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Equalized Values Report Shows Healthy Increase in Property Value

Wisconsin's Real Estate Market Grew by Six Percent

The Wisconsin Department of Revenue (DOR) released its annual Equalized Values Report. The report shows that Wisconsin's total statewide equalized property value as of January 1, 2019, was \$580 billion, a six percent increase over the prior year; growth occurred in all property classifications. Equalized values are based on data from January 1, 2018 to January 1, 2019. It is worth noting, 2019 is the first year that all counties have positive changes in equalized values since 2007.

Highlights from this year's report include:

- Change in Equalized Value = \$31.4 Billion, a 6 percent increase from 2018
 - \$22.6 Billion due to market value increases (4 percent)
 - \$8.8 Billion due to new construction (2 percent)
- Menominee and St. Croix Counties saw the largest increase at 10 percent
- South central and southeast Wisconsin counties are showing strong and consistent gains ranging from 5 percent in Waukesha County to 8 percent in Dane County

2019 Equalized Value Changes By Property Class

Classification	Total 2019 Equalized Value	Total Value Change	Percent Change
Residential	\$412,419,773,600	\$23,874,130,800	6%
Commercial	\$115,437,491,900	\$5,718,810,100	5%
Manufacturing	\$15,899,824,500	\$814,073,500	5%
Agricultural*	\$2,212,291,500	\$58,147,200	3%
Undeveloped	\$2,035,291,600	\$22,418,400	1%
Ag Forest	\$3,193,795,800	\$110,825,100	4%
Forest	\$7,501,047,400	\$131,884,800	2%
Other	\$12,383,946,200	\$296,884,600	2%
Total Real Estate	\$571,083,462,500	\$31,027,174,500	6%
Total Personal Property	\$9,789,260,800	\$413,038,500	4%
Total Equalized Value	\$580,872,723,300	\$31,440,213,000	6%

*Agricultural land value changes do not represent changes in market value; agricultural land values are based on the income that could be generated from its rental for agricultural use

May 4, 2016

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Equalized Values are calculated annually and used to ensure statewide fairness and equity in property tax distribution. The Equalized Value represents an estimate of a taxation district's total taxable value, and provides for the fair apportionment of school district and county levies to each municipality. Changes in Equalized Value do not necessarily translate into a change in property taxes.

More information:

- [Interactive data and statistics on equalized property values for certain years, locations and classifications](#)
- [Equalized Value reports](#)

For background information on Equalized Values, review [Wisconsin's Equalized Values](#), and for additional information on property taxes, see [Guide for Property Owners](#).

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