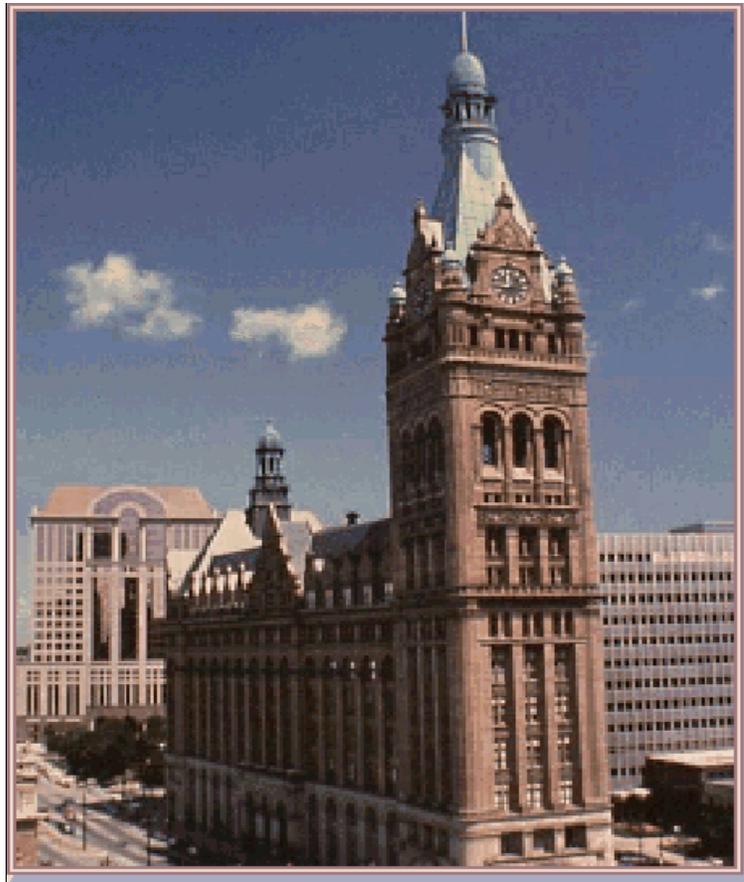




**2004 ASSESSMENTS AND TAXES**

**CITY OF MILWAUKEE**

**ASSESSOR'S OFFICE**



**ASSESSMENT COMMISSIONER  
DECEMBER 2004**

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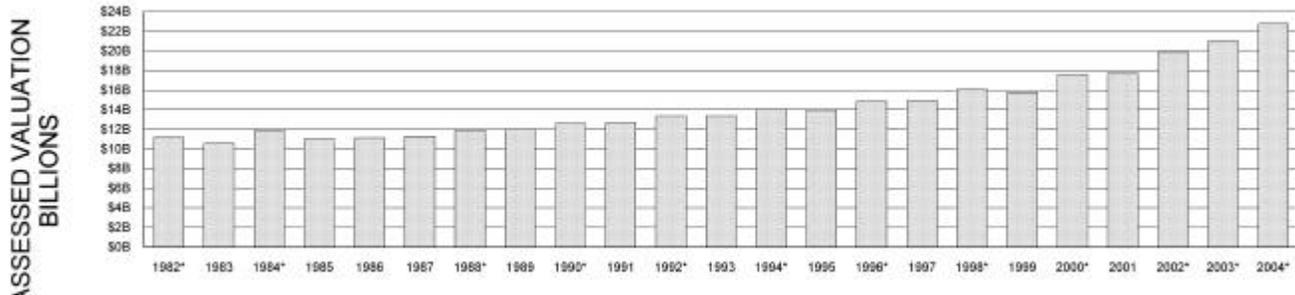
## 1981 - 2004 COMPARATIVE STATEMENT OF ASSESSED VALUATIONS - CITY OF MILWAUKEE

(Includes parcels in Milwaukee, Washington and Waukesha Counties)

YEAR	RESIDENTIAL			COMMERCIAL			MANUFACTURING		
	LAND	IMPROVEMENTS	TOTAL	LAND	IMPROVEMENTS	TOTAL	LAND	IMPROVEMENTS	TOTAL
1981	1,180,532,480	3,291,786,520	<b>4,472,319,000</b>	428,078,540	1,622,203,320	<b>2,050,281,860</b>	59,618,600	408,942,400	<b>468,561,000</b>
1982	1,717,148,720	4,572,040,609	<b>6,289,189,329</b>	639,467,500	2,140,559,770	<b>2,780,027,270</b>	83,009,100	570,343,400	<b>653,352,500</b>
1983	1,716,402,840	4,580,724,539	<b>6,297,127,379</b>	643,657,740	2,211,887,550	<b>2,855,545,290</b>	82,056,400	562,090,800	<b>644,147,200</b>
1984	1,716,152,830	4,763,782,900	<b>6,479,935,730</b>	655,704,940	2,382,842,380	<b>3,038,547,320</b>	83,474,600	571,779,400	<b>655,254,000</b>
1985	1,717,922,410	4,764,911,709	<b>6,482,834,119</b>	661,011,360	2,479,644,120	<b>3,140,655,480</b>	82,392,700	492,876,900	<b>575,269,600</b>
1986	1,716,871,450	4,757,545,410	<b>6,474,416,860</b>	677,653,830	2,549,060,370	<b>3,226,714,200</b>	78,994,900	441,359,600	<b>520,354,500</b>
1987	1,717,010,470	4,770,327,490	<b>6,487,337,960</b>	791,569,480	2,621,569,070	<b>3,413,138,550</b>	81,188,200	400,979,100	<b>482,167,300</b>
1988	1,702,287,900	4,656,544,760	<b>6,358,832,660</b>	855,921,490	3,213,792,990	<b>4,069,714,480</b>	86,018,500	397,045,700	<b>483,064,200</b>
1989	1,699,775,260	4,675,565,760	<b>6,375,341,020</b>	872,008,520	3,308,409,180	<b>4,180,417,700</b>	82,805,800	387,688,000	<b>470,493,800</b>
1990	1,772,525,060	4,941,312,290	<b>6,713,837,350</b>	864,870,290	3,474,332,100	<b>4,339,202,390</b>	90,312,400	416,552,600	<b>506,865,000</b>
1991	1,351,481,690	5,365,719,130	<b>6,717,200,820</b>	868,044,350	3,544,922,960	<b>4,412,967,310</b>	90,564,400	409,621,100	<b>500,185,500</b>
1992	1,344,937,490	5,841,042,760	<b>7,185,980,250</b>	879,390,880	3,586,466,630	<b>4,465,857,510</b>	97,899,800	439,536,900	<b>537,436,700</b>
1993	1,344,450,410	5,856,798,650	<b>7,201,249,060</b>	880,184,830	3,582,986,580	<b>4,463,171,410</b>	94,332,000	446,640,800	<b>540,972,800</b>
1994	1,428,293,780	6,312,152,330	<b>7,740,446,110</b>	898,084,070	3,666,538,810	<b>4,564,622,880</b>	100,441,400	459,387,600	<b>559,829,000</b>
1995	1,428,410,430	6,337,156,630	<b>7,765,567,060</b>	899,016,270	3,641,603,790	<b>4,540,620,060</b>	96,486,900	445,048,900	<b>541,535,800</b>
1996	1,430,109,840	6,972,180,780	<b>8,402,290,620</b>	940,810,000	3,800,431,000	<b>4,741,241,000</b>	103,410,400	467,497,700	<b>570,908,100</b>
1997	1,494,268,520	6,963,573,090	<b>8,457,841,610</b>	938,555,925	3,813,007,989	<b>4,751,563,914</b>	104,253,900	466,752,200	<b>571,006,100</b>
1998	1,496,198,190	7,596,999,410	<b>9,093,197,600</b>	988,865,364	4,134,577,761	<b>5,123,443,125</b>	122,080,700	503,725,400	<b>625,806,100</b>
1999	1,497,828,550	7,665,830,540	<b>9,163,659,090</b>	987,217,825	4,115,968,732	<b>5,103,186,557</b>	125,715,100	507,466,500	<b>633,181,600</b>
2000	1,508,081,250	8,784,541,739	<b>10,292,622,989</b>	1,041,601,353	4,570,920,435	<b>5,612,521,788</b>	147,682,800	593,788,800	<b>741,471,600</b>
2001	1,515,635,380	8,843,035,239	<b>10,358,670,619</b>	1,055,145,113	4,661,035,362	<b>5,716,180,475</b>	134,865,700	582,965,000	<b>717,830,700</b>
2002	1,742,406,500	10,284,988,255	<b>12,027,394,755</b>	1,151,699,658	5,024,632,842	<b>6,176,332,500</b>	148,778,100	616,352,200	<b>765,130,300</b>
2003	1,745,324,700	11,193,308,680	<b>12,938,633,380</b>	1,193,308,680	5,328,761,141	<b>6,493,804,441</b>	142,146,800	587,711,400	<b>729,858,200</b>
2004	1,818,293,700	12,483,368,216	<b>14,301,661,916</b>	1,221,150,300	5,682,339,764	<b>6,903,490,064</b>	140,746,200	592,853,300	<b>733,599,500</b>

YEAR	LAND	TOTAL REAL ESTATE IMPROVEMENTS	TOTAL	NO. OF TAXABLE PARCELS	BOATS & OTHER WATERCRAFT	MACHINERY TOOLS PATTERNS	FURNITURE FIXTURES & EQUIPMENT	ALL OTHER PERSONAL PROPERTY	TOTAL PERSONAL PROPERTY	NO. OF ACCTS.	GRAND TOTAL RE & PP
1981	1,668,229,620	5,322,932,240	<b>6,991,161,860</b>			229,020	125,283,810	272,312,250	70,906,520		<b>7,459,893,460</b>
1982*	2,439,625,320	7,282,943,779	<b>9,722,569,099</b>		313,800	191,239,340	412,825,290	105,714,820	<b>1,455,530,790</b>		<b>11,178,099,889</b>
1983	2,442,116,980	7,354,702,889	<b>9,796,819,869</b>		243,270	198,183,020	430,370,280	116,640,970	<b>745,437,540</b>		<b>10,542,257,409</b>
1984*	2,455,332,370	7,718,404,680	<b>10,173,737,050</b>		218,968	206,231,354	473,446,149	158,329,187	<b>1,716,440,398</b>		<b>11,890,177,448</b>
1985	2,461,326,470	7,737,432,729	<b>10,198,759,199</b>		215,190	203,976,460	503,354,060	170,669,030	<b>878,214,740</b>		<b>11,076,973,939</b>
1986	2,473,520,180	7,747,965,380	<b>10,221,485,560</b>		208,240	225,730,360	534,376,670	158,201,820	<b>918,517,090</b>	15,484	<b>11,140,002,650</b>
1987	2,589,768,150	7,792,875,660	<b>10,382,643,810</b>	153,236	199,770	229,616,300	529,567,440	161,189,520	<b>920,573,030</b>	14,756	<b>11,303,216,840</b>
1988*	2,644,227,890	8,267,383,450	<b>10,911,611,340</b>	152,426	195,480	309,476,130	555,063,570	89,652,010	<b>954,387,190</b>	13,740	<b>11,865,998,530</b>
1989	2,654,589,580	8,371,662,940	<b>11,026,252,520</b>	153,236	185,060	339,666,170	572,390,480	78,967,450	<b>991,209,160</b>	13,515	<b>12,017,461,680</b>
1990*	2,727,707,750	8,832,196,990	<b>11,559,904,740</b>	152,806	149,740	342,171,610	625,693,300	86,611,540	<b>1,054,626,190</b>	13,460	<b>12,614,530,930</b>
1991	2,310,090,440	9,320,263,190	<b>11,630,353,630</b>	152,518	106,060	361,452,730	635,170,520	74,154,200	<b>1,070,883,510</b>	13,488	<b>12,701,237,140</b>
1992*	2,322,228,170	9,867,046,290	<b>12,189,274,460</b>	152,004	95,840	409,721,150	663,828,960	73,850,050	<b>1,147,496,000</b>	13,366	<b>13,336,770,460</b>
1993	2,318,967,240	9,886,426,030	<b>12,205,393,270</b>	151,802	155,040	415,030,230	651,334,950	74,054,470	<b>1,140,574,690</b>	13,639	<b>13,345,967,960</b>
1994*	2,426,819,250	10,438,078,740	<b>12,864,897,990</b>	151,314	382,800	422,746,320	671,368,020	70,338,370	<b>1,164,835,510</b>	14,846	<b>14,029,733,500</b>
1995	2,423,913,600	10,423,809,320	<b>12,847,722,920</b>	151,013	808,060	408,659,080	647,886,660	71,572,180	<b>1,128,925,980</b>	14,688	<b>13,976,648,900</b>
1996*	2,474,330,240	11,240,109,480	<b>13,714,439,720</b>	150,461	447,560	207,157,590	846,354,460	82,207,270	<b>1,136,166,880</b>	14,708	<b>14,850,606,600</b>
1997	2,537,078,345	11,243,333,279	<b>13,780,411,624</b>	150,412	447,530	201,883,590	846,261,300	85,133,190	<b>1,133,725,610</b>	14,626	<b>14,914,137,234</b>
1998*	2,607,144,254	12,235,302,571	<b>14,842,446,825</b>	150,261	478,920	225,321,010	913,643,650	90,223,630	<b>1,229,667,210</b>	14,470	<b>16,072,114,035</b>
1999	2,610,761,475	12,289,265,772	<b>14,900,027,247</b>	147,089	248,500	205,860,980	566,871,340	100,842,100	<b>873,822,920</b>	14,431	<b>15,773,850,167</b>
2000*	2,697,365,403	13,949,250,974	<b>16,646,616,377</b>	149,892	108,560	218,677,340	621,413,800	96,178,520	<b>936,378,220</b>	14,424	<b>17,582,994,597</b>
2001	2,705,646,193	14,087,035,601	<b>16,792,681,794</b>	149,989	29,900	215,682,900	597,457,370	93,932,430	<b>907,102,600</b>	14,143	<b>17,699,784,394</b>
2002*	3,042,884,258	15,925,973,297	<b>18,968,857,555</b>	150,002	28,700	205,530,630	593,877,660	97,960,670	<b>897,397,660</b>	13,855	<b>19,866,255,215</b>
2003*	3,052,514,800	17,109,781,221	<b>20,162,296,021</b>	150,039	0	187,207,670	560,426,230	99,587,320	<b>847,221,220</b>	13,710	<b>21,009,517,241</b>
2004*	3,180,190,200	18,758,561,280	<b>21,938,751,480</b>	150,787	0	178,274,740	558,290,220	97,103,060	<b>833,668,020</b>	16,379	<b>22,772,419,500</b>

\*REASSESSMENT YEAR



ASMT5 @52

**TOTAL 2004 ASSESSED VALUATION  
CITY OF MILWAUKEE**

**TOTAL ASSESSED VALUATION - CITY OF MILWAUKEE - MILWAUKEE COUNTY**

REAL ESTATE	LAND	IMPROVEMENTS	TOTAL	% Tax Base
Residential	\$1,818,293,700	\$12,483,368,216	\$14,301,661,916	62.80%
Commercial	\$1,221,030,700	\$5,682,339,764	\$6,903,370,464	30.31%
Total (City of Milwaukee)	\$3,039,324,400	\$18,165,707,980	\$21,205,032,380	93.12%
Mfg.(Wis.D/R)	\$138,828,300	\$575,499,600	\$714,327,900	3.14%
<b>TOTAL REAL ESTATE</b>	<b>\$3,178,152,700</b>	<b>\$18,741,207,580</b>	<b>\$21,919,360,280</b>	<b>96.25%</b>
<b>PERSONAL PROPERTY</b>			<b>TOTAL</b>	<b>% Tax Base</b>
Assessed by City of Milwaukee			\$649,393,405	2.85%
Assessed by Wis. D/R			\$182,129,015	0.80%
<b>TOTAL PERSONAL PROPERTY</b>			<b>\$831,522,420</b>	<b>3.65%</b>
<b>TOTAL ASSESSED VALUE</b>			<b>\$22,750,882,700</b>	<b>99.91%</b>
<b>EQUALIZED VALUE (W/TID) *</b>		<b>@ 0.9684</b>	<b>\$23,470,205,000</b>	

**TOTAL ASSESSED VALUATION - CITY OF MILWAUKEE - WASHINGTON COUNTY**

REAL ESTATE	LAND	IMPROVEMENTS	TOTAL	% Tax Base
Mfg.(Wis.D/R)	\$91,000	\$814,000	\$905,000	0.0040%
<b>PERSONAL PROPERTY</b>				
Assessed by City of Milwaukee				
Assessed by Wis. D/R			\$74,200	0.0003%
<b>TOTAL ASSESSED VALUE</b>			<b>\$979,200</b>	<b>0.0043%</b>
<b>EQUALIZED VALUE</b>		<b>@ 0.9684</b>	<b>\$1,011,100</b>	

**TOTAL ASSESSED VALUATION - CITY OF MILWAUKEE - WAUKESHA COUNTY**

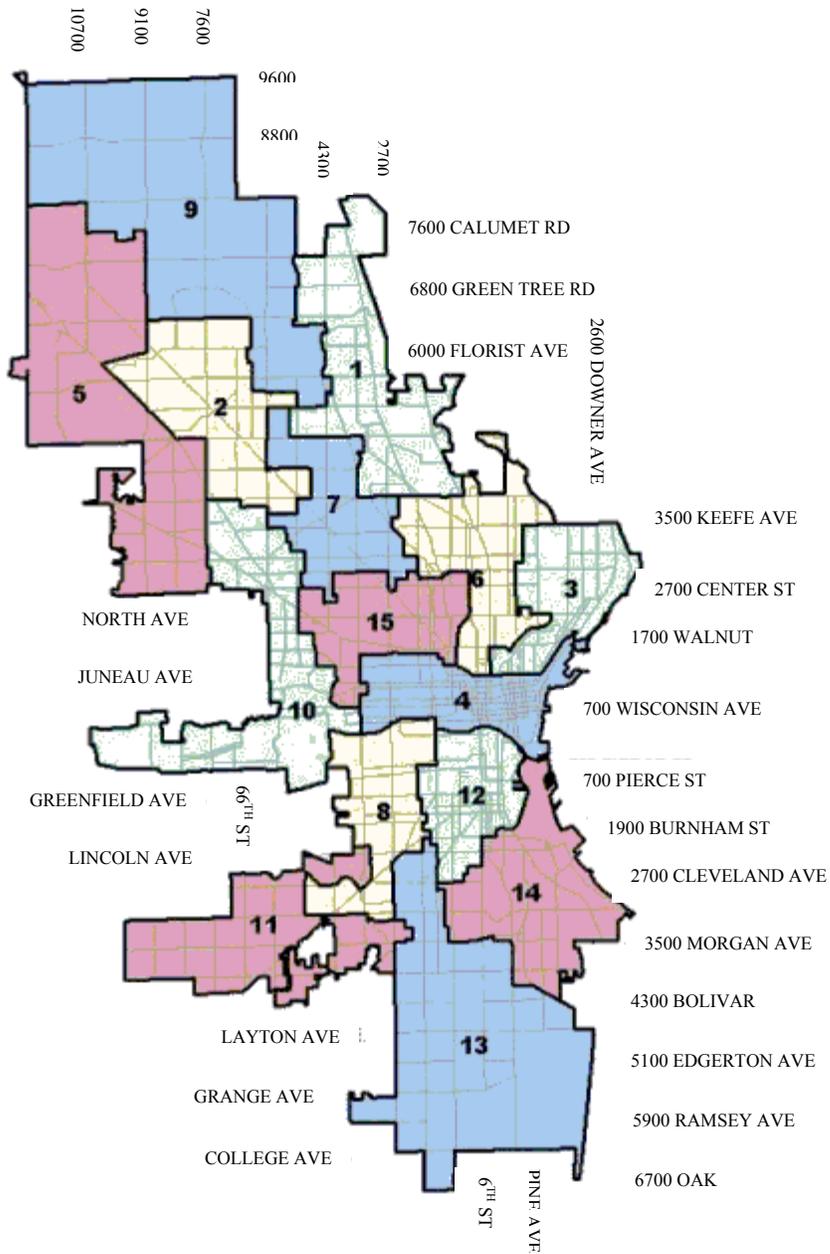
REAL ESTATE	LAND	IMPROVEMENTS	TOTAL	% Tax Base
Commercial	\$119,600		\$119,600	
Total (City of Milwaukee)	\$119,600		\$119,600	0.0005%
Mfg.(Wis.D/R)	\$1,826,900	\$16,539,700	\$18,366,600	0.0807%
<b>TOTAL REAL ESTATE</b>	<b>\$1,946,500</b>	<b>\$16,539,700</b>	<b>\$18,486,200</b>	<b>0.0812%</b>
<b>PERSONAL PROPERTY</b>				
Assessed by City of Milwaukee				
Assessed by Wis. D/R			\$2,071,400	0.0091%
<b>TOTAL PERSONAL PROPERTY</b>			<b>\$2,071,400</b>	<b>0.0091%</b>
<b>TOTAL ASSESSED VALUE</b>			<b>\$20,557,600</b>	<b>0.0903%</b>
<b>EQUALIZED VALUE</b>		<b>@ 1.0000</b>	<b>\$20,557,600</b>	

<b>GRAND TOTAL OF ALL REAL ESTATE</b>	<b>\$21,938,751,480</b>	<b>100.00%</b>
<b>GRAND TOTAL OF ALL PERSONAL PROPERTY</b>	<b>\$833,668,020</b>	
<b>GRAND TOTAL OF ALL ASSESSABLE PROPERTY</b>	<b>\$22,772,419,500</b>	<b>100.00%</b>
<b>EQUALIZED VALUE *</b>	<b>\$23,491,773,700</b>	
*Includes TID Increment of	<b>\$709,686,000</b>	

2004 Ratio of Assessed to Equalized Value	0.9684
2004 Equalized Value Including TID Increment	\$23,491,773,700
2004 Equalized Value Excluding TID Increment	\$22,782,087,700
2004 TID Equalized Value Increment	\$709,686,000

**2004 PERSONAL PROPERTY  
ASSESSMENTS BY CLASSIFICATION**

<u>CLASSIFICATION</u>	<u>ASSESSED BY DEPT. OF REVENUE</u>	<u>ASSESSED BY CITY</u>	<u>TOTAL</u>
<b>MILWAUKEE COUNTY</b>			
Boats & Watercraft	0	0	0
Machinery, Tools & Patterns	79,183,582	97,193,358	176,376,940
Furniture, Fixtures & Equipment	81,007,061	477,048,259	558,055,320
Other Personal Property	<u>21,938,372</u>	<u>75,151,788</u>	<u>97,090,160</u>
<b>TOTAL - MILWAUKEE</b>	182,129,015	649,393,405	831,522,420
<b>WASHINGTON COUNTY</b>			
Machinery, Tools & Patterns	<u>74,200</u>		<u>74,200</u>
<b>TOTAL - WASHINGTON</b>	74,200		74,200
<b>WAUKESHA COUNTY</b>			
Boats & Watercraft			
Machinery, Tools & Patterns	1,823,600		1,823,600
Furniture, Fixtures & Equipment	234,900		234,900
Other Personal Property	<u>12,900</u>		<u>12,900</u>
<b>TOTAL - WAUKESHA</b>	2,071,400		2,071,400
<b>ALL COUNTIES</b>			
Boats & Watercraft	0	0	0
Machinery, Tools & Patterns	81,081,382	97,193,358	178,274,740
Furniture, Fixtures & Equipment	81,241,961	477,048,259	558,290,220
Other Personal Property	<u>21,951,272</u>	<u>75,151,788</u>	<u>97,103,060</u>
<b>GRAND TOTAL</b>	<u><u>184,274,615</u></u>	<u><u>649,393,405</u></u>	<u><u>833,668,020</u></u>



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

1/21/2005

ALDERMANIC DISTRICT 1 ALDERPERSON ASHANTI HAMILTON

CLASS OF PROPERTY	# OF PARCELS	TOTAL VALUE	MEAN VALUE	MEDIAN VALUE	% OF ALL CITY VALUE
<b>COMMERCIAL</b>					
APARTMENTS IMPROVED	286	\$74,788,800	\$261,499	\$167,600	0.34%
LOCAL COMMERCIAL IMPROVED	420	\$48,990,500	\$116,644	\$77,950	0.22%
SPECIAL COMMERCIAL IMPROVED	129	\$82,975,600	\$643,222	\$428,100	0.38%
VACANT COMMERCIAL	55	\$1,106,500	\$20,118	\$12,100	0.01%
<b>TOTAL COMMERCIAL</b>	<b>890</b>	<b>\$207,861,400</b>	<b>\$233,552</b>	<b>\$122,000</b>	<b>0.95%</b>
<b>MANUFACTURING</b>					
MANUFACTURING IMPROVED	102	\$58,936,600	\$577,810	\$367,500	0.27%
VACANT MANUFACTURING	6	\$279,500	\$46,583	\$48,300	0.00%
<b>TOTAL MANUFACTURING</b>	<b>108</b>	<b>\$59,216,100</b>	<b>\$548,297</b>	<b>\$333,400</b>	<b>0.27%</b>
<b>RESIDENTIAL</b>					
CONDOMINIUM IMPROVED	21	\$702,700	\$33,462	\$33,100	0.00%
RESIDENTIAL IMPROVED	9,237	\$668,168,300	\$72,336	\$68,700	3.05%
VACANT RESIDENTIAL	81	\$285,100	\$3,520	\$2,800	0.00%
<b>TOTAL RESIDENTIAL</b>	<b>9,339</b>	<b>\$669,156,100</b>	<b>\$71,652</b>	<b>\$68,500</b>	<b>3.05%</b>
<b>ALL CLASSES</b>	<b>10,337</b>	<b>\$936,233,600</b>	<b>\$90,571</b>	<b>\$69,700</b>	<b>4.27%</b>

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

1/21/2005

ALDERMANIC DISTRICT 2 ALDERPERSON JOE DAVIS SR.

CLASS OF PROPERTY	# OF PARCELS	TOTAL VALUE	MEAN VALUE	MEDIAN VALUE	% OF ALL CITY VALUE
<b>COMMERCIAL</b>					
APARTMENTS IMPROVED	503	\$119,736,500	\$238,045	\$155,700	0.55%
LOCAL COMMERCIAL IMPROVED	296	\$52,055,500	\$175,863	\$131,500	0.24%
SPECIAL COMMERCIAL IMPROVED	101	\$124,450,600	\$1,232,184	\$650,000	0.57%
VACANT COMMERCIAL	44	\$2,065,600	\$46,945	\$13,200	0.01%
<b>TOTAL COMMERCIAL</b>	<b>944</b>	<b>\$298,308,200</b>	<b>\$316,004</b>	<b>\$154,500</b>	<b>1.36%</b>
<b>MANUFACTURING</b>					
MANUFACTURING IMPROVED	33	\$18,878,600	\$572,079	\$239,800	0.09%
VACANT MANUFACTURING	1	\$10,200	\$10,200	\$10,200	0.00%
<b>TOTAL MANUFACTURING</b>	<b>34</b>	<b>\$18,888,800</b>	<b>\$555,553</b>	<b>\$221,050</b>	<b>0.09%</b>
<b>RESIDENTIAL</b>					
CONDOMINIUM IMPROVED	210	\$8,602,100	\$40,962	\$39,900	0.04%
RESIDENTIAL IMPROVED	9,409	\$857,499,700	\$91,136	\$89,800	3.91%
VACANT RESIDENTIAL	45	\$366,300	\$8,140	\$7,900	0.00%
<b>TOTAL RESIDENTIAL</b>	<b>9,664</b>	<b>\$866,468,100</b>	<b>\$89,659</b>	<b>\$89,200</b>	<b>3.95%</b>
<b>ALL CLASSES</b>	<b>10,642</b>	<b>\$1,183,665,100</b>	<b>\$111,226</b>	<b>\$90,700</b>	<b>5.40%</b>

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

1/21/2005

ALDERMANIC DISTRICT 3 ALDERPERSON MICHAEL S. D'AMATO

CLASS OF PROPERTY	# OF PARCELS	TOTAL VALUE	MEAN VALUE	MEDIAN VALUE	% OF ALL CITY VALUE
<b>COMMERCIAL</b>					
APARTMENTS IMPROVED	646	\$469,968,900	\$727,506	\$430,550	2.14%
LOCAL COMMERCIAL IMPROVED	446	\$147,085,700	\$329,789	\$198,300	0.67%
SPECIAL COMMERCIAL IMPROVED	100	\$169,260,000	\$1,692,600	\$625,500	0.77%
VACANT COMMERCIAL	39	\$8,312,400	\$213,138	\$72,000	0.04%
<b>TOTAL COMMERCIAL</b>	1,231	\$794,627,000	\$645,513	\$317,000	3.62%
<b>MANUFACTURING</b>					
MANUFACTURING IMPROVED	21	\$10,779,100	\$513,290	\$236,800	0.05%
<b>TOTAL MANUFACTURING</b>	21	\$10,779,100	\$513,290	\$236,800	0.05%
<b>RESIDENTIAL</b>					
CONDOMINIUM IMPROVED	1,650	\$304,415,990	\$184,495	\$174,150	1.39%
RESIDENTIAL IMPROVED	5,824	\$1,294,037,020	\$222,190	\$184,050	5.90%
VACANT RESIDENTIAL	62	\$3,058,000	\$49,323	\$35,000	0.01%
<b>TOTAL RESIDENTIAL</b>	7,536	\$1,601,511,010	\$212,515	\$180,700	7.30%
<b>ALL CLASSES</b>	8,788	\$2,406,917,110	\$273,887	\$190,200	10.97%

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

1/21/2005

ALDERMANIC DISTRICT 4 ALDERPERSON ROBERT J. BAUMAN

CLASS OF PROPERTY	# OF PARCELS	TOTAL VALUE	MEAN VALUE	MEDIAN VALUE	% OF ALL CITY VALUE
<b>COMMERCIAL</b>					
APARTMENTS IMPROVED	432	\$375,143,400	\$868,388	\$277,700	1.71%
LOCAL COMMERCIAL IMPROVED	324	\$187,421,450	\$578,461	\$174,500	0.85%
SPECIAL COMMERCIAL IMPROVED	429	\$1,469,826,405	\$3,426,169	\$593,000	6.70%
VACANT COMMERCIAL	79	\$17,385,600	\$220,071	\$11,600	0.08%
<b>TOTAL COMMERCIAL</b>	1,264	\$2,049,776,855	\$1,621,659	\$305,100	9.34%
<b>MANUFACTURING</b>					
MANUFACTURING IMPROVED	30	\$66,317,400	\$2,210,580	\$918,450	0.30%
<b>TOTAL MANUFACTURING</b>	30	\$66,317,400	\$2,210,580	\$918,450	0.30%
<b>RESIDENTIAL</b>					
CONDOMINIUM IMPROVED	949	\$260,417,250	\$274,412	\$219,600	1.19%
RESIDENTIAL IMPROVED	1,930	\$128,526,000	\$66,594	\$54,600	0.59%
VACANT RESIDENTIAL	123	\$85,000	\$691	\$200	0.00%
<b>TOTAL RESIDENTIAL</b>	3,002	\$389,028,250	\$129,590	\$71,750	1.77%
<b>ALL CLASSES</b>	4,296	\$2,505,122,505	\$583,129	\$102,000	11.42%

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

1/21/2005

ALDERMANIC DISTRICT 5 ALDERPERSON JAMES A. BOHL JR.

CLASS OF PROPERTY	# OF PARCELS	TOTAL VALUE	MEAN VALUE	MEDIAN VALUE	% OF ALL CITY VALUE
<b>COMMERCIAL</b>					
APARTMENTS IMPROVED	491	\$199,764,200	\$406,852	\$262,400	0.91%
LOCAL COMMERCIAL IMPROVED	246	\$57,861,800	\$235,211	\$168,500	0.26%
SPECIAL COMMERCIAL IMPROVED	143	\$266,268,600	\$1,862,018	\$757,100	1.21%
VACANT COMMERCIAL	46	\$12,150,100	\$264,133	\$19,400	0.06%
<b>TOTAL COMMERCIAL</b>	<b>926</b>	<b>\$536,044,700</b>	<b>\$578,882</b>	<b>\$254,650</b>	<b>2.44%</b>
<b>MANUFACTURING</b>					
MANUFACTURING IMPROVED	21	\$30,122,300	\$1,434,395	\$557,400	0.14%
<b>TOTAL MANUFACTURING</b>	<b>21</b>	<b>\$30,122,300</b>	<b>\$1,434,395</b>	<b>\$557,400</b>	<b>0.14%</b>
<b>RESIDENTIAL</b>					
CONDOMINIUM IMPROVED	1,047	\$70,878,700	\$67,697	\$70,400	0.32%
RESIDENTIAL IMPROVED	11,204	\$1,495,912,500	\$133,516	\$125,900	6.82%
VACANT RESIDENTIAL	158	\$5,664,400	\$35,851	\$12,250	0.03%
<b>TOTAL RESIDENTIAL</b>	<b>12,409</b>	<b>\$1,572,455,600</b>	<b>\$126,719</b>	<b>\$121,900</b>	<b>7.17%</b>
<b>ALL CLASSES</b>	<b>13,356</b>	<b>\$2,138,622,600</b>	<b>\$160,124</b>	<b>\$124,300</b>	<b>9.75%</b>

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

1/21/2005

ALDERMANIC DISTRICT 6 ALDERPERSON MICHAEL McGEE JR.

CLASS OF PROPERTY	# OF PARCELS	TOTAL VALUE	MEAN VALUE	MEDIAN VALUE	% OF ALL CITY VALUE
<b>COMMERCIAL</b>					
APARTMENTS IMPROVED	201	\$66,990,200	\$333,285	\$144,900	0.31%
LOCAL COMMERCIAL IMPROVED	638	\$82,902,390	\$129,941	\$54,600	0.38%
SPECIAL COMMERCIAL IMPROVED	96	\$93,426,800	\$973,196	\$471,300	0.43%
VACANT COMMERCIAL	116	\$2,726,400	\$23,503	\$3,900	0.01%
<b>TOTAL COMMERCIAL</b>	1,051	\$246,045,790	\$234,106	\$61,700	1.12%
<b>MANUFACTURING</b>					
MANUFACTURING IMPROVED	65	\$34,057,500	\$523,962	\$311,600	0.16%
<b>TOTAL MANUFACTURING</b>	65	\$34,057,500	\$523,962	\$311,600	0.16%
<b>RESIDENTIAL</b>					
CONDOMINIUM IMPROVED	296	\$74,742,000	\$252,507	\$236,150	0.34%
RESIDENTIAL IMPROVED	8,127	\$398,654,156	\$49,053	\$40,900	1.82%
VACANT RESIDENTIAL	234	\$968,400	\$4,138	\$200	0.00%
<b>TOTAL RESIDENTIAL</b>	8,657	\$474,364,556	\$54,795	\$41,000	2.16%
<b>ALL CLASSES</b>	9,773	\$754,467,846	\$77,199	\$41,600	3.44%

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

1/21/2005

ALDERMANIC DISTRICT 7 ALDERPERSON WILLIE C. WADE

CLASS OF PROPERTY	# OF PARCELS	TOTAL VALUE	MEAN VALUE	MEDIAN VALUE	% OF ALL CITY VALUE
<b>COMMERCIAL</b>					
APARTMENTS IMPROVED	155	\$26,560,800	\$171,360	\$151,000	0.12%
LOCAL COMMERCIAL IMPROVED	317	\$24,334,700	\$76,766	\$58,800	0.11%
SPECIAL COMMERCIAL IMPROVED	37	\$15,584,700	\$421,208	\$378,900	0.07%
VACANT COMMERCIAL	30	\$375,100	\$12,503	\$3,600	0.00%
<b>TOTAL COMMERCIAL</b>	<b>539</b>	<b>\$66,855,300</b>	<b>\$124,036</b>	<b>\$89,700</b>	<b>0.30%</b>
<b>MANUFACTURING</b>					
MANUFACTURING IMPROVED	52	\$14,398,400	\$276,892	\$64,400	0.07%
VACANT MANUFACTURING	1	\$18,200	\$18,200	\$18,200	0.00%
<b>TOTAL MANUFACTURING</b>	<b>53</b>	<b>\$14,416,600</b>	<b>\$272,011</b>	<b>\$62,900</b>	<b>0.07%</b>
<b>RESIDENTIAL</b>					
RESIDENTIAL IMPROVED	10,266	\$737,956,900	\$71,884	\$68,800	3.36%
VACANT RESIDENTIAL	101	\$204,900	\$2,029	\$500	0.00%
<b>TOTAL RESIDENTIAL</b>	<b>10,367</b>	<b>\$738,161,800</b>	<b>\$71,203</b>	<b>\$68,500</b>	<b>3.36%</b>
<b>ALL CLASSES</b>	<b>10,959</b>	<b>\$819,433,700</b>	<b>\$74,773</b>	<b>\$68,700</b>	<b>3.74%</b>

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

1/21/2005

ALDERMANIC DISTRICT 8 ALDERPERSON ROBERT G. DONOVAN

CLASS OF PROPERTY	# OF PARCELS	TOTAL VALUE	MEAN VALUE	MEDIAN VALUE	% OF ALL CITY VALUE
<b>COMMERCIAL</b>					
APARTMENTS IMPROVED	213	\$56,656,800	\$265,994	\$116,000	0.26%
LOCAL COMMERCIAL IMPROVED	453	\$63,248,600	\$139,622	\$86,600	0.29%
SPECIAL COMMERCIAL IMPROVED	99	\$89,525,700	\$904,300	\$411,000	0.41%
VACANT COMMERCIAL	27	\$726,700	\$26,915	\$8,800	0.00%
<b>TOTAL COMMERCIAL</b>	792	\$210,157,800	\$265,351	\$100,400	0.96%
<b>MANUFACTURING</b>					
MANUFACTURING IMPROVED	52	\$26,192,300	\$503,698	\$253,250	0.12%
<b>TOTAL MANUFACTURING</b>	52	\$26,192,300	\$503,698	\$253,250	0.12%
<b>RESIDENTIAL</b>					
CONDOMINIUM IMPROVED	6	\$387,600	\$64,600	\$80,500	0.00%
RESIDENTIAL IMPROVED	7,593	\$698,386,000	\$91,978	\$87,400	3.18%
VACANT RESIDENTIAL	52	\$295,800	\$5,688	\$5,100	0.00%
<b>TOTAL RESIDENTIAL</b>	7,651	\$699,069,400	\$91,370	\$87,200	3.19%
<b>ALL CLASSES</b>	8,495	\$935,419,500	\$110,114	\$87,800	4.26%

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

1/21/2005

ALDERMANIC DISTRICT 9 ALDERPERSON ROBERT W. PUENTE

CLASS OF PROPERTY	# OF PARCELS	TOTAL VALUE	MEAN VALUE	MEDIAN VALUE	% OF ALL CITY VALUE
<b>COMMERCIAL</b>					
APARTMENTS IMPROVED	297	\$203,270,500	\$684,412	\$295,400	0.93%
LOCAL COMMERCIAL IMPROVED	183	\$76,608,400	\$418,625	\$296,000	0.35%
SPECIAL COMMERCIAL IMPROVED	232	\$339,978,550	\$1,465,425	\$918,000	1.55%
VACANT COMMERCIAL	158	\$16,856,800	\$106,689	\$39,100	0.08%
<b>TOTAL COMMERCIAL</b>	<b>870</b>	<b>\$636,714,250</b>	<b>\$731,855</b>	<b>\$324,500</b>	<b>2.90%</b>
<b>MANUFACTURING</b>					
MANUFACTURING IMPROVED	151	\$274,679,500	\$1,819,070	\$1,202,200	1.25%
VACANT MANUFACTURING	7	\$575,800	\$82,257	\$61,200	0.00%
<b>TOTAL MANUFACTURING</b>	<b>158</b>	<b>\$275,255,300</b>	<b>\$1,742,122</b>	<b>\$1,068,900</b>	<b>1.25%</b>
<b>RESIDENTIAL</b>					
CONDOMINIUM IMPROVED	2,721	\$152,595,500	\$56,081	\$53,400	0.70%
RESIDENTIAL IMPROVED	6,139	\$686,888,600	\$111,889	\$111,000	3.13%
VACANT RESIDENTIAL	216	\$5,667,700	\$26,239	\$7,400	0.03%
<b>TOTAL RESIDENTIAL</b>	<b>9,076</b>	<b>\$845,151,800</b>	<b>\$93,119</b>	<b>\$96,300</b>	<b>3.85%</b>
<b>ALL CLASSES</b>	<b>10,104</b>	<b>\$1,757,121,350</b>	<b>\$173,904</b>	<b>\$100,500</b>	<b>8.01%</b>

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

1/21/2005

ALDERMANIC DISTRICT 10 ALDERPERSON MICHAEL J. MURPHY

CLASS OF PROPERTY	# OF PARCELS	TOTAL VALUE	MEAN VALUE	MEDIAN VALUE	% OF ALL CITY VALUE
<b>COMMERCIAL</b>					
APARTMENTS IMPROVED	383	\$128,526,200	\$335,578	\$230,700	0.59%
LOCAL COMMERCIAL IMPROVED	443	\$74,488,100	\$168,145	\$122,000	0.34%
SPECIAL COMMERCIAL IMPROVED	86	\$118,101,800	\$1,373,277	\$540,000	0.54%
VACANT COMMERCIAL	22	\$360,800	\$16,400	\$8,250	0.00%
<b>TOTAL COMMERCIAL</b>	934	\$321,476,900	\$344,194	\$182,000	1.47%
<b>MANUFACTURING</b>					
MANUFACTURING IMPROVED	22	\$10,515,300	\$477,968	\$403,550	0.05%
<b>TOTAL MANUFACTURING</b>	22	\$10,515,300	\$477,968	\$403,550	0.05%
<b>RESIDENTIAL</b>					
CONDOMINIUM IMPROVED	33	\$936,500	\$28,379	\$28,100	0.00%
RESIDENTIAL IMPROVED	11,175	\$1,364,033,100	\$122,061	\$115,700	6.22%
VACANT RESIDENTIAL	73	\$408,200	\$5,592	\$5,400	0.00%
<b>TOTAL RESIDENTIAL</b>	11,281	\$1,365,377,800	\$121,033	\$115,100	6.22%
<b>ALL CLASSES</b>	12,237	\$1,697,370,000	\$138,708	\$117,200	7.74%

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

1/21/2005

ALDERMANIC DISTRICT 11 ALDERPERSON JOSEPH DUDZIK

CLASS OF PROPERTY	# OF PARCELS	TOTAL VALUE	MEAN VALUE	MEDIAN VALUE	% OF ALL CITY VALUE
<b>COMMERCIAL</b>					
APARTMENTS IMPROVED	487	\$270,023,400	\$554,463	\$277,400	1.23%
LOCAL COMMERCIAL IMPROVED	148	\$37,430,100	\$252,906	\$176,500	0.17%
SPECIAL COMMERCIAL IMPROVED	79	\$78,446,000	\$992,987	\$586,000	0.36%
VACANT COMMERCIAL	8	\$498,200	\$62,275	\$24,350	0.00%
<b>TOTAL COMMERCIAL</b>	<b>722</b>	<b>\$386,397,700</b>	<b>\$535,177</b>	<b>\$269,300</b>	<b>1.76%</b>
<b>MANUFACTURING</b>					
MANUFACTURING IMPROVED	7	\$5,180,200	\$740,029	\$235,500	0.02%
<b>TOTAL MANUFACTURING</b>	<b>7</b>	<b>\$5,180,200</b>	<b>\$740,029</b>	<b>\$235,500</b>	<b>0.02%</b>
<b>RESIDENTIAL</b>					
CONDOMINIUM IMPROVED	324	\$33,172,400	\$102,384	\$93,800	0.15%
RESIDENTIAL IMPROVED	10,571	\$1,522,467,300	\$144,023	\$139,100	6.94%
VACANT RESIDENTIAL	69	\$2,618,200	\$37,945	\$24,400	0.01%
<b>TOTAL RESIDENTIAL</b>	<b>10,964</b>	<b>\$1,558,257,900</b>	<b>\$142,125</b>	<b>\$138,100</b>	<b>7.10%</b>
<b>ALL CLASSES</b>	<b>11,693</b>	<b>\$1,949,835,800</b>	<b>\$166,752</b>	<b>\$139,800</b>	<b>8.89%</b>

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

1/21/2005

ALDERMANIC DISTRICT 12 ALDERPERSON JAMES N. WITKOWIAK

CLASS OF PROPERTY	# OF PARCELS	TOTAL VALUE	MEAN VALUE	MEDIAN VALUE	% OF ALL CITY VALUE
<b>COMMERCIAL</b>					
APARTMENTS IMPROVED	272	\$46,642,400	\$171,479	\$83,400	0.21%
LOCAL COMMERCIAL IMPROVED	833	\$120,269,134	\$144,381	\$82,700	0.55%
SPECIAL COMMERCIAL IMPROVED	128	\$86,650,100	\$676,954	\$423,500	0.39%
VACANT COMMERCIAL	78	\$2,839,500	\$36,404	\$9,600	0.01%
<b>TOTAL COMMERCIAL</b>	1,311	\$256,401,134	\$195,577	\$83,400	1.17%
<b>MANUFACTURING</b>					
MANUFACTURING IMPROVED	125	\$59,282,500	\$474,260	\$152,900	0.27%
<b>TOTAL MANUFACTURING</b>	125	\$59,282,500	\$474,260	\$152,900	0.27%
<b>RESIDENTIAL</b>					
CONDOMINIUM IMPROVED	173	\$40,379,600	\$233,408	\$196,900	0.18%
RESIDENTIAL IMPROVED	5,856	\$318,235,300	\$54,343	\$52,900	1.45%
VACANT RESIDENTIAL	90	\$374,000	\$4,156	\$2,700	0.00%
<b>TOTAL RESIDENTIAL</b>	6,119	\$358,988,900	\$58,668	\$53,200	1.64%
<b>ALL CLASSES</b>	7,555	\$674,672,534	\$89,301	\$55,500	3.08%

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

1/21/2005

ALDERMANIC DISTRICT 13 ALDERPERSON TERRY L. WITKOWSKI

CLASS OF PROPERTY	# OF PARCELS	TOTAL VALUE	MEAN VALUE	MEDIAN VALUE	% OF ALL CITY VALUE
<b>COMMERCIAL</b>					
APARTMENTS IMPROVED	230	\$141,889,500	\$616,911	\$268,950	0.65%
LOCAL COMMERCIAL IMPROVED	325	\$101,000,900	\$310,772	\$206,000	0.46%
SPECIAL COMMERCIAL IMPROVED	212	\$323,869,600	\$1,527,687	\$850,550	1.48%
VACANT COMMERCIAL	38	\$4,901,600	\$128,989	\$77,250	0.02%
<b>TOTAL COMMERCIAL</b>	<b>805</b>	<b>\$571,661,600</b>	<b>\$710,139</b>	<b>\$284,000</b>	<b>2.61%</b>
<b>MANUFACTURING</b>					
MANUFACTURING IMPROVED	30	\$32,148,400	\$1,071,613	\$732,750	0.15%
<b>TOTAL MANUFACTURING</b>	<b>30</b>	<b>\$32,148,400</b>	<b>\$1,071,613</b>	<b>\$732,750</b>	<b>0.15%</b>
<b>RESIDENTIAL</b>					
CONDOMINIUM IMPROVED	636	\$53,393,000	\$83,951	\$81,800	0.24%
RESIDENTIAL IMPROVED	10,452	\$1,407,941,100	\$134,705	\$132,000	6.42%
VACANT RESIDENTIAL	49	\$666,300	\$13,598	\$10,400	0.00%
<b>TOTAL RESIDENTIAL</b>	<b>11,137</b>	<b>\$1,462,000,400</b>	<b>\$131,274</b>	<b>\$129,800</b>	<b>6.66%</b>
<b>ALL CLASSES</b>	<b>11,972</b>	<b>\$2,065,810,400</b>	<b>\$172,553</b>	<b>\$131,400</b>	<b>9.42%</b>

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

1/21/2005

ALDERMANIC DISTRICT 14 ALDERPERSON TONY ZIELINSKI

CLASS OF PROPERTY	# OF PARCELS	TOTAL VALUE	MEAN VALUE	MEDIAN VALUE	% OF ALL CITY VALUE
<b>COMMERCIAL</b>					
APARTMENTS IMPROVED	235	\$78,852,400	\$335,542	\$217,600	0.36%
LOCAL COMMERCIAL IMPROVED	473	\$59,262,400	\$125,290	\$99,000	0.27%
SPECIAL COMMERCIAL IMPROVED	103	\$80,208,100	\$778,719	\$410,000	0.37%
VACANT COMMERCIAL	56	\$1,204,400	\$21,507	\$10,600	0.01%
<b>TOTAL COMMERCIAL</b>	<b>867</b>	<b>\$219,527,300</b>	<b>\$253,203</b>	<b>\$129,000</b>	<b>1.00%</b>
<b>MANUFACTURING</b>					
MANUFACTURING IMPROVED	41	\$27,788,700	\$677,773	\$208,300	0.13%
<b>TOTAL MANUFACTURING</b>	<b>41</b>	<b>\$27,788,700</b>	<b>\$677,773</b>	<b>\$208,300</b>	<b>0.13%</b>
<b>RESIDENTIAL</b>					
CONDOMINIUM IMPROVED	258	\$34,769,000	\$134,764	\$144,450	0.16%
RESIDENTIAL IMPROVED	10,866	\$1,322,909,500	\$121,748	\$117,400	6.03%
VACANT RESIDENTIAL	105	\$1,068,100	\$10,172	\$8,400	0.00%
<b>TOTAL RESIDENTIAL</b>	<b>11,229</b>	<b>\$1,358,746,600</b>	<b>\$121,003</b>	<b>\$117,300</b>	<b>6.19%</b>
<b>ALL CLASSES</b>	<b>12,137</b>	<b>\$1,606,062,600</b>	<b>\$132,328</b>	<b>\$117,600</b>	<b>7.32%</b>

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

1/21/2005

ALDERMANIC DISTRICT 15 ALDERPERSON WILLIE L. HINES

CLASS OF PROPERTY	# OF PARCELS	TOTAL VALUE	MEAN VALUE	MEDIAN VALUE	% OF ALL CITY VALUE
<b>COMMERCIAL</b>					
APARTMENTS IMPROVED	133	\$21,810,400	\$163,988	\$49,900	0.10%
LOCAL COMMERCIAL IMPROVED	565	\$35,673,235	\$63,138	\$40,900	0.16%
SPECIAL COMMERCIAL IMPROVED	82	\$43,706,900	\$533,011	\$250,750	0.20%
VACANT COMMERCIAL	130	\$443,600	\$3,412	\$2,100	0.00%
<b>TOTAL COMMERCIAL</b>	<b>910</b>	<b>\$101,634,135</b>	<b>\$111,686</b>	<b>\$39,950</b>	<b>0.46%</b>
<b>MANUFACTURING</b>					
MANUFACTURING IMPROVED	45	\$63,439,000	\$1,409,756	\$131,100	0.29%
<b>TOTAL MANUFACTURING</b>	<b>45</b>	<b>\$63,439,000</b>	<b>\$1,409,756</b>	<b>\$131,100</b>	<b>0.29%</b>
<b>RESIDENTIAL</b>					
CONDOMINIUM IMPROVED	55	\$2,265,900	\$41,198	\$42,100	0.01%
RESIDENTIAL IMPROVED	7,033	\$340,510,600	\$48,416	\$39,000	1.55%
VACANT RESIDENTIAL	401	\$147,200	\$367	\$200	0.00%
<b>TOTAL RESIDENTIAL</b>	<b>7,489</b>	<b>\$342,923,700</b>	<b>\$45,790</b>	<b>\$36,900</b>	<b>1.56%</b>
<b>ALL CLASSES</b>	<b>8,444</b>	<b>\$507,996,835</b>	<b>\$60,161</b>	<b>\$37,500</b>	<b>2.32%</b>

**SUMMARY OF ASSESSED VALUES**

1/21/2005

<b>CLASS OF PROPERTY</b>	<b>#OF PARCELS</b>	<b>TOTAL VALUE</b>	<b>MEAN VALUE</b>	<b>MEDIAN VALUE</b>	<b>% OF ALL CITY VALUE</b>
<b>COMMERCIAL</b>					
APARTMENTS IMPROVED	4,964	\$2,280,624,400	\$459,433	\$235,200	11.31%
LOCAL COMMERCIAL IMPROVED	6,110	\$1,168,632,909	\$191,266	\$96,850	5.80%
SPECIAL COMMERCIAL IMPROVED	2,056	\$3,382,279,455	\$1,645,078	\$578,850	16.78%
VACANT COMMERCIAL	926	\$71,953,300	\$77,703	\$10,950	0.36%
<b>TOTAL COMMERCIAL</b>	<b>14,056</b>	<b>\$6,903,490,064</b>	<b>\$491,142</b>	<b>\$167,550</b>	<b>34.24%</b>
<b>MANUFACTURING</b>					
MANUFACTURING IMPROVED	797	\$732,715,800	\$919,342	\$344,300	3.63%
VACANT MANUFACTURING	15	\$883,700	\$58,913	\$54,700	0.00%
<b>TOTAL MANUFACTURING</b>	<b>812</b>	<b>\$733,599,500</b>	<b>\$903,448</b>	<b>\$326,600</b>	<b>3.64%</b>
<b>RESIDENTIAL</b>					
CONDOMINIUM IMPROVED	8,379	\$1,037,658,240	\$123,840	\$83,000	5.15%
RESIDENTIAL IMPROVED	125,682	\$13,242,126,076	\$105,362	\$99,700	65.68%
VACANT RESIDENTIAL	1,859	\$21,877,600	\$11,768	\$2,500	0.11%
<b>TOTAL RESIDENTIAL</b>	<b>135,920</b>	<b>\$14,301,661,916</b>	<b>\$105,221</b>	<b>\$97,700</b>	<b>70.93%</b>
<b>CITYWIDE TOTAL</b>	<b>150,788</b>	<b>\$21,938,751,480</b>	<b>\$145,494</b>	<b>\$100,100</b>	<b>100.00%</b>

2004 REAL ESTATE TOTALS FOR 2005 TAX RATE PURPOSES

31-Jan-05

	<u>MILWAUKEE</u>				<u>WASHINGTON</u>				<u>WAUKESHA</u>				<u>ALL COUNTIES</u>				
	LAND	IMPRV	TOTAL	PCT OF TOTAL	LAND	IMPRV	TOTAL	PCT OF TOTAL	LAND	IMPRV	TOTAL	PCT OF TOTAL	LAND	IMPRV	TOTAL	PCT OF TOTAL	
RESIDENTIAL	\$1,751,302,000	\$11,512,553,076	\$13,263,855,076	60.51%	\$0	\$0	0	0.00%	\$0	\$0	0	0.00%	\$1,751,302,000	\$11,512,553,076	\$13,263,855,076	60.46%	RESIDENTIAL
CONDOMINIUM	66,991,700	970,815,140	1,037,806,840	4.73%	0	0	0	0.00%	0	0	0	0.00%	66,991,700	970,815,140	1,037,806,840	4.73%	CONDOMINIUM
MERCANTILE	283,692,200	909,778,909	1,193,471,109	5.44%	0	0	0	0.00%	119,600	0	119,600	0.65%	283,811,800	909,778,909	1,193,590,709	5.44%	MERCANTILE
SPECIAL MER	705,207,900	2,718,427,355	3,423,635,255	15.62%	0	0	0	0.00%	0	0	0	0.00%	705,207,900	2,718,427,355	3,423,635,255	15.61%	SPECIAL MER
APARTMENTS	232,130,600	2,054,133,500	2,286,264,100	10.43%	0	0	0	0.00%	0	0	0	0.00%	232,130,600	2,054,133,500	2,286,264,100	10.42%	APARTMENTS
MANUFACTURING	138,828,300	575,499,600	714,327,900	3.26%	91,000	814,000	905,000	100.00%	1,826,900	16,539,700	18,366,600	99.35%	140,746,200	592,853,300	733,599,500	3.34%	MANUFACTURING
<b>TOTAL</b>	<b>\$3,178,152,700</b>	<b>\$18,741,207,580</b>	<b>\$21,919,360,280</b>	<b>100.00%</b>	<b>\$91,000</b>	<b>\$814,000</b>	<b>\$905,000</b>	<b>100.00%</b>	<b>\$1,946,500</b>	<b>\$16,539,700</b>	<b>\$18,486,200</b>	<b>100.00%</b>	<b>\$3,180,190,200</b>	<b>\$18,758,561,280</b>	<b>\$21,938,751,480</b>	<b>100.00%</b>	<b>TOTAL REAL ESTATE</b>
OMITTED	\$183,000	\$3,192,800	\$3,375,800		\$0	\$0	\$0		\$0	\$0	\$0		\$183,000	\$3,192,800	\$3,375,800		OMITTED

\$3,180,373,200 \$18,761,754,080 \$21,942,127,280 TOTAL

	<u>MILWAUKEE</u>				<u>WASHINGTON</u>				<u>WAUKESHA</u>				<u>ALL COUNTIES</u>				
	LAND	IMPRV	TOTAL	PCT OF TOTAL	LAND	IMPRV	TOTAL	PCT OF TOTAL	LAND	IMPRV	TOTAL	PCT OF TOTAL	LAND	IMPRV	TOTAL	PCT OF TOTAL	
RESIDENTIAL	\$1,818,293,700	\$12,483,368,216	\$14,301,661,916	65.25%	\$0	\$0	\$0	0.00%	\$0	\$0	\$0	0.00%	\$1,818,293,700	\$12,483,368,216	\$14,301,661,916	65.19%	
COMMERCIAL	1,221,030,700	5,682,339,764	6,903,370,464	31.49%	0	0	905,000	50.00%	119,600	0	119,600	0.65%	1,221,150,300	5,682,339,764	6,903,490,064	31.47%	
MANUFACTURING	138,828,300	575,499,600	714,327,900	3.26%	91,000	814,000	905,000	50.00%	1,826,900	16,539,700	18,366,600	99.35%	140,746,200	592,853,300	733,599,500	3.34%	
<b>TOTAL</b>	<b>\$3,178,152,700</b>	<b>\$18,741,207,580</b>	<b>\$21,919,360,280</b>	<b>100.00%</b>	<b>\$91,000</b>	<b>\$814,000</b>	<b>\$1,810,000</b>	<b>100.00%</b>	<b>\$1,946,500</b>	<b>\$16,539,700</b>	<b>\$18,486,200</b>	<b>100.00%</b>	<b>\$3,180,190,200</b>	<b>\$18,758,561,280</b>	<b>\$21,938,751,480</b>	<b>100.00%</b>	
OMITTED	183,000	3,192,800	3,375,800		0	0	0		0	0	0		183,000	3,192,800	\$3,375,800		OMITTED

**2004 PERSONAL PROPERTY TOTALS FOR 2005 TAX PURPOSES**

31-Jan-05

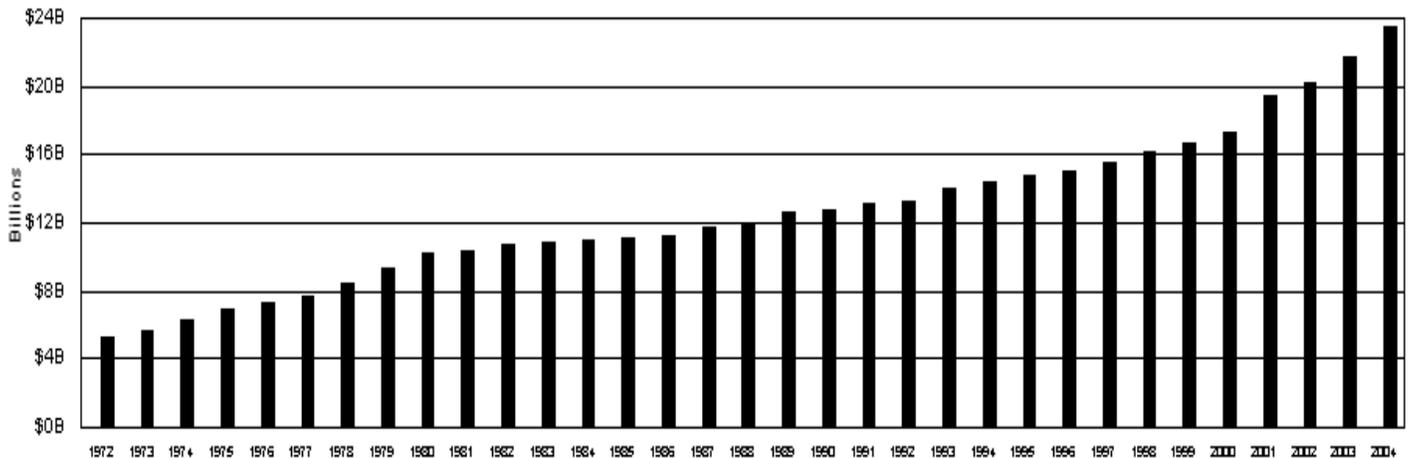
	FUR/FIXT	LEASED F/F	MCH/TLS/PAT	LEASEDM/T/P	LEASEHOLD	VESSELS	SUPPLIES	OTHER	TOTAL	
<b>MILWAUKEE</b>										
NON-MFG	477,048,259	0	97,193,358	0	0	0	0	75,151,788	649,393,405	MILW NON-MFG
MFG	81,007,061	0	79,183,582	0	0	0	0	21,938,372	182,129,015	MILW MFG
<b>MILW TOTAL PP</b>	<b>558,055,320</b>	<b>0</b>	<b>176,376,940</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>97,090,160</b>	<b>831,522,420</b>	<b>MILW TOTAL PP</b>
<b>PCT OF COUNTY</b>	<b>67.11%</b>	<b>0.00%</b>	<b>21.21%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>11.68%</b>	<b>100.00%</b>	
<b>WAUKESHA</b>										
NON-MFG	0	0	0	0	0	0	0	0	0	WAUW NON-MFG
MFG	234,900	0	1,823,600	0	0	0	0	12,900	2,071,400	WAUW MFG
<b>WAUK TOTAL PP</b>	<b>234,900</b>	<b>0</b>	<b>1,823,600</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,900</b>	<b>2,071,400</b>	<b>WAUK TOTAL PP</b>
<b>PCT OF COUNTY</b>	<b>11.34%</b>	<b>0.00%</b>	<b>88.04%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.62%</b>	<b>100.00%</b>	
<b>WASHINGTON</b>										
NON-MFG	0	0	0	0	0	0	0	0	0	WASH NON-MFG
MFG	0	0	74,200	0	0	0	0	0	74,200	WASH MFG
<b>WASH TOTAL PP</b>	<b>0</b>	<b>0</b>	<b>74,200</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>74,200</b>	<b>WASH TOTAL PP</b>
<b>PCT OF COUNTY</b>	<b>0.00%</b>	<b>0.00%</b>	<b>100.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>100.00%</b>	
<b>PP TOTAL</b>	<b>558,290,220</b>	<b>0</b>	<b>178,274,740</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>97,103,060</b>	<b>833,668,020</b>	<b>PP TOTAL FOR TAX PURPOSES</b>
<b>PCT OF ALL COUNTIES</b>	<b>66.97%</b>	<b>0.00%</b>	<b>21.38%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>11.65%</b>	<b>100.00%</b>	
<b>OMITTED:*</b>										
MILW NON-MFG	2,395,290	0	274,500	0	0	0	0	391,150	3,060,940	MILW NON-MFG
MILW MFG	0	0	0	0	0	0	0	0	0	MILW MFG
<b>MILW OMITTED TOTAL</b>	<b>2,395,290</b>	<b>0</b>	<b>274,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>391,150</b>	<b>3,060,940</b>	<b>MILW OMITTED TOTAL</b>
<b>ALL COUNTY SUMMARY</b>										
	FUR/FIXT	LEASED F/F	MCH/TLS/PAT	LEASEDM/T/P	LEASEHOLD	VESSELS	SUPPLIES	OTHER	TOTAL	
LOCAL	477,048,259	0	97,193,358	0	0	0	0	75,151,788	\$649,393,405	LOCAL
MFG	81,241,961	0	81,081,382	0	0	0	0	21,951,272	\$184,274,615	MFG
<b>TOTAL</b>	<b>558,290,220</b>	<b>0</b>	<b>178,274,740</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>97,103,060</b>	<b>\$833,668,020</b>	<b>TOTAL</b>
<b>PCT OF TOTAL</b>	<b>66.97%</b>	<b>0.00%</b>	<b>21.38%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>11.65%</b>	<b>100.00%</b>	<b>PCT OF TOTAL</b>
OMITTED-LOCAL	2,395,290	0	274,500	0	0	0	0	391,150	\$3,060,940	OMITTED-LOCAL
OMITTED-MFG	0	0	0	0	0	0	0	0	\$0	OMITTED-MFG
<b>TOTAL</b>	<b>2,395,290</b>	<b>0</b>	<b>274,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>391,150</b>	<b>\$3,060,940</b>	<b>TOTAL</b>
<b>GRAND TOTAL</b>	<b>560,685,510</b>	<b>0</b>	<b>178,549,240</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>97,494,210</b>	<b>\$836,728,960</b>	<b>GRAND TOTAL</b>

\* No omitted Personal Property in Washington or Waukesha Counties.

**EQUALIZED VALUES - CITY OF MILWAUKEE, MILWAUKEE COUNTY**  
**As Determined by the Wisconsin Department of Revenue (Includes TID Increment)**  
**1972 through 2004**

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
1972	1973	2,414,965,000	1,178,245,000	678,576,000	4,271,786,000			986,586,000	\$5,258,372,000		51.16
1973	1974	2,595,550,000	1,283,522,000	703,467,000	4,582,539,000			1,111,012,400	\$6,693,551,400	8.28%	49.98
1974	1975	3,021,655,000	1,582,295,000	515,853,566	5,119,803,566			1,134,383,520	\$6,254,187,086	9.85%	99.08
1975	1976	3,463,088,000	1,671,818,000	480,985,126	5,615,891,126			1,269,439,910	\$6,885,331,036	10.09%	90.05
1976	1977	3,714,808,000	1,735,982,000	500,829,650	5,951,619,650	561,486,000	771,508,700	1,332,994,700	\$7,284,614,350	5.80%	83.76
1977	1978	4,077,659,000	1,808,671,000	530,749,400	6,417,079,400	577,590,820	756,094,640	1,333,685,460	\$7,750,764,860	6.40%	75.52
1978	1979	4,666,680,000	1,981,817,000	546,984,100	7,195,481,100	545,120,440	712,768,450	1,257,888,890	\$8,453,369,990	9.06%	98.68
1979	1980	5,465,344,000	2,171,322,000	561,087,500	8,197,753,500	551,129,540	596,791,660	1,147,921,200	\$9,345,674,700	10.56%	83.45
1980	1981	6,170,103,000	2,453,441,000	609,109,100	9,232,653,100	533,599,080	485,958,810	1,019,557,890	\$10,252,210,990	9.70%	74.95
1981	1982	6,297,972,000	2,807,011,000	654,165,400	9,759,148,400	431,003,800	214,444,310	645,448,110	\$10,404,596,510	1.49%	71.64
1982	1983	6,533,399,000	2,813,800,000	688,946,200	10,036,145,200	493,759,300	232,162,620	725,921,920	\$10,762,067,120	3.44%	97.50
1983	1984	6,496,114,000	2,968,930,000	670,433,100	10,135,477,100	534,301,300	236,362,100	770,663,400	\$10,906,140,500	1.34%	96.85
1984	1985	6,522,846,000	3,038,352,000	660,243,800	10,221,441,800	558,829,500	244,573,050	803,402,550	\$11,024,844,350	1.09%	99.89
1985	1986	6,537,464,000	3,164,136,000	581,058,200	10,282,658,200	606,699,900	262,913,300	869,613,200	\$11,152,271,400	1.16%	99.25
1986	1987	6,444,230,000	3,303,125,000	516,672,600	10,264,027,600	641,585,000	275,215,700	916,800,700	\$11,180,828,300	0.26%	99.33
1987	1988	6,464,024,000	3,773,132,000	494,437,100	10,731,593,100	702,822,500	275,120,500	977,943,000	\$11,709,536,100	4.73%	96.48
1988	1989	6,590,998,000	3,991,059,000	485,137,000	11,067,194,000	653,489,800	281,823,900	935,313,700	\$12,002,507,700	2.50%	99.34
1989	1990	6,718,514,000	4,413,094,000	494,499,800	11,626,107,800	706,521,500	315,777,700	1,022,299,200	\$12,648,407,000	5.38%	95.35
1990	1991	6,801,511,600	4,452,988,000	513,333,800	11,767,833,400	715,225,500	324,948,000	1,040,173,500	\$12,808,006,900	1.26%	98.72
1991	1992	7,075,739,400	4,481,067,300	514,949,400	12,071,756,100	789,165,100	325,193,600	1,114,358,700	\$13,186,114,800	2.95%	96.46
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	7.67%	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

**TOTAL EQUALIZED VALUE**  
 1972 THROUGH 2004



**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
1989 Milw.Co.	\$11,626,107,800	\$1,022,299,200	\$12,648,407,000	52.4959	51.750
Wash.Co	\$123,000	\$0	\$123,000		
Total*	\$11,626,230,800	\$1,022,299,200	\$12,648,530,000		
1990 Milw.Co.	\$11,767,833,400	\$1,040,173,500	\$12,808,006,900	50.8555	50.0045
Wash.Co.	\$84,100	\$0	\$84,100		
Wauk.Co.	\$617,400	\$0	\$617,400		
Total*	\$11,768,534,900	\$1,040,173,500	\$12,808,708,400		
1991 Milw.Co.	\$12,071,756,100	\$1,114,358,700	\$13,186,114,800	50.0297	49.1790
Wash.Co.	\$86,600	\$0	\$86,600		
Wauk.Co.	\$2,813,700	\$68,700	\$2,882,400		
Total*	\$12,074,656,400	\$1,114,427,400	\$13,189,083,800		
1992 Milw.Co.	\$12,293,505,900	\$973,791,200	\$13,267,297,100	49.2616	48.5830
Wash.Co.	\$79,000	\$0	\$79,000		
Wauk.Co.	\$10,823,700	\$955,800	\$11,779,500		
Total*	\$12,304,408,600	\$974,747,000	\$13,279,155,600		
1993 Milw.Co.	\$12,684,793,300	\$1,345,277,800	\$14,030,071,100	49.5851	48.526
Wash.Co.	\$74,000	\$0	\$74,000		
Wauk.Co.	\$12,795,000	\$5,044,700	\$17,839,700		
Total*	\$12,697,662,300	\$1,350,322,500	\$14,047,984,800		
1994 Milw.Co.	\$13,166,072,100	\$1,178,399,500	\$14,344,471,600	48.4294	47.74
Wash.Co.	\$327,500	\$0	\$327,500		
Wauk.Co.	\$12,799,200	\$6,107,600	\$18,906,800		
Total*	\$13,179,198,800	\$1,184,507,100	\$14,363,705,900		
1995 Milw.Co.	\$13,621,459,300	\$1,181,506,900	\$14,802,966,200	47.9211	47.068
Wash.Co.	\$327,500	\$82,500	\$410,000		
Wauk.Co.	\$13,015,900	\$4,716,900	\$17,732,800		
Total*	\$13,634,802,700	\$1,186,306,300	\$14,821,109,000		
1996 Milw.Co.	\$13,897,845,200	\$1,125,378,800	\$15,023,224,000	47.4102	46.544
Wash.Co.	\$863,100	\$107,400	\$970,500		
Wauk.Co.	\$12,628,800	\$4,376,200	\$17,005,000		
Total*	\$13,911,337,100	\$1,129,862,400	\$15,041,199,500		
1997 Milw.Co.	\$14,321,735,800	\$1,173,471,100	\$15,495,206,900	47.4183	46.334
Wash.Co.	\$909,100	\$419,400	\$1,328,500		
Wauk.Co.	\$12,632,400	\$2,689,600	\$15,322,000		
Total*	\$14,335,277,300	\$1,176,580,100	\$15,511,857,400		
1998 Milw.Co.	\$14,992,558,700	\$1,218,952,600	\$16,211,511,300	47.4882	46.423
Wash.Co.	\$918,100	\$364,900	\$1,283,000		
Wauk.Co.	\$12,790,900	\$2,632,800	\$15,423,700		
Total*	\$15,006,267,700	\$1,221,950,300	\$16,228,218,000		
1999 Milw.Co.	\$15,891,089,400	\$792,619,100	\$16,683,708,500	46.8666	45.828
Wash.Co.	\$929,700	\$305,400	\$1,235,100		
Wauk.Co.	\$13,548,300	\$2,733,400	\$16,281,700		
Total*	\$15,905,567,400	\$795,657,900	\$16,701,225,300		
2000 Milw.Co.	\$16,410,366,000	\$911,754,200	\$17,322,120,200	46.3841	45.313
Wash.Co.	\$985,900	\$458,100	\$1,444,000		
Wauk.Co.	\$18,415,200	\$2,272,000	\$20,687,200		
Total*	\$16,429,767,100	\$914,484,300	\$17,344,251,400		
2001 Milw.Co.	\$18,356,551,800	\$1,073,565,800	\$19,430,117,600	47.5934	46.499
Wash.Co.	\$985,900	\$824,600	\$1,810,500		
Wauk.Co.	\$18,459,900	\$3,442,200	\$21,902,100		
Total*	\$18,375,997,600	\$1,077,832,600	\$19,453,830,200		
2002 Milw.Co.	\$19,380,841,800	\$895,094,900	\$20,275,936,700	46.8179	45.734
Wash.Co.	\$926,200	\$60,000	\$986,200		
Wauk.Co.	\$18,488,600	\$2,975,500	\$21,464,100		
Total*	\$19,400,256,600	\$898,130,400	\$20,298,387,000		
2003 Milw.Co.	\$20,831,595,500	\$877,262,500	\$21,708,858,000	46.9193	45.852
Wash.Co.	\$934,500	\$108,300	\$1,042,800		
Wauk.Co.	\$18,486,200	\$2,367,000	\$20,853,200		
Total*	\$20,851,016,200	\$879,737,800	\$21,730,754,000		
2004 Milw.Co.	\$22,636,503,200	\$833,701,800	\$23,470,205,000	46.8266	45.883
Wash.Co.	\$934,500	\$76,600	\$1,011,100		
Wauk.Co.	\$18,486,200	\$2,071,400	\$20,557,600		
Total*	\$22,655,923,900	\$835,849,800	\$23,491,773,700		

ASMT4 @70 \* Includes tax increment

TAX INCREMENTAL DISTRICTS - 1976 - 2004

EQUALIZED VALUES AS CERTIFIED BY THE WISCONSIN DEPARTMENT OF REVENUE

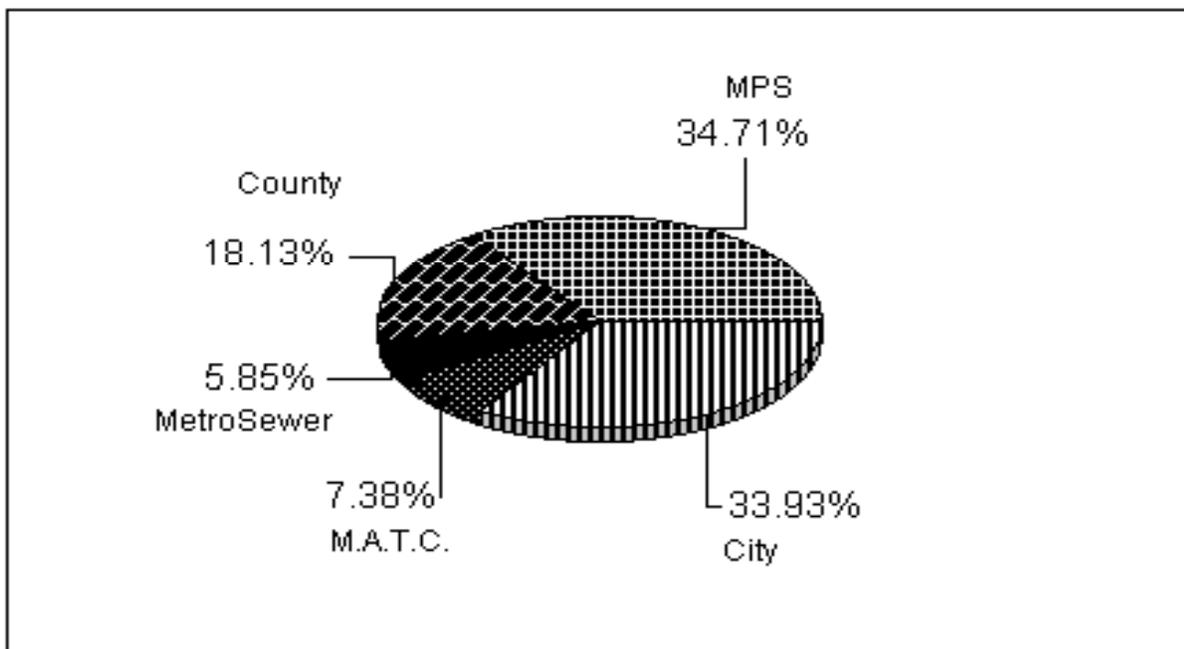
	BASE	BASE																	2004	
	YEAR	VALUE	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	INCREMENT	
TID 1	1976	34,673,900	53,857,300	55,138,150	55,484,500	55,738,900	54,948,000	55,764,500	53,683,800	58,294,500	54,662,800	59,049,700	58,527,100	61,497,600	65,009,800					
TID 3	1977	35,442,230	129,890,250																	
TID 4	1978	77,719,390	255,180,800	254,146,450	253,697,550	250,741,200														
TID 5	1985	871,700	61,319,800	66,564,600	67,263,250	78,374,700	81,503,700	76,165,000	80,491,300	79,005,500	76,462,300	84,010,600	81,146,300	81,689,600	84,748,700	89,315,000	93,027,700	97,720,600	96,848,900	
TID 6	1985	1,700	24,800,400	24,559,000	24,005,100	23,989,400	25,391,600													
TID 7	1985	2,632,750	9,435,600	18,415,000	23,640,300	32,345,900	39,790,200	40,599,600												
TID 8	1986	4,080,900	16,731,800	28,330,150	35,737,250	39,710,900	36,720,400	36,151,800	39,217,500											
TID 9	1988	33,069,350	48,756,000	69,634,950	73,415,350	82,653,300	82,368,900	85,561,800												
TID 10	1988	1,470,400	1,950,800	2,803,100	4,388,450	7,064,900	13,470,400	19,690,500	20,670,300	23,879,100	24,168,900	25,111,300	26,063,200	31,423,400	39,803,600					
TID 11	1988	29,464,300	31,407,250	34,835,900	36,690,300	37,485,800	39,314,400	46,946,400	49,190,100	51,635,500	53,064,600	56,259,500	66,503,500	73,520,200	76,747,500	89,315,400	94,393,800	102,839,800	73,375,500	
TID 12	1989	1,068,150	1,068,150	1,105,400	1,081,650	1,074,900	1,147,300													
TID 13	1989	4,094,600	4,094,600	16,951,100	24,585,150	24,670,700	37,623,900	35,494,000	36,523,800											
TID 14	1990	314,300		314,300	392,700	1,083,900	1,147,300	1,157,800	1,184,400	1,123,100	1,129,700	1,188,500	1,250,400	1,182,900	1,913,500	2,172,000	2,204,300	2,274,100	1,959,800	
TID 15	1991	608,600			608,600	608,600	3,743,100	4,243,600	4,310,600	4,310,600	4,437,200	4,121,400	3,987,400	3,846,100	3,855,400	3,739,000	4,880,400	4,819,600	4,813,200	4,204,600
TID 16	1992																			
TID 17	1992	663,100				663,100	448,700	2,122,900	2,331,400	2,444,300	2,632,500	2,648,100	2,639,900	2,647,100	2,547,500	2,867,400	2,898,600	2,918,700	2,255,600	
TID 18	1992	120,300				120,300	67,000	72,300	73,800	1,196,100	1,196,100	1,267,800	1,343,400	2,214,600	2,289,600	2,730,600	2,812,600	3,009,400	2,889,100	
TID 19	1992	24,431,800				24,431,800	25,353,300	32,423,800	40,300,400	41,922,600	42,600,300	43,928,500	46,338,700	47,104,200						
TID 20	1993	3,025,100					3,025,100	2,895,600	4,649,700	4,587,100	4,345,700	4,206,700	4,059,600	4,525,700	5,536,800	5,867,400	6,758,300	9,002,700	5,977,600	
TID 21	1994	1,709,900							2,837,100	4,413,500	4,357,100	4,381,100	4,830,700	4,384,000	4,666,100	5,033,600	6,241,700	6,324,300	4,614,400	
TID 22	1994	7,761,700							2,190,200	2,124,200	2,231,000	4,548,200	11,708,500	14,126,400	26,727,800	35,875,100	60,292,400	68,523,600	60,761,900	
TID 23	1994	4,853,800							5,253,000	5,264,500	5,519,900	12,601,700	13,934,800	16,178,300	18,952,000	20,729,800	21,343,700	21,909,400	17,055,600	
TID 24	1994	6,032,800							12,342,900	12,103,900	11,929,300	13,851,300	15,985,700	14,897,800	17,973,500	47,285,400	42,511,100	45,187,600	21,698,900	
TID 25	1994	369,200							446,400	2,495,300	4,193,600	10,272,600	5,625,000	8,733,300	9,780,600	10,381,800	10,536,500	10,999,100	10,629,900	
TID 26	1995	6,721,500								10,767,900	10,825,900	12,107,300	16,034,100	20,803,400	24,147,000					
TID 27	1995	1,669,800								532,200	5,106,400	12,392,900	12,757,200	12,589,200	12,694,100	12,682,200	12,709,400	14,149,900	12,480,100	
TID 28	1995	1,017,400								605,600	1,848,700	3,767,700	4,038,200	5,375,300	7,117,200	8,015,000	9,129,300	9,823,900	8,806,500	
TID 29	1995	889,700								3,550,500	3,630,600	9,173,100	17,426,100	23,074,200	41,366,700	43,048,800	46,173,900	45,284,200		
TID 30	1996	14,066,000										12,887,600	13,491,900	13,213,000	16,868,600	19,784,600	21,031,600	21,980,300	22,956,700	8,890,700
TID 31	1996	14,793,000										17,726,800	17,497,600	20,222,500	22,050,600	23,151,300	29,208,100	31,746,400	33,813,000	19,020,000
TID 32	1996	2,549,300										3,526,400	4,662,300	4,892,800	5,928,900	6,260,600	7,375,400	7,716,500	8,180,700	5,631,400
TID 33	1997	6,837,000											7,900,000	18,096,300	18,403,800	19,583,700	20,154,900	20,499,900	21,993,800	15,156,800
TID 34	1997	5,787,400											6,232,900	15,687,700	20,420,700	22,718,300	25,571,600	27,314,600	29,511,800	23,724,400
TID 35	1998	2,240,700												2,296,400	1,499,800	1,754,200	1,564,400	1,621,900		
TID 36	1998	1,618,900												18,241,200	24,204,100	29,079,100	34,021,200	36,334,300	34,715,400	
TID 37	1998	60,317,400												67,141,200	84,218,600	95,474,800	98,933,300	117,997,000	57,679,600	
TID 38	2000	200													200	200	200	200	200	
TID 39	2000	23,863,400													37,892,200	39,056,100	39,772,300	43,089,200	19,225,800	
TID 40	2000	3,929,800													5,344,300	10,254,200	10,849,800	11,341,700	7,411,900	
TID 41	2000	10,021,400													12,485,600	24,459,500	20,358,500	80,018,000	69,996,600	
TID 42	2001	7,118,300														10,061,300	39,966,800	38,541,000	31,422,700	
TID 43	2001	944,000													917,900	902,200	947,500	947,500	3,500	
TID 44	2001	39,435,100														39,265,200	43,811,900	45,739,200	8,773,800	
TID 45	2001	1,526,700														428,200	6,276,800	7,116,100	5,589,400	
TID 46	2001	14,759,500														16,887,700	24,066,900	25,290,400	10,530,900	
TID 47	2002	21,131,800															26,315,600	36,361,300	15,229,500	
TID 48	2002	27,727,300															28,157,400	30,040,300	2,313,000	
TID 49	2002	2,052,700															2,113,000	5,396,400	3,343,700	
TID 50	2002	300															1,358,900	1,516,800	1,516,500	
TID 51	2003	10,048,700																10,716,500	667,800	
TID 52	2003	10,225,900																9,836,700		
TOTAL	ACTIVE	340,366,500																1,064,030,700	709,686,000	

TIDHIST @58 Note:TID's with no increment indicate zero, negative increments or closed TID's.

**2004 COMBINED TAX RATE  
PER \$1000 OF ASSESSED VALUE**

	<b>2003 FOR 2004 PURPOSES</b>	<b>2004 FOR 2005 PURPOSES</b>
City	\$9.726	\$9.192
School Board/MPS	8.962	9.402
M.A.T.C.	2.042	2.000
Metro Sewer	1.642	1.586
County/State Forestry	5.149	4.911
Total Gross Tax Rate	\$27.522	\$27.091
General State Credit	0.001	0.011
School Credit	1.351	1.221
<b>NET TAX RATE (Milwaukee County)</b>	<b>\$26.170</b>	<b>\$25.859</b>

**Percent of Tax Rate Allocated to the Five Major Taxing Bodies**



# CITY OF MILWAUKEE TAX RATES - 1988 THROUGH 2005

December 2, 2004

(1) BUDGET ASSMT YEAR YEAR		(2) ASSESSED VALUE	RATIO OF ASSMT TO FULL VALUE	(3) CITY TAX RATE	(4) SCHOOL TAX RATE	(5) MATC TAX RATE	(6) MMSD TAX RATE	(7) STATE & COUNTY TAX RATE	(8) GROSS TAX RATE	(9) STATE & SCHOOL CREDIT	(10) AV NET TAX RATE	(11) ASSMT YEAR
1988	1987	11,303,216,840	0.9669	13.09	16.12	1.79	3.11	5.64	39.75	3.74	36.01	1987
1989	1988	11,865,998,530	0.9938	12.88	17.31	1.74	3.04	5.62	40.59	3.47	37.12	1988
1990	1989	12,017,461,680	0.9531	12.85	17.61	1.82	3.16	6.71	42.15	3.42	38.73	1989
1991	1990	12,614,530,930	0.9853	12.76	17.78	2.01	3.05	5.99	41.59	3.24	38.35	1990
1992	1991	12,701,237,140	0.9667	12.07	18.14	2.06	3.12	5.84	41.23	2.46	38.77	1991
1993	1992	13,336,770,460	0.999	11.95	18.00	2.00	2.99	5.68	40.62	2.24	38.38	1992
1994	1993	13,345,967,960	0.9639	11.39	18.13	2.09	3.16	5.80	40.57	2.13	38.44	1993
1995	1994	14,029,733,500	0.9823	10.86	16.99	2.04	3.07	5.62	38.58	1.92	36.66	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	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	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	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	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	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	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	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	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	2003
2005	2004	22,772,419,500	0.9684	9.19	9.40	2.00	1.59	4.91	27.09	1.23	<b>25.86</b>	2004

**COMPARISON OF EFFECTIVE TAX RATES 1974 - 2004**

ASSMT YEAR	BUDGET YEAR	ASSESSED VALUE*	RATIO OF ASSMT TO EQUALIZED VALUE	CITY RATE	SCHOOL RATE	MATC RATE	MMSD RATE	EFFECTIVE MMSD RATE	STATE & COUNTY RATE	EFFECTIVE ST/COUNTY		EFFECTIVE GROSS		EFFECTIVE GROSS		STATE & SCHOOL		EFFECTIVE STATE/SCH		NET		EFFECTIVE RATE @ 100%		
										RATE	GROSS RATE	RATE	CREDIT	RATE	CREDIT	RATE	NET RATE	GROSS	NET	YEAR				
1974	1975	6,173,995,380	99.08%	16.251	21.784			0.000	7.568	7.498	45.603	45.183	7.896	7.823	37.707	45.018	37.223	1974						
1975	1976	6,213,594,060	90.06%	16.803	21.993			0.000	7.548	6.798	46.344	41.737	8.083	7.280	38.261	41.822	34.528	1975						
1976	1977	6,095,760,540	83.64%	18.933	24.239			0.000	7.864	6.577	51.036	42.687	8.127	6.797	42.909	42.706	35.906	1976						
1977	1978	5,860,569,932	75.52%	20.391	26.194			0.000	8.111	6.125	54.696	41.306	8.772	6.625	45.924	41.357	34.724	1977						
1978	1979	8,332,978,712	98.41%	12.722	18.216			0.000	5.104	5.023	36.042	35.469	6.608	6.503	29.434	35.528	29.014	1978						
1979	1980	7,789,445,760	83.45%	11.634	19.014			0.000	4.901	4.090	35.549	29.666	6.930	5.783	28.619	29.629	23.853	1979						
1980	1981	7,680,433,829	75.00%	12.969	19.563			0.000	6.310	4.733	38.842	29.132	6.118	4.589	32.724	29.098	24.515	1980						
1981	1982	7,459,893,460	71.03%	14.270	21.547			0.000	10.337	7.342	46.154	32.783	6.034	4.286	40.120	33.091	28.765	1981						
1982	1983	10,432,662,349	97.51%	10.441	15.827			0.000	8.297	8.090	34.565	33.704	4.407	4.297	30.158	33.507	29.235	1982						
1983	1984	10,542,257,409	96.86%	11.635	14.756	1.678	2.989	2.895	5.803	5.621	36.861	35.704	3.399	3.292	33.462	35.630	32.345	1983						
1984	1985	11,001,962,788	99.91%	12.098	14.180	1.649	3.510	3.507	5.508	5.503	36.945	36.912	3.521	3.518	33.424	36.868	33.354	1984						
1985	1986	11,076,973,939	99.27%	12.325	14.768	1.713	3.439	3.414	5.429	5.389	37.674	37.399	5.308	5.269	32.366	37.419	32.147	1985						
1986	1987	11,140,002,650	99.27%	13.012	16.537	1.709	3.246	3.222	5.716	5.674	40.220	39.926	5.958	5.915	34.262	40.072	34.136	1986						
1987	1988	11,303,216,840	96.69%	13.087	16.122	1.786	3.115	3.012	5.637	5.450	39.747	38.431	3.741	3.617	36.006	38.367	34.756	1987						
1988	1989	11,865,998,530	99.38%	12.883	17.304	1.744	3.043	3.024	5.621	5.586	40.595	40.343	3.476	3.454	37.119	40.133	36.697	1988						
1989	1990	12,017,461,680	95.31%	12.850	17.613	1.815	3.157	3.009	6.714	6.399	42.149	40.172	3.419	3.259	38.730	40.046	36.798	1989						
1990	1991	12,614,530,930	98.53%	12.759	17.783	2.006	3.045	3.000	5.993	5.905	41.586	40.975	3.235	3.187	38.351	40.956	37.770	1990						
1991	1992	12,701,237,140	96.67%	12.069	18.137	2.063	3.122	3.018	5.836	5.642	41.227	39.854	2.457	2.375	38.770	39.703	37.337	1991						
1992	1993	13,336,770,460	99.90%	11.949	18.004	1.998	2.989	2.986	5.683	5.677	40.622	40.581	2.238	2.236	38.385	40.798	38.551	1992						
1993	1994	13,345,967,960	96.39%	11.389	18.134	2.092	3.158	3.044	5.802	5.593	40.575	39.110	2.134	2.057	38.441	38.547	36.519	1993						
1994	1995	14,029,733,500	98.23%	10.862	16.991	2.044	3.071	3.017	5.619	5.519	38.587	37.905	1.921	1.887	36.666	37.689	35.813	1994						
1995	1996	13,976,648,900	94.87%	10.528	15.697	2.106	2.810	2.666	5.952	5.646	37.093	35.189	1.859	1.763	35.235	34.980	33.227	1995						
1996	1997	14,850,606,600	98.87%	10.238	12.002	2.015	1.722	1.702	5.918	5.851	31.896	31.536	2.462	2.434	29.434	31.492	29.062	1996						
1997	1998	14,914,137,234	96.40%	9.990	10.848	2.107	1.768	1.705	6.173	5.951	30.886	29.774	2.350	2.266	28.535	29.694	27.434	1997						
1998	1999	16,072,114,035	99.14%	9.705	10.974	2.012	1.716	1.701	5.917	5.866	30.324	30.064	2.036	2.019	28.288	30.032	28.016	1998						
1999	2000	15,773,850,167	93.29%	9.693	10.381	2.161	1.800	1.680	6.029	5.624	30.064	28.045	2.001	1.866	28.063	28.395	26.505	1999						
2000	2001	17,582,994,597	101.10%	10.492	9.873	2.001	1.678	1.696	5.659	5.722	29.702	30.029	1.696	1.715	28.006	30.111	28.392	2000						
2001	2002	17,699,784,394	93.37%	10.865	10.120	2.227	1.868	1.744	6.135	5.728	31.215	29.145	1.660	1.550	29.556	28.400	26.890	2001						
2002	2003	19,866,255,215	98.10%	10.150	9.337	2.051	1.737	1.704	5.402	5.300	28.677	28.132	1.432	1.405	27.245	28.066	26.665	2002						
2003	2004	21,009,517,241	97.07%	9.726	8.962	2.042	1.642	1.594	5.149	4.998	27.522	26.716	1.352	1.313	26.170	26.607	25.300	2003						
2004	2005	22,772,419,500	96.84%	9.192	9.402	2.000	1.586	1.535	4.911	4.756	27.091	26.235	1.232	1.193	25.859	26.260	25.066	2004						

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

**COMPARISON OF (100%) TAX RATES**

ASSMT YEAR	BUDGET YEAR	ASSESSED VALUE	RATIO OF ASSMT TO EQUALIZED VALUE	CITY RATE	100% CITY RATE	100% SCHOOL RATE	100% SCHOOL RATE	100% MATC RATE	100% MATC RATE	100% MMSD RATE	100% MMSD RATE	100% COUNTY ST RATE	100% COUNTY GROSS RATE	100% GROSS RATE	100% STATE CREDIT	100% STATE CREDIT	100% NET RATE	100% NET RATE	
1974	1975	6,173,995,380	99.08%	16.251	16.042	21.784	21.504		0.000		0.000	7.568	7.471	45.603	45.018	7.896	7.795	37.707	37.223
1975	1976	6,213,594,060	90.06%	16.803	15.164	21.993	19.847		0.000		0.000	7.548	6.812	46.344	41.822	8.083	7.294	38.261	34.528
1976	1977	6,095,760,540	83.64%	18.933	15.843	24.239	20.283		0.000		0.000	7.864	6.580	51.036	42.706	8.127	6.801	42.909	35.906
1977	1978	5,860,569,932	75.52%	20.391	15.418	26.194	19.806		0.000		0.000	8.111	6.133	54.696	41.357	8.772	6.633	45.924	34.724
1978	1979	8,332,978,712	98.41%	12.722	12.541	18.216	17.956		0.000		0.000	5.104	5.031	36.042	35.528	6.608	6.514	29.434	29.014
1979	1980	7,789,445,760	83.45%	11.634	9.697	19.014	15.848		0.000		0.000	4.901	4.085	35.549	29.629	6.930	5.776	28.619	23.853
1980	1981	7,680,433,829	75.00%	12.969	9.716	19.563	14.655		0.000		0.000	6.310	4.727	38.842	29.098	6.118	4.583	32.724	24.515
1981	1982	7,459,893,460	71.03%	14.270	10.231	21.547	15.449		0.000		0.000	10.337	7.411	46.154	33.091	6.034	4.326	40.120	28.765
1982	1983	10,432,662,349	97.51%	10.441	10.121	15.827	15.342		0.000		0.000	8.297	8.043	34.565	33.507	4.407	4.272	30.158	29.235
1983	1984	10,542,257,409	96.86%	11.635	11.247	14.756	14.263	1.678	1.622	2.989	2.889	5.803	5.609	36.861	35.630	3.399	3.286	33.462	32.345
1984	1985	11,001,962,788	99.91%	12.098	12.073	14.180	14.150	1.649	1.646	3.510	3.503	5.508	5.496	36.945	36.868	3.521	3.514	33.424	33.354
1985	1986	11,076,973,939	99.27%	12.325	12.242	14.768	14.668	1.713	1.701	3.439	3.416	5.429	5.392	37.674	37.419	5.308	5.272	32.366	32.147
1986	1987	11,140,002,650	99.27%	13.012	12.964	16.537	16.476	1.709	1.703	3.246	3.234	5.716	5.695	40.220	40.072	5.958	5.936	34.262	34.136
1987	1988	11,303,216,840	96.69%	13.087	12.633	16.122	15.562	1.786	1.724	3.115	3.007	5.637	5.441	39.747	38.367	3.741	3.611	36.006	34.756
1988	1989	11,865,998,530	99.38%	12.883	12.736	17.304	17.107	1.744	1.724	3.043	3.008	5.621	5.557	40.595	40.133	3.476	3.436	37.119	36.697
1989	1990	12,017,461,680	95.31%	12.850	12.209	17.613	16.734	1.815	1.724	3.157	3.000	6.714	6.379	42.149	40.046	3.419	3.248	38.730	36.798
1990	1991	12,614,530,930	98.53%	12.759	12.566	17.783	17.513	2.006	1.976	3.045	2.999	5.993	5.902	41.586	40.956	3.235	3.186	38.351	37.770
1991	1992	12,701,237,140	96.67%	12.069	11.623	18.137	17.466	2.063	1.987	3.122	3.007	5.836	5.620	41.228	39.703	2.457	2.366	38.771	37.337
1992	1993	13,336,770,460	99.90%	11.949	12.001	18.004	18.082	1.998	2.007	2.989	3.002	5.683	5.708	40.622	40.798	2.238	2.248	38.384	38.551
1993	1994	13,345,967,960	96.39%	11.389	10.819	18.134	17.228	2.092	1.987	3.158	3.001	5.802	5.512	40.575	38.547	2.134	2.028	38.441	36.519
1994	1995	14,029,733,500	98.23%	10.862	10.609	16.991	16.596	2.044	1.997	3.071	3.000	5.619	5.488	38.587	37.689	1.921	1.877	36.666	35.813
1995	1996	13,976,648,900	94.87%	10.528	9.928	15.697	14.803	2.106	1.986	2.810	2.650	5.952	5.613	37.093	34.980	1.859	1.753	35.235	33.227
1996	1997	14,850,606,600	98.87%	10.238	10.294	12.002	12.068	2.015	2.026	1.722	1.731	5.918	5.951	31.896	32.070	2.462	2.475	29.434	29.594
1997	1998	14,914,137,234	96.40%	9.990	9.604	10.848	10.429	2.107	2.025	1.768	1.700	6.173	5.935	30.886	29.694	2.350	2.260	28.535	27.434
1998	1999	16,072,114,035	99.14%	9.705	9.612	10.974	10.868	2.012	1.993	1.716	1.699	5.917	5.860	30.324	30.032	2.036	2.016	28.288	28.016
1999	2000	15,773,850,167	93.29%	9.693	9.328	10.381	9.990	2.161	2.079	1.800	1.733	6.029	5.802	30.064	28.932	2.001	1.925	28.063	27.006
2000	2001	17,582,994,597	101.10%	10.492	10.866	9.873	10.225	2.001	2.072	1.678	1.738	5.659	5.861	29.702	30.762	1.696	1.757	28.006	29.005
2001	2002	17,699,784,394	93.37%	10.865	10.122	10.120	9.429	2.227	2.075	1.868	1.740	6.135	5.715	31.215	29.081	1.660	1.546	29.556	27.535
2002	2003	19,866,255,215	98.10%	10.150	9.934	9.337	9.138	2.051	2.007	1.737	1.700	5.402	5.287	28.677	28.066	1.432	1.402	27.245	26.665
2003	2004	21,009,517,241	97.07%	9.726	9.403	8.962	8.664	2.042	1.975	1.642	1.587	5.149	4.978	27.522	26.607	1.352	1.307	26.170	25.300
2004	2005	22,772,419,500	96.84%	9.192	8.910	9.402	9.114	2.000	1.939	1.586	1.537	4.911	4.761	27.091	26.260	1.232	1.194	25.859	25.066

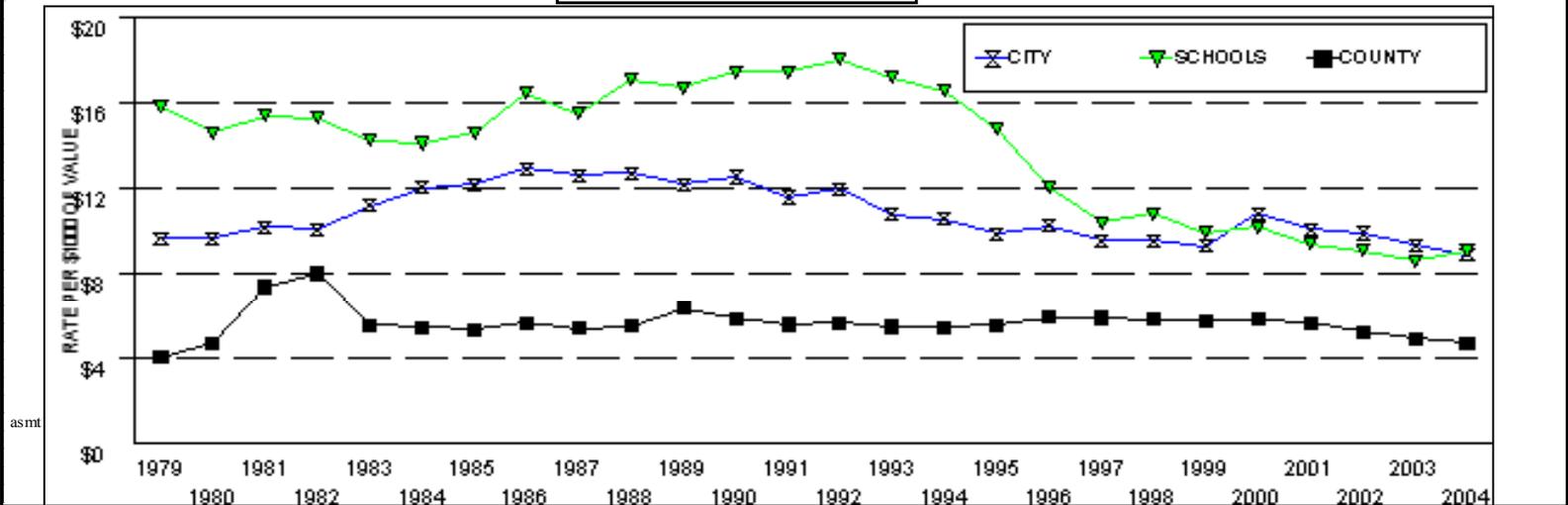
State tax credit on personal property inventory and livestock reduced effective tax rates by 80% in 1974 through 1980, except 79.1% in 1976.

Personal property inventory is exempt for 1981 and subsequent years.

In 1990 Milwaukee County enacted a .5% sales tax

asmt

**COMPARISON OF (100%) TAX RATES**



**2004 - COMBINED TAX LEVY - 2004**  
**(For 2005 Purposes)**

PURPOSES	ALL COUNTIES	CITY OF MILWAUKEE		WASHINGTON		WAUKESHA	
	AMOUNT	AMOUNT	MILL RATE	AMOUNT	MILL RATE	AMOUNT	MILL RATE
General City	\$93,839,022	\$93,750,181	\$4.121				
Capital Improvements	10,119,425	\$10,109,845	\$0.444				
Principal & Interest on City Debt	52,941,522	\$52,891,400	\$2.325				
Common Council Contingent Fund	5,000,000	\$4,995,266	\$0.220				
Provision for Employee Retirement	40,091,374	\$40,053,418	\$1.761				
Delinquent Tax Fund	1,000,000	\$999,053	\$0.044				
Tax Incremental Dist. 1 - 52	6,323,394	6,323,394	\$0.278				
<b>TOTAL GENERAL CITY PURPOSES</b>	<b>209,314,737</b>	<b>209,122,557</b>	<b>\$9.192</b>	<b>\$9,009</b>	<b>\$9.200</b>	<b>\$183,171</b>	<b>\$8.910</b>
Milw. School Board Operational Fund	\$187,173,910	\$187,165,595	\$8.227				
Milw. School Board Extension Fund	8,002,455	\$8,002,100	\$0.352				
Milw. School Board Construction Fund	12,266,054	\$12,265,509	\$0.539				
Tax Incremental Dist. 1 - 52	6,467,886	6,467,886	\$0.284				
<b>TOTAL MILW. SCHOOL PURPOSES</b>	<b>\$213,910,305</b>	<b>\$213,901,090</b>	<b>\$9.402</b>	<b>\$9,215</b>	<b>\$9.411</b>		
<b>TOTAL MEM. FALLS SCHOOL PURPOSES</b>	<b>\$227,390</b>					<b>\$227,390</b>	<b>\$11.061</b>
Milw. Area Tech. College (MATC)	\$44,174,417	\$44,132,595	\$1.940				
Tax Incremental Dist. 1 - 52	1,376,080	1,376,080	\$0.060				
<b>TOTAL MILW. AREA TECH. COLLEGE</b>	<b>\$45,550,497</b>	<b>\$45,508,675</b>	<b>\$2.000</b>	<b>\$1,961</b>	<b>\$2.003</b>	<b>\$39,861</b>	<b>\$1.939</b>
Milw. Metropolitan Sewerage District	\$35,015,458	\$34,982,307	\$1.538				
Tax Incremental Dist. 1 - 52	1,090,768	1,090,768	\$0.048				
<b>TOTAL METRO SEWERAGE DISTRICT</b>	<b>\$36,106,226</b>	<b>\$36,073,076</b>	<b>\$1.586</b>	<b>\$1,554</b>	<b>\$1.587</b>	<b>\$31,596</b>	<b>\$1.537</b>
Special Charges							
State Forestry	\$4,698,355	\$4,694,041	\$0.206	\$202.22	\$0.207	\$4,112	\$0.200
County Charges	103,848,261	103,801,532	\$4.563	3,366	\$3.438	43,363	\$2.109
Tax Incremental Dist. 1 - 52	3,236,591	3,236,591	\$0.142	0		0	0
<b>TOTAL FOR STATE &amp; COUNTY</b>	<b>\$111,783,207</b>	<b>\$111,732,164</b>	<b>\$4.911</b>	<b>\$3,568</b>	<b>\$3.644</b>	<b>\$47,475</b>	<b>\$2.309</b>
<b>GROSS TOTAL LEVIES</b>	<b>\$616,892,362</b>	<b>\$616,337,562</b>	<b>\$27.091</b>	<b>\$25,307</b>	<b>\$25.845</b>	<b>\$529,493</b>	<b>\$25.757</b>
<b>TOTAL STATE CREDIT</b>	<b>\$28,061,108</b>	<b>28,023,305</b>	<b>\$1.232</b>	<b>\$1,789</b>	<b>\$1.827</b>	<b>\$36,014</b>	<b>\$1.752</b>
<b>NET TOTAL</b>	<b>\$588,831,253</b>	<b>\$588,314,257</b>	<b>\$25.859</b>	<b>\$23,518</b>	<b>\$24.018</b>	<b>\$493,478</b>	<b>\$24.005</b>

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

<u>ASSMT YEAR</u>	<u>BUDGET YEAR</u>		<u>REAL ESTATE &amp; PERSONAL PROPERTY SECTION 79.10</u>	<u>RATE PER \$1000 OF ASSESSED VALUE</u>
<b>GENERAL GOVERNMENT &amp; SCHOOL CREDITS</b>				
1995	1996	Milwaukee	\$25,944,683.10	\$1.86
		Washington	300.19	\$0.74
		Waukesha	29,542.41	\$1.76
1996	1997	Milwaukee	\$36,517,912.04	\$2.46
		Washington	680.43	\$0.77
		Waukesha	45,879.41	\$2.77
1997	1998	Milwaukee	\$35,015,563.16	\$2.35
		Washington	1,292.02	\$1.01
		Waukesha	45,172.12	\$2.94
1998	1999	Milwaukee	\$32,690,287.33	\$2.04
		Washington	1,867.39	\$1.47
		Waukesha	42,246.56	\$2.74
1999	2000	Milwaukee	\$31,526,028.24	\$2.00
		Washington	2,429.33	\$2.11
		Waukesha	39,644.61	\$2.59
2000	2001	Milwaukee	\$29,788,726.07	\$1.70
		Washington	2,404.28	\$1.65
		Waukesha	36,712.63	\$1.77
2001	2002	Milwaukee	\$29,342,392.87	\$1.66
		Washington	2,356.51	\$1.39
		Waukesha	37,490.25	\$1.85
2002	2003	Milwaukee	\$28,424,104.86	\$1.43
		Washington	2,433.70	\$2.52
		Waukesha	38,893.13	\$1.85
2003	2004	Milwaukee	\$28,380,122.59	\$1.35
		Washington	2,165.64	\$2.14
		Waukesha	39,072.75	\$1.87
2004	2005	Milwaukee	\$28,023,304.96	\$1.23
		Washington	1,788.99	\$1.83
		Waukesha	36,014.35	\$1.75

For actual distribution refer to Abstract

**TAX LEVIES INCLUDING TID INCREMENT - ALL TAXING BODIES  
1984 THROUGH 2005 BUDGETS**

ASSMT YEAR	BUDGET YEAR	CITY LEVY*	% CHG	SCHOOL LEVY	% CHG	COUNTY LEVY	% CHG	MMSD LEVY	% CHG	MATC LEVY	% CHG	TOTAL LEVY ALL TAXING BODIES	% CHG	STATE CREDITS**	% CHG	NET TAX LEVY	% CHG
1983	1984	122,654,338		155,559,192		61,177,272		31,518,741		17,685,713		388,595,256		35,738,270		352,856,985	
1984	1985	133,100,969	8.5%	156,010,182	0.3%	60,600,172	-0.9%	38,611,477	22.5%	18,141,847	2.6%	406,464,647	4.6%	38,748,421	8.4%	367,716,226	4.2%
1985	1986	136,521,693	2.6%	163,585,374	4.9%	60,139,894	-0.8%	38,090,731	-1.3%	18,974,435	4.6%	417,312,127	2.7%	58,796,808	51.7%	358,515,319	-2.5%
1986	1987	144,957,473	6.2%	184,225,583	12.6%	63,669,493	5.9%	36,160,668	-5.1%	19,042,236	0.4%	448,055,453	7.4%	66,376,268	12.9%	381,679,185	6.5%
1987	1988	147,923,875	2.0%	182,233,654	-1.1%	63,720,696	0.1%	35,206,824	-2.6%	20,189,161	6.0%	449,274,210	0.3%	42,292,401	-36.3%	406,981,809	6.6%
1988	1989	152,868,212	3.3%	205,329,748	12.7%	66,697,652	4.7%	36,106,101	2.6%	20,693,242	2.5%	481,694,955	7.2%	41,388,098	-2.1%	440,306,857	8.2%
1989	1990	154,429,497	1.0%	211,662,866	3.1%	80,681,514	21.0%	37,936,014	5.1%	21,808,035	5.4%	506,517,926	5.2%	41,086,607	-0.7%	465,431,319	5.7%
1990	1991	160,943,828	4.2%	224,306,042	6.0%	75,600,972	-6.3%	38,406,676	1.2%	25,302,320	16.0%	524,559,838	3.6%	40,807,698	-0.7%	483,752,140	3.9%
1991	1992	153,295,064	-4.8%	230,365,070	2.7%	74,118,200	-2.0%	39,658,410	3.3%	26,196,422	3.5%	523,633,166	-0.2%	31,198,024	-23.5%	492,435,142	1.8%
1992	1993	159,356,154	4.0%	239,899,846	4.1%	75,767,197	2.2%	39,859,793	0.5%	26,649,040	1.7%	541,532,030	3.4%	29,821,696	-4.4%	511,710,334	3.9%
1993	1994	151,988,540	-4.6%	242,005,372	0.9%	77,400,333	2.2%	42,152,158	5.8%	27,915,256	4.8%	541,461,658	-0.0%	28,461,840	-4.6%	512,999,818	0.3%
1994	1995	152,384,430	0.3%	238,361,479	-1.5%	78,785,133	1.8%	43,091,109	2.2%	28,680,137	2.7%	541,302,289	-0.0%	26,939,841	-5.3%	514,362,448	0.3%
1995	1996	147,139,359	-3.4%	219,413,656	-7.9%	83,140,312	5.5%	39,280,242	-8.8%	29,436,902	2.6%	518,410,471	-4.2%	25,974,526	-3.6%	492,435,945	-4.3%
1996	1997	152,049,923	3.3%	178,284,601	-18.7%	87,842,511	5.7%	25,570,208	-34.9%	29,926,139	1.7%	473,673,382	-8.6%	36,564,472	40.8%	437,108,910	-11.2%
1997	1998	148,981,804	-2.0%	161,828,439	-9.2%	92,011,049	4.7%	26,374,645	3.1%	31,419,075	5.0%	460,615,012	-2.8%	35,062,027	-4.1%	425,552,984	-2.6%
1998	1999	155,982,815	4.7%	176,416,765	9.0%	95,044,106	3.3%	27,576,148	4.6%	32,344,466	2.9%	487,364,300	5.8%	32,734,401	-6.6%	454,629,899	6.8%
1999	2000	152,892,192	-2.0%	163,800,846	-7.2%	95,052,891	0.0%	28,400,418	3.0%	34,084,502	5.4%	474,230,849	-2.7%	31,568,102	-3.6%	442,662,747	-2.6%
2000	2001	184,475,366	20.7%	173,638,797	6.0%	99,442,974	4.6%	29,499,492	3.9%	35,180,217	3.2%	522,236,846	10.1%	29,827,843	-5.5%	492,409,003	11.2%
2001	2002	192,305,134	4.2%	179,190,632	3.2%	108,512,429	9.1%	33,061,033	12.1%	39,421,223	12.1%	552,490,450	5.8%	29,382,240	-1.5%	523,108,210	6.2%
2002	2003	201,637,357	4.9%	185,542,491	3.5%	107,264,496	-1.2%	34,511,739	4.4%	40,740,901	3.3%	569,696,984	3.1%	28,465,432	-3.1%	541,231,553	3.5%
2003	2004	204,335,404	1.3%	188,328,861	1.5%	108,121,465	0.8%	34,494,754	-0.0%	42,910,372	5.3%	578,190,855	1.5%	28,421,361	-0.2%	549,769,494	1.6%
2004	2005	209,314,737	2.4%	214,137,695	13.7%	111,783,207	3.4%	36,106,226	4.70%	45,550,497	6.2%	616,892,362	6.7%	28,061,108	-1.3%	588,831,253	7.1%

\*CITY LEVY INCLUDES SCHOOL DEBT SERVICE.

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

**STATEMENT OF TAXES 2004**

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**DO NOT WRITE IN SHADED AREAS**

For **CITY of MILWAUKEE** **MILWAUKEE** COUNTY  
 (TOWN, VILLAGE, OR CITY)

SEC.	COL. 1 DESCRIPTION OF TAX BY TAXING JURISDICTION	Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS
A.	<b>1. AGGREGATE AMOUNT OF STATE TAXES</b>	<b>4,694,041.00</b>
B.	1. PORTION OF STATE SPECIAL CHARGES UPON COUNTY	25,316.57
	2. PORTION OF COUNTY TAX LEVIED	103,776,215.38
	3. SPECIAL PURPOSE - HANDICAPPED SCHOOLS	
	6. TOTAL COUNTY TAXES LEVIED(SUM OF B1-B3)	<b>103,801,531.95</b>

C.	1. <b>51405020</b> <b>1. MILWAUKEE COUNTY METRO SEWER DIST</b>	PROPERTY TAXES	STATE SPECIAL CHARGES	STATE SPECIAL CHARGES
				34,982,307.49
	2.			
	3.			
	4.			
	5.			
	6.			
	7.			
	8.			
	9.			
	10.			
	11.			
	<b>12. TOTAL SPECIAL DISTRICT TAXES</b> (sum of C1 - C11)			<b>34,982,307.49</b>

D.	1. OTHER SPECIAL PURPOSE DISTRICTS (Details on page 3, enter total here)	
	2. TAX INCREMENT-VILLAGES AND CITIES ONLY (except county environmental remediation tax increment)	18,494,718.87
	3. COUNTY ENVIRONMENTAL TAX INCREMENT	
	4. OTHER STATE SPECIAL CHARGES	
	5. COUNTY SPECIAL CHARGES	
	6. ALL OTHER TOWN,VILLAGE OR CITY TAXES (CITY LEVY LESS SCHOOL DEBT SERVICE LINE E2)	188,776,038.93
	7. SURPLUS APPLIED <b>CAUTION</b> -DO NOT MAKE AN ENTRY ON THIS LINE UNLESS LINE D-6 (ABOVE) IS ZERO	
	<b>8. TOTAL TOWN, VILLAGE OR CITY TAXES LEVIED</b>	<b>207,270,757.80</b>

REMARKS:

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

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

P. 2 40 251 2004 For **CITY of MILWAUKEE** **MILWAUKEE** COUNTY  
 CO MUN YEAR

SEC.	SCHOOL DISTRICT CODES	COL. 1 SCHOOL DISTRICT NAMES	Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS
E.	1. <b>21403619011</b>	<b>SCH D OF MILWAUKEE</b>	221,001,365.00
	2.		207,433,204.11
	3.	SCHOOL DEBT SERVICE	14,023,124.17
	4.		
	5.		
	6.		
	7.		
	8.		
	9.		
	10.		
	11.		<b>221,456,328.28</b>
	<b>12. TOTAL ELEMENTARY AND SECONDARY TAXES LEVIED</b>		<b>221,001,365.00</b>

F.	1. <b>40000900000</b> <b>MILWAUKEE AREA TECHNICAL COLLEGE MILW</b>	44,132,595.00
	2.	
	3.	
	4. TOTAL TECHNICAL COLLEGE TAXES(sum of F1 - F3)	<b>44,132,595.00</b>

G.	<b>TOTAL GENERAL PROPERTY TAXES LEVIED ON TAX ROLL</b> (Total of State, County, Special District, Local, School and Technical College Taxes)				<b>616,337,561.52</b>
	<b>SUMMARY OF GENERAL PROPERTY TAXES, STATE TAX CREDITS APPLIED AND NET GENERAL PROPERTY TAXES TO BE COLLECTED</b>				<b>(G6) DEPARTMENT OF REVENUE USE ONLY</b>
	PLEASE COMPLETE ALL COLUMNS	(1) REAL ESTATE ROLL	(2) PERSONAL PROPERTY ROLL	(3) TOTAL (TOTAL OF COL. 1-2)	
G1	GENERAL PROPERTY TAXES	593,840,310.13	22,527,670.86	616,367,980.99	SUBTRACT LINE G FROM LINE G-1
G2	STATE CREDITS APPLIED(SUBTRACT)	27,004,655.54	1,024,435.16	28,029,090.70	RECORD ON LINE G-5
G3	LOTTERY CREDIT PRECERTIFIED	9,157,676.34		9,157,676.34	(G-1) 616,367,980.99
G4	NET GENERAL PROPERTY TAXES TO BE COLLECTED	557,677,978.25	21,503,235.70	579,181,213.95	(G) 616,337,561.52
G5	<b>UNDER/OVER RUN</b>				<b>30,419.47</b>

H.	MUST REPORT DETAIL ON REVERSE SIDE	FOR THE MUNICIPALITY	MUNICIPALITY AS AGENT FOR ENTERPRISE/UTILITY	OTHER	Include line G-5 in line T total
	SPECIAL ASSESSMENTS AND SPECIAL CHARGES	21,609,479.27	5,050,452.90	83,839.86	<b>26,743,772.03</b>

J.	OMITTED PROPERTY TAXES (NET TAXES LEVIED ON PROPERTY OMITTED FROM TAXATION IN PREVIOUS YEARS)	169,263.99
K.	S. 70.43 CORRECTIONS (NET TAXES DUE OR REFUNDED - USE BRACKETS () TO DENOTE MINUS AMOUNT)	
M.	P.F. CROP TAXES Reg Acs @ .10=\$ + Reg Acs @ .83=\$ + Reg Acs @ .20=\$	
N.	MANAGED FOREST LANDS Number of Acres @ .74+\$ + Number of Acres @ 1.74+\$	
O.	2. COAL (Sec 70.42) Number of Tons=(a) @ .05per Ton + Number of Tons=(b) @ .07per Ton	
	3. GRAIN (Sec 70.41) Number of Bushels=(a) 3,360,902 @ (.0005) per bushel + Number of Bushels=(b) 17,360,865 @ 1/4 mill (.00025) per Bushel	<b>6,020.67</b>
	4. PETROLEUM REFINERIES (Sec 70.421) Number of Tons = (a) @ .05 per Ton	
	5. IRON ORE CONCENTRATES (SEC 70.40) Number of Tons = (a) @ .05 per Ton	
T.	<b>AGGEGATE AMOUNT OF TAXES(SEC G,H,J,K,L,M,N, AND O ADDED TOGETHER)</b>	<b>643,287,037.68</b>

**SECTION H - DETAIL SUMMARY**

H	SPECIAL ASSESSMENTS AND SPECIAL CHARGES	1 FOR THE MUNICIPALITY AS AGENT FOR			TOTAL FOR EACH LINE (Total of columns 1, 2, & 3)
		MUNICIPALITY	ENTERPRISE/UTIL	OTHER	
	1. WATER MAIN AND LATERAL INSTALLATIONS	9,372.47			9,372.47
	2. SEWER MAIN AND LATERAL INSTALLATIONS	13,075.44			13,075.44
A	3. STREET IMPROVEMENTS (SIDEWALKS, STORM SEWERS, ETC)	1,340,365.85			1,340,365.85
S	4. STREET LIGHT INSTALLATION	40,927.40			40,927.40
S	5. GREEN BELTS	4,115.53			4,115.53
M	6. DRAIN DITCH AND WATERCOURSES(SS, 88.42 AND 88.43)				
T	10. OTHER See Attachment				
S	10.				
	11. WEEDS, TREE REMOVAL	208,549.22			208,549.22
	12. SNOW REMOVAL	14,983.55			14,983.55
C	13. REFUSE AND GARBAGE COLL.				
H	14. GRADING, GRAVEL, CULVERT				
G	14. FENCING				
S	14. FIR				
	14. RECYCLING				
	14. OTHER	15,630,499.58	5,050,452.90		20,680,952.48
	15. DELINQUENT UTILITY CHGS	4,347,590.23			4,347,590.23
	<b>TOTAL FOR LINE H (FRONT OF FORM)</b>	<b>\$21,609,479.27</b>	<b>\$5,050,452.90</b>		<b>26,659,932.17</b>

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

BID #02	\$494,287.83
BID #03	71,500.00
BID #04	99,589.20
BID #05	88,620.00
BID #08	149,062.20
BID #09	25,635.00
BID #10	123,230.82
BID #11	143,894.00
BID #13	50,000.00
BID #15	380,537.00
BID #16	85,298.95
BID #17	44,999.96
BID #19	88,234.03
BID #20	168,684.00
BID #21	2,460,933.15
BID #25	165,417.00
BID #26	22,652.11
BID #27	39,044.48
BID #28	28,005.96
BID #29	61,210.00
BID #31	138,399.54
BID #32	\$66,406.20
BID #35	\$21,495.97
BID #36	33,315.50

Total \$5,050,452.90

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

GARBAGE CART FEE	\$3,195.00
LEAD ABATEMENT	\$304,609.00
LOTTERY CREDIT PENALTY	\$4,155.72
BUILDING NUISANCE	189,930.52
SPECIAL PRIV. FEE	70,842.65
COVERED OPENIGS	8,325.00
RAZE CONDEMNED BLDGS	272,871.05
DPW MISC OR RE-ASSMT	268,168.89
BUILDING INSP MISC.	2,902,270.02
FIRE INSPECTION FEES	1,263,687.05
HEALTH NUISANCE	444,441.96
DELINQUENT CITY SERVICES	9,542,955.81
POLICE BOARDUP	221,607.00
GARBAGE COLLECTION FEE	130,014.21
UNKNOWNMISC	3,425.70
<b>Total</b>	<b>\$15,630,499.58</b>

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

DOR PENALTIES	
MFG.	
P.P	
LOTTERY CREDIT CHARGE	\$83,839.86
<b>Total</b>	<b>\$83,839.86</b>

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

KLINE LAW	
MISC	



**TAX ROLL CERTIFICATE FOR TAXES LEVIED 2004, COLLECTABLE 2005 [S.70.65(3)]**

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

1. NET GENERAL PROPERTY TAXES	\$579,150,794.48
2. STATE TAX CREDITS APPLIED TO TAX ROLL	28,029,090.70
3. STATE LOTTERY CREDIT APPLIED TO TAX ROLL	9,157,676.34
4. SUBTOTAL - GROSS GENERAL PROPERTY TAXES (Must Agree With Line G on the Statement of Taxes)	\$616,337,561.52
5. SPECIAL ASSESSMENTS	\$1,407,856.69
6. SPECIAL CHARGES	20,904,485.25
7. DELINQUENT UTILITY CHARGES	4,347,590.23
8. LOTTERY CREDIT CHARGE	83,839.86
9. OCCUPATIONAL TAXES	6,020.67
10. OMITTED PROPERTY TAXES	169,263.99
11. S.70.43 ASSESSOR'S CORRECTIONS - TAX ADJUSTMENTS	
12. OVER/UNDER RUN	30,419.47
<b>TOTAL TAXES LEVIED ON THIS TAX ROLL</b> (Must Agree With Line T on the Statement of Taxes)	<b>\$643,287,037.68</b>

**DO NOT WRITE  
 IN SHADED AREAS**

SEC.	COL 1 DESCRIPTION OF TAX BY TAXING JURISDICTION	COL 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS
A.	<b>1. AGGREGATE AMOUNT OF STATE TAXES</b>	<b>202.22</b>
B.	1. PORTION OF STATE SPECIAL CHARGES UPON COUNTY	0.41
	2. PORTION OF COUNTY TAX LEVIED	3,365.75
	3. SPECIAL PURPOSE - HANDICAPED SCHOOLS	
	6. TOTAL COUNTY TAXES LEVIED(SUM OF B1-B3)	<b>3,366.16</b>
A+B=Comptroller's *Milwaukee County Total		\$104,843,150.69

1.	51405020	1. MILWAUKEE COUNTY METRO SEWER DIST	Col. 1a PROPERTY TAXES	Col. 1b STATE SPECIAL CHARGES	PROPERTY TAXES WITH STATE SPECIAL CHARGES
1.					1,554.03
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
<b>12. TOTAL SPECIAL DISTRICT TAXES</b> (sum of C1 - C11)					<b>1,554.03</b>

D.	1. OTHER SPECIAL PURPOSE DISTRICTS (Details on page 3, enter total here)	
	2. TAX INCREMENT-VILLAGES AND CITIES ONLY (except county environmental remediation tax increment)	
	3. COUNTY ENVIRONMENTAL TAX INCREMENT	
	4. OTHER STATE SPECIAL CHARGES	
	5. COUNTY SPECIAL CHARGES	
	6. ALL OTHER TOWN,VILLAGE OR CITY TAXES (CITY LEVY LESS SCHOOL DEBT SERVICE LINE E2)	8,386.07
	7. SURPLUS APPLIED <b>CAUTION :DO NOT MAKE AN ENTRY ON THIS LINE UNLESS LINE D-6 (ABOVE) IS ZERO</b>	
	<b>8. TOTAL TOWN, VILLAGE OR CITY TAXES LEVIED</b>	<b>8,386.07</b>

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

REMARKS:  
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 \_\_\_\_\_  
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**RONALD D LEONHARDT**  
**CITY OF MILWAUKEE**  
**200 E WELLS ST**  
**MILWAUKEE WI 53202-3515**

SEC.	SCHOOL DISTRICT CODES	COL 1 SCHOOL DISTRICT NAMES	COL 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS
E.	1. 22403619011	SCH D OF MILWAUKEE	9,817.00
	2.		9,214.89
	3.	SCHOOL DEBT SERVICE	622.96
	4.		
	5.		
	6.		
	7.		
	8.		
	9.		
	10.		
	11.		9,837.85
<b>12. TOTAL ELEMENTARY AND SECONDARY TAXES LEVIED</b>			<b>9,817.00</b>

F.	1. 4000990000	MILWAUKEE AREA TECHNICAL COLLEGE MILW	1,961.00
	2.		
	3.		
	4.	TOTAL TECHNICAL COLLEGE TAXES(sum of F1 - F3)	1,961.00

G. TOTAL GENERAL PROPERTY TAXES LEVIED ON TAX ROLL (Total of State, County, Special District, Local, School and Technical College Taxes)				25,307.33
SUMMARY OF GENERAL PROPERTY TAXES, STATE TAX CREDITS APPLIED AND NET GENERAL PROPERTY TAXES TO BE COLLECTED				(G6) DEPARTMENT OF REVENUE USE ONLY
	(1) REAL ESTATE ROLL	(2) PERSONAL PROPERTY ROLL	(3) TOTAL (TOTAL OF COL. 1-2)	
G1	GENERAL PROPERTY TAXES	23,390.65	1,917.80	25,308.45
G2	STATE CREDITS APPLIED(SUBTRACT)	1,653.44	135.56	1,789.00
G3	LOTTERY CREDIT PRECERTIFIED			
G4	NET GENERAL PROPERTY TAXES TO BE COLLECTED	21,737.21	1,782.24	23,519.45
G5	UNDER/OVER RUN			1.12

H.	MUST REPORT DETAIL ON REVERSE SIDE FOR THE MUNICIPALITY AS AGENT FOR			Include line G-5 in line T total
	SPECIAL ASSESSMENTS AND SPECIAL CHARGES	ENTERPRISE/UTILITY	OTHER	125.45
J.	OMITTED PROPERTY TAXES (NET TAXES LEVIED ON PROPERTY OMITTED FROM TAXATION IN PREVIOUS YEARS)			
K.	S. 70.43 CORRECTIONS (NET TAXES DUE OR REFUNDED - USE BRACKETS () TO DENOTE MINUS AMOUNT)			
M.	P.F. CROP TAXES Reg Acs @.10=\$ + Reg Acs@.83=\$ + Reg Acs@.20=\$			
N.	MANAGED FOREST LANDS Number of Acres @.74+\$ + Number of Acres @1.74+			
O.	2. COAL (Sec 70.42) Number of Tons=(a) .05per Ton + Number of Tons=(b) .07per Ton			
	3. GRAIN (Sec 70.41) Number of Bushels=(a) @(.0005) per bushel + Number of Bushels=(b) @1/4 mill (.00025) per Bushel			
	4. PETROLEUM REFINERIES (Sec 70.421) Number of Tons = (a) @ .05 per Ton			
	5. IRON ORE CONCENTRATES (sEC 70.40) Number of Tons = (a) @ .05 per Ton			
T.	<b>AGGREGATE AMOUNT OF TAXES(SEC G,H,J,K,L,M,N, AND O ADDED TOGETHER)</b>			<b>25,433.90</b>

**SECTION H - DETAIL SUMMARY**

H A S S E S S M E N T S	SPECIAL ASSESSMENTS AND SPECIAL CHARGES	1 FOR THE MUNICIPALITY		MUNICIPALITY AS AGENT FOR ENTERPRISE/UTIL OTHER		TOTAL FOR EACH LINE (Totalf columns 1, 2, & 3)
	1. WATER MAIN AND LATERAL INSTALLATIONS					
	2. SEWER MAIN AND LATERAL INSTALLATIONS					
	3. STREET IMPROVEMENTS (SIDEWALKS, STORM SEWERS,ETC)					
	4. STREET LIGHT INSTALLATION					
	5. GREEN BELTS					
	6. DRAIN DITCH AND WATERCOURSES(SS. 88.42 AND 88.43)					
	10. OTHER See Attachment					
	10.					
	10.					
	11. WEEDS, TREE REMOVAL					
	12. SNOW REMOVAL					
	13. REFUSE AND GARBAGE COLL.					
	14. GRADING, GRAVEL, CULVERT					
	14. FENCING					
	14. FIF					
	14. RECYCLING					
	14. OTHER		125.45			125.45
	15. DELINQUENT UTILITY CHGS					
	<b>TOTAL FOR LINE H (FRONT OF FORM)</b>		<b>\$125.45</b>			<b>125.45</b>

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

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

Total

GARBAGE CART FEE	
LEAD ABATEMENT	
LOTTERY CREDIT PENALTY	
BUILDING NUSIANCE	
SPECIAL PRIV. FEE	
COVERED OPENIGS	
RAZE CONDEMNED BLDGS	
DPW MISC OR RE-ASSMT	
BUILDING INSP MISC.	
FIRE INSPECTION FEES	125.45
HEALTH NUISANCE	
DELINQUENT CITY SERVICES	
POLICE BOARDUP	
GARBAGE COLLECTION FEE	
UNKNOWNMISC	
	-----
	125.45

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

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

KLINE LAW  
MISC



**TAX ROLL CERTIFICATE FOR TAXES LEVIED 2004, COLLECTABLE 2005 [S.70.65(3)]**

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

1.	NET GENERAL PROPERTY TAXES	\$23,518.33
2.	STATE TAX CREDITS APPLIED TO TAX ROLL	1,789.00
3.	STATE LOTTERY CREDIT APPLIED TO TAX ROLL	
4.	SUBTOTAL - GROSS GENERAL PROPERTY TAXES (Must Agree With Line G on the Statement of Taxes)	----- \$25,307.33
5.	SPECIAL ASSESSMENTS	
6.	SPECIAL CHARGES	125.45
7.	DELINQUENT UTILITY CHARGES	
8.	SPECIAL TAXES	
9.	OCCUPATIONAL TAXES	
10.	OMITTED PROPERTY TAXES	
11.	S.70.43 ASSESSOR'S CORRECTIONS - TAX ADJUSTMENTS	
12.	OVER/UNDER RUN	----- 1.12
	TOTAL TAXES LEVIED ON THIS TAX ROLL (Must Agree With Line T on the Statement of Taxes)	----- \$25,433.90

SEC.	COL. 1 DESCRIPTION OF TAX BY TAXING JURISDICTION	COL. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS
A.	<b>1. AGGREGATE AMOUNT OF STATE TAXES</b>	<b>4,111.52</b>
B.	1. PORTION OF STATE SPECIAL CHARGES UPON COUNTY	-15.64
	2. PORTION OF COUNTY TAX LEVIED	43,379.02
	3. SPECIAL PURPOSE - HANDICAPPED SCHOOLS	
	6. TOTAL COUNTY TAXES LEVIED(SUM OF B1-B3)	<b>43,363.38</b>
	A+B=Comptroller's Milwaukee County Total	\$104,843,150.69

1.	51405020	1. MILWAUKEE COUNTY METRO SEWER DIST	PROPERTY TAXES	STATE SPECIAL CHARGES	STATE SPECIAL CHARGES
2.					31,596.48
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
		(sum of C1 - C11)			<b>31,596.48</b>

D.	1. OTHER SPECIAL PURPOSE DISTRICTS (Details on page 3, enter total here)	
	2. TAX INCREMENT-VILLAGES AND CITIES ONLY (except county environmental remediation tax increment)	
	3. COUNTY ENVIRONMENTAL TAX INCREMENT	
	4. OTHER STATE SPECIAL CHARGES	
	5. COUNTY SPECIAL CHARGES	
	6. ALL OTHER TOWN VILLAGE OR CITY TAXES (CITY LEVY LESS SCHOOL DEBT SERVICE LINE E2)	170,505.00
	7. SURPLUS APPLIED <b>CAUTION DO NOT MAKE AN ENTRY ON THIS LINE UNLESS LINE D-6 (ABOVE) IS ZERO</b>	
	<b>8. TOTAL TOWN, VILLAGE OR CITY TAXES LEVIED</b>	<b>170,505.00</b>

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

REMARKS:  
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 \_\_\_\_\_  
 \_\_\_\_\_

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

SEC.	SCHOOL DISTRICT CODES	COL. 1 SCHOOL DISTRICT NAMES	COL. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS
E.	1. 29673437011	SCH D OF MEMOMONEE FALLS	227,389.58
	2.		
	3.	SCHOOL DEBT SERVICE	12,665.87
	4.		
	5.		
	6.		
	7.		
	8.		
	9.		
	10.		
	11.		
		12. TOTAL ELEMENTARY AND SECONDARY TAXES LEVIED	<b>240,055.45</b>

F.	1. 4000900000	MILWAUKEE AREA TECHNICAL COLLEGE MILW	39,861.00
	2.		
	3.		
	4.	TOTAL TECHNICAL COLLEGE TAXES(sum of F1 - F3)	<b>39,861.00</b>

TOTAL GENERAL PROPERTY TAXES LEVIED ON TAX ROLL (Total of State, County, Special District, Local, School and Technical College Taxes)				(G6) DEPARTMENT OF REVENUE USE ONLY
SUMMARY OF GENERAL PROPERTY TAXES, STATE TAX CREDITS APPLIED AND NET GENERAL PROPERTY TAXES TO BE COLLECTED				
	(1) REAL ESTATE ROLL	(2) PERSONAL PROPERTY ROLL	(3) TOTAL (TOTAL OF COL. 1-2)	
G1	GENERAL PROPERTY TAXES	476,130.59	53,350.98	529,481.57
G2	STATE CREDITS APPLIED(SUBTRACT)	32,387.82	3,629.09	36,016.91
G3	LOTTERY CREDIT PRECERTIFIED			
G4	NET GENERAL PROPERTY TAXES TO BE COLLECTED	443,742.77	49,721.89	493,464.66
G5	UNDER/OVER RUN			-11.28

H.	MUST REPORT DETAIL ON REVERSE SIDE	FOR THE MUNICIPALITY	MUNICIPALITY AS AGENT FOR ENTERPRISE/UTILITY	OTHER	Include line G-5 in line T total
	SPECIAL ASSESSMENTS AND SPECIAL CHARGES		351.00		<b>351.00</b>

J.	OMITTED PROPERTY TAXES (NET TAXES LEVIED ON PROPERTY OMITTED FROM TAXATION IN PREVIOUS YEARS)	
K.	S. 70.43 CORRECTIONS (NET TAXES DUE OR REFUNDED - USE BRACKETS () TO DENOTE MINUS AMOUNT)	
M.	P.F. CROP TAXES Reg Acs @ .10=\$ + Reg Acs @ .83=\$ + Reg Acs @ .20=\$	
N.	MANAGED FOREST LANDS Number of Acres @ .74+\$ + Number of Acres @ 1.74+	

O.	2. COAL (Sec 70.42) Number of Tons=(a) .05per Ton + Number of Tons=(b) @.07per Ton		
	3. GRAIN (Sec 70.41) Number of Bushels=(a) @(.0005) per bushel + Number of Bushels=(b) @ 1/4 mill (.00025) per Bushel		
	4. PETROLEUM REFINERIES (Sec 70.421) Number of Tons = (a) @ .05 per Ton		
	5. IRON ORE CONCENTRATES (SEC 70.40) Number of Tons = (a) @ .05 per Ton		
T.	<b>AGGREGATE AMOUNT OF TAXES(SEC G,H,J,K,L,M,N, AND O ADDED TOGETHER)</b>		<b>529,832.57</b>

SECTION H - DETAIL SUMMARY				TOTAL FOR EACH LINE (Total of columns 1, 2, & 3)
	1 FOR THE MUNICIPALITY	MUNICIPALITY AS AGENT FOR ENTERPRISE/UTIL	OTHER	
H	<b>SPECIAL ASSESSMENTS AND SPECIAL CHARGES</b>			
A	1. WATER MAIN AND LATERAL INSTALLATIONS			
S	2. SEWER MAIN AND LATERAL INSTALLATIONS			
S	3. STREET IMPROVEMENTS (SIDEWALKS, STORM SEWERS, ETC)			
M	4. STREET LIGHT INSTALLATION			
T	5. GREEN BELTS			
S	6. DRAIN DITCH AND WATERCOURSES(SS. 88.42 AND 88.43)			
	10. OTHER See Attachment			
	10.			
	11. WEEDS, TREE REMOVAL			
	12. SNOW REMOVAL			

C	13. REFUSE AND GARBAGE COLL.				
H	14. GRADING, GRAVEL, CULVERT				
G	14. FENCING				
S	14. FIR				
	14. RECYCLING				
	14. OTHER		351.00		351.00
	15. DELINQUENT UTILITY CHGS				
	<b>TOTAL FOR LINE H (FRONT OF FORM)</b>		<b>\$351.00</b>		<b>351.00</b>

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

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

Total

GARBAGE CART FEE  
LEAD ABATEMENT  
LOTTERY CREDIT PENALTY  
BUILDING NUSIANCE  
SPECIAL PRIV. FEE  
COVERED OPENIGS  
RAZE CONDEMNED BLDGS  
DPW MISC OR RE-ASSMT  
BUILDING INSP MISC.  
FIRE INSPECTION FEES 351.00  
HEALTH NUISANCE  
DELINQUENT CITY SERVICES  
POLICE BOARDUP  
GARBAGE COLLECTION FEE  
UNKNOWN/MISC

351.00

351.00

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

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

KLINE LAW  
MISC



**TAX ROLL CERTIFICATE FOR TAXES LEVIED 2004, COLLECTABLE 2005 [S.70.65(3)]**

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

1.	NET GENERAL PROPERTY TAXES	\$493,475.92
2.	STATE TAX CREDITS APPLIED TO TAX ROLL	36,016.91
3.	STATE LOTTERY CREDIT APPLIED TO TAX ROLL	
4.	SUBTOTAL - GROSS GENERAL PROPERTY TAXES (Must Agree With Line G on the Statement of Taxes)	\$529,492.83
5.	SPECIAL ASSESSMENTS	
6.	SPECIAL CHARGES	351.00
7.	DELINQUENT UTILITY CHARGES	
8.	SPECIAL TAXES	
9.	OCCUPATIONAL TAXES	
10.	OMITTED PROPERTY TAXES	
11.	S.70.43 ASSESSOR'S CORRECTIONS - TAX ADJUSTMENTS	
12.	OVER/UNDER RUN	-11.26
	<b>TOTAL TAXES LEVIED ON THIS TAX ROLL</b> (Must Agree With Line T on the Statement of Taxes)	<b>\$529,832.57</b>

**ABSTRACT OF 2004 TAX ROLL  
Milwaukee, Wisconsin  
December 2004**

<b>ASSESSED VALUES</b>	<b>WASHINGTON COUNTY</b>	<b>WAUKESHA COUNTY</b>	<b>MILWAUKEE COUNTY</b>
Land	\$91,000	\$1,946,500	\$3,178,152,700
Improvements	\$814,000	\$16,539,700	\$18,741,207,580
Personal Property	<u>\$74,200</u>	<u>\$2,071,400</u>	<u>\$831,522,420</u>
<b>Total</b>	<b>\$979,200</b>	<b>\$20,557,600</b>	<b>\$22,750,882,700</b>
<b>COMBINED</b>			
Land		\$3,180,190,200	
Improvements		<u>\$18,758,561,280</u>	
Total Real Estate		\$21,938,751,480	
Personal Property		<u>\$833,668,020</u>	
<b>Grand Total</b>		<b>\$22,772,419,500</b>	

<b>TAX RATES PER \$1000 *</b>			
<b>TAXING UNIT</b>	<b>WASHINGTON COUNTY</b>	<b>WAUKESHA COUNTY</b>	<b>MILWAUKEE COUNTY</b>
City	9.200	8.910	9.192
School	9.411	11.061	9.402
MATC	2.003	1.939	2.000
MMSD	1.587	1.537	1.586
State	0.207	0.200	0.206
County	<u>3.438</u>	<u>2.109</u>	<u>4.705</u>
<b>Total</b>	<b>\$25.845</b>	<b>\$25.757</b>	<b>\$27.091</b>

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

<b>TAX LEVY</b>			
	<b>WASHINGTON COUNTY</b>	<b>WAUKESHA COUNTY</b>	<b>MILWAUKEE COUNTY</b>
County & State Charges	\$3,568.38	\$47,474.90	\$108,495,572.95
City of Milwaukee	9,009.03	183,170.87	202,799,163.10
Milwaukee School Board	9,214.89		207,433,204.11
Menomonee Falls School Bd.		\$227,389.58	
MATC/Technical Colleges	\$1,961.00	\$39,861.00	44,132,595.00
Milwaukee Sewer District	<u>\$1,554.03</u>	<u>\$31,596.48</u>	34,982,307.49
<b>TID 1 - 50</b>			<u>18,494,718.87</u>
<b>Total</b>	<b>\$25,307.33</b>	<b>\$529,492.83</b>	<b>\$616,337,561.52</b>
<b>Milwaukee - All Counties</b>	<b>TOTAL LEVY</b>	<b>TOTAL YIELD</b>	<b>OVER RUN</b>
	\$616,892,361.68	\$616,922,771.01	\$199,673.32

**TOTAL COLLECTIONS**

<b>Specials</b>	\$26,744,248.48
<b>Kline</b>	
<b>WDR Penalty PP</b>	
<b>Total R.E. &amp; P.P.</b>	\$643,667,019.49
<b>Occupational</b>	<u>6,020.67</u>
<b>Grand Total</b>	\$643,673,040.16

**OVERRUN**

<b>Omitted</b>	<b>Regular</b>	<b>Total</b>
\$169,263.99	\$30,409.33	\$199,673.32

**CREDIT DISTRIBUTION**

**Washington County**

<b>General Government Credit</b>	\$0.00
<b>School Credit</b>	\$1,788.99
<b>Total Available for Distribution</b>	\$1,788.99
<b>Credit Distributed</b>	<u>\$1,789.00</u>
<b>Under(-) &amp; Over(+) Distribution</b>	\$0.01

**Waukesha County**

<b>General Government Credit</b>	\$0.00
<b>School Credit</b>	\$36,014.35
<b>Total Available for Distribution</b>	\$36,014.35
<b>Credit Distributed</b>	<u>\$36,016.91</u>
<b>Under(-) &amp; Over(+) Distribution</b>	\$2.56

**Milwaukee County**

<b>General Government</b>	\$0.00
<b>School Credit</b>	\$27,778,288.96
<b>Sub Total</b>	\$27,778,288.96
<b>Unused Prior Credit</b>	\$245,016.00
<b>Total Available for Distribution</b>	\$28,023,304.96
<b>Credit Distributed</b>	<u>\$28,029,090.70</u>
<b>Under(-) &amp; Over(+) Distribution</b>	\$5,785.74

<b>Total available for distribution</b>	\$28,061,108.30
<b>Total credits distributed</b>	<u>\$28,066,896.61</u>
<b>Total Under(-) &amp; Over(+) Distribution</b>	\$5,788.31

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

EXEMPT TYPE/CODE	NUMBER	EXEMPT VALUE	% OF TOTAL CITY VALUE	% OF EXEMPT PROPERTY
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**RELIGIOUS INSTITUTION [70.11]**

010	Traditional Church	636	398,382,100	1.816%	10.264%
011	Store-Front Church	3	344,900	0.002%	0.009%
020	Parsonage/Housing	101	13,468,400	0.061%	0.347%
030	School	31	24,282,500	0.111%	0.626%
040	Miscellaneous	65	14,979,700	0.068%	0.386%
050	Convents/Sisters	30	9,044,100	0.041%	0.233%
080	Parking	2	468,400	0.002%	0.012%

TOTAL	RELIGIOUS INSTITUTION [70.11]	868	460,970,100	2.101%	11.877%
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**EDUCATIONAL INSTITUTION [70.11(4)]**

100	Educational Institutions	52	39,370,500	0.179%	1.014%
101	Educational Association	4	37,100	0.000%	0.001%
110	Non-Profit Day Care	11	2,789,200	0.013%	0.072%
111	Benevolent Association	1	508,000	0.002%	0.013%

TOTAL	EDUCATIONAL INSTITUTION [70.11(4)]	68	42,704,800	0.195%	1.100%
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**COLLEGES AND UNIVERSITIES [70.11(3)]**

090	Colleges and Universities	96	411,792,510	1.877%	10.610%
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TOTAL	COLLEGES AND UNIVERSITIES [70.11(3)]	96	411,792,510	1.877%	10.610%
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**CEMETERIES [70.11(13)]**

130	Cemeteries	35	29,991,330	0.137%	0.773%
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TOTAL	CEMETERIES [70.11(13)]	35	29,991,330	0.137%	0.773%
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**MEMORIALS [70.11(9)]**

170	Memorials	1	582,700	0.003%	0.015%
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TOTAL	MEMORIALS [70.11(9)]	1	582,700	0.003%	0.015%
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**BENEVOLENT ASSOCIATIONS [70.11(4)]**

160	Fraternal/Veterans Organization	18	7,850,900	0.036%	0.202%
180	Community Redevelopment Grou	7	1,224,400	0.006%	0.032%
220	Nursing Homes/Homes for the A	42	102,673,700	0.468%	2.645%
270	Womens's Clubs	5	1,086,000	0.005%	0.028%

TOTAL	BENEVOLENT ASSOCIATIONS [70.11(4)]	72	112,835,000	0.514%	2.907%
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## SUMMARY OF FULLY EXEMPT PROPERTY - CITY OF MILWAUKEE

EXEMPT TYPE/CODE	NUMBER	EXEMPT VALUE	% OF TOTAL CITY VALUE	% OF EXEMPT PROPERTY
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### **BENEVOLENT ASSOCIATIONS [70.11(4)]**

190	Low Income/Disabled Housing	60	44,694,910	0.204%	1.152%
210	Childrens Homes	3	268,600	0.001%	0.007%
230	Boys'/Girls'Clubs/YMCA&YMCA/	70	38,068,490	0.173%	0.981%
250	Group Homes	71	31,956,160	0.146%	0.823%
260	Misc. Benevolent	68	94,655,990	0.431%	2.439%

TOTAL	BENEVOLENT ASSOCIATIONS [70.11(4)]	272	209,644,150	0.955%	5.401%
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### **NON-PROFIT HOSPITALS [70.11(4M)]**

200	Non-Profit Hospitals	34	190,536,720	0.868%	4.909%
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TOTAL	NON-PROFIT HOSPITALS [70.11(4M)]	34	190,536,720	0.868%	4.909%
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### **LABOR TEMPLES [70.11(16)]**

280	Labor Temples	26	8,352,200	0.038%	0.215%
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TOTAL	LABOR TEMPLES [70.11(16)]	26	8,352,200	0.038%	0.215%
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### **REHABILITATION PROPERTY [70.11(4G)]**

181	Rehabilitation Property	26	954,250	0.004%	0.025%
182	Misc. Rehabilitation Property	1	26,200	0.000%	0.001%

TOTAL	REHABILITATION PROPERTY [70.11(4G)]	27	980,450	0.004%	0.025%
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### **SALVATION ARMY [70.11(12)]**

240	Salvation Army	36	19,476,460	0.089%	0.502%
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TOTAL	SALVATION ARMY [70.11(12)]	36	19,476,460	0.089%	0.502%
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### **PROPERTY HELD IN TRUST [70.11(20)]**

245	Property Held in Trust in Public I	3	341,400	0.002%	0.009%
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TOTAL	PROPERTY HELD IN TRUST [70.11(20)]	3	341,400	0.002%	0.009%
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### **NON-PROFIT THEATRES [70.11(29)]**

407	Non-Profit Theatres	1	2,018,000	0.009%	0.052%
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TOTAL	NON-PROFIT THEATRES [70.11(29)]	1	2,018,000	0.009%	0.052%
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### **UNITED STATES GOVERNMENT**

310	General	22	68,119,800	0.310%	1.755%
320	Indian Reservations	6	5,694,550	0.026%	0.147%

TOTAL	UNITED STATES GOVERNMENT	28	73,814,350	0.336%	1.902%
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**SUMMARY OF FULLY EXEMPT PROPERTY - CITY OF MILWAUKEE**

EXEMPT TYPE/CODE	NUMBER	EXEMPT VALUE	% OF TOTAL CITY VALUE	% OF EXEMPT PROPERTY
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**PROPERTY OF THE STATE [70.11(1)]**

330	University of Wisconsin	29	192,370,200	0.877%	4.956%
340	General	44	30,343,550	0.138%	0.782%
350	Department of Veterans Affairs	1	1,462,500	0.007%	0.038%
360	Highways	119	27,409,410	0.125%	0.706%

<b>TOTAL</b>	<b>PROPERTY OF THE STATE [70.11(1)]</b>	<b>193</b>	<b>251,585,660</b>	<b>1.147%</b>	<b>6.482%</b>
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**MILWAUKEE COUNTY [70.11(2)]**

390	Milwaukee County General	113	164,474,930	0.750%	4.238%
400	X-Way(Trust for Wisconsin)	259	36,119,720	0.165%	0.931%
410	Airport	23	110,438,450	0.503%	2.845%
420	County Parks	281	282,464,710	1.287%	7.278%
430	Tax Deed & Welfare	1	3,555,000	0.016%	0.092%
440	County Highway	13	1,947,400	0.009%	0.050%

<b>TOTAL</b>	<b>MILWAUKEE COUNTY [70.11(2)]</b>	<b>690</b>	<b>599,000,210</b>	<b>2.730%</b>	<b>15.433%</b>
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**MUNICIPAL PROPERTY [70.11(2)]**

480	City General/Drainage/Creeks/Pk	408	173,367,360	0.790%	4.467%
490	Redevelopment(RACM)	431	61,926,600	0.282%	1.596%
500	Housing Authority(HACM)	516	119,594,830	0.545%	3.081%
510	Vacant Land/Parking	51	23,593,400	0.108%	0.608%
520	Playground/Tot Lot/Green Spot	85	13,125,320	0.060%	0.338%
530	Tax Deed	2459	11,014,595	0.050%	0.284%
540	Land Banks	23	16,291,000	0.074%	0.420%
550	City Vocational Schools	16	72,330,980	0.330%	1.864%
570	Wisconsin Center District	3	70,078,500	0.319%	1.806%
600	City Sewer Systems	101	5,767,560	0.026%	0.149%
630	City Sewer Disposal	5	53,710,100	0.245%	1.384%
660	City Water Works	12	69,907,300	0.319%	1.801%
720	City Fire Department	32	8,495,530	0.039%	0.219%
750	Public Schools, School Sites	189	626,837,340	2.857%	16.150%

<b>TOTAL</b>	<b>MUNICIPAL PROPERTY [70.11(2)]</b>	<b>4331</b>	<b>1,326,040,415</b>	<b>6.043%</b>	<b>34.165%</b>
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**SUMMARY OF FULLY EXEMPT PROPERTY - CITY OF MILWAUKEE**

EXEMPT TYPE/CODE	NUMBER	EXEMPT VALUE	% OF TOTAL CITY VALUE	% OF EXEMPT PROPERTY
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**RAILROADS [70.112(4)]**

780	Soo Line	130	12,130,520	0.055%	0.313%
790	Northwestern	92	12,787,450	0.058%	0.329%
800	Misc. Railroads	32	2,564,600	0.012%	0.066%
810	CMC Real Estate	5	384,400	0.002%	0.010%

<b>TOTAL</b>	<b>RAILROADS [70.112(4)]</b>	<b>259</b>	<b>27,866,970</b>	<b>0.127%</b>	<b>0.718%</b>
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**UTILITIES [70.112(4)]**

830	Gas	7	558,330	0.003%	0.014%
840	Electric	117	68,423,750	0.312%	1.763%
850	Telephone	39	36,717,240	0.167%	0.946%
860	Pipelines	2	3,420,000	0.016%	0.088%
900	Streets, Alleys, Ped Ways	36	87,470	0.000%	0.002%

<b>TOTAL</b>	<b>UTILITIES [70.112(4)]</b>	<b>201</b>	<b>109,206,790</b>	<b>0.498%</b>	<b>2.814%</b>
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**OTHER MUNICIPALITIES**

560	Other Municipalities	5	3,573,200	0.016%	0.092%
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<b>TOTAL</b>	<b>OTHER MUNICIPALITIES</b>	<b>5</b>	<b>3,573,200</b>	<b>0.016%</b>	<b>0.092%</b>
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<b>TOTAL EXEMPTIONS</b>			<b>3,881,313,415</b>	<b>17.689%</b>	<b>100.000%</b>
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## SUMMARY OF NEW EXEMPT PROPERTY - CITY OF MILWAUKEE

EXEMPT TYPE/CODE	NUMBER	EXEMPT VALUE	% OF TOTAL CITY VALUE	% OF EXEMPT
<b><u>RELIGIOUS INSTITUTION [70.11]</u></b>				
010 Traditional Church	9	1,955,200	0.009%	0.050%
011 Store-Front Church	3	344,900	0.002%	0.009%
020 Parsonage/Housing	4	957,400	0.004%	0.025%
030 School	2	70,800	0.000%	0.002%
040 Miscellaneous	1	50,300	0.000%	0.001%
050 Convents/Sisters	1	200,500	0.001%	0.005%
080 Parking	2	468,400	0.002%	0.012%
<b>TOTAL RELIGIOUS INSTITUTION [70.11]</b>	<b>22</b>	<b>4,047,500</b>	<b>0.018%</b>	<b>0.104%</b>
<b><u>EDUCATIONAL INSTITUTION [70.11(4)]</u></b>				
100 Educational Institutions	4	1,390,800	0.006%	0.036%
101 Educational Association	4	37,100	0.000%	0.001%
111 Benevolent Association	1	508,000	0.002%	0.013%
<b>TOTAL EDUCATIONAL INSTITUTION [70.11(4)]</b>	<b>9</b>	<b>1,935,900</b>	<b>0.009%</b>	<b>0.050%</b>
<b><u>CEMETERIES [70.11(13)]</u></b>				
130 Cemeteries	2	31,100	0.000%	0.001%
<b>TOTAL CEMETERIES [70.11(13)]</b>	<b>2</b>	<b>31,100</b>	<b>0.000%</b>	<b>0.001%</b>
<b><u>BENEVOLENT ASSOCIATIONS [70.11(4)]</u></b>				
180 Community Redevelopment Groups	1	41,900	0.000%	0.001%
<b>TOTAL BENEVOLENT ASSOCIATIONS [70.11(4)]</b>	<b>1</b>	<b>41,900</b>	<b>0.000%</b>	<b>0.001%</b>
<b><u>BENEVOLENT ASSOCIATIONS [70.11(4)]</u></b>				
190 Low Income/Disabled Housing	2	2,309,700	0.011%	0.060%
250 Group Homes	2	943,560	0.004%	0.024%
260 Misc. Benevolent	3	1,562,400	0.007%	0.040%
<b>TOTAL BENEVOLENT ASSOCIATIONS [70.11(4)]</b>	<b>7</b>	<b>4,815,660</b>	<b>0.022%</b>	<b>0.124%</b>
<b><u>UNITED STATES GOVERNMENT</u></b>				
310 General	1	11,300	0.000%	0.000%
<b>TOTAL UNITED STATES GOVERNMENT</b>	<b>1</b>	<b>11,300</b>	<b>0.000%</b>	<b>0.000%</b>
<b><u>PROPERTY OF THE STATE [70.11(1)]</u></b>				
340 General	1	5,000,000	0.023%	0.129%
<b>TOTAL PROPERTY OF THE STATE [70.11(1)]</b>	<b>1</b>	<b>5,000,000</b>	<b>0.023%</b>	<b>0.129%</b>
<b><u>MUNICIPAL PROPERTY [70.11(2)]</u></b>				
049 Redevelopment(RACM)	4	376,900	0.002%	0.010%
480 City General/Drainage/Creeks/Pkwy	2	41,100	0.000%	0.001%
490 Redevelopment(RACM)	27	3,756,000	0.017%	0.097%
500 Housing Authority(HACM)	5	164,500	0.001%	0.004%
530 Tax Deed	13	319,300	0.001%	0.008%
571 Misc. Municipal Property	1	41,300	0.000%	0.001%
<b>TOTAL MUNICIPAL PROPERTY [70.11(2)]</b>	<b>52</b>	<b>4,699,100</b>	<b>0.021%</b>	<b>0.121%</b>
<b>TOTAL EXEMPTIONS</b>		<b>20,582,460</b>	<b>0.094%</b>	<b>0.530%</b>

## GLOSSARY

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

**Assessed Value Tax Rate:** See tax rate.

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

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

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

**Commercial Class:** The commercial class consists of properties where the predominant use is the selling of merchandise or a service. Apartment buildings of four or more units and office buildings are included in this class. This class also includes vacant land where the most likely use would be for commercial purposes. Commercial property represents about 33% 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 5% 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 17% 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 4% 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 63% 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 4% 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).