

**ASSESSOR'S OFFICE
CITY OF MILWAUKEE**

22-Jan-2009

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

	<u>Real Estate</u>	<u>Personal Property</u>	<u>Total Value*</u>	<u>Full Value**</u>
1 US Bank Corp	\$240,949,800	\$15,788,390	\$256,738,190	\$269,649,675
2 Northwestern Mutual Life Ins.	168,536,600	35,345,460	203,882,060	214,135,385
3 Marcus Corp/Milw City Center/Pfister	116,095,100	9,618,150	125,713,250	132,035,429
4 Metropolitan Associates	101,668,000	96,920	101,764,920	106,882,726
5 NNN 411 East Wisconsin LLC	94,840,000		94,840,000	99,609,548
6 Crichton - Hauck/Shoreline/Juneau Village	92,662,300		92,662,300	97,322,331
7 Towne Realty	85,684,600	121,800	85,806,400	90,121,644
8 M & I Marshall & Ilsley Bank	70,072,700	14,502,280	84,574,980	88,828,296
9 100 E. Wisconsin Ave Joint Venture	73,026,000	95,560	73,121,560	76,798,878
10 Geneva Exchange Fund	69,755,000		69,755,000	73,263,012
11 Flanders Westborough	64,982,000	72,130	65,054,130	68,325,733
12 875 East Wisconsin-Vanguard Advisors	62,500,000		62,500,000	65,643,154
13 Inland Western Midtown	57,998,900		57,998,900	60,915,692
14 Hub Milw Center	53,050,000	39,290	53,089,290	55,759,175
15 J.P. Morgan Chase Bank	44,274,000	6,987,770	51,261,770	53,839,749
16 Liberty Property Ltd	50,933,300		50,933,300	53,494,760
17 Milwaukee Mecca Hotel	44,526,100		44,526,100	46,765,339
18 Mandel Group	43,684,500		43,684,500	45,881,414
19 Johnson Controls	26,595,300	15,075,930	41,671,230	43,766,896
20 Aurora Health	37,051,100	1,423,860	38,474,960	40,409,884
21 Cathedral Place	35,999,000		35,999,000	37,809,407
22 Mortgage Guaranty Insurance Corp	31,003,600	3,268,540	34,272,140	35,995,702
23 The Grand Ave Mall	33,947,000		33,947,000	35,654,211
24 Yankee Hill Housing	33,586,000		33,586,000	35,275,056
25 Centerpoint Properties	30,449,500		30,449,500	31,980,820

* The values indicated above are reported at 95.21% equated value as established by the Wisconsin Dept. of Revenue

** Estimated full/equalized value

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TWENTY-FIVE HIGHEST COMBINED REAL AND PERSONAL PROPERTY ASSESSMENTS

	<u>Real Estate</u>	<u>Mfg Real Estate</u>	<u>Personal Property</u>	<u>Total Value*</u>	<u>Full Value**</u>
1	US Bank Corp		\$ 15,788,390	\$256,738,190	\$269,649,675
2	Northwestern Mutual Life Ins.		35,345,460	203,882,060	214,135,385
3	Marcus Corp/Milw City Center/Pfister		9,618,150	125,713,250	132,035,429
4	Metropolitan Associates		96,920	101,764,920	106,882,726
5	NNN 411 East Wisconsin LLC			94,840,000	99,609,548
6	Crichton - Hauck/Shoreline/Juneau Village			92,662,300	97,322,331
7	Towne Realty		121,800	85,806,400	90,121,644
8	M & I Marshall & Ilsley Bank		14,502,280	84,574,980	88,828,296
9	100 E. Wisconsin Ave Joint Venture		95,560	73,121,560	76,798,878
10	Geneva Exchange Fund			69,755,000	73,263,012
11	Miller - Coors Brewing	46,994,400	20,367,990	67,509,090	70,904,154
12	Flanders Westborough		72,130	65,054,130	68,325,733
13	875 East Wisconsin-Vanguard Advisors			62,500,000	65,643,154
14	Inland Western Midtown			57,998,900	60,915,692
15	Hub Milw Center		39,290	53,089,290	55,759,175
16	J.P. Morgan Chase Bank		6,987,770	51,261,770	53,839,749
17	Liberty Property Ltd			50,933,300	53,494,760
18	Harley Davidson	15,895,000	15,295,140	46,169,707	48,491,603
19	Milwaukee Mecca Hotel			44,526,100	46,765,339
20	Mandel Group			43,684,500	45,881,414
21	Johnson Controls		15,075,930	41,671,230	43,766,896
22	Allen-Bradley	19,470,600	20,846,140	41,261,840	43,336,917
23	Aurora Health		1,423,860	38,474,960	40,409,884
24	Cathedral Place			35,999,000	37,809,407
25	Mortgage Guaranty Insurance Corp		3,268,540	34,272,140	35,995,702

Manufacturers values listed in bold type

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22-Jan-2009

TWENTY-FIVE HIGHEST REAL ESTATE ASSESSMENTS

	<u>Real Estate</u>	<u>Mfg Real Estate</u>	<u>Total Value*</u>	<u>Full Value**</u>
1	US Bank Corp		\$ 240,949,800	\$253,067,279
2	Northwestern Mutual Life Ins.		168,536,600	177,012,385
3	Marcus Corp/Milw City Center/Pfister		116,095,100	121,933,577
4	Metropolitan Associates		101,668,000	106,780,932
5	NNN 411 East Wisconsin LLC		94,840,000	99,609,548
6	Crichton - Hauck/Shoreline/Juneau Village		92,662,300	97,322,331
7	Towne Realty		85,684,600	89,993,719
8	100 E. Wisconsin Ave Joint Venture		73,026,000	76,698,512
9	M & I Marshall & Ilsley Bank		70,072,700	73,596,689
10	Geneva Exchange Fund		69,755,000	73,263,012
11	Flanders Westborough		64,982,000	68,249,975
12	875 East Wisconsin-Vanguard Advisors		62,500,000	65,643,154
13	Inland Western Midtown		57,998,900	60,915,692
14	Hub Milw Center		53,050,000	55,717,910
15	Liberty Property Ltd		50,933,300	53,494,760
16	Miller - Coors Brewing		146,700	
17	Milwaukee Mecca Hotel		44,526,100	46,765,339
18	J.P. Morgan Chase Bank		44,274,000	46,500,560
19	Mandel Group		43,684,500	45,881,414
20	Aurora Health		37,051,100	38,914,417
21	Cathedral Place		35,999,000	37,809,407
22	The Grand Ave Mall		33,947,000	35,654,211
23	Yankee Hill Housing		33,586,000	35,275,056
24	Centerpoint Properties		30,449,500	32,834,916
25	Mortgage Guaranty Insurance Corp		31,003,600	32,562,786
		46,994,400		
		813,200		

Manufacturers values listed in bold type

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