

ANNUAL EQUALIZATION REPORT

FOR THE
Equalization Bureau

PREPARED FOR THE
Wisconsin Department of Revenue



PRESIDED OVER BY
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EFFECTIVE VALUE DATE
January 1, 2016

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LETTER OF TRANSMITTAL

November 21, 2016

Richard G. Chandler, Secretary
Wisconsin Department of Revenue
2135 Rimrock Road
Madison, WI 53708

Dear Secretary Chandler,

This report presents the Equalized Values for all taxation districts in the State of Wisconsin. The Bureau of Equalization in the Division of State & Local Finance has completed the work. We have used procedures, methods, and techniques necessary to develop credible values as of January 1, 2016.

You, as Secretary of the Department of Revenue, are the client, the intended user, and the authorized user of this report. The *intended use* is the fair distribution of the property tax levy to overlying taxation Districts. This work complies with professional standards, Wisconsin Statutes, case law, administrative rules, and the *Wisconsin Property Assessment Manual (WPAM)*.

Other than those items identified in this report and in supporting work files, I know of no adverse conditions affecting the taxation districts as of the effective date of the assignment. Any undisclosed or undiscovered conditions could affect the value. We have applied all known corrections to the previous year's values according to sec. 70.57(1)(d) Wis. Stats.

Any assumptions, limiting conditions, or hypothetical conditions are identified either in the body of this report or in the work files.

Respectfully submitted,



Mary Gawryleski
Director, Equalization Bureau

cc: Claude Lois, Administrator, Division of State & Local Finance

SECTION 1 – INTRODUCTION

AUTHORITY

Section 70.57(1)(a) Wis. Stats., states: "The department of revenue before August 15 of each year shall complete the valuation of the property of each county and taxation district of the state. From all the sources of information accessible to it the department shall determine and assess by class the value of all property subject to general property taxation in each county and taxation district."

NOTIFICATION

Section 70.57(1m) Wis. Stats., describes notification: "On August 15 the department of revenue shall notify each county and taxation district of its Equalized Value." DOR posts Equalized Values on the Department's website and sends notice of the values via first class mail to each county and taxation district.

TIMELINE OF THE PROCESS

The following table shows the work product and either a) the cut-off or b) the run date, for each major task.

THE EQUALIZATION TIMELINE

Work Product	Date
Assessors must submit a final or amended Municipal Assessment report (MAR) and Tax Increment District (TID) Assessment Report, concluding the prior year assessment cycle.	As of January 1
Assessors must provide assessments via Provide Assessment Data (PAD) system for sales to be included on preliminary ratio report.	February 12
DOR notifies assessors of preliminary ratio reports. The assessor should review reports for unusable sales, incorrectly posted assessments, and clerical errors.	February 24
DOR analyzes large parcel sales (Fielded Sales Analysis or FSA)	February thru April
Assessors must submit assessment information in PAD to be included in (or removed from) the final ratio report. Assessors must contact the Equalization District Office with changes to previously submitted PAD assessment information.	March 11
Assessors must submit stratified assessment data , if any, to the Equalization District Offices.	May 2
DOR posts the Municipal Assessment Report (MAR) and the Tax Increment District (TID) Assessment Report (TAR) templates to the Internet.	May 2
DOR Calculates Economic Change in Integrated Property Assessment System (IPAS).	May
Assessor must submit the MAR (the information used for the August 15 Equalized Values and the Net New Construction calculations).	June 13 (2 nd Monday of June)
Assessor must submit TID Assessment Report (TAR).	June 13 (2 nd Monday of June)
DOR processes the MAR.	Last two weeks of June
DOR processes the TAR.	Last two weeks of June
DOR merges Manufacturing and Non-manufacturing Values	Mid-July
DOR releases preliminary Equalized Values and posts to the Internet	August 1
DOR releases preliminary Net New Construction figures and posts to the Internet.	August 1
DOR releases preliminary Tax Incremental District values and posts to the Internet.	August 1
DOR releases final Equalized Values and posts to the Internet.	August 15
DOR conducts Field Reviews in municipalities (cyclical).	July, on going
Deadline for Municipality or County to appeal Equalized Value	October 15

Work Product	Date
DOR posts the Major Class Comparison report to the Internet and sends non-compliance notices to districts.	November 1
Equalization presents at the Annual Assessor Meeting	November/December
DOR contacts the assessor and notifies the clerk, requesting Final MAR, if none has been filed.	December 9
Certified assessors must complete Annual Assessor Meeting on-line training if they did not attend an in-person meeting.	February 2

SUMMARY OF REQUIRED DATES AND REPORTS

Activity	Function	Task	Recipient	Date
Process	IPAS Equalized/Value Transaction	Final or amended MAR's to calculate Sec. 70.57 adjustments for municipality	Equalization District	January
Notify	TID	TID & Environmental Remediation (ER) TID base values and territory amendments	Equal & Mfg. District Office	January
Produce	IPAS Sales Ratio Analysis (SRA) Transaction	Preliminary Assessment Sales Ratio report; Detailed Sales Report	Town, Village, City (TVC) Assessors	Mid Feb
Post	SRA	Preliminary Assessment Sales Ratio Report; Detailed Sales Report	TVC Assessors	Feb 25
Post	Internet Notification	Instructions and deadline for providing corrected assessment data for sales on preliminary report	TVC Assessors	Feb 25
Remove	TID	Terminated TID's on-line after Computer Exemption checks are mailed	Office of Technical and Assessment Services	~ May 15
Mail	FSA (Fielded Sales Analysis Transaction)	Letters informing law enforcement of fielding of year's sales	County Sheriff	Feb.
Key	SRA	Corrected assessments to SRA file	Equalization District	March
Mail	FSA	Commercial & FSA questionnaires	Grantees	On going
Process	TID	Current year base values and territory amendments	District Office	January
Certify	TID	TID base values and amended base values	TVC clerk	~ Feb 15
Post	Internet Notification	Quarterly Real Estate Transfer Return (RETR)	DOT, DNR, DOI, USDA, MLS	April 1
Mail	Equalized Value Transaction	Notification of large sec. 70.57 Wis. Stats. corrections	Affected Municipalities	Mid-July
Calculate	Use Value	County conversion charges for converting agricultural land	Office of Technical & Ass't Services	January
Post	Use Value	County conversion charges for converting agricultural Land to internet	Co. Treasurer, Assessors, Public	Feb 9
Post	70.05 Transaction	Final Major Class Comparison Report posted to internet	Muni. Officials, Assessor	Feb 15
Mail	70.05 Transaction	Rescissions of any orders/notices of noncompliance, if compliance is met	Muni Officials, TVC clerks; assessors	Feb 16
Mail	70.05 Transaction	Final Notice of Non-compliance (Courtesy Letter) offering assistance to meet compliance	TVC clerks; assessors	Feb 16
Add	TID	New TIDs and ER TIDs	Office of Technical and Assessment Services	~ April 1
Mail	TID	Notices to districts with TIDs for annual fee, payable via My Tax Account	Muni Clerks	~ April 1
Post	TID	Certification form (PE 209)	Muni Clerks	~ April 1

Activity	Function	Task	Recipient	Date
Load	PAD	PAD data to Sales Data transaction	Equalization District Office	Approx. mid-February
Complete	FSA	Fielded Sales Analysis office/field work	Equalization District Office	April
Review	SRA	Assessor comments in PAD; Detailed Sales reports	Equalization District office	~ mid-April
Complete	SRA	Assessment / Sales input	Assessor, Equalization District Office	April 29
Produce	SRA	Final SAS reports	Assessor, Equalization District Office	March 28
Post	SRA	Final Detailed Sales and Assessment Sales Analysis to Assessors	TVC Assessors	April 8
Load	SRA	Final SAS data to IPAS	Equalization District Office	~ May 1
Open	PAD	Provide Assessment Data system to assessor for 2015 sales	TVC Assessors	June 10
Produce	FSA	Condensed Sales Summaries for Property Assessment Specialist (PAS) staff	Equalization District Office	~ May 1
Post	Internet Notification	Municipal Assessment Report	TVC Assessors	May 1
Post	Internet Notification	TID Assessment Report	TVC Assessors	May 1
Plan	Field Review	Upcoming year's field review plan	Equalization District Office	~ June 1
Print	RETR	RETRs for field reviews	Equalization District Office	On going
Mail	Field Review	Letters to county sheriffs regarding upcoming Field Review with vehicle info	Sheriffs	June
Post	Internet Notification	Quarterly RETR	DOT, DNR, DOI, USDA, MLS	July 1
Finalize	Field Review	Field Review for current year	Equalization District Office	June 1
Finalize	IPAS	Economic adjustments in IPAS	Equalization District Office	May- June
Finalize	IPAS	Unit values in IPAS	Equalization District Office	May - June
Adjust	IPAS	Market unit values, Use Values, and 50% of market value for undeveloped and Ag Forest land classes	Equalization District Office	May
Remove	TID	Terminated TID's & ER TIDs on-line after computer exemption checks are mailed	Office of Technical and Assessment Services	May
Deadline	MAR	Regular Municipal Assessment Report for inclusion in Aug 15th Equalized Values	Equalization District Office	June 13 (second Monday of June)
Deadline	TID	TID Assessor Final Report: No report = No increment (non-manufacturing); STATUTORY: No extensions	Equalization District Office	June 13 (second Monday of June)

Process	E/V Transaction	Municipal Assessment Report	Equalization District Office	June 14
Process	E/V Transaction	Manufacturing reasons for change and values into E/V transaction	Equalization District Office	June 14
Review	E/V Transaction	Municipal Assessment Report and Manufacturing Values, esp. shifts to/from local roll	Mfg. & Equalization Central Office	July 14 -24
Process	TID Transaction	TID Assessment Report	Equalization District Office	June 27
Post	Internet Notification	Quarterly RETR	DOT, DNR, DOI, USDA, MLS	July 1
Review	TID Transaction	TID Assessment Report and prior year <u>sec. 70.57 Wis. Stats.</u> , corrections	Equalization District Office	Early July
Process	E/V Transaction	Equalized Value review queries	Equalization District Office	Early July
Determine	E/V Transaction	Final Review of municipal E/V in IPAS	Equalization Bureau Directors	Mid-July
Process	TID Transaction	TID Value review queries	Equalization District Office	Mid-July
Determine	TID	Final review of TID subsequent year values and increment in IPAS	Equalization Bureau Director	Mid-July
Produce	E/V & TID	E/V value and TID – preliminary reports	TVC officials	July 27
Post	E/V & TID	Preliminary E/V and TID reports	TVC officials	Aug 1
Post	NNC	Preliminary Net New Construction reports	TVC Officials	Aug 1
Prepare	E/V Transaction	Envelopes and report for mailing Equalized Values to municipal recipients	TVC clerk and Head of Gov't	~ Aug 1
Review	E/V & TID	Districts with possible changes to current year values.	Equalization District Office	Aug 1- 8
Finalize	E/V & TID	Finalize all TVC E/V and TID values	Mfg. & Eq. Bureau Directors	Aug 10
Mail	E/V Transaction	1. Co. Equalized Value Reports, 2. Assessor Equity Report, 3. Condensed Sales Summary Report	TVC and County Clerk	Aug 15
Post	Internet Notification	1. County Apportionment report; 2. Net New construction report, 3. TID Increment report	Muni Officials, Public	Aug 15
Post	TID	Annual TID certification letters to internet	Muni Officials	Aug 15
Prepare	FSA	Large parcel sales for fielding	Equalization District Office	On going
Post	Internet Notification	Equalized Value reports	County Clerks, Muni officials, public	Aug 15
Deadline	TID	For municipalities to submit TID paperwork for creation/amendments	Office Technical & Ass't Services	October 1
Post	Internet Notification	Quarterly RETR	DOT, DNR, DOI, USDA, MLS	October 1
Produce	Use Value	Municipal Use Values	Office Technical & Ass't Services	~ Mid-October
Post	Internet Notification	Municipal Use Values	Assessor	~ Nov 1
Deadline	E/V Transaction	<u>Sec. 70.64 Wis. Stats.</u> appeals of Equalized Values from to TAC	Tax Appeals Commission	Oct 15
Produce	70.05 Transaction	Preliminary Major Class Comparison report	Muni Officials	Nov 1
Post	Internet Notification	Preliminary Major Class Comparison Report	Assessors, Muni Officials	Nov 1
Mail	70.05 Transaction	Notices of Non-Compliance and Orders for supervised assessments	TVC clerks, Assessors	Nov 1

Post	Internet Notification	Statistical reports published on the internet	County Clerks, local officials, public	Early November
Conduct	Training	Annual Assessor Meetings	TVC Assessors, DOR Staff	Early December
Input	TVC Database	Updated assessor information into mainframe	Equalization District Office	On going
Complete	Chargeback	<u>Section 74.41 Wis. Stats.</u> Chargebacks due to refunded or rescinded taxes (in Mainframe)	Equalization District Office	Nov 15
Mail	MAR	Request for final Municipal Assessment Report if not filed	TVC Clerks, Assessor	Dec 9
Mail	MAR	Letter if final Municipal Assessment Report not filed	TVC clerk, Assessor, Head of Gov't, and OTAS	Dec 31
Deadline	Training	Completion of on-line Annual Assessor Meetings	Assessor	January 31
Deadline	TID	TIF worksheets and Statement of Taxes (SOT) due	Office Technical & Ass't Services	~ Dec 31

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This report is subject to the following assumptions and limiting conditions:

1. This work applies to *taxation districts*. According to [sec. 70.114\(e\) Wis. Stats.](#), a "Taxation district" means a city, village or town, except that if a city or village lies in more than one county, the portions of that city or village that lie within each county are separate taxation districts. To avoid confusion, a "Taxing jurisdiction" means any entity authorized by law to levy taxes on general property, as defined in [sec. 70.114\(f\) Wis. Stats.](#)
2. This work also applies to Tax Increment Finance Districts, defined under [sec. 60.85](#) (towns), [sec. 66.1105](#), (villages and cities). According to [sec. 66.1105\(2\)\(k\)1](#). Wis Stats, "Tax incremental district" means a contiguous geographic area within a city defined and created by resolution of the local legislative body, consisting solely of whole units of property as are assessed for general property tax purposes, other than railroad rights-of-way, rivers or highways."
3. This report and the procedures, methods, and techniques conform to the requirements of case law, [Wisconsin Statutes](#), [Administrative Rules](#), and the [Wisconsin Property Assessment Manual](#) (WPAM) and [Professional & Technical Standards](#).
4. The laws of the State of Wisconsin govern the use of this report and its conclusions.
5. DOR is not responsible for conditions resulting from failure to file or errors on the part of the taxation district other than circumstances where remedy is provided by statute.
6. DOR is not responsible for legal matters affecting individual properties or taxation districts.
7. DOR believes the titles of properties subject to this analysis are correct and marketable.
8. DOR assumes that individual property and taxation districts are under responsible and competent management.
9. DOR assumes that the owners of property and the taxation districts have all required licenses, certificates, consents, or other instruments of legislative or administrative authority to operate responsibly.
10. DOR assumes that all information, estimates, and opinions furnished by sources are reliable.
11. DOR uses the municipal assessor's land classification to develop Equalized Values for applicable classes of property, and assumes the classification is correct and accurate.
12. DOR acknowledges that Wisconsin courts have ruled that use of the discounted cash flow for subdivisions violates the principle of uniformity—a ruling that also applies to condominiums.
13. DOR acknowledges that Wisconsin Statutes and court cases describe restrictions on the valuation of subsidized housing, which excludes consideration of income tax credits and subsidized mortgage rates.
14. DOR assumes that local property has been assessed at its highest and best use.
15. DOR assumes that the all of the appropriate rights have been considered in the appraisal of locally assessed property.
16. DOR retains records in compliance with statutes and as directed by the Public Records Board in the [Wisconsin Municipal Records Manual](#).¹ With a few exceptions, the minimum record retention time for public records is seven years.
17. DOR retains Real Estate Transfer Return data for five years according to Wisconsin Statutes.
18. DOR provides equalization information as a public record. [Section 19.32 Wis. Stats.](#), says that a public record "includes but is not limited to, handwritten, typed or printed pages, maps, charts, photographs, films, recordings, tapes (including computer tapes) and computer printouts."

¹ Published by the State Public Records Board.

CLIENT AND INTENDED USERS

The Secretary of Revenue, located at the following address, is the *client* and an *intended user* of this report.

Wisconsin Department of Revenue
Richard G. Chandler, Secretary
2135 Rimrock Road
Madison, Wisconsin 53708

Other intended users, defined in sec. 70.57(1m) Wis. Stats., include each county and taxation district. By statutory instruction, they are notified of their Equalized Value.

Section 70.114(1)(e) Wis. Stats., defines a *taxation district* as "a city, village or town, except that if a city or village lies in more than one county, the portions of that city or village that lie within each county are separate taxation districts." Taxation districts include such entities as towns, villages, and cities. We refer to the cities and villages that are in more than one county as "split districts."

Section 70.114(1)(f) Wis. Stats., defines a *taxing jurisdiction* as "any entity authorized by law to levy taxes on general property, as defined in s. 70.02, that are measured by the property's value." Taxing jurisdictions are units such as school districts, sewer districts, and lake rehabilitation districts.

INTENDED USE

The *intended use* of this report, the opinions, and the conclusions are for equalization according to the laws of the State of Wisconsin and specifically to:

- a) *Apportion Property Tax Levies* - A single county or school district may contain many townships, villages, and cities. DOR apportions levies amongst these districts using Equalized Values, ensuring fairness and impartiality.
- b) *Establish School District Equalized Values* - Wisconsin school district boundaries often overlap all or parts of different districts. School district Equalized Values are established by equating the assessed value of each school district within each taxation district to full value, based on the average level of assessment for that taxation district. For apportionment purposes, Equalized Values are reduced by any Tax Increment Values, known as the "TID Out" value. The TID Out values from all taxation districts in the school district are summed to produce the district's Equalized Value.
- c) *Allocate State Aids to Local Governments* - The distribution of funds to local governments under several state programs is determined in part by formulas that measure differences in per capita or per student Equalized Values. Examples include "general school aids" and "shared revenue payments" to districts and counties.
- d) *Determine Manufacturing Equated Property Values* - DOR assesses all manufacturing property at full value, whereas municipal assessors assess at different levels of assessment. The value of manufacturing property must merge with the local values for fair computation of the tax. Before merging, the manufacturing figures are adjusted—equated—to the local level of assessment. The Equalized Value (less any prior year compensation) is used to calculate the equating factor.
- e) *Calculate the Average Statewide Property Tax Rates* - Utility tax computations and other state programs use the average statewide full value property tax rate. Equalized Values are a factor used to determine full value tax rates.
- f) *Measure Compliance with Assessment Standards* – Sec. 70.05 Wis Stats requires that the assessed value of each of the major classes of property within a taxation district must be within 10% of the full value of that same class at least once during any given five-year period. Through the equalization process, DOR annually calculates the level of assessment by class and provides the compliance status to each district.

- g) *Calculate Estimated Fair Market Values on Tax Bills* - The assessment ratio, derived from the equalization process, is used to compute an estimated fair market value for each property. This provides a way for property owners to determine if the assessment placed on their property is reasonable.

ANCILLARY USES AND USERS OF EQUALIZED VALUES

As public information, Equalized Values may be used by anyone. Wisconsin Statutes define uses for Equalized Values and often define Equalized Value uniquely for a specific purpose. For example, [sec. 67.045 Wis. Stats.](#), uses Equalized Value for debt issuance conditions, [sec. 38.28 Wis. Stats.](#), uses Equalized Value for the distribution of state aid, and [sec. 87.01 Wis. Stats.](#), uses Equalized Value for apportionment of flood control district costs to municipalities in the flood control districts. There are 194 references to Equalized Value in the 2014 Statutes. Although there are often multiple references in the same section, the use is broad and the values may be used by any entity without the permission of DOR. Therefore, these uses and users are considered ancillary to the intended use and users.

EFFECTIVE DATE OF VALUE

The effective date of value is January 1 as described in [sec. 70.01, Wis. Stats.](#)

DATE OF REPORT

The report date is the transmittal date defined by [sec. 70.57 Wis. Stats.](#), as August 15. The report date coincides with that of the transmittal letter. [Section 70.57\(1m\), Wis. Stats.](#), states: "On August 15 the department of revenue shall notify each county and taxation district of its Equalized Value."

DEFINITION OF MARKET VALUE

The following definition of *market value*² applies a) when verifying sales for ratio studies and b) when appraising properties during the process of field review³.

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

² This is the same definition as that used by the Federal Deposit Insurance Corporation ([FDIC](#)), the International Association of Assessing Officers ([IAAO](#)), and referenced in Advisory Opinion 22 of [USPAP](#).

³ Note: This definition cannot be attributed to Equalized Value, which is an aggregate of classes of property, such as agricultural, for which this definition does not apply.

DEFINITION OF EQUALIZED VALUE

1. Equalized Value is the estimated value of all taxable real and personal property in each taxation district, by class, as of January 1, and certified by DOR on August 15 of each year. The value represents market value (most probable selling price), except for agricultural property, which is based on its use (ability to generate agricultural income) and agricultural forest and undeveloped lands, which are based on 50% of their full value.⁴
2. Note that Equalized Value *is in the aggregate*, i.e. it is the sum of estimates and is not the appraisal of any individual property.
3. This report focuses on the methods and techniques used to estimate the value of each class of property.
4. **Wisconsin Act 27 (1995)** changed the standard for assessing farmland from market value to use-value. Since 1998, the productive capacity is the base for assessing agricultural land and the use of the land determines its classification. Chapter Tax 18 specifies the use-value calculation; defines agricultural use; and specifies land eligible for use value assessment. Assessors classify agricultural building sites and residences of the farm operator's spouse, children, parents, or grandparents as "Other" and assess them at market value.
5. **Section 70.32(2)(c)1d, Wis. Stats.,** defines "agricultural forest" as "land that is producing or is capable of producing commercial forest product . . . and shall be assessed at 50% of its full value." Land must satisfy statutory conditions to be classified as agricultural forest.
6. **Wisconsin Act 33 (2003)** specifies that "undeveloped land" be valued for assessment purposes under **sec. 70.32(4) Wis. Stats.,** at 50% of its full value. Undeveloped land includes marshes, swamps, thickets, bog, or wet meadows.
7. Two unique agricultural products—cranberries and fish—are produced on "specialty land" and are assessed at use-value rates. Fish ponds used for animal aquaculture qualify as agricultural as they are analogous to pasture.

⁴ WPAM Page G-3.

SECTION 2 – SCOPE OF WORK

PROBLEM IDENTIFICATION

Section 70.57 Wis Stats., instructs the Department of Revenue to:

- value property of each county
- value the property of each taxation district
- value the property by class
- value all property subject to general property taxation
- value at the full taxable value according to its best judgment
- make available to each taxation district a list of sales within the taxation district and indicate whether or not those sales were used or rejected in establishing Equalized Value
- notify taxation districts if insufficient residential and agricultural sales in a taxation district require using sales information from other taxation districts in establishing Equalized Value
- determine and assess⁵ by class, from all the sources of information accessible, the value of all property subject to general property taxation in each county and taxation district

The Focus of this Analysis & Report

Both the analysis and report focus on the methods and techniques used to estimate the value of *each class of property* within each taxation district.

CLASSIFICATION OF PROPERTY

Wisconsin Statutes define how property is identified, and broadly divides it as either real or personal. *Real property* is land, any improvements attached to the land, and all fixtures, rights, and privileges pertaining thereto. *Personal property* includes all goods, wares, merchandise, chattels, and effects, of any nature or description having any real or marketable value, and not included in real property.

Section 70.32 Wis. Stats., defines classes of *real property* as follows:

1. Residential
2. Commercial
3. Manufacturing
4. Agricultural
5. Undeveloped
- 5m. Agricultural forest
6. Productive forestland
7. Other

Section 70.30 Wis. Stats. defines items of *personal property* as follows:

- The number and value of steam and other vessels
- The value of machinery, tools and patterns
- The value of furniture, fixture and equipment
- The value of all other personal property except such as is exempt from taxation

APPEALING MUNICIPAL OR COUNTY EQUALIZED VALUES

After notifying each district and county of its Equalized Value on August 15, municipalities and counties may appeal the Equalized Values, as provided by sec. 70.64 Wis. Stats., by October 15 to the Wisconsin Tax Appeals Commission.

⁵ The term as used in this reference does not refer to assessed value as developed by the local assessor. The Statutory references to locally assessed values are located in sec. 70.05 Wis. Stats.

THE JURISDICTIONS AND MARKET AREA MAPS FOR WHICH EQUALIZED VALUE IS DETERMINED

This link shows the [counties and taxation districts](#) for each Equalization District Office. This link shows the [maps](#) of each Equalization District Office.

DATA COLLECTION AND VALIDATION

We collect data from the following sources:

- Municipal Assessment Report
- Local Assessment Rolls
- Manufacturing Assessment Rolls
- Manufacturing Reports
- Provide Assessment Data System (PAD)
- Tax Increment District Assessment Reports
- Real Estate Transfer Return System
- Aerial Photos
- Completed Sales Questionnaires
- Soil Survey Maps
- Local Municipal Property Record Card (PRC)
- Statements of Assessment (SOA)
- County GIS system
- Office of Secretary of State (annexations)
- Department of Natural Resources (forestry programs)

SECTION 3 – VALUATION

RESEARCH AND ANALYSIS FOR DEVELOPING EQUALIZED VALUE

This section describes the type and extent of inspection, research, and analyses used to develop credible Equalized Values. These methods are consistent with professionally accepted standards and practices and they meet the expectation of a typical user as well as peers performing similar assignments. The valuation process uses one or more of the following six "techniques" depending on the circumstances:

- (1) Sales Analysis
- (2) Use-Value Application
- (3) Property Appraisals
- (4) Local Reports
- (5) Manufacturing Class
- (6) [Section 70.57 Wis. Stats.](#)

Each is described in turn.

(1) Sales Analysis

Recent sales of property, meeting the following criteria, are the objects of study:

- They occur during the calendar year prior to the January 1 effective date.
- The source is Real Estate Transfer Return (RETR) system.
- They are legitimate arm's-length transactions.

Primary Source Document – The Real Estate Transfer Return

When property is sold, a Real Estate Transfer Return (RETR) is electronically filed with the Department of Revenue, providing ownership interests, parcel descriptions, sale price, and other characteristics about the property. [Section 77.21 Wis. Stats.](#) requires this document for all real estate conveyances. The RETR is available in an electronic format to the county Registers of Deeds and Real Property Lister, Municipal Assessors, the Department of Revenue, and other authorized users. A transfer fee, set at .003% of the sale price, is collected from transfers where (generally) a warranty deed is obtained; other transactions, most frequently indicating a clearing of title interests, are exempt from the fee. The Local Government Services Bureau audits RETRs; Equalization uses the data for market analysis. RETR summary data is located on [DOR's web site](#).

Year	Total # RETR	With Fee	Without Fee	\$ Amount of Fees collected	Ave Fee Per RETR
2015	205,078	131,614	73,464	\$77,034,851	\$585
2014	193,558	117,474	76,084	\$65,296,400	\$555
2013	193,820	118,563	75,257	\$63,159,400	\$534
2012	180,315	104,224	76,091	\$56,072,800	\$538
2011	166,614	92,716	73,898	\$44,632,700	\$481
2010	167,768	95,021	72,747	\$46,828,500	\$493
2009	169,776	99,125	70,651	\$48,394,800	\$488
2008	181,856	108,917	72,939	\$62,594,000	\$599

The historical RETR filing data above indicates the total number of transfer returns filed has rebounded from the recent market downturn, and the dollar amount of fees collected has also risen to slightly above pre-recession level. The chart should not be interpreted as an overall value change, as the sales mix during the recession would reflect a greater proportion of re-sales of distressed properties than is typical of a more stable market.

Sales are analyzed using two techniques:

- (a) ratio studies⁶
- (b) Unit value projections

(a) Ratio Studies

These studies are useful for taxation districts having an adequate number of sales. In its **Standard on Ratio Studies**, the IAAO states:

For local jurisdictions, ratio study is used as a generic term for sales-based studies designed to evaluate appraisal performance. The term is used in preference to the term assessment ratio study because use of assessments can mask the true level of appraisal and confuse the measurement of appraisal uniformity when the legal assessment level is other than 100 percent of fair market value.

In the same document, the IAAO defines a ratio study as:

A study of the relationship between appraised or assessed values and market values. Indicators of market values may be either sales (sales ratio study) or independent “expert” appraisals (appraisal ratio study). Of common interest in ratio studies are the level and uniformity of the appraisals or assessments.

The Integrated Property Assessment System (IPAS) automatically calculates the statistics needed for the ratio study. For properties that have sold, this analysis compares the assessed value to the sales price. The equation for calculating a sales ratio is:

$$\text{Sales Ratio} = \text{Assessed Value} \div \text{Selling Price}$$

Sales ratios measure a) the level of assessment relative to market value and, b) the degree of assessment uniformity. Measures of central tendency help determine the *assessment level* whereas measures of dispersion help determine *uniformity*.

Sample Ratio Study – Six Residential Sales (Format modified for illustration)

Assessed Value	Sales Price	Ratio
\$117,800	\$142,000	82.96
\$106,700	\$125,000	85.36
\$122,100	\$137,000	89.12
\$108,600	\$110,000	98.73
\$112,500	\$112,500	100.00
(Total) \$567,700	\$626,500	90.61

Aggregate Ratio	Mean Ratio	Median Ratio
90.61	91.23	89.12

The primary use of a ratio study is to determine market value changes for the residential class, commercial class, and agricultural improvements. The market value change reflects the economic conditions occurring in the municipality.

⁶ See the *Wisconsin Property Assessment Manual* or the IAAO **Standard on Ratio Studies**

Number of Sales Usable for Ratio Study (State Totals)

	Number of Sales for Ratio Analysis	% Change
2015	73,405	18.22%
2014	62,092	0.59%
2013	61,726	19.24%
2012	51,765	22.84%
2011	42,139	-7.84%
2010	45,725	n/a

Using the Ratio Study to Determine Economic Adjustments

An economic adjustment is the estimate of the change in market value of a class of property. The ratio study and unit value projection are the basis for determining annual economic adjustments, which are measured as a percentage of the prior year's Equalized Value (less any 70.57 compensation).

Economic adjustments for Class 1 – Residential, Class 2 – Commercial, and Class 7 – Other Improvements, are determined by projecting a new base value using the following steps:

1. Using the sales ratio analysis, we determine the sales ratio most representative of the class.
2. We divide the prior year total assessed value by the sales ratio to determine the projected value.
3. Finally, we divide the projected value by the start-up base value minus 1 to determine the projected percent change.

Example based on the screen print on the following page:

- $998,607,300$ (class assessed value) / 101.14% (class aggregate ratio) = $987,351,500$ (Projected value)
- $987,351,500$ (Projected Value) / $962,575,700$ (Prior Year Start up Base Value) -1 = $+2.57\%$ (Projected Change in Class Value using the aggregate ratio)

Example of actual sales data and statistics used to determine the economic adjustment for the Residential class of property within a municipality:

Residential / Commercial / Other Economic Determination

Class Secondary projections based on Strata Description

2014 Taxation District Sales											
	# Sales	% Parcels	Assessed Value	% AV Sold	Sales Value	Aggregate Ratio	Mean Ratio	Median Ratio	Mean Assessed	Mean Price	Median Price
Vacant	32	6.72%	1,422,100		1,508,600	94.27%	95.97%	93.05%	44,441	47,144	43,200
Improved	188	3.51%	32,938,600		32,463,600	101.46%	102.13%	102.00%	175,205	172,679	165,500
Total	220	3.77%	34,360,700	3.44%	33,972,200	101.14%	101.23%	101.41%	156,185	154,419	157,750

Results for Municipality											
	# Sales	Assessed Value or Full Value	Sales Value	Aggregate Ratio	Mean Ratio	Median Ratio	Mean Assessed or Full Value	Mean Price	Median Price		
Vacant	0	0	0	0.00%	0.00%	0.00%	0	0	0		
Improved	0	0	0	0.00%	0.00%	0.00%	0	0	0		
Total	0	0	0	0.00%	0.00%	0.00%	0	0	0		

Projections for Tax District				Projections based on Municipality Sales			
One Year	Sales Ratio	Projected Value	% Change	One Year	Sales Ratio	Projected Value	% Change
	101.14%	987,351,500	2.57%		0.00%	0	0.00%
	101.23%	986,473,700	2.48%		0.00%	0	0.00%
	101.41%	984,722,700	2.30%		0.00%	0	0.00%
Two Year	0.00%	0	0.00%	Two Year	0.00%	0	0.00%
	0.00%	0	0.00%		0.00%	0	0.00%
	0.00%	0	0.00%		0.00%	0	0.00%
Three Year	0.00%	0	0.00%	Three Year	0.00%	0	0.00%
	0.00%	0	0.00%		0.00%	0	0.00%
	0.00%	0	0.00%		0.00%	0	0.00%

2014 Value Data	Parcels	Assessed Value	Mean Assessed	Mean DOR	Start Up Base	Agg Ratio	Economic Total Class Adjustments History	
Land	476	223,760,100	38,335	36,472	212,884,500	105.11%	2014	3.70%
Improved	5,361	774,047,200	144,534	139,842	740,051,200	103.36%	2013	0.00%
Total	5,837	998,607,300	182,869	176,313	962,575,700	103.74%	2012	-3.00%
							3 year compounded	0.59%

Strata results (% chg)	Land	Imps	Total

Proposed Total Class Adjustment:				Previous Year Allocation		
Total				Land	Imps	
By Percentage	<input type="text" value="2.60"/>	Reallocate Base Value	<input type="text"/>	Assessed Value	<input type="text" value="22.41%"/>	<input type="text" value="77.59%"/>
By Ratio	<input type="text"/>	% Change Allocation	<input type="text"/>	Base Value	<input type="text" value="22.12%"/>	<input type="text" value="77.88%"/>
By \$ Amount	<input type="text"/>	\$ Change Allocation	<input type="text" value="0"/>	Current Year Allocation		
OR		Land Adj	Impr Adj	Land	<input type="text" value="22.12%"/>	<input type="text" value="218,419,500"/>
Indicate Land and Impr % Chg	<input type="text"/>	<input type="text"/>	<input type="text"/>	Imps	<input type="text" value="77.88%"/>	<input type="text" value="769,183,200"/>
Apply Separate Land and Impr Ratios	<input type="text"/>	<input type="text"/>	<input type="text"/>			

Economic Results				Tentative / Final:	
	\$ Change	% Change	Ratio		
Land	5,535,000	2.60%	102.45%	F: Final	<input type="text"/>
Imps	19,492,000	2.60%	100.74%	Primary Basis	<input type="text" value="1: Taxation District"/>
Total	25,027,000	2.60%	101.11%	Additional Basis:	<input type="text"/>
				Sufficient Residential Sales	<input type="text" value="Y: Yes"/>

To determine the final economic change, we consider the statistics produced by various sales ratios. We review statistical measures such as coefficient of dispersion, the coefficient of concentration, and the price related differential to determine which ratio is the most reliable indicator of the economic change. When a sufficient number of sales exist, and the statistics are within an acceptable range, the aggregate ratio is typically the most reliable indicator. In this example, the aggregate and median ratio indicates an economic change in the range of +2.3-2.6%. The following table below displays the statistics for this example.

Class	Vac...	Sales	Strata	Total Asmt	Total Price	Median Sale Price	Aggr Ratio	Mean Ratio	Median Ratio	Std Dev	PRD	COD	COC	Below...	to -45%	to -30%	to -15%	to +15%	to +30%	to +45%	Above +45...	
1	V	0	Water Vac	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1	V	39	Non-W Vac	1672400	1803400	42900	92.74	97.06	92.76	23.36	1.05	17.44	61.54	0	7.69	5.13	37.18	24.37	15.38	2.56	7.69	
1	V	39	All Vacant	1672400	1803400	42900	92.74	97.06	92.76	23.36	1.05	17.44	61.54	0	7.69	5.13	37.18	24.37	15.38	2.56	7.69	
1	I	0	Water Imp	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1	I	191	Non-W Imp	33486800	33144100	166000	101.03	102.02	101.93	10.11	1.01	7.89	89.01	0	0	5.24	44.76	44.24	5.24	0.52	0	0
1	I	191	All Improved	33486800	33144100	166000	101.03	102.02	101.93	10.11	1.01	7.89	89.01	0	0	5.24	44.76	44.24	5.24	0.52	0	0
1		230	All Residential	35159200	34947500	155800	100.61	101.18	101.32	13.37	1.01	9.53	83.48	0	1.74	7.39	40.87	42.61	5.65	0.87	0.87	0.87

When few sales have occurred in a municipality, we expand the ratio study area to include sales in comparable municipalities using a blend group analysis (see 'Blend Group' definition following). When a blend group is used, the assessment associated with each sale is equated to full value using the class ratio for the municipality. This is necessary because each municipality in the blend group has a different level of assessment. We compare the full value assessment of the sales to the selling prices. After all assessed values are equated to full value, a) they are used as a basis to calculate the various ratios for the blend group, and b) they are used to project an economic change for the municipality.

DISTRICT BLEND GROUPS

Blend groups are geographic areas with similar demand characteristics. The methods used to develop blend groups vary by class of property. Since location is generally the strongest influence on value, blend groups for Class 1 – Residential, and Class 2 – Commercial, are generally centered around economic spheres, which consider employment patterns, highway access, and geographic features. In rural areas, similar municipalities are grouped based on land uses such as rural residential, waterfront, and transportation corridors.

For communities with a strong agricultural influence, municipalities are blended based on similar soil makeups and land uses (irrigated, as an example.) Blend groups for the undeveloped and forest classes are developed from land cover, land use, topography, and similar physical characteristics.

Blend groups can cross county lines and administrative area boundaries, if the influences are similar in the region. GIS applications, where available, assist in defining an admittedly subjective process.

(b) Unit Value Projections

Unit values are defined as the average market value per acre for a class or subclass of land. We develop market values for agricultural land, undeveloped land, productive forest land, and "other⁷" land, as classified by the local assessor. We develop market values for all statutory classes of land as part of our Fielded Sales program. Large parcel sales, generally 38 acres or larger, are verified thru the use of a questionnaire to the grantee. Further field verification is done to help assign values to various types of land and improvements.

The following table shows the total number of arm's length large acre sales considered for analysis for the past five years, and the percentage change in sales numbers from year to year.

⁷ Houses, barns, and other improvements to the land.

Calendar Year	Number of Fielded Sales	% Change
2015	3,586	+4.8%
2014	3,429	-3.1%
2013	3,537	-16.3%
2012	4,227	24.0%
2011	3,408	15.9%
2010	2,940	n/a

It is noted the 2012 increase in sales mirrored the increase in both milk and corn prices.

We analyze large acre sales:

- To determine the average dollar-per-acre market values for agricultural, undeveloped, agricultural forest, forest classes of property
- To determine the values of agricultural buildings (to help project economic adjustments and to create a sales base for the field review of agricultural buildings)
- To calculate the use-value conversion charge
- To use, at the statutorily required 50%, for undeveloped land.
- To use, at the statutorily required 50%, for agricultural forestland.

We use the following resources within Fielded Sales Analysis:

- the real estate transfer return
- aerial photos
- completed questionnaires
- soil survey maps
- municipal property record cards

The Fielded Sales Analysis generates the following reports:

- *Condensed Sales Summary* – this report shows sales, separated into the selling price per acre by subclass. We use this report to develop market values in a district. The following table is a sample report, modified for illustration purposes. Each line represents an individual sale.

Sale Price	#Ag acres	\$ per acre	# Undev Acres	\$ per acre	# Forest acres	\$ per acre	Site acres	\$ per acre	Bldg. Value
400,000	109	2575	0		5	2300	3	5100	92500
117,000	39	3000	0		0				
128,000	32	4000	0		0				
179,500	0		029	900	56	2750			
160,000	61	2300	8	625	7	2100			
248,600	69	2400	4	750	40	2000			
340,000	82	2675	12	800	4	2400	3	4800	87000
Aggregate	392	2681	53	825	112	2409	6	4950	
Mean	65	2825	13	769	22	2310	3	4950	
Median	65	2625	10	775	7	2300	3	4950	

The 'Aggregate' row tells us that in this township, with 7 sales, 392 acres of Agricultural land sold for \$2,681 an acre; 53 acres of Undeveloped land for \$825 an acre; 112 acres of Forest sold for \$2,409 an acre; and 6 Agricultural site acres sold for \$4,950 an acre.

Blend Group Reports – These reports are a compilation of the above reports, which include several similar towns grouped together, to enlarge the sales base used to project unit values. After reviewing the municipal and blend group sales data, the district office Property Assessment Specialist develops an estimated market value per acre, for each class and subclass of land within the municipality. The values are adjusted to the required statutory level of 50% of market value for the undeveloped and agricultural forest classes.

(2) Use-Value Application

In conjunction with the University of Wisconsin’s Department of Agriculture and the UW Extension, DOR generates values for agricultural land based on its productive capability. The values are calculated by the Office of Technical and Assessment Services for three grades of tillable soils and for pasture. The Farmland Advisory Council approves the final use-value guideline figures. Annual changes to use-values are limited to the annual statewide change in Equalized Values, less the value of agricultural land and construction less demolitions. The [2016 use-value figures](#) for each taxation district are located on the DOR web site. We apply those values against the assessor's acre base of the municipality to develop the Equalized Value of the Agricultural Class. Detail is found in the Wisconsin Property Assessment Manual, Chapter 11.

(3) Market Field Study

In taxation districts with insufficient sales data, we supplement existing sales with a market study to project a residential, commercial, or other improvement class values as needed.

(4) Municipal Reports

We use local reports to capture the full value of the local tax base changes in the Equalized Value. The two reports that contain necessary information are:

- (a) the Assessor's Municipal Assessment Report
- (b) the Clerk’s Statement of Assessments

a. The Municipal Assessment Report (MAR)

The **MAR** is one of the official documents the local assessor is required to file with DOR. The MAR contains detailed information relative to changes to taxable property in the municipality for the current year, by class of property, and reason for change. Reported value changes are equated to full value and are added to or subtracted from the Equalized Value. Local revaluation changes measuring market activity are excluded, because DOR accounts for market value changes through an independent analysis. Personal Property is equated to full value, and included in the Equalized Value. The MAR must be submitted by the 2nd Monday in June. The type of filing is dependent upon the status of the municipal Board of Review:

- If the Board of Review has not adjourned by the 2nd Monday in June, the assessor must submit an “Estimated MAR.”
- If the Board of Review has adjourned by the 2nd Monday in June, the assessor must submit a “Final MAR.”
- If the assessor has filed a “Final MAR,” he or she should submit an “Amended MAR” only to change the previously submitted "Final MAR."

b. Clerk's Statement of Assessments

The Statement of Assessment (SOA) is completed by the municipal clerk and filed with the DOR by the second Monday in June per [sec. 70.53 Wis. Stats.](#) The SOA summarizes the final values on the local assessment roll for real and personal property, and lists the values by school district and special districts (such as lake rehabilitation districts). This report is compared to the assessor's report for any additional changes made by the Board of Review. Again, appropriate changes indicated (up or down) are made to the Equalized Value by DOR. Since this report does not show detail of the valuation changes to real property, it is primarily used for corrections to the personal property values. This report is also used to calculate School District Equalized Values since the assessed values are summarized by school district and special district. Until the municipality provides a final Statement of Assessments, DOR cannot calculate the aggregate local level of assessment, or equate the manufacturing assessment roll to the local level of assessments." The SOA's are located at [this DOR Site.](#)

(5) Manufacturing Class

The Manufacturing Class of property is assessed by DOR annually at 100% of market value. Each real estate parcel is individually valued, following USPAP guidelines. Taxable personal property is valued at true cash value, again following USPAP guidelines. The full value of manufacturing real estate is incorporated into the Equalized Values. Manufacturing Personal property is included in the Equalized Value by totaling all individual accounts for that municipality. After the municipality has completed the local assessment roll, the manufacturing full value assessments are adjusted to the local level of assessments for extension of taxes. Municipal values are found on the [DOR Website.](#)

(6) Section 70.57 Corrections

Sec. 70.57, Wis. Stats., gives DOR the authority to correct either of the two prior year's Equalized Values. The majority of the required corrections result from the review of amended MAR's filed by the local assessor, after the August 15 Equalized Values have been established. The Equalized Value is recalculated based on the late report, and any difference is applied to the following year's Equalized Value as a correction.

Corrections involve three steps:

- 1) Correction—Equalized Values are carried forward each year, so a correction amount is used to calculate the start-up value.
- 2) Compensation—the dollar amount of the correction is included a second time to compensate for over or under valuation in previous year.
- 3) Compensation Removal—the compensation is removed in the following year, since it is a one-time occurrence.

Example:

2016 - Residential Class Value, as certified on Aug. 15, based on Estimated MAR = \$85,000,000

The Estimated MAR shows \$3,000,000 of residential new construction

The Final MAR shows \$2,000,000 of residential new construction; difference is \$1,000,000

2017 - Correction amount of -\$1,000,000 applied to Equalized Value to correct starting value

2017 – One-time compensation amount of -\$1,000,000 applied to Equalized Value to compensate municipality for excess 2016 value

2018 - Compensation amount of \$1,000,000 removed

2019 - No further effect of Sec. 70.57 \$1,000,000 adjustment

SECTION 4 – FINAL REPORT – EQUALIZED VALUES

The Equalized Value is the result of the six processes described above: sales analysis, Use-Value application, property appraisals, municipal reports, manufacturing values, and Section 70.57 adjustments.

The title of this report is "State Summary Report". It displays Equalized Values by class of property, and by percent change from the previous year. It includes all Section 70.57 adjustments.

DATE: 11/15/2016

WISCONSIN DEPARTMENT OF REVENUE
STATE SUMMARY REPORT
2016 STATE TOTALS

EQVAL921WI
PAGE 1 OF 2

MERGED	Current Base Value Includes s.70.57 Correction and Other Reasons for Change			s.70.57 Compensation Value	2016 Equalized Values	Percent Change in Equalized Values	2015 Equalized Values
	LAND	IMPROVEMENTS	TOTAL				
1 Residential	97,684,425,400	256,754,693,500	354,439,118,900	73,949,300	354,513,068,200	2.89%	344,556,341,500
2 Commercial	22,958,187,500	74,786,205,400	97,744,392,900	-24,723,400	97,719,669,500	3.79%	94,149,558,800
3 Manufacturing	2,141,071,750	11,990,249,100	14,131,320,850	-35,483,100	14,095,837,750	2.73%	13,720,756,250
4 Agricultural	2,077,148,500		2,077,148,500	713,900	2,077,862,400	1.28%	2,051,656,900
5 Undeveloped	1,969,401,800		1,969,401,800	-4,403,500	1,964,998,300	-0.58%	1,976,543,900
5m Ag Forest	2,956,198,700		2,956,198,700	3,314,500	2,959,513,200	1.96%	2,902,548,700
6 Forest	7,412,350,900		7,412,350,900	9,295,100	7,421,646,000	0.10%	7,414,206,900
7 Other	1,815,827,100	9,995,913,300	11,811,740,400	-24,559,000	11,787,181,400	2.23%	11,529,851,000
Real Estate Totals	139,014,611,650	353,527,061,300	492,541,672,950	-1,896,200	492,539,776,750	2.98%	478,301,463,950

1 Watercraft	17,408,200		17,408,200	-0.29%	17,458,500	
2 Machinery, Tools & Patterns	5,209,605,500		5,209,605,500	5.54%	4,936,091,600	
3 Furniture, Fixtures & Equipment	4,989,453,800		4,989,453,800	0.11%	4,984,102,200	
4 All Other Personal Property	2,466,788,400		2,466,788,400	1.41%	2,432,580,300	
Total of Personal Property	12,683,255,900		-98,704,400	12,584,551,500	2.30%	12,301,080,100
AGGREGATE VALUE	505,224,928,850		-100,600,600	505,124,328,250	2.96%	490,602,544,050

The title of this report is **Statement of Changes in Equalized Values by Class and Item**. It displays the values for all taxation districts within the state, and is available on **DOR's Website**. The report complies with the requirements to generate Equalized Value for all taxable real and personal property in each taxation district, by class, as of January 1. The report displays the major reasons for change, including Economic Change and New Construction.

Date: 08/09/2016

**WISCONSIN DEPARTMENT OF REVENUE
2016 STATEMENT OF CHANGES IN EQUALIZED VALUES BY CLASS AND ITEM**

EQVAL912WI
PAGE 2332 OF 2332

REAL ESTATE	STATE TOTALS													
	2015 RE Equalized Value	Removal of Prior Year Compensation	% Change	\$ Amount of Economic Change	% Change	\$ Amount of New Constr	% Change	Correction & Compensation	% Change	\$ Amount of All Other Changes	% Change	2016 RE Equalized Value	Total \$ Change in R.E. Value	% Change
Residential														
Land	95,607,539,100	32,351,600	0%	1,714,255,800	2%	278,081,600	0%	-30,127,900	0%	61,867,400	0%	97,663,967,600	2,056,428,500	2%
Imp	248,948,802,400	-30,497,500	0%	4,913,891,500	2%	3,010,669,300	1%	192,061,700	0%	-185,826,800	0%	256,849,100,600	7,900,298,200	3%
Total	344,556,341,500	1,854,100	0%	6,628,147,300	2%	3,288,750,900	1%	161,933,800	0%	-123,959,400	0%	354,513,068,200	9,956,726,700	3%
Commercial														
Land	22,677,028,900	-17,843,500	0%	142,131,100	1%	195,719,000	1%	-54,706,900	0%	9,525,000	0%	22,951,853,600	274,824,700	1%
Imp	71,472,529,900	18,016,500	0%	350,888,500	0%	3,044,757,300	4%	4,671,600	0%	-123,047,900	0%	74,767,815,900	3,295,286,000	5%
Total	94,149,558,800	173,000	0%	493,019,600	1%	3,240,476,300	3%	-50,035,300	0%	-113,522,900	0%	97,719,669,500	3,570,110,700	4%
Manufacturing														
Land	2,072,385,950	521,000	0%	39,972,300	2%	0	0%	-643,700	0%	28,539,600	1%	2,140,775,150	68,389,200	3%
Imp	11,648,370,300	32,325,800	0%	-51,598,100	0%	437,212,000	4%	-63,484,400	-1%	-47,763,000	0%	11,955,062,600	306,692,300	3%
Total	13,720,756,250	32,846,800	0%	-11,625,800	0%	437,212,000	3%	-64,128,100	0%	-19,223,400	0%	14,095,837,750	375,081,500	3%
Agricultural														
Land/Total	2,051,656,900	464,300	0%	24,834,700	1%	0	0%	1,427,000	0%	-520,500	0%	2,077,862,400	26,205,500	1%
Undeveloped														
Land/Total	1,976,543,900	-3,726,400	0%	27,152,300	1%	0	0%	-17,996,400	-1%	-16,975,100	-1%	1,964,998,300	-11,545,600	-1%
Ag Forest														
Land/Total	2,902,548,700	-6,499,900	0%	53,436,800	2%	0	0%	6,410,200	0%	3,617,400	0%	2,959,513,200	56,964,500	2%
Forest														
Land/Total	7,414,206,900	12,479,400	0%	6,270,200	0%	0	0%	23,733,500	0%	-35,044,000	0%	7,421,646,000	7,439,100	0%
Other														
Land	1,805,486,500	1,364,700	0%	16,364,200	1%	0	0%	-7,951,500	0%	-3,314,900	0%	1,811,949,000	6,462,500	0%
Imp	9,724,364,500	13,978,500	0%	57,965,700	1%	232,310,600	2%	-42,579,400	0%	-10,807,500	0%	9,975,232,400	250,867,900	3%
Total	11,529,851,000	15,343,200	0%	74,329,900	1%	232,310,600	2%	-50,530,900	0%	-14,122,400	0%	11,787,181,400	257,330,400	2%
Total Real Estate														
Land	136,507,396,850	19,111,200	0%	2,024,417,400	1%	473,800,600	0%	-79,855,700	0%	47,694,900	0%	138,992,565,250	2,485,168,400	2%
Imp	341,794,067,100	33,823,300	0%	5,271,147,600	2%	6,724,949,200	2%	90,669,500	0%	-367,445,200	0%	353,547,211,500	11,753,144,400	3%
Total	478,301,463,950	52,934,500	0%	7,295,565,000	2%	7,198,749,800	2%	10,813,800	0%	-319,750,300	0%	492,539,776,750	14,238,312,800	3%
PERSONAL PROPERTY	Non-Mfg Personal Property			Manufacturing Personal Property			Total of All Personal Property							
	2015	2016	% Change	2015	2016	% Change	2015 Total	2016 Total	Tot. \$ Chg in PP	% Change				
Watercraft	13,213,400	13,577,300	3	4,245,100	3,830,900	-10%	17,458,500	17,408,200	-50,300	0%				
Machinery Tools & Patterns	3,186,825,100	3,418,479,200	7	1,749,266,500	1,791,126,300	2%	4,936,091,600	5,209,605,500	273,513,900	6%				
Furniture Fixtures & Equip	4,296,008,000	4,308,505,200	0	688,094,200	680,948,600	-1%	4,984,102,200	4,989,453,800	5,351,600	0%				
All Other	1,885,670,600	1,870,513,300	-1	546,909,700	596,275,100	9%	2,432,580,300	2,466,788,400	34,208,100	1%				
Prior Year Compensation	-70,730,000	-88,671,700		1,577,500	-10,032,700		-69,152,500	-98,704,400	-29,551,900					
Total Personal Property	9,310,987,100	9,522,403,300	2%	2,990,093,000	3,062,148,200	2%	12,301,080,100	12,584,551,500	283,471,400	2%				
TOTAL EQUALIZED VALUE	2015 Total									2016 Total			Total \$ Change	% Change
Real Estate & Personal Property	490,602,544,050										505,124,328,250	14,521,784,200	3%	

STATE SUMMARY of 2016 EQUALIZED VALUES

Comments regarding regional value trends:

- **General:**
 - The west-central and south-central regions experienced the strongest growth, which is a trend carried forward from 2015
 - The larger urban areas, such as the Fox River Valley, Dane County, southeast counties, and western counties influenced by the Twin Cities, are experiencing the strongest growth
 - The northern recreational counties have not kept pace with the remainder of the state

- **Northcentral Region:**
 - The northern recreational market continues to be weak, lagging behind the central Wisconsin counties that are experiencing moderate growth, in part due to a more diversified economy. New Construction is boosting growth in Clark County (Town of Mentor), due to a Frac Sand plant, and in Portage County (City of Stevens Point), due to construction of a large corporate office. No clear trends have emerged from the change in the market value of agricultural land; cash crop counties appear to be down in value, dairy oriented counties appear to be stable or increasing, and non-agricultural influenced counties follow the residential market.

- **Northeastern Region:**
 - The majority of northeastern Wisconsin counties have seen modest growth, primarily in agricultural and residential areas. Commercial values remain stagnant or declining throughout the region. Kewaunee County enjoys the most growth in northeastern Wisconsin, primarily due to the agricultural, recreational and manufacturing growth.

- **Southeastern Region:**
 - Approximately 40% of the State's Equalized Value is located within the nine counties in the southeast region of the State. These counties continue to experience strong growth, primarily in the residential and commercial sectors. The region is experiencing significant growth in new construction as well, led by large commercial developments in the urban areas within Milwaukee and Waukesha counties. The current overall trend shows strong growth and a confidence in the stability of the area.

- **Southwestern Region:**
 - Southwest Wisconsin continues to grow at an even stronger rate than in years past. Dane County leads the region due to the many expanding communities, and strong commercial sector. By comparison, the predominantly agricultural counties such as Grant, Iowa, Sauk and Columbia are showing modest growth. Mixed Agricultural and Recreational areas such as Crawford, Vernon and Richland Counties are also showing moderate growth trends overall, led by moderate increases in residential, forest, and agricultural property.

- **Northwestern Region:**
 - Saint Croix County has again taken the lead as the fastest growing county in the State, due to a strong residential market. The new bridge from Minnesota to Wisconsin may be influencing this growth, as it will expedite travel to the Twin Cities from the northern half of Saint Croix County. Trempealeau County ranks number two in statewide growth due to growth in both the commercial and manufacturing sectors. Values in northern Wisconsin are lagging, primarily due to decreasing forest values and a weak recreational market, especially waterfront property.

The following report lists counties by percent change, from greatest increase to greatest decrease.

WISCONSIN DEPARTMENT OF REVENUE
COUNTY RANKINGS IN RANK ORDER
CHANGE IN EQUALIZED VALUES

COUNTY	2015 EQUALIZED VALUE	2016 EQUALIZED VALUE	% CHANGE	RANK
ST CROIX COUNTY	8,062,750,500	8,592,656,500	6.57	1
TREMPEALEAU COUNTY	1,992,372,800	2,118,843,100	6.35	2
KENOSHA COUNTY	13,180,389,300	13,921,985,000	5.63	3
PEPIN COUNTY	565,217,100	596,779,500	5.58	4
CLARK COUNTY	1,911,307,900	2,011,138,700	5.22	5
DANE COUNTY	53,916,406,550	56,550,867,750	4.89	6
EAU CLAIRE COUNTY	7,499,941,900	7,850,311,700	4.67	7
LAFAYETTE COUNTY	1,077,361,200	1,123,288,200	4.26	8
MONROE COUNTY	3,042,762,700	3,170,029,400	4.18	9
GREEN COUNTY	2,721,777,200	2,834,897,000	4.16	10
DUNN COUNTY	2,802,596,500	2,911,346,700	3.88	11
RICHLAND COUNTY	1,072,880,400	1,113,581,100	3.79	12
LA CROSSE COUNTY	8,717,923,400	9,044,241,400	3.74	13
CRAWFORD COUNTY	1,127,441,200	1,169,163,300	3.70	14
WASHINGTON COUNTY	13,367,424,000	13,843,873,200	3.56	15
ROCK COUNTY	9,926,025,100	10,279,524,500	3.56	16
CHIPPEWA COUNTY	4,971,654,200	5,147,835,300	3.54	17
WAUKESHA COUNTY	50,187,624,500	51,937,555,000	3.49	18
VERNON COUNTY	1,841,678,700	1,905,263,700	3.45	19
KEWAUNEE COUNTY	1,951,894,200	2,017,732,100	3.37	20
OZAUKEE COUNTY	10,970,706,600	11,325,768,700	3.24	21
PIERCE COUNTY	2,996,430,700	3,092,942,200	3.22	22
JACKSON COUNTY	1,567,145,200	1,616,527,600	3.15	23
BURNETT COUNTY	2,468,753,400	2,545,352,100	3.10	24
MARATHON COUNTY	9,852,982,500	10,156,245,000	3.08	25
OUTAGAMIE COUNTY	13,650,745,000	14,067,089,500	3.05	26
BARRON COUNTY	3,851,192,500	3,967,773,800	3.03	27
COLUMBIA COUNTY	4,988,178,200	5,138,031,400	3.00	28
MILWAUKEE COUNTY	58,553,179,100	60,292,559,700	2.97	29
POLK COUNTY	4,229,718,700	4,353,964,600	2.94	30
CALUMET COUNTY	3,669,398,400	3,775,868,100	2.90	31
JUNEAU COUNTY	1,919,249,700	1,973,565,400	2.83	32
MARINETTE COUNTY	3,604,170,500	3,705,920,800	2.82	33
TAYLOR COUNTY	1,395,485,700	1,434,816,700	2.82	34
BUFFALO COUNTY	1,088,267,200	1,117,734,600	2.71	35

WISCONSIN DEPARTMENT OF REVENUE
COUNTY RANKINGS IN RANK ORDER
CHANGE IN EQUALIZED VALUES

COUNTY	2015 EQUALIZED VALUE	2016 EQUALIZED VALUE	% CHANGE	RANK
JEFFERSON COUNTY	6,488,642,200	6,659,943,700	2.64	36
MENOMINEE COUNTY	288,738,400	296,194,100	2.58	37
GRANT COUNTY	3,003,073,200	3,073,043,000	2.33	38
WAUSHARA COUNTY	2,403,248,500	2,458,265,800	2.29	39
WAUPACA COUNTY	3,849,848,800	3,935,582,200	2.23	40
IOWA COUNTY	1,887,077,800	1,926,984,800	2.11	41
WINNEBAGO COUNTY	12,071,658,600	12,326,462,000	2.11	42
RACINE COUNTY	13,896,028,800	14,173,692,100	2.00	43
WALWORTH COUNTY	13,374,832,500	13,642,069,100	2.00	44
OCONTO COUNTY	3,616,763,000	3,687,988,200	1.97	45
BROWN COUNTY	19,332,586,900	19,699,673,500	1.90	46
DOOR COUNTY	6,920,415,400	7,051,561,200	1.90	47
WASHBURN COUNTY	2,352,892,400	2,396,151,200	1.84	48
DODGE COUNTY	5,991,792,600	6,097,891,400	1.77	49
FOND DU LAC COUNTY	7,066,199,900	7,182,759,600	1.65	50
ASHLAND COUNTY	1,193,762,800	1,213,232,200	1.63	51
PORTAGE COUNTY	5,344,210,100	5,428,971,000	1.59	52
MARQUETTE COUNTY	1,514,043,700	1,536,655,900	1.49	53
MANITOWOC COUNTY	5,202,782,500	5,275,735,800	1.40	54
SHEBOYGAN COUNTY	8,645,086,200	8,755,117,500	1.27	55
SAUK COUNTY	6,829,472,200	6,902,999,700	1.08	56
DOUGLAS COUNTY	3,336,978,800	3,370,328,800	1.00	57
GREEN LAKE COUNTY	2,240,329,000	2,261,538,700	0.95	58
ADAMS COUNTY	2,410,883,800	2,430,524,600	0.81	59
WOOD COUNTY	4,832,607,500	4,870,046,200	0.77	60
SHAWANO COUNTY	2,978,852,000	2,998,737,500	0.67	61
LINCOLN COUNTY	2,314,396,400	2,322,569,100	0.35	62
ONEIDA COUNTY	6,742,091,600	6,764,143,400	0.33	63
VILAS COUNTY	6,749,756,600	6,751,269,000	0.02	64
BAYFIELD COUNTY	2,556,255,300	2,555,869,200	-0.02	65
PRICE COUNTY	1,391,245,600	1,390,980,500	-0.02	66
LANGLADE COUNTY	1,677,318,900	1,676,152,400	-0.07	67
FLORENCE COUNTY	623,905,900	623,264,900	-0.10	68
RUSK COUNTY	1,226,515,600	1,225,001,700	-0.12	69
SAWYER COUNTY	3,434,332,400	3,428,506,500	-0.17	70

WISCONSIN DEPARTMENT OF REVENUE
COUNTY RANKINGS IN RANK ORDER
CHANGE IN EQUALIZED VALUES

COUNTY	2015 EQUALIZED VALUE	2016 EQUALIZED VALUE	% CHANGE	RANK
FOREST COUNTY	1,105,406,600	1,084,769,000	-1.87	71
IRON COUNTY	965,478,800	944,579,400	-2.16	72
STATE TOTAL	490,602,544,050	505,124,328,250	2.96	

Following are the dollar and percent changes for the 25 highest valued cities in the state.

CITY	2015 EQUALIZED VALUE	2016 EQUALIZED VALUE	DOLLAR CHANGE	% CHANGE
BROOKFIELD	\$6,460,106,800	\$6,789,545,700	329,438,900	5.10%
EAU CLAIRE*	\$4,664,452,100	\$4,872,721,700	208,269,600	4.47%
JANESVILLE	\$3,987,273,400	\$4,165,074,300	177,800,900	4.46%
KENOSHA	\$5,814,762,300	\$6,072,614,200	257,851,900	4.43%
MILWAUKEE*	\$25,980,469,600	\$27,042,046,500	1,061,576,900	4.09%
LA CROSSE	\$3,328,324,600	\$3,456,944,100	128,619,500	3.86%
MADISON	\$23,685,668,450	\$24,596,422,250	910,753,800	3.85%
WAUKESHA	\$5,664,111,600	\$5,877,157,700	213,046,100	3.76%
SOUTH MILWAUKEE	\$1,147,286,000	\$1,187,956,600	40,670,600	3.54%
OAK CREEK	\$3,003,919,300	\$3,108,897,900	104,978,600	3.49%
NEW BERLIN	\$4,808,727,900	\$4,957,310,700	148,582,800	3.09%
WAUWATOSA	\$5,543,348,500	\$5,699,272,300	155,923,800	2.81%
WEST BEND	\$2,418,080,000	\$2,485,727,800	67,647,800	2.80%
MEQUON	\$4,361,728,700	\$4,478,909,700	117,181,000	2.69%
APPLETON*	\$4,816,754,800	\$4,938,725,300	121,970,500	2.53%
MARSHFIELD*	\$1,427,677,300	\$1,461,314,300	33,637,000	2.36%
BELOIT	\$1,557,937,900	\$1,593,559,300	35,621,400	2.29%
FRANKLIN	\$3,649,185,900	\$3,729,003,100	79,817,200	2.19%
STEVENS POINT	\$1,740,399,800	\$1,777,286,600	36,886,800	2.12%
FOND DU LAC	\$2,662,872,500	\$2,716,586,500	53,714,000	2.02%
GREENFIELD	\$2,753,243,300	\$2,800,792,400	47,549,100	1.73%
SHEBOYGAN	\$2,407,532,000	\$2,446,193,900	38,661,900	1.61%
SUPERIOR	\$1,630,578,600	\$1,652,172,100	21,593,500	1.32%
RACINE	\$3,172,985,000	\$3,212,360,000	39,375,000	1.24%
GREEN BAY	\$6,009,465,500	\$6,080,589,000	71,123,500	1.18%
OSHKOSH	\$3,743,645,000	\$3,776,225,300	32,580,300	0.87%
MANITOWOC	\$1,911,750,600	\$1,915,217,400	3,466,800	0.18%
WEST ALLIS	\$3,741,492,800	\$3,735,583,600	(5,909,200)	-0.16%
WAUSAU	\$2,633,849,300	\$2,608,454,600	(25,394,700)	-0.96%

* Municipalities in more than one county

SECTION 5 – Tax Increment Finance Districts and the Equalized Value

A tax increment district (TID) is a geographic area within the larger municipality that is a blighted area in need of economic renewal or new development. When a new TID is approved by DOR, a "base" value of the TID is established. The taxes generated by an increase in TID value over the TID base value is the TID increment, which is used exclusively by the TID for redevelopment and is not shared with the overlying jurisdictions. The tax revenue is used to pay off the municipality's debt that is incurred by providing infrastructure for a TID project. After all project costs are repaid and the TID is terminated, the taxes generated by the additional value above the base are shared with the overlying jurisdictions. Detailed information on TID's is located on [DOR's Website](#).

The introductory pages of this report defined the Equalized Value and explained its uses. The most significant use of the Equalized Value is the apportionment of levies to taxation districts based on their relative value. It is noted in the Intended Use section, that levies are apportioned on a "TID Out" value, which is the Equalized value of a taxation district, less the total increment of all TIDs within the taxation district.

In the following example, the [Report Used for Apportionment of County Levy](#) for the Town of Florence shows a TID increment value of \$2,910,200 over its base value of \$11,400,400. The total Equalized Value of both the Town of Florence and Florence County is reduced by \$2,910,200 to determine the apportionment of the county levy. The county does not levy on the TID increment value, because the taxes generated by that increment are retained by the Town of Florence to pay of the cost of developing the TID. This report also shows the percent of the county levy that each taxation district must pay to the county. For example, the Town of Aurora will pay 11.1803296% of the county levy.

TID303WI

Report Used for Apportionment of County Levy

Date: 08/09/2016

FLORENCE County
2016 County Apportionment

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District	Equalized Value Reduced by TID Value Increment	% to Total
Aurora	69,357,700	.111803296
Commonwealth	47,417,400	.076435949
Fence	38,069,000	.061366505
Fern	48,643,700	.078412721
Florence	303,065,100	.488535188
Homestead	45,005,600	.072548173
Long Lake	40,676,900	.065570391
Tipler	28,119,300	.045327778
Town Total	620,354,700	1.000000000
Village Total	0	.000000000
City Total	0	.000000000
County Total	620,354,700	1.000000000

District	TID Value Increments			Current Value	Increment
	TID #	YEAR	Base Value		
T . Florence	001R	2013	11,400,400	14,310,600	2,910,200

A statewide listing of TID Values is located on the [TID Statement of Changes](#) report.

SECTION 6 – Net New Construction

A byproduct of the Equalized Value is calculating and reporting the Net New Construction (NNC) in each Town, Village, City and County, which is used to determine municipal levy limits. With certain statutorily described exceptions, levy increases are capped at a "Valuation Factor" which is the amount of new construction, less the amount of improvements destroyed, occurring in the prior year.

The data used to calculate the Valuation Factor is obtained from the Municipal Assessment Report (MAR). The Department of Revenue issues the **Net New Construction report** on August 15, when Equalized Values are certified. The average statewide Net New Construction was 1.21%.

This is a list of the 10 Municipalities with the highest dollar amount of Net New Construction occurring in 2015

County Name	Type of Municipality	Municipality Name	\$ Amount of Net New Construction	Net New construction as % of Prior Year Equalized Value
DANE COUNTY	CITY	MADISON	499,659,400	2.11
MILWAUKEE COUNTY	CITY	MILWAUKEE	446,770,000	1.721
DANE COUNTY	CITY	VERONA	202,538,400	9.673
MILWAUKEE COUNTY	CITY	WAUWATOSA	169,208,800	3.052
KENOSHA COUNTY	VILLAGE	PLEASANT PRAIRIE	132,687,400	4.615
WAUKESHA COUNTY	CITY	BROOKFIELD	125,154,000	1.937
WAUKESHA COUNTY	VILLAGE	MENOMONEE FALLS	113,234,400	2.471
OUTAGAMIE COUNTY	CITY	APPLETON	90,754,600	2.234
EAU CLAIRE COUNTY	CITY	EAU CLAIRE	81,141,400	1.805
DANE COUNTY	CITY	FITCHBURG	81,012,600	2.988


This is a list of the 10 Municipalities with the highest amount of Net New Construction, as a percent of the prior Year Equalized Value, occurring in 2015

County Name	Type of Municipality	Municipality Name	\$ Amount of Net New Construction	Net New construction as % of Prior Year Equalized Value
WALWORTH COUNTY	CITY OF	BURLINGTON	4,271,100	766.117
TREMPEALEAU COUNTY	CITY OF	BLAIR	18,625,400	21.963
MONROE COUNTY	VILLAGE OF	ROCKLAND	556,500	21.841
CLARK COUNTY	TOWN OF	MENTOR	7,496,400	21.812
MONROE COUNTY	VILLAGE OF	CASHTON	12,048,400	20.006
KEWAUNEE COUNTY	TOWN OF	LINCOLN	15,153,500	18.822
BARRON COUNTY	TOWN OF	DOVRE	18,975,000	16.408
RUSK COUNTY	VILLAGE OF	WEYERHAEUSER	4,002,700	16.122
ADAMS COUNTY	TOWN OF	COLBURN	7,055,000	16.033
CHIPPEWA COUNTY	CITY OF	EAU CLAIRE	23,241,700	13.658

SECTION 7 – CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The analysis, opinions, and conclusions are impartial and unbiased and are limited only by the stated assumptions and limiting conditions
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved. If either my property or property owned by any family member is within the district, I certify that I have complied with the ethical provisions of Wisconsin Statute when considering these properties in this analysis.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, procedures, methods, techniques, and conclusions conform to the requirements of case law, Wisconsin Statutes, Administrative Rules, WPAM, and Professional & Technical Standards.
- I affirm that my data collection program incorporates quality control measures including checks and audits to ensure current and consistent records.
- If anyone provided significant appraisal assistance, I have provided his or her name, certification level, certification number, and a description of the work provided by those individuals in the addenda of this report.

Name:	Mary Gawryleski
Certification:	Assessor 2 and 3
Expiration Date:	May, 2019 and May 2018
Title:	Director, Equalization Bureau
Telephone:	(608) 261-5275
Address:	2135 Rimrock Road, MS 6-97 P.O. Box 8971 Madison, WI 53708-8971
Email Address:	Mary.Gawryleski@revenue.wi.gov
Effective Date of Appraisal:	January 1, 2016
Web Page:	<u>Wisconsin Department of Revenue</u>
Client Name:	Richard G. Chandler, Secretary of Revenue, Madison WI
Signature:	
Date of Report:	08/15/2016

ADDENDA

STRATIFICATION

Within the context of property assessment, *stratification* is fundamental to statistical analysis. The IAAO describes stratification in its technical standard on ratio studies. DOR describe stratification in the *Wisconsin Property Assessment Manual*. At the functional level, stratification means separating a group into homogeneous subgroups and is analogous to clustering. The intent is determining homogeneity to ensure proper representation.

Wisconsin Property Assessment Manual

On page 19-7 of *WPAM*, under the subject of "Market Value Assessment," the manual states "When analyzing the sales they should be divided into property groups that can be meaningfully compared against one another for valuation purposes. This is known as stratification. The sales should first be stratified by property classification. If there are a large number of sales, it may be possible stratify the sales further by neighborhood, age, size, etc. Once the sales have been stratified, they are analyzed to separate the amount of sale attributable to land and improvements; to develop unit values for land; to measure accrued depreciation as evidenced by the difference between the cost of replacement new and sale price attributable to improvements; and to develop a systematic record of the findings of each sale investigated."

Under the subject of "Use of Assessment/Sales Ratios" on page 14-32 of the *WPAM*, it states:

"Assuming that there are an adequate number of sales, the assessor should stratify the sales by neighborhood, by style, by age, and other features to determine whether just one or two types or locations of residential property are under-assessed or if it is the entire class that is under assessed. Care must be taken to assure that each substrata contains more than just a few sales."

Although this section refers to residential property, the same principles apply to commercial property providing there are an adequate number of parcels.

In the same section, it states, "The assessor could also stratify the sales by style, age, or other features to determine if there is any particular type of property that is poorly assessed. Again, care must be taken to ensure that there are an adequate number of sales for each substrata for meaningful analysis. The more substrata that the assessor can identify and analyze, the easier it will be for the assessor to correct assessment problems."

On page 20-8 of the *WPAM*, under the subject of "Elements of an Automated Assessment System" it states "Stratification is the sorting of parcels into homogeneous groups based on location or other characteristics. This process can be effectively used in the annual market equalization process..."

International Association of Assessing Officers

The IAAO's [Standard on Ratio Studies](#) identifies *stratification* as the third step in the equalization process after defining the scope and creating the design of the project. Although there are several discussions of stratification, the following summarizes the issue. "Stratification divides all the properties within the scope of the study into two or more groups or strata. Stratification facilitates a more complete and detailed picture of appraisal performance and can enhance sample representativeness. Each type of property subject to a distinct level of assessment could constitute a stratum. Other property groups, such as neighborhoods and age and size ranges, could constitute additional strata. When the purpose of the study is to evaluate appraisal quality, flexibility in stratification is essential. The general goal is to identify areas in which the assessment levels are too low or lack uniformity and property groups for which additional reappraisal work may be required. In such cases, it also is highly desirable to stratify based on more than one characteristic simultaneously. Stratification can help identify differences in level of appraisal between property groups. In large taxation districts, stratification by geographic areas is generally more appropriate for residential properties, while stratification of commercial properties by either geographic area or property subtypes (e.g., office, retail, and warehouse/industrial) can be more effective."

ANALYSIS OF DISTRICT REAL ESTATE TREND BY COUNTY

DOR publishes the [SLF Equalization Maps by County](#).

UW Sea Grant publishes a [Wisconsin Local Government Web Mapping Sites](#).

BUREAU OF EQUALIZATION REPORTS

Each year the Equalization Bureau in the Division of State and Local Finance produces this report, which compares the previous year's Equalized Values to the current year's Equalized Values. This report details changes for both real and personal property. The real property classifications detailed by both land and improvements are residential; commercial; manufacturing; agricultural; undeveloped; agricultural forest; forest; and other. The personal property classifications are watercraft; machinery, tools and patterns; furniture, fixtures & equipment; and all other personal property.

Values are as of January 1 of the chosen year, based upon activity of the preceding calendar year. Values are expressed as dollar changes and rounded percent changes. The information is for all Wisconsin local governmental units, counties and the state.

The historical version of the [Statement of Change in Equalized Values](#) lists the Equalized Values from 1999 - 2014. Years 2014 and forward are on an updated version of the [Statement of Changes in Equalized Value](#).

Assessment Ratios-Major Class Comparison – Major Class Comparison for 2016

[Section 70.05\(5\) Wis. Stats.](#), requires each district to assess property at full taxable value at least once in a 7-year period. The [Major Class Comparison Report](#) provides each district's assessment history, by class of property, by year and tracks the district's compliance with the requirements of sec. 70.05 Wis. Stats. A preliminary report is published on November 1 of each year, based upon Equalization Value Information available as of the August 15 statutory release date and Assessment information as of November 1. A final version of the report is produced the following year, reflecting all assessment and Equalized Value adjustments to the August 15 Equalized Value.

WI Apportionment Report - Report Used for Apportionment of County Levy for 2016

The [Equalized Values](#) represents the Department of Revenue's estimate of the taxable value of all assessable property of each district.

Municipalities can create Tax Incremental Districts (TID), which are areas within the district that are designed for development or rehabilitation. Any increase in value above the original base value of that TID, generates taxes, which are used to pay expenses incurred in creating that district.

Overlying taxation districts, such as counties and school districts, do not share in that increase in value, or taxes, until the expenses of creating the district are paid. Property taxes of those overlying taxation districts are apportioned to the taxing entities based on the Equalized Value, less the amount of value increase over the base value of the TID.

This report lists each district's total Equalized Value, less any amount of tax increment, for all property within the district. The portion of the county levy each district is responsible for is listed. Each TID's base value, current value, and amount of increment are also listed on this report.

Taxes Levied 2015 - Collected in 2016

The data contained in this bulletin are unaudited. DOR prepares and releases this bulletin at the request of the Wisconsin Legislature and [**sec 73.03\(17\) Wis. Stats.**](#) This bulletin contains a summary of the general property full values and taxes for all towns, villages, and cities in Wisconsin. The basic figures are provided, which are helpful to make limited comparisons between tax districts.

Note: Some tax districts are served by more than one regular school district, or may be served by a special purpose district, which does not provide service to the entire tax district. In these cases, the property tax rates shown in columns 7 and 8 are average rates, therefore, comparisons of such rates are not valid for all purposes. The data shown in this bulletin are statistical and have been compiled without audit.

Statement of Assessments (SOA)—2016

This statement summarizes each tax district's aggregate assessed value for each of the statutory classes of real and personal property. The SOA also summarizes parcel counts and the acreage of each of the several types of exempt real property.

Statements of Assessments are mailed by Local Government Services (LGS) staff to tax district Clerks in May and are due to the Department of Revenue on or before the second Monday in June. The Local Government Services Bureau produced these SOA's in December 2016.

Assessor Services

The site provides the following basic links in addition to others.

[**Login to eRETR**](#)

[**Real Estate Transfer Return**](#)

[**Exempt Computer Value Report | Instructions**](#)

[**Municipal Assessment Report \(MAR\) | Instructions**](#)

[**Tax Incremental District Assessment Report \(TAR\) | Instructions**](#)

[**File transfer**](#)

[**Assessor Education Inquiry**](#)

[**Assessor Training**](#)

[**Assessor Continuing Education Courses**](#)

Municipal Assessment Report

The Municipal Assessment Report is used to report Taxation District assessed values. The form will be completed and submitted online by the municipal assessor. The MAR is located on the DOR website. The MAR is one of the official documents the local assessor is required to file with DOR. The MAR contains detailed information relative to changes to taxable property in the district for the current year.

TID Assessment Report

This report, as required by the DOR under **sec. 66.1105(6)(a) Wis. Stats.**, is used to determine the value of Tax Incremental Districts. Reports may be filed electronically from May 1 of the assessment year through January 31 of the following year. Assessors must submit the information electronically using the Tax Incremental District (TID) Assessment Report. The TAR captures the total assessed values of all Real and Personal Property located in the Tax Incremental District. The filer can submit Estimated, Final, or Amended reports.

DOR PUBLICATIONS

Wisconsin's Equalized Values

This excerpt from the Wisconsin Property Assessment Manual focuses on the development of the Equalized Value, with examples of the process.

Guide for Property Owners

The questions and answers in this booklet provide information about property assessment and taxation in Wisconsin. The narrative provides general information and does not deal with legal details.

Property Assessment Appeal Guide

The purpose of this guide is to help property owners understand and, if necessary, appeal their real property assessments. The State of Wisconsin is responsible for tax law administration while the local tax district is responsible for valuation and tax collection. Because the local tax district is responsible for the primary assessment, appeal rights begin at the municipal level. This guide is intended to help with this process.

Agricultural Assessment Guide

The purpose of this guide is to help owners of agricultural property in Wisconsin understand their real property assessments. This publication is particularly important because the Wisconsin State Constitution allows agricultural property to be assessed differently than other classes.

Property Tax Guide for Manufactured & Mobile Home Owners

The questions and answers in this booklet provide information about manufactured and mobile home property assessment and taxation in Wisconsin. The narrative provides general information and does not deal with legal details.

Guide for Board of Review Members

The purpose of this guide is to assist Board of Review members in Wisconsin understand their statutory duties. This guide contains a topical index, a flowchart of Board of Review functions, related court cases, a glossary of property tax terms, and Board of Review forms.

Property Assessment Guide for Municipal Officials

The purpose of this document is to help municipal officials with the property assessment process including revaluations, reassessments, and assessment maintenance. The State of Wisconsin Department of Revenue is responsible for tax law administration while the local taxation district is responsible for valuation and tax collection. This document provides information on how to contract for assessors' services. This publication is intended to provide general information, not legal advice. Municipal officials should consult with the municipal attorney when contracting for services.

Assessment and Tax Roll Instruction for Clerks

This is an instruction manual for Wisconsin Municipal Clerks.

Property Tax Refunds and the Chargeback Process

This publication addresses a property owner's responsibility to request a refund from the district (town, village, or city) for taxes paid in error because of a delayed determination from a Board of Review (BOR), Board of Assessors (BOA), or a court. It also explains when and how a district files a request to chargeback refunded taxes under **sec. 74.41 Wis. Stats.**, with the Department of Revenue (DOR) and request an interest refund from the Department of Administration (DOA).

Wisconsin Property Assessment Manual *(Download Caution: 12 Mbytes)*

Section 73.03(2a) Wis. Stats., authorizes DOR "To prepare and publish, in electronic form and on the Internet, assessment manuals. The manual shall discuss and illustrate accepted assessment methods, techniques and practices with a view to more nearly uniform and more consistent assessments of property at the local level. These reports are the **Statistical Report of Property Values**."