048,464,348	0.9566	9.12	10.86	2.02	1.52	4.87	28.39	1.81	26.57	25.42	2010
2012	2011	27,917,642,983	1.0047	9.25	11.11	1.95	1.51	4.89	28.71	1.81	26.90	27.03	2011
2013	2012	25,322,100,578	0.9619	10.25	12.31	2.21	1.70	5.44	31.91	1.96	29.95	28.81	2012

COMPARISON OF EFFECTIVE TAX RATES 1992 - 2012

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

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

COMPARISON OF (100%) TAX RATES																						
ASSMT BUDGET ASSESSED		RATIO OF ASSMT TO EQUALIZED		100% CITY		100% SCHOOL		100% MATC		100% MMSD		100% COUNTY		100% ST/COUNTY		100% GROSS		100% STATE		100% NET		100%
YEAR	YEAR	VALUE	VALUE	RATE	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	7.373912	9.825851	9.289634	1.945471	1.835343	1.368556	1.291086	4.378133	4.130299	25.605121	24.155681	1.572987	1.483944	24.032134	22.671736	0.9434		
2009	2010	28,944,573,372	92.82%	8.885784	8.226146	10.659539	9.868226	2.063911	1.910696	1.430471	1.324280	4.664054	4.317818	27.703725	25.647135	1.720090	1.592399	25.983635	24.054736	0.9258		
2010	2011	28,048,464,348	95.66%	9.119473	8.664692	10.856674	10.315260	2.019659	1.918940	1.518460	1.442735	4.865373	4.622741	28.379631	26.964360	1.805538	1.715497	26.574092	25.248862	0.9501		
2011	2012	27,917,642,983	100.47%	9.245289	9.233039	11.108491	11.093773	1.948482	1.945900	1.513403	1.511398	4.893929	4.887445	28.709594	28.671555	1.813374	1.810971	26.896220	26.860584	0.9987		
2012	2013	25,322,100,578	96.19%	10.251464	9.824469	12.313487	11.800605	2.210262	2.118200	1.700103	1.629290	5.441495	5.214845	31.916858	30.587454	1.962063	1.880339	29.954795	28.707115	0.9583		

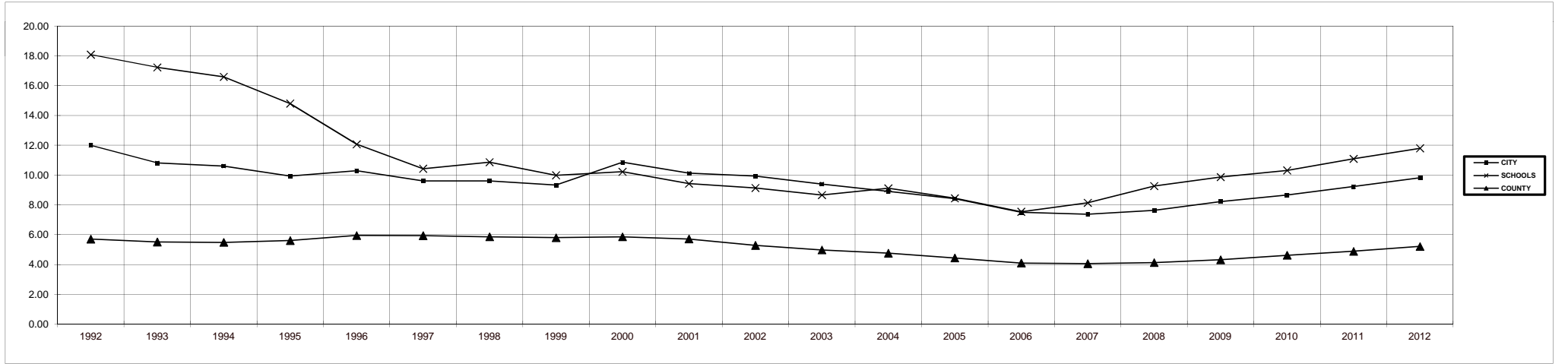
State tax credit on personal property inventory and livestock reduced effective tax rates by 80% in 1974 through 1980, except 79.1% in 1976.

Personal property inventory is exempt for 1981 and subsequent years.

In 1990 Milwaukee County enacted a .5% sales tax

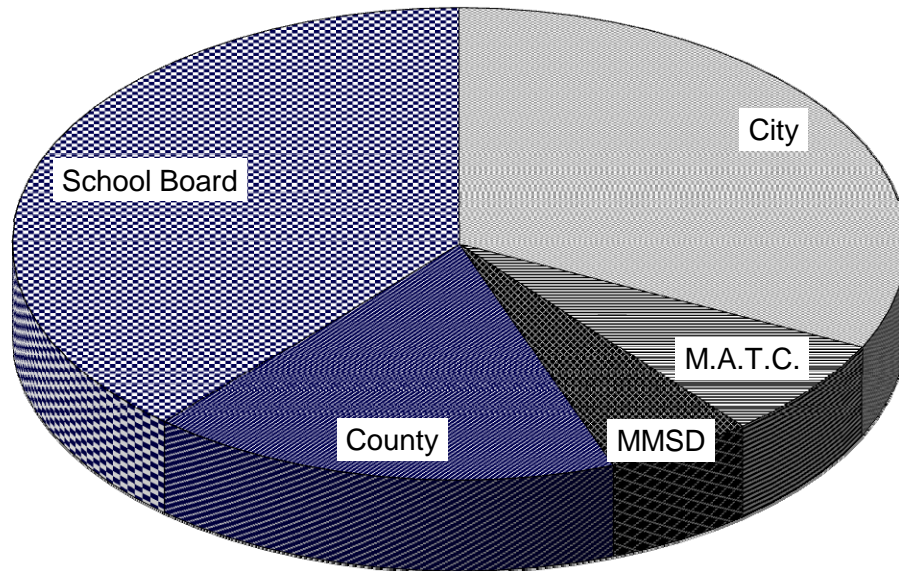
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COMPARISON OF (100%) TAX RATES



**2012 COMBINED TAX RATE
PER \$1000 OF ASSESSED VALUE**

	2011 FOR 2012 PURPOSES	2012 FOR 2013 PURPOSES
City	\$ 9.245	\$ 10.251
School Board/MPS	11.10849118	12.3134875
M.A.T.C.	1.948481635	2.210262034
Metro Sewer	1.513402979	1.700102977
County/State Forestry	4.893929284	5.441494759
Total Gross Tax Rate	\$ 28.710	\$ 31.917
General State Credit	1.813373981	0.001302817
School Credit	0	1.960760024
NET TAX RATE (Milwaukee County)	\$ 26.896	\$ 29.955



**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				
1999	2000	Milwaukee	\$ 31,526,028.24	\$ 2.00
		Washington	2,429.33	\$ 2.11
		Waukesha	39,644.61	\$ 2.59
2000	2001	Milwaukee	\$ 29,788,726.07	\$ 1.70
		Washington	2,404.28	\$ 1.65
		Waukesha	36,712.63	\$ 1.77
2001	2002	Milwaukee	\$ 29,342,392.87	\$ 1.66
		Washington	2,356.51	\$ 1.39
		Waukesha	37,490.25	\$ 1.85
2002	2003	Milwaukee	\$ 28,424,104.86	\$ 1.43
		Washington	2,433.70	\$ 2.52
		Waukesha	38,893.13	\$ 1.85
2003	2004	Milwaukee	\$ 28,380,122.59	\$ 1.35
		Washington	2,165.64	\$ 2.14
		Waukesha	39,072.75	\$ 1.87
2004	2005	Milwaukee	\$ 28,023,304.96	\$ 1.23
		Washington	1,788.99	\$ 1.83
		Waukesha	36,014.35	\$ 1.75
2005	2006	Milwaukee	\$ 27,906,738.24	\$ 1.11
		Washington	1,329.00	\$ 1.42
		Waukesha	32,332.14	\$ 1.80
2006	2007	Milwaukee	\$ 35,849,139.86	\$ 1.27
		Washington	1,569.07	\$ 1.73
		Waukesha	35,244.21	\$ 1.95
2007	2008	Milwaukee	\$ 42,089,346.48	\$ 1.43
		Washington	1,612.92	\$ 1.75
		Waukesha	35,518.21	\$ 2.02
2008	2009	Milwaukee	\$ 47,840,252.90	\$ 1.57
		Washington	1,643.70	
		Waukesha	34,683.76	\$ 1.92
2009	2010	Milwaukee	49,756,345.95	\$ 1.72
		Washington	1,015.08	\$ 0.81
		Waukesha	33,745.95	\$ 2.02
2010	2011	Milwaukee	50,608,088.96	\$ 1.81
		Washington	1,771.31	\$ 1.34
		Waukesha	32,771.39	\$ 1.84
2011	2012	Milwaukee	\$ 50,589,644.33	\$ 1.81
		Washington	2,208.53	\$ 1.71
		Waukesha	33,462.87	\$ 1.83
2012	2013	Milwaukee	\$ 49,655,842.84	\$ 1.96
		Washington	2,955.12	\$ 2.42
		Waukesha	33,410.89	\$ 2.59

For actual distribution refer to Abstract

**TAX LEVIES INCLUDING TID INCREMENT - ALL TAXING BODIES
1992 THROUGH 2013 BUDGETS**

ASSMT BUDGET CITY		%	SCHOOL	%	COUNTY	%	MMSD	%	MATC	%	TOTAL LEVY		%	STATE	%	NET	%
YEAR	YEAR	LEVY*	CHG	LEVY	CHG	LEVY	CHG	LEVY	CHG	LEVY	CHG	ALL TAXING BODIES	CHG	CREDITS**	CHG	TAX LEVY	CHG
1992	1993	159,356,154		239,899,846	0.041	75,767,197	0.022	39,859,793	0.005	26,649,040	0.017	541,532,030	0.034	29,821,696	-0.044	511,710,334	0.039
1993	1994	151,988,540	-0.046	242,005,372	0.009	77,400,333	0.022	42,152,158	0.058	27,915,256	0.048	541,461,658	0.000	28,461,840	-0.046	512,999,818	0.003
1994	1995	152,384,430	0.003	238,361,479	-0.015	78,785,133	0.018	43,091,109	0.022	28,680,137	0.027	541,302,289	0.000	26,939,841	-0.053	514,362,448	0.003
1995	1996	147,139,359	-0.034	219,413,656	-0.079	83,140,312	0.055	39,280,242	-0.088	29,436,902	0.026	518,410,471	-0.042	25,974,526	-0.036	492,435,945	-0.043
1996	1997	152,049,923	0.033	178,284,601	-0.187	87,842,511	0.057	25,570,208	-0.349	29,926,139	0.017	473,673,382	-0.086	36,564,472	0.408	437,108,910	-0.112
1997	1998	148,981,804	-0.020	161,828,439	-0.092	92,011,049	0.047	26,374,645	0.031	31,419,075	0.050	460,615,012	-0.028	35,062,027	-0.041	425,552,984	-0.026
1998	1999	155,982,815	0.047	176,416,765	0.090	95,044,106	0.033	27,576,148	0.046	32,344,466	0.029	487,364,300	0.058	32,734,401	-0.066	454,629,899	0.068
1999	2000	152,892,192	-0.020	163,800,846	-0.072	95,052,891	0.000	28,400,418	0.030	34,084,502	0.054	474,230,849	-0.027	31,568,102	-0.036	442,662,747	-0.026
2000	2001	184,475,366	0.207	173,638,797	0.060	99,442,974	0.046	29,499,492	0.039	35,180,217	0.032	522,236,846	0.101	29,827,843	-0.055	492,409,003	0.112
2001	2002	192,305,134	0.042	179,190,632	0.032	108,512,429	0.091	33,061,033	0.121	39,421,223	0.121	552,490,450	0.058	29,382,240	-0.015	523,108,210	0.062
2002	2003	201,637,357	0.049	185,542,491	0.035	107,264,496	-0.012	34,511,739	0.044	40,740,901	0.033	569,696,984	0.031	28,465,432	-0.031	541,231,553	0.035
2003	2004	204,335,404	0.013	188,328,861	0.015	108,121,465	0.008	34,494,754	0.000	42,910,372	0.053	578,190,855	0.015	28,421,361	-0.002	549,769,494	0.016
2004	2005	209,314,737	0.024	214,137,695	0.137	111,783,207	0.034	36,106,226	0.047	45,550,497	0.062	616,892,362	0.067	28,061,108	-0.013	588,831,253	0.071
2005	2006	220,797,574	0.055	221,761,703	0.036	116,553,577	0.043	37,282,027	0.033	49,422,903	0.085	645,817,784	0.047	27,940,399	-0.004	617,877,384	0.049
2006	2007	226,674,109	0.027	228,019,840	0.028	123,907,832	0.063	39,313,533	0.054	53,512,703	0.083	671,428,018	0.040	35,885,953	0.284	635,542,065	0.029
2007	2008	235,133,519	0.037	259,709,639	0.139	129,380,996	0.044	40,861,535	0.039	56,506,270	0.056	721,591,959	0.075	42,126,478	0.174	679,465,481	0.069
2008	2009	246,102,733	0.047	299,024,999	0.151	133,192,034	0.029	41,647,451	0.019	59,203,621	0.048	779,170,838	0.080	47,876,580	0.136	731,294,258	0.076
2009	2010	257,201,399	0.045	308,559,936	0.032	134,958,317	0.013	41,404,377	-0.006	59,740,460	0.009	801,864,490	0.029	49,791,107	0.040	752,073,383	0.028
2010	2011	255,788,484	-0.005	304,540,527	-0.013	136,418,217	0.011	42,590,457	0.029	56,648,612	-0.052	795,986,296	-0.007	50,642,632	0.017	745,343,665	-0.009
2011	2012	258,106,556	0.009	310,129,611	0.018	136,575,009	0.001	42,250,644	-0.008	54,396,992	-0.040	801,458,811	0.007	50,625,316	0.000	750,833,496	0.007
2012	2013	259,581,452	0.006	311,794,473	0.005	137,746,070	0.009	43,050,179	0.019	55,966,937	0.028	808,139,110	0.008	49,692,209	-0.018	758,446,901	0.010

*CITY LEVY INCLUDES SCHOOL DEBT SERVICE.

**STATE CREDITS INCLUDE PRIOR YEAR UNDISTRIBUTED CREDITS.

STATEMENT OF TAXES 2012

Read instructions on page 4 before making any entry.

CO 40 MUN 251 FOR City OF Milwaukee Milwaukee COUNTY

**DO NOT WRITE
IN SHADED AREAS**

SEC	Col. 1 DESCRIPTION OF TAX BY TAXING JURISDICTION			Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS		
A	1. AGGREGATE AMOUNT OF STATE TAXES			4,481,586.33		
B	1. PORTION OF STATE SPECIAL CHARGES UPON COUNTY			10,701.30		
	2. PORTION OF COUNTY TAX LEVIED OVER ENTIRE MUNICIPALITY			128,501,314.74		
	3. SPECIAL PURPOSE - HANDICAPPED SCHOOLS					
	4. TOTAL COUNTY TAXES (sum of B-1 - B-3)			128,512,016.04		
C				Col. 1a PROPERTY TAXES	Col. 1b STATE SPECIAL CHARGES	PROPERTY TAXES WITH STATE SPECIAL CHARGES
	1.	51405020	MILWAUKEE COUNTY METRO SEWER DIST	41,503,131.65		41,503,131.65
	2.					
	3.					
	4.					
	5.					
	6.					
	7.					
	8.					
	9.					
	10.					
	12. TOTAL SPECIAL DISTRICT TAXES (sum of C1 - C11)					41,503,131.65
D	1. OTHER SPECIAL PURPOSE DISTRICT TAXES (Detail on page 3, enter total here)					
	2. TOTAL TAX INCREMENT (except county environmental remediation tax increment)					28,455,201.21
	3. COUNTY ENVIRONMENTAL TAX INCREMENT					
	4. OTHER STATE SPECIAL CHARGES					
	5. COUNTY SPECIAL CHARGES					
	6. ALL OTHER TOWN, VILLAGE OR CITY TAXES (CITY LEVY LESS SCHOOL DEBT SERVICE LINE E-3)					240,872,391.17
	7. SURPLUS FUNDS APPLIED CAUTION: DO NOT MAKE AN ENTRY ON THIS LINE UNLESS LINE D-6 (above) IS ZERO					< >
	8. TOTAL TOWN, VILLAGE OR CITY TAXES (sum of D1 - D7; NOT total for page one)					269,327,592.38

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

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

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

SEC	CO	MUN	YEAR	Col. 1 SCHOOL DISTRICT NAMES			Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS
E	1.	21403619011		SCHOOL DIST. OF MILWAUKEE			311,292,776.0
	2.			SCHOOL DEBT SERVICE			300,590,245.10
	3.						9,380,831.85
	4.						
	5.						
	6.						
	7.						
	8.						
	9.						
	10.						
		12. TOTAL ELEMENTARY AND SECONDARY SCHOOL TAXES (sum of E1 - E11)					309,971,076.95
F	1.	40000900000		MILWAUKEE AREA TECHNICAL COLLEGE			53,995,908.51
	2.						53,955,730.00
	3.						53,955,730.00
	4. TOTAL TECHNICAL COLLEGE TAXES (sum of F1 - F3)					53,955,730.00	
G	TOTAL GENERAL PROPERTY TAXES APPORTIONED (Total of State, County, Special District, Local, School and Technical College Taxes)						807,751,133.35
SUMMARY OF GENERAL PROPERTY TAXES, STATE TAX CREDITS APPLIED AND NET GENERAL PROPERTY TAXES TO BE COLLECTED (G7) DEPARTMENT OF REVENUE USE ONLY							
PLEASE COMPLETE ALL COLUMNS				(1) REAL ESTATE ROLL	(2) PERSONAL PROPERTY ROLL	(3) TOTAL (Total of Columns 1 and 2)	
G1	GENERAL PROPERTY TAXES FROM COMPUTERIZED SUMMARY			779,979,856.13	27,772,480.59	807,752,336.72	
G2	SCHOOL LEVY TAX CREDIT APPLIED (subtract)			47,947,040.95	1,707,233.45	49,654,274.40	SUBTRACT LINE G FROM LINE G-1 RECORD ON LINE G-6
G3	LOTTERY AND GAMING CREDIT APPLIED (subtract)			9,547,784.20		9,547,784.20	(G-1) 807,752,336.72
G4	FIRST DOLLAR CREDIT APPLIED (subtract)			12,230,217.12		12,230,217.12	(G) 807,751,133.35
G5	NET GENERAL PROPERTY TAXES TO BE COLLECTED			710,254,813.86	26,065,247.14	736,320,061.00	
G6	UNDERRUN / OVERRUN					1,203.37	<i>Include line G-6 in line T total.</i>
H	MUST REPORT DETAIL ON REVERSE SIDE			FOR THE MUNICIPALITY	MUNICIPALITY ACTING AS AGENT FOR		
	SPECIAL ASSESSMENTS AND CHARGES			46,774,384.72	7,529,027.04	0.00	54,303,411.76
J	OMITTED PROPERTY TAXES (Net taxes levied on property omitted from taxation in previous years)						79,915.63
K	S. 70.43 CORRECTIONS (Net taxes due or refunded - use brackets () to denote minus amount)						(60,230.24)
M	P.F. CROP TAXES Reg. Acrs. @ 10¢ = \$ + Reg. Acrs. @ 1.6¢ = \$ + Reg. Acrs. @ 20¢ = \$ =						
N	MFL TAX Open @ 67¢ = \$ + Closed @ 11.57¢ = \$ + Open @ 11.67¢ = \$ + Closed @ 89.34¢ = \$ =						
O	2. COAL (Sec. 70.42)		Number of Tons = (a)	@ 5¢ per Ton + Number of Tons = (b)		@ 7¢ per Ton	
	3. GRAIN (Sec. 70.41)		Number of Bushels = (a)	@ 1/2 per mill (.0005) per Bushel + Number of Bushels = (b)		8,983,785.00 @ 1/4 mill (.00025) per Bushel	4,105.13
	4. PETROLEUM REFINERIES (Sec. 70.421)		Number of Tons = (a)	@ 5¢ per Ton			
	5. IRON ORE CONCENTRATES (Sec. 70.40)		Number of Tons = (a)	@ 5¢ per Ton			
	T. AGGREGATE AMOUNT OF TAXES (Sections G, G-6, H, J, K, M, N, and O added together)						862,079,539.00

Section H - DETAIL SUMMARY

H.	SPECIAL ASSESSMENTS AND SPECIAL CHARGES	MUNICIPALITY ACTING AS AGENT FOR		TOTAL FOR EACH LINE (Total of columns 1, 2 & 3)
		1. FOR THE MUNICIPALITY	2. ENTERPRISE / UTILITY	
SPECIAL ASSESSMENTS	1. WATER MAIN AND LATERAL INSTALLATIONS	31,372.52		31,372.52
	2. SEWER MAIN AND LATERAL INSTALLATIONS	31,351.48		31,351.48
	3. STREET IMPROVEMENTS (sidewalks, storm sewers, seal coating, etc.)	1,224,070.65		1,224,070.65
	4. STREET LIGHT INSTALLATION			
	5. GREENBELTS			
	6. DRAIN DITCH AND WATERCOURSE (ss. 88.42 and 88.43)			
	10. OTHER (Identify)			
	10.			
	10.			
	10.			
SPECIAL CHARGES	11. WEEDS, TREE PLANTING, REMOVAL	833,110.98		833,110.98
	12. SNOW REMOVAL, PLOWING	32,214.00		32,214.00
	13. REFUSE AND GARBAGE COLLECTION			
	14. GRADING, GRAVEL, CULVERT			
	14. FENCING			
	14. FIRE CALLS			
	14. RECYCLING			
	14. OTHER (Identify)	29,338,691.57	7,529,027.04	36,867,718.61
	14. LOTTERY CREDIT CHARGE			15,283,573.52
	15. DELINQUENT UTILITY CHARGES	15,283,573.52		0.00
TOTAL FOR LINE H (front of form)	46,774,384.72	7,529,027.04	0.00	54,303,411.76

Section D-1 - DETAILS OF OTHER SPECIAL PURPOSE DISTRICTS

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

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

BID #02	573,029.72	BID #28	69,785.84
BID #03	0.00	BID #29	91,300.60
BID #04	134,513.20	BID #31	191,644.58
BID #05	88,568.55	BID #32	90,588.54
BID #08	186,565.80	BID #35	32,181.36
BID #09	0.00	BID #36	41,404.00
BID #10	124,339.95	BID #37	165,445.02
BID #11	129,088.97	BID #38	26,500.00
BID #13	7,500.00	BID #39	0.00
BID #15	458,468.63	BID #40	339,343.37
BID #16	145,186.25	BID #41	76,301.00
BID #17	0.00	BID #42	113,000.00
BID #19	74,123.60	BID #43	120,966.90
BID #20	218,806.00	BID #44	48,976.33
BID #21	3,015,460.88	BID #48	345,024.00
BID #25	213,061.50	NID #1 *	71,140.00
BID #26	123,018.62	NID #3 *	164,150.00
BID #27	49,543.83		
Total		7,529,027.04	

* NID - Neighborhood Improvement District

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

GARBAGE CART FEE	\$28,401.71	
LEAD ABATEMENT	12,651.50	
LOTTERY CREDIT PENALTY	0.00	
NON-CITY WATER CHARGES	0.00	
BUILDING NUISANCE	475,107.51	
SPECIAL PRIV. FEE	61,293.85	
COVERED OPENIGS	7,580.00	
RAZE CONDEMNED BLDGS	274,210.37	
DPW MISC OR RE-ASSMT	3,056,076.61	
BUILDING INSP MISC.	5,212,151.34	
FIRE INSPECTION FEES	1,521,181.89	
HEALTH NUISANCE	992,071.30	
DELINQUENT CITY SERVICES	16,956,378.12	
POLICE BOARDUP	457,183.00	
GARBAGE COLLECTION FEE	167,251.72	
BULK WASTE REMOVAL	75,790.00	
E-WASTE	40,746.43	
UNKNOWNMISC	616.22	
Total		29,338,691.57

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

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

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

KLINE LAW	0.00
MISC	0.00

STATEMENT OF TAXES 2012

Read instructions on page 4 before making any entry.

CO 66 MUN 251 FOR City OF Milwaukee WASHINGTON COUNTY

**DO NOT WRITE
IN SHADED AREAS**

SEC	Col. 1 DESCRIPTION OF TAX BY TAXING JURISDICTION		Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS		
A	1. AGGREGATE AMOUNT OF STATE TAXES			213.37	
B	1. PORTION OF STATE SPECIAL CHARGES UPON COUNTY			0.01	
	2. PORTION OF COUNTY TAX LEVIED OVER ENTIRE MUNICIPALITY			3,619.80	
	3. SPECIAL PURPOSE - HANDICAPPED SCHOOLS				
	4. TOTAL COUNTY TAXES (sum of B-1 - B-3)			3,619.81	
C			Col. 1a PROPERTY TAXES	Col. 1b STATE SPECIAL CHARGES	PROPERTY TAXES WITH STATE SPECIAL CHARGES
	1.	51405020	MILWAUKEE COUNTY METRO SEWER DIST	2,048.56	2,048.56
	2.				
	3.				
	4.				
	5.				
	6.				
	7.				
	8.				
	9.				
	10.				
	12. TOTAL SPECIAL DISTRICT TAXES (sum of C1 - C11)			2,048.56	
D	1. OTHER SPECIAL PURPOSE DISTRICT TAXES (Detail on page 3, enter total here)				
	2. TOTAL TAX INCREMENT (except county environmental remediation tax increment)				
	3. COUNTY ENVIRONMENTAL TAX INCREMENT				
	4. OTHER STATE SPECIAL CHARGES				
	5. COUNTY SPECIAL CHARGES				
	6. ALL OTHER TOWN, VILLAGE OR CITY TAXES (CITY LEVY LESS SCHOOL DEBT SERVICE LINE E-3)			11,889.27	
	7. SURPLUS FUNDS APPLIED CAUTION: DO NOT MAKE AN ENTRY ON THIS LINE UNLESS LINE D-6 (above) IS ZERO			<	
	8. TOTAL TOWN, VILLAGE OR CITY TAXES (sum of D1 - D7; NOT total for page one)			11,889.27	

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

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

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

PA-602A (R. 10-08) Sec. 69.61 (Wis. Stats.)

R522

66 251 201 Milwaukee Washington
 CO MUN YEAR

SEC	SCHOOL DISTRICT CODES	Col. 1 SCHOOL DISTRICT NAMES	Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS		
E	1.	21403619011	SCHOOL DIST. OF MILWAUKEE	16,365.00	
	2.			14,836.90	
	3.		SCHOOL DEBT SERVICE	463.03	
	4.				
	5.				
	6.				
	7.				
	8.				
	9.				
	10.				
		12. TOTAL ELEMENTARY AND SECONDARY SCHOOL TAXES (sum of E1 - E11)			15,299.93
F	1.	4000900000	MILWAUKEE AREA TECHNICAL COLLEGE	2,663.23	
	2.			2,663.00	
	3.			2,663.00	
	4. TOTAL TECHNICAL COLLEGE TAXES (sum of F1 - F3)			2,663.23	
G	TOTAL GENERAL PROPERTY TAXES APPORTIONED (Total of State, County, Special District, Local, School and Technical College Taxes)			35,733.94	
SUMMARY OF GENERAL PROPERTY TAXES, STATE TAX CREDITS APPLIED AND NET GENERAL PROPERTY TAXES TO BE COLLECTED				(G7) DEPARTMENT OF REVENUE USE ONLY	
PLEASE COMPLETE ALL COLUMNS					
		(1) REAL ESTATE ROLL	(2) PERSONAL PROPERTY ROLL	(3) TOTAL (Total of Columns 1 and 2)	
G1	GENERAL PROPERTY TAXES FROM COMPUTERIZED SUMMARY		31,935.94	3,797.83	35,733.77
G2	SCHOOL LEVY TAX CREDIT APPLIED (subtract)		2,641.02	314.07	2,955.09
G3	LOTTERY AND GAMING CREDIT APPLIED (subtract)		0.00	0.00	0.00
G4	FIRST DOLLAR CREDIT APPLIED (subtract)		80.66	0.00	80.66
G5	NET GENERAL PROPERTY TAXES TO BE COLLECTED		29,214.26	3,483.76	32,698.02
G6	UNDERRUN / OVERRUN			(0.17)	
H	MUST REPORT DETAIL ON REVERSE SIDE		FOR THE MUNICIPALITY	MUNICIPALITY ACTING AS AGENT FOR	Include line G-6 in line T total.
	SPECIAL ASSESSMENTS AND CHARGES		168.54	2. ENTERPRISE / UTILITY	3. OTHER
J	OMITTED PROPERTY TAXES (Net taxes levied on property omitted from taxation in previous years)			0.00	
K	S. 70.43 CORRECTIONS (Net taxes due or refunded - use brackets () to denote minus amount)			\$ 0.00	
M	P.F. CROP TAXES (a) Reg. Acs @ 10¢ = \$ (b) + (c) Reg. Acs @ 1.6¢ = \$ (d) + (e) Reg. Acs @ 20¢ = \$ (f) =				
N	MIL. TAX Open @ 67¢ = \$ (b) + Closed @ \$1.57 = \$ (d) + (e - Acres) Open @ \$1.67 = (f) + (g - Acres) Closed @ \$9.34 = \$ (h) =				
O	2. COAL (Sec. 70.42) Number of Tons = (a) @ 5¢ per Ton + Number of Tons = (b) @ 7¢ per Ton				
	3. GRAIN (Sec. 70.41) Number of Bushels = (a) @ 1/2 per mB (0005) per Bushel + Number of Bushels = (b) @ 1/4 mill (00025) per Bushel				
	4. PETROLEUM REFINERIES (Sec. 70.421) Number of Tons = (a) @ 5¢ per Ton				
	5. IRON ORE CONCENTRATES (Sec. 70.40) Number of Tons = (a) @ 5¢ per Ton				
	T. AGGREGATE AMOUNT OF TAXES (Sections G, G-6, H, J, K, M, N, and O added together)			35,902.31	

Section H - DETAIL SUMMARY

H.	SPECIAL ASSESSMENTS AND SPECIAL CHARGES	MUNICIPALITY ACTING AS AGENT FOR		TOTAL FOR EACH LINE (Total of columns 1, 2 & 3)	
		1. FOR THE MUNICIPALITY	2. ENTERPRISE / UTILITY		3. OTHER
SPECIAL ASSESSMENTS	1. WATER MAIN AND LATERAL INSTALLATIONS				
	2. SEWER MAIN AND LATERAL INSTALLATIONS				
	3. STREET IMPROVEMENTS (sidewalks, storm sewers, seal coating, etc.)				
	4. STREET LIGHT INSTALLATION				
	5. GREENBELTS				
	6. DRAIN DITCH AND WATERCOURSE (ss. 88.42 and 88.43)				
	10. OTHER (Identify)				
	10.				
	10.				
	10.				
SPECIAL CHARGES	11. WEEDS, TREE PLANTING, REMOVAL				
	12. SNOW REMOVAL, PLOWING				
	13. REFUSE AND GARBAGE COLLECTION				
	14. GRADING, GRAVEL, CULVERT				
	14. FENCING				
	14. FIRE CALLS				
	14. RECYCLING				
14. OTHER (Identify)	168.54			168.54	
14. LOTTERY CREDIT CHARGE					
15. DELINQUENT UTILITY CHARGES					
TOTAL FOR LINE H (front of form)		168.54			168.54

Section D-1 - DETAILS OF OTHER SPECIAL PURPOSE DISTRICTS

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

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

NONE

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

GARBAGE CART FEE	
LEAD ABATEMENT	
LOTTERY CREDIT PENALTY	
NON-CITY WATER CHARGES	
BUILDING NUISANCE	
SPECIAL PRIV. FEE	
COVERED OPENIGS	
RAZE CONDEMNED BLDGS	
DPW MISC OR RE-ASSMT	
BUILDING INSP MISC.	
FIRE INSPECTION FEES	168.54
HEALTH NUISANCE	
DELINQUENT CITY SERVICES	
POLICE BOARDUP	
GARBAGE COLLECTION FEE	
BULK WASTE REMOVAL	
UNKNOWNMISC	

Total 168.54

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

DOR PENALTIES

MFG.

P.P

LOTTERY CREDIT CHARGE

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

KLINE LAW

MISC

STATEMENT OF TAXES 2012

Read instructions on page 4 before making any entry.

**DO NOT WRITE
IN SHADED AREAS**

CO 67 MUN 250 FOR City OF Milwaukee WAUKESHA COUNTY

SEC	Col. 1 DESCRIPTION OF TAX BY TAXING JURISDICTION			Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS
A.	1. AGGREGATE AMOUNT OF STATE TAXES			2,164.05
B.	1. PORTION OF STATE SPECIAL CHARGES UPON COUNTY			-4.76
	2. PORTION OF COUNTY TAX LEVIED OVER ENTIRE MUNICIPALITY			26,848.99
	3. SPECIAL PURPOSE - HANDICAPPED SCHOOLS			
	4. TOTAL COUNTY TAXES (sum of B-1 - B-3)			26,844.23
C.		Col. 1a PROPERTY TAXES	Col. 1b STATE SPECIAL CHARGES	PROPERTY TAXES WITH STATE SPECIAL CHARGES
	1	51405020	MILWAUKEE COUNTY METRO SEWER DIST	20,776.79
	2			
	3			
	4			
	5			
	6			
	7			
	8			
	9			
	10			
	12. TOTAL SPECIAL DISTRICT TAXES (sum of C1 - C11)			20,776.79
D.	1. OTHER SPECIAL PURPOSE DISTRICT TAXES (Detail on page 3, enter total here)			
	2. TOTAL TAX INCREMENT (except county environmental remediation tax increment)			
	3. COUNTY ENVIRONMENTAL TAX INCREMENT			
	4. OTHER STATE SPECIAL CHARGES			
	5. COUNTY SPECIAL CHARGES			
	6. ALL OTHER TOWN, VILLAGE OR CITY TAXES (CITY LEVY LESS SCHOOL DEBT SERVICE LINE E-3)			120,582.56
	7. SURPLUS FUNDS APPLIED CAUTION: DO NOT MAKE AN ENTRY ON THIS LINE UNLESS LINE D-6 (above) IS ZERO			<
	8. TOTAL TOWN, VILLAGE OR CITY TAXES (sum of D1 - D7; NOT total for page one)			120,582.56

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

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

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

PA-632A (R: 10-09) Sec. 69.61 (Wis. Stats.)

RS22

67 250 201 Milwaukee WAUKESHA

SEC	SCHOOL DISTRICT CODES	SCHOOL DISTRICT NAMES	Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS
E.	1	21403619011 SCHOOL DIST. OF MENOMONEE FALLS	150,168.29
	2		
	3	SCHOOL DEBT SERVICE	4,696.12
	4		
	5		
	6		
	7		
	8		
	9		
	10		
	11		
		12. TOTAL ELEMENTARY AND SECONDARY SCHOOL TAXES (sum of E1 - E11)	
F.	1	40000900000 MILWAUKEE AREA TECHNICAL COLLEGE	27,010.74
	2		27,011.00
	3		27,011.00
	4. TOTAL TECHNICAL COLLEGE TAXES (sum of F1 - F3)		27,010.74
G.	TOTAL GENERAL PROPERTY TAXES APPORTIONED (Total of State, County, Special District, Local, School and Technical College Taxes)		352,243.04
SUMMARY OF GENERAL PROPERTY TAXES, STATE TAX CREDITS APPLIED AND NET GENERAL PROPERTY TAXES TO BE COLLECTED (G7) DEPARTMENT OF REVENUE USE ONLY			
PLEASE COMPLETE ALL COLUMNS			
	REAL ESTATE ROLL (1)	PERSONAL PROPERTY ROLL (2)	TOTAL (Total of Columns 1 and 2) (3)
G1	GENERAL PROPERTY TAXES FROM COMPUTERIZED SUMMARY	307,338.83	44,901.83
G2	SCHOOL LEVY TAX CREDIT APPLIED (subtract)	29,151.49	4,259.00
G3	LOTTERY AND GAMING CREDIT APPLIED (subtract)	0.00	0.00
G4	FIRST DOLLAR CREDIT APPLIED (subtract)	77.72	77.72
G5	NET GENERAL PROPERTY TAXES TO BE COLLECTED	278,109.62	40,642.83
G6	UNDERRUN / OVERRUN		318,752.45
(2.38)			
H.	MUST REPORT DETAIL ON REVERSE SIDE		FOR THE MUNICIPALITY 2. ENTERPRISE / UTILITY 3. OTHER
SPECIAL ASSESSMENTS AND CHARGES			
		390.00	0.00
390.00			
J.	OMITTED PROPERTY TAXES (Net taxes levied on property omitted from taxation in previous years)		
0.00			
K.	S. 70.43 CORRECTIONS (Net taxes due or refunded - use brackets () to denote minus amount)		
0.00			
M.	P.F. CROP TAXES Reg. Acs. @ 10¢ = \$ (a) + Reg. Acs. @ 1.66¢ = \$ (b) + Reg. Acs. @ 20¢ = \$ (c) = (d) Acres (e) Acres (f) Acres		
N.	MFL TAX Open @ 67¢ = \$ (a) + Closed @ 11.57¢ = \$ (b) + Open @ 11.67¢ = \$ (c) + Closed @ 88.34¢ = \$ (d) = (e) Acres (f) Acres		
O.	2. COAL (Sec. 70.42) Number of Tons = (a) @ 5¢ per Ton + Number of Tons = (b) @ 7¢ per Ton		
3. GRAIN (Sec. 70.41) Number of Bushels = (a) @ 1/2 per mill (0.005) per Bushel + Number of Bushels = (b) @ 1/4 mill (0.0025) per Bushel			
4. PETROLEUM REFINERIES (Sec. 70.421) Number of Tons = (a) @ 5¢ per Ton			
5. IRON ORE CONCENTRATES (Sec. 70.40) Number of Tons = (a) @ 5¢ per Ton			
T.	AGGREGATE AMOUNT OF TAXES (Sections G, G-6, H, J, K, M, N, and O added together)		
			352,630.66

Section H - DETAIL SUMMARY

H.	SPECIAL ASSESSMENTS AND SPECIAL CHARGES	MUNICIPALITY ACTING AS AGENT FOR		TOTAL FOR EACH LINE (Total of columns 1, 2 & 3)
		1. FOR THE MUNICIPALITY	2. ENTERPRISE / UTILITY	
SPECIAL ASSESSMENTS	1. WATER MAIN AND LATERAL INSTALLATIONS			
	2. SEWER MAIN AND LATERAL INSTALLATIONS			
	3. STREET IMPROVEMENTS (sidewalks, storm sewers, seal coating, etc.)			
	4. STREET LIGHT INSTALLATION			
	5. GREENBELTS			
	6. DRAIN DITCH AND WATERCOURSE (ss. 88.42 and 88.43)			
	10. OTHER (Identify)			
	10.			
	10.			
	10.			
SPECIAL CHARGES	11. WEEDS, TREE PLANTING, REMOVAL			
	12. SNOW REMOVAL, PLOWING			
	13. REFUSE AND GARBAGE COLLECTION			
	14. GRADING, GRAVEL, CULVERT			
	14. FENCING			
	14. FIRE CALLS			
	14. RECYCLING			
14. OTHER (Identify)	390.00			
14. LOTTERY CREDIT CHARGE				
15. DELINQUENT UTILITY CHARGES				
TOTAL FOR LINE H (front of form)		390.00		390.00

Section D-1 - DETAILS OF OTHER SPECIAL PURPOSE DISTRICTS

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

P.2, SEC H #14-COL. 2 ENTERPRISE AS AGENT
NONE

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

- GARBAGE CART FEE _____
- LEAD ABATEMENT _____
- LOTTERY CREDIT PENALTY _____
- NON-CITY WATER CHARGES _____
- BUILDING NUISANCE _____
- 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 _____
- POLICE BOARDUP _____
- GARBAGE COLLECTION FEE _____
- BULK WASTE REMOVAL _____
- UNKNOWNMISC _____

Total 390.00

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

- DOR PENALTIES _____
- MFG. _____
- P.P _____
- LOTTERY CREDIT CHARGE _____

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

- KLINE LAW _____
- MISC _____

**ABSTRACT OF 2012 TAX ROLL
Milwaukee, Wisconsin
December 2012**

ASSESSED VALUES	WASHINGTON COUNTY	WAUKESHA COUNTY	MILWAUKEE COUNTY
Land	\$ 215,000	\$ 1,776,500	\$ 4,116,147,202
Improvements	\$ 878,000	\$ 9,478,900	\$ 20,321,685,040
Personal Property	<u>\$ 129,977</u>	<u>\$ 1,644,400</u>	<u>\$ 870,145,559</u>
Total	\$ 1,222,977	\$ 12,899,800	\$ 25,307,977,801
COMBINED			
Land		\$ 4,118,138,702	
Improvements		<u>\$ 20,332,041,940</u>	
Total Real Estate		\$ 24,450,180,642	
Personal Property		<u>\$ 871,919,936</u>	
Grand Total		\$ 25,322,100,578	

TAX RATES PER \$1000 *			
TAXING UNIT	WASHINGTON COUNTY	WAUKESHA COUNTY	MILWAUKEE COUNTY
City	101.0018995	9.71167615	10.2514639
School	12.13178989	11.6411332	12.3134875
MATC	2.177473493	2.093908433	2.210262034
MMSD	1.67506012	1.610628847	1.700102977
State	0.174467713	0.167758415	0.177081961
County	<u>2.959834895</u>	<u>2.080980325</u>	<u>5.264412799</u>
Total	\$ 120.121	\$ 27.306	\$ 31.917
* Gross-includes allowable TID levy - Rate totals are rounded			

TAX LEVY			
	WASHINGTON COUNTY	WAUKESHA COUNTY	MILWAUKEE COUNTY
County & State Charges	\$ 3,833.18	\$ 29,008.28	\$ 132,993,602.37
City of Milwaukee	12,352.30	125,278.68	250,253,223.02
Milwaukee School Board	14,836.90		300,590,245.10
Menomonee Falls School Bd.		\$ 150,168.29	
MATC/Technical Colleges	\$ 2,663.00	\$ 27,011.00	53,955,730.00
Milwaukee Sewer District	<u>\$ 2,048.56</u>	<u>\$ 20,776.79</u>	41,503,131.65
TID 14 - 65			<u>28,455,201.21</u>
Total	\$ 35,733.94	\$ 352,243.04	\$ 807,751,133.35
Milwaukee - All Counties	TOTAL LEVY	TOTAL YIELD	OVER RUN
	\$ 808,139,110.33	\$ 808,140,311.15	\$ 81,116.45

**ABSTRACT OF 2012 TAX ROLL
Milwaukee, Wisconsin
December 2012**

TOTAL COLLECTIONS	
Specials	\$ 54,303,970.30
Kline	
WDR Penalty PP	
Total R.E. & P.P.	\$ 862,444,281.45
Occupational	<u>4,105.13</u>
Grand Total	\$ 862,448,386.58

OVERRUN		
Omitted	Regular	Total
\$ 79,915.63	\$ 1,200.82	\$ 81,116.45

CREDIT DISTRIBUTION	
Washington County	
General Government Credit	\$ 0.00
School Credit	\$ 2,955.12
Total Available for Distribution	\$ 2,955.12
Credit Distributed	<u>\$ 2,955.09</u>
Under(-) & Over(+) Distribution	-\$ 0.03
 Waukesha County	
General Government Credit	\$ 0.00
School Credit	\$ 33,410.89
Total Available for Distribution	\$ 33,410.89
Credit Distributed	<u>\$ 33,410.49</u>
Under(-) & Over(+) Distribution	-\$ 0.40
 Milwaukee County	
General Government	\$ 0.00
School Credit	\$ 49,622,871.17
Sub Total	\$ 49,622,871.17
Unused Prior Credit	\$ 32,971.67
Total Available for Distribution	\$ 49,655,842.84
Credit Distributed	<u>\$ 49,654,274.40</u>
Under(-) & Over(+) Distribution	-\$ 1,568.44
 Total available for distribution	 \$ 49,692,208.85
Total credits distributed	<u>\$ 49,690,639.98</u>
Total Under(-) & Over(+) Distribution	-\$ 1,568.87

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	656	894,080,270	3.333%	87.28%	16.006%
011 Store-Front Church	20	5,546,100	0.021%	0.54%	0.099%
020 Parsonage/Housing	79	17,610,300	0.066%	1.72%	0.315%
030 School	30	60,906,880	0.227%	5.95%	1.090%
040 Miscellaneous	69	31,840,100	0.119%	3.11%	0.570%
050 Convents/Sisters	29	13,974,800	0.052%	1.36%	0.250%
080 Parking	7	383,400	0.001%	0.04%	0.007%
TOTAL RELIGIOUS INSTITUTIONS [70.11]	890	1,024,341,850	4.045%	100.00 %	18.338%
EDUCATIONAL INSTITUTION [70.11(4)]					
100 Educantional Institutions	65	87,250,100	0.325%	87.63%	1.562%
101 Educantional Association	2	6,037,300	0.023%	6.06%	0.108%
110 Non-profit Day Care	8	3,183,000	0.012%	3.20%	0.057%
111 Benevolent Association	3	2,578,000	0.010%	2.59%	0.046%
113 Misc. Educantional Association	2	520,000	0.002%	0.52%	0.009%
TOTAL EDUCATIONAL INSTITUTION [70.11(4)]	80	99,568,400	0.393%	100.00 %	1.782%
COLLEGES AND UNIVERSITIES [70.11(3)]					
090 Colleges and Universities	118	482,676,840	1.799%	100.00%	8.641%
TOTAL COLLEGES AND UNIVERSITIES [70.11(3)]	118	482,676,840	1.906%	100.00 %	8.641%
CEMETERIES [70.11(13)]					
130 Cemeteries	31	34,330,230	0.128%	100.00%	0.615%
TOTAL CEMETERIES [70.11(13)]	31	34,330,230	0.136%	100.00 %	0.615%
BENEVOLENT ASSOCIATIONS [70.11(4)]					
160 Fraternal/Veterans Organization	19	13,049,100	0.049%	2.54%	0.234%
180 Community Redevelopment Groups	2	854,300	0.003%	0.17%	0.015%
190 Low Income/Disabled Housing	102	106,040,100	0.395%	20.63%	1.898%
210 Childrens Homes	4	638,300	0.002%	0.12%	0.011%
220 Nursing Homes/Homes For The Aged	28	140,171,150	0.523%	27.27%	2.509%
223 Transitional Living	11	4,764,700	0.018%	0.93%	0.085%
230 Boys'/Girls' Clubs/YMCA&YWCA	49	70,627,950	0.263%	13.74%	1.264%
250 Group Homes	69	57,054,560	0.213%	11.10%	1.021%
260 Misc. Benevolent	72	118,153,600	0.440%	22.99%	2.115%
270 Women's Clubs	3	776,500	0.003%	0.15%	0.014%
271 Historical Societies	3	1,913,600	0.007%	0.37%	0.034%
TOTAL BENEVOLENT ASSOCIATIONS [70.11(4)]	362	514,043,860	2.030%	100.00 %	9.202%
NON PROFIT HOSPITALS [70.11(4M)]					
200 Non-Profit Hospitals	37	1,025,539,220	3.823%	100.00%	18.359%
TOTAL NON_PROFIT HOSPITALS [70.11(4M)]	37	1,025,539,220	4.050%	100.00 %	18.359%

* Total Assessable Value \$25,322,100,578

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	23	11,045,300	0.041%	100.00%	0.198%
TOTAL LABOR TEMPLES [70.11(16)]	23	11,045,300	0.044%	100.00 %	0.198%
REHABILITATION PROPERTY [70.11(4G)]					
181 Rehabilitation Property	53	924,840	0.003%	100.00%	0.017%
TOTAL REHABILITATION PROPERTY [70.11(4G)]	53	924,840	0.004%	100.00 %	0.017%
SALVATION ARMY [70.11(12)]					
240 Salvation Army	33	25,968,300	0.097%	100.00%	0.465%
TOTAL SALVATION ARMY [70.11(12)]	33	25,968,300	0.103%	100.00 %	0.465%
PROPERTY HELD IN PUBLIC TRUST [70.11(20)]					
245 Property Held In Public Interest	2	1,417,400	0.005%	100.00%	0.025%
TOTAL PROPERTY HELD IN PUBLIC TRUST [70.11(20)]	2	1,417,400	0.006%	100.00 %	0.025%
SPORTS & ENTERTAINMENT FACILITIES [70.11(31)]					
405 Amateur Sports & Intertainment	1	540,000	0.002%	100.00%	0.010%
TOTAL SPORTS & ENTERTAINMENT FACILITIES [70.11(31)]	1	540,000	0.002%	100.00 %	0.010%
NON-PROFIT THEATRES [70.11(29)]					
407 Non-Profit Theatres	1	2,018,000	0.008%	100.00%	0.036%
TOTAL NON-PROFIT THEATRES [70.11(29)]	1	2,018,000	0.008%	100.00 %	0.036%
UNITED STATES GOVERNMENT					
310 General	22	68,344,600	0.255%	92.46%	1.224%
320 Indian Reservations	5	5,570,550	0.021%	7.54%	0.100%
TOTAL UNITED STATES GOVERNMENT	27	73,915,150	0.292%	100.00 %	1.323%
PROPERTY OF THE STATE [70.11(1)]					
330 University of Wisconsin	32	203,281,300	0.758%	72.16%	3.639%
340 General	68	67,919,250	0.253%	24.11%	1.216%
350 Department of Veterans Affairs	2	1,464,500	0.005%	0.52%	0.026%
360 Highways	122	9,042,500	0.034%	3.21%	0.162%
TOTAL PROPERTY OF THE STATE [70.11(1)]	224	281,707,550	1.112%	100.00 %	5.043%
MILWAUKEE COUNTY [70.11(2)]					
390 Milwaukee County General	77	150,591,920	0.561%	28.56%	2.696%
400 X-Way(trust for Wisconsin)	250	31,460,320	0.117%	5.97%	0.563%
402 Metro Sewer	176	14,539,620	0.054%	2.76%	0.260%
410 Airport	23	77,473,550	0.289%	14.69%	1.387%
420 County Parks	295	245,461,110	0.915%	46.56%	4.394%
430 Tax Deed & Welfare	1	3,555,000	0.013%	0.67%	0.064%
440 County Highway	16	4,141,600	0.015%	0.79%	0.074%
TOTAL MILWAUKEE COUNTY [70.11(2)]	838	527,223,120	2.082%	100.00 %	9.438%

* Total Assessable Value \$25,322,100,578

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	400	185,462,360	0.691%	13.69%	3.320%
490 Redevelopment (RACM)	505	67,912,880	0.253%	5.01%	1.216%
500 Housing Authority (HACM)	542	93,019,230	0.347%	6.87%	1.665%
510 Vacant Land/Parking	53	23,227,300	0.087%	1.72%	0.416%
520 Playground/Tot Lot/Green Spot	84	13,627,720	0.051%	1.01%	0.244%
530 Tax Deed	2,920	61,530,515	0.229%	4.54%	1.102%
540 Land Bank	18	15,783,200	0.059%	1.17%	0.283%
550 City Vocational Schools	13	69,873,480	0.260%	5.16%	1.251%
570 Wisconsin Center District	3	70,078,500	0.261%	5.17%	1.255%
571 Misc. Municipal Property	6	55,451,200	0.207%	4.09%	0.993%
660 City Water Works	11	69,717,400	0.260%	5.15%	1.248%
720 City Fire Department	28	8,288,230	0.031%	0.61%	0.148%
750 Public Schools, School Sites	186	620,346,940	2.312%	45.81%	11.106%
TOTAL MUNICIPAL PROPERTY [70.11(2)]	4,769	1,354,318,955	5.348%	100.00 %	24.245%
<u>RAILROADS [70.112(4)]</u>					
780 Soo Line	117	13,697,460	0.051%	51.03%	0.245%
790 Northwestern	78	10,961,950	0.041%	40.84%	0.196%
800 Misc. Railroads	30	2,115,900	0.008%	7.88%	0.038%
810 CMC Real Estate	3	65,200	0.000%	0.24%	0.001%
TOTAL RAILROADS [70.112(4)]	228	26,840,510	0.106%	100.00 %	0.481%
<u>UTILITIES [70.112(4)]</u>					
830 Gas	7	558,330	0.002%	0.56%	0.010%
840 Electric	103	67,545,460	0.252%	67.88%	1.209%
850 Telephone	31	27,613,600	0.103%	27.75%	0.494%
860 Pipelines	2	3,420,000	0.013%	3.44%	0.061%
900 Streets, Alleys, Ped Ways	39	365,150	0.001%	0.37%	0.007%
TOTAL UTILITIES [70.112(4)]	182	99,502,540	0.393%	100.00 %	1.781%
TOTAL EXEMPTIONS	7,899	5,585,922,065	22.06%	100.00 %	100.00%

* Total Assessable Value \$25,322,100,578

**ASSESSOR'S OFFICE
CITY OF MILWAUKEE**

22-Jan-2013

TWENTY-FIVE HIGHEST REAL ESTATE ASSESSMENTS

	<u>Real Estate</u>	<u>Mfg Real Estate</u>	<u>Total Value*</u>	<u>Full Value**</u>
1	US Bank Corp		\$ 230,889,500	\$240,036,585
2	Northwestern Mutual Life Ins.		149,252,400	155,165,291
3	Mandel Group		95,788,200	99,583,015
4	Metropolitan Associates		90,596,000	94,185,117
5	411 East Wisconsin LLC		90,149,000	93,720,408
6	Marcus Corp/Milw City Center/Pfister		84,460,200	87,806,236
7	100 E. Wisconsin - CW Wisconsin Ave. LLC		77,642,000	80,717,922
8	Towne Realty		77,150,000	80,206,430
9	Flanders Westborough		56,460,000	58,696,760
10	Riverbend Place		55,687,000	57,893,136
11	Gorman & Co.		54,015,300	56,155,209
12	875 East Wisconsin-875 East Sponsor LLC		53,917,000	56,053,015
13	Inland Western Midtown		52,526,900	54,607,844
14	Park Lafayette Apartments		50,534,000	52,535,991
15	Geneva Exchange Fund		49,642,000	51,608,653
16	Hub Milwaukee Center		49,202,000	51,151,222
17	LSOP LLC***		47,926,300	49,824,983
18	Columbia-St Mary's Hospital		46,350,000	48,186,235
19	Centerpoint Properties		45,001,900	46,784,728
20	Miller - Coors Brewing	\$42,505,200	42,505,200	44,189,117
21	Badger Portfolio		42,159,000	43,829,201
22	Juneau Village / Crichton - Katz		39,588,000	41,156,347
23	Aurora Health		38,877,600	40,417,803
24	BMO HarrisM & I Marshall & Ilsley Bank		37,510,200	38,996,231
25	Walmart/Sam's Club		33,909,600	35,252,987

Manufacturers values listed in bold type

* The values indicated above are reported at 96.19 % equated value as established by the Wisconsin Dept. of Revenue

** Estimated full/equalized value

***LSOP LLC - formerly Liberty Properties Ltd

**ASSESSOR'S OFFICE
CITY OF MILWAUKEE**

22-Jan-2013

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

	<u>Real Estate</u>	<u>Personal Property</u>	<u>Total Value*</u>	<u>Full Value**</u>
1 US Bank Corp	\$230,889,500	\$ 14,454,945	\$245,344,445	\$255,064,188
2 Northwestern Mutual Life Ins.	\$149,252,400	\$ 35,174,064	184,426,464	191,732,836
3 Mandel Group	\$95,788,200	\$ 103,838	95,892,038	99,690,966
4 Marcus Corp/Milw City Center/Pfister	\$84,460,200	\$ 11,301,646	95,761,846	99,555,617
5 Metropolitan Associates	\$90,596,000	\$ 138,085	90,734,085	94,328,672
6 411 East Wisconsin LLC	\$90,149,000		90,149,000	93,720,408
7 100 E. Wisconsin - CW Wisconsin Ave. LLC	\$77,642,000	\$ 86,278	77,728,278	80,807,618
8 Towne Realty	\$77,150,000	\$ 97,081	77,247,081	80,307,357
9 Riverbend Place	\$55,687,000	\$ 3,472,650	59,159,650	61,503,361
10 Flanders Westborough	\$56,460,000	\$ 77,667	56,537,667	58,777,504
11 Gorman & Co.	\$54,015,300	\$ 44,628	54,059,928	56,201,605
12 875 East Wisconsin-875 East Sponsor LLC	\$53,917,000		53,917,000	56,053,015
13 Inland Western Midtown	\$52,526,900		52,526,900	54,607,844
14 Park Lafayette Apartments	\$50,534,000		50,534,000	52,535,991
15 Geneva Exchange Fund	\$49,642,000		49,642,000	51,608,653
16 Hub Milwaukee Center	\$49,202,000	\$ 84,989	49,286,989	51,239,578
17 Columbia-St Mary's Hospital	\$46,350,000	\$ 1,915,154	48,265,154	50,177,261
18 LSOP LLC***	\$47,926,300		47,926,300	49,824,983
19 BMO Harris\M & I Marshall & Ilsley Bank	\$37,510,200	\$ 8,419,026	45,929,226	47,748,791
20 Centerpoint Properties	\$45,001,900		45,001,900	46,784,728
21 Aurora Health	\$38,877,600	\$ 3,774,779	42,652,379	44,342,126
22 Badger Portfolio	\$42,159,000		42,159,000	43,829,201
23 Juneau Village / Crichton - Katz	\$39,588,000		39,588,000	41,156,347
24 Walmart/Sam's Club	\$33,909,600	\$ 85,000	33,994,600	35,341,355
25 Cathedral Place	\$33,387,000	\$ 103,168	33,490,168	34,816,939

* The values indicated above are reported at 96.19 % equated value as established by the Wisconsin Dept. of Revenue

** Estimated full/equalized value

***LSOP LLC - formerly Liberty Properties Ltd

**ASSESSOR'S OFFICE
CITY OF MILWAUKEE**

22-Jan-2013

TWENTY-FIVE HIGHEST COMBINED REAL AND PERSONAL PROPERTY ASSESSMENTS

	<u>Real Estate</u>	<u>Mfg Real Estate</u>	<u>Personal Property</u>	<u>Total Value*</u>	<u>Full Value**</u>	
1	US Bank Corp	\$230,889,500		\$ 14,454,945	\$245,344,445	\$255,064,188
2	Northwestern Mutual Life Ins.	\$149,252,400		\$ 35,174,064	184,426,464	191,732,836
3	Mandel Group	\$95,788,200		\$ 103,838	95,892,038	99,690,966
4	Marcus Corp/Milw City Center/Pfister	\$84,460,200		\$ 11,301,646	95,761,846	99,555,617
5	Metropolitan Associates	\$90,596,000		\$ 138,085	90,734,085	94,328,672
6	411 East Wisconsin LLC	\$90,149,000			90,149,000	93,720,408
7	100 E. Wisconsin - CW Wisconsin Ave. LLC	\$77,642,000		\$ 86,278	77,728,278	80,807,618
8	Towne Realty	\$77,150,000		\$ 97,081	77,247,081	80,307,357
9	Riverbend Place	\$55,687,000		\$ 3,472,650	59,159,650	61,503,361
10	Miller - Coors Brewing		\$42,505,200	\$ 14,740,500	57,245,700	59,513,587
11	Flanders Westborough	\$56,460,000		\$ 77,667	56,537,667	58,777,504
12	Gorman & Co.	\$54,015,300		\$ 44,628	54,059,928	56,201,605
13	875 East Wisconsin-875 East Sponsor LLC	\$53,917,000			53,917,000	56,053,015
14	Inland Western Midtown	\$52,526,900			52,526,900	54,607,844
15	Park Lafayette Apartments	\$50,534,000			50,534,000	52,535,991
16	Geneva Exchange Fund	\$49,642,000			49,642,000	51,608,653
17	Hub Milwaukee Center	\$49,202,000		\$ 84,989	49,286,989	51,239,578
18	Columbia-St Mary's Hospital	\$46,350,000		\$ 1,915,154	48,265,154	50,177,261
19	LSOP LLC***	\$47,926,300			47,926,300	49,824,983
20	BMO Harris\M & I Marshall & Ilsley Bank	\$37,510,200		\$ 8,419,026	45,929,226	47,748,791
21	Centerpoint Properties	\$45,001,900			45,001,900	46,784,728
22	Harley Davidson	\$15,824,567	\$10,191,700	\$ 18,286,657	44,302,924	46,058,061
23	Aurora Health	\$38,877,600		\$ 3,774,779	42,652,379	44,342,126
24	Badger Portfolio	\$42,159,000			42,159,000	43,829,201
25	Juneau Village / Crichton - Katz	\$39,588,000			39,588,000	41,156,347

Manufacturers values listed in bold type

* The values indicated above are reported at 96.19 % equated value as established by the Wisconsin Dept. of Revenue

** Estimated full/equalized value

***LSOP LLC - formerly Liberty Properties Ltd

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).