

DATE: 03/16/2026

WISCONSIN DEPARTMENT OF REVENUE
2025 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 002 TOWN OF ADAMS

COUNTY 01 ADAMS

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	71,400	86,000	83.02	82.23	94.67	15.19	66.7	0.99
	IMPROVED	14	2,608,600	3,046,300	85.63	83.95	84.00	18.43	42.9	0.98
	TOTAL	17	2,680,000	3,132,300	85.56	83.65	87.71	17.89	52.9	0.98
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	3	71,400	86,000	83.02	82.23	94.67	15.19	66.7	0.99
	IMPROVED	14	2,608,600	3,046,300	85.63	83.95	84.00	18.43	42.9	0.98
	TOTAL	17	2,680,000	3,132,300	85.56	83.65	87.71	17.89	52.9	0.98

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3		0	0.0	1	33.3	0	0.0	.5	16.7	1.5	50.0	0	0.0	0	0.0
	IMPROVED	14		0	0.0	1	7.1	4	28.6	2	14.3	4	28.6	2	14.3	0	0.0
	TOTAL	17		0	0.0	2	11.8	4	23.5	2.5	14.7	6.5	38.2	1	5.9	0	0.0
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3		0	0.0	1	33.3	0	0.0	.5	16.7	1.5	50.0	0	0.0	0	0.0
	IMPROVED	14		0	0.0	1	7.1	4	28.6	2	14.3	4	28.6	2	14.3	0	0.0
	TOTAL	17		0	0.0	2	11.8	4	23.5	2.5	14.7	6.5	38.2	1	5.9	0	0.0

TAXATION DISTRICT 004 TOWN OF BIG FLATS

COUNTY 01 ADAMS

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	14	365,900	740,400	49.42	59.13	57.13	30.04	42.9	1.20
	IMPROVED	31	1,860,000	3,953,800	47.04	51.45	46.10	36.10	32.3	1.09
	TOTAL	45	2,225,900	4,694,200	47.42	53.84	50.31	34.90	28.9	1.14
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	14	365,900	740,400	49.42	59.13	57.13	30.04	42.9	1.20
	IMPROVED	31	1,860,000	3,953,800	47.04	51.45	46.10	36.10	32.3	1.09
	TOTAL	45	2,225,900	4,694,200	47.42	53.84	50.31	34.90	28.9	1.14

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	14	1	7.1	3	21.4	0	0.0	3	21.4	3	21.4	2	14.3	0	0.0	2	14.3
	IMPROVED	31	2	6.5	4	12.9	5	16.1	4.5	14.5	5.5	17.8	2	6.5	2	6.5	6	19.4
	TOTAL	45	3	6.7	8	17.8	6	13.3	5.5	12.2	7.5	16.7	4	8.9	5	11.1	6	13.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	14	1	7.1	3	21.4	0	0.0	3	21.4	3	21.4	2	14.3	0	0.0	2	14.3
	IMPROVED	31	2	6.5	4	12.9	5	16.1	4.5	14.5	5.5	17.8	2	6.5	2	6.5	6	19.4
	TOTAL	45	3	6.7	8	17.8	6	13.3	5.5	12.2	7.5	16.7	4	8.9	5	11.1	6	13.3

TAXATION DISTRICT 006 TOWN OF COLBURN

COUNTY 01 ADAMS

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	4	72,900	177,000	41.19	41.60	35.42	36.62	0.0	1.01
	IMPROVED	4	208,300	342,400	60.84	65.82	62.18	28.42	50.0	1.08
	TOTAL	8	281,200	519,400	54.14	53.71	50.71	39.05	0.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	4	72,900	177,000	41.19	41.60	35.42	36.62	0.0	1.01
	IMPROVED	4	208,300	342,400	60.84	65.82	62.18	28.42	50.0	1.08
	TOTAL	8	281,200	519,400	54.14	53.71	50.71	39.05	0.0	0.99

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	4	0	0.0	0	0.0	2	50.0	0	0.0	0	0.0	1	25.0	0	0.0	1	25.0
	IMPROVED	4	0	0.0	1	25.0	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0
	TOTAL	8	0	0.0	2	25.0	2	25.0	0	0.0	0	0.0	2	25.0	1	12.5	1	12.5
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	4	0	0.0	0	0.0	2	50.0	0	0.0	0	0.0	1	25.0	0	0.0	1	25.0
	IMPROVED	4	0	0.0	1	25.0	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0
	TOTAL	8	0	0.0	2	25.0	2	25.0	0	0.0	0	0.0	2	25.0	1	12.5	1	12.5

TAXATION DISTRICT 008 TOWN OF DELL PRAIRIE

COUNTY 01 ADAMS

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	11	452,600	607,800	74.47	73.37	71.33	17.49	54.6	0.99
	IMPROVED	20	3,899,900	4,995,400	78.07	76.92	73.62	15.68	55.0	0.99
	TOTAL	31	4,352,500	5,603,200	77.68	75.66	73.20	16.30	51.6	0.97
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	53,900	120,000	44.92	44.92	44.92	0.00	100.0	1.00
	TOTAL	1	53,900	120,000	44.92	44.92	44.92	0.00	100.0	1.00
TOTAL	VACANT	11	452,600	607,800	74.47	73.37	71.33	17.49	54.6	0.99
	IMPROVED	21	3,953,800	5,115,400	77.29	75.39	73.20	16.86	52.4	0.98
	TOTAL	32	4,406,400	5,723,200	76.99	74.70	72.49	17.17	53.1	0.97

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	11	0	0.0	1	9.1	1	9.1	3.5	31.8	2.5	22.7	2	18.2	1	9.1	0	0.0
	IMPROVED	20	0	0.0	1	5.0	2	10.0	7	35.0	4	20.0	3	15.0	3	15.0	0	0.0
	TOTAL	31	0	0.0	2	6.5	4	12.9	9.5	30.7	6.5	21.0	5	16.1	4	12.9	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	11	0	0.0	1	9.1	1	9.1	3.5	31.8	2.5	22.7	2	18.2	1	9.1	0	0.0
	IMPROVED	21	0	0.0	2	9.5	2	9.5	6.5	31.0	4.5	21.4	3	14.3	3	14.3	0	0.0
	TOTAL	32	0	0.0	3	9.4	3	9.4	10	31.2	7	21.9	5	15.6	3	9.4	1	3.1

TAXATION DISTRICT 010 TOWN OF EASTON

COUNTY 01 ADAMS

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	4	193,300	360,000	53.69	56.06	60.48	28.09	0.0	1.04
	IMPROVED	8	1,134,600	1,538,799	73.73	74.81	72.18	14.37	62.5	1.01
	TOTAL	12	1,327,900	1,898,799	69.93	68.56	70.79	17.77	58.3	0.98
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	4	193,300	360,000	53.69	56.06	60.48	28.09	0.0	1.04
	IMPROVED	8	1,134,600	1,538,799	73.73	74.81	72.18	14.37	62.5	1.01
	TOTAL	12	1,327,900	1,898,799	69.93	68.56	70.79	17.77	58.3	0.98

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	4	1	25.0	0	0.0	1	25.0	0	0.0	0	0.0	2	50.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	1	12.5	3	37.5	2	25.0	1	12.5	1	12.5	0	0.0
	TOTAL	12	1	8.3	1	8.3	1	8.3	3	25.0	4	33.3	1	8.3	0	0.0	1	8.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	4	1	25.0	0	0.0	1	25.0	0	0.0	0	0.0	2	50.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	1	12.5	3	37.5	2	25.0	1	12.5	1	12.5	0	0.0
	TOTAL	12	1	8.3	1	8.3	1	8.3	3	25.0	4	33.3	1	8.3	0	0.0	1	8.3

TAXATION DISTRICT 012 TOWN OF JACKSON

COUNTY 01 ADAMS

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	13	475,700	565,750	84.08	81.96	83.89	28.68	23.1	0.97
	IMPROVED	16	2,958,900	2,971,571	99.57	109.96	99.87	27.46	50.0	1.10
	TOTAL	29	3,434,600	3,537,321	97.10	97.40	95.87	28.26	41.4	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	13	475,700	565,750	84.08	81.96	83.89	28.68	23.1	0.97
	IMPROVED	16	2,958,900	2,971,571	99.57	109.96	99.87	27.46	50.0	1.10
	TOTAL	29	3,434,600	3,537,321	97.10	97.40	95.87	28.26	41.4	1.00

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	13	1	7.7	3	23.1	1	7.7	1.5	11.5	1.5	11.5	3	23.1	1	7.7	1	7.7
	IMPROVED	16	0	0.0	2	12.5	1	6.3	5	31.3	3	18.8	2	12.5	0	0.0	3	18.8
	TOTAL	29	2	6.9	4	13.8	2	6.9	6.5	22.4	5.5	19.0	4	13.8	2	6.9	3	10.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	13	1	7.7	3	23.1	1	7.7	1.5	11.5	1.5	11.5	3	23.1	1	7.7	1	7.7
	IMPROVED	16	0	0.0	2	12.5	1	6.3	5	31.3	3	18.8	2	12.5	0	0.0	3	18.8
	TOTAL	29	2	6.9	4	13.8	2	6.9	6.5	22.4	5.5	19.0	4	13.8	2	6.9	3	10.3

TAXATION DISTRICT 014 TOWN OF LEOLA

COUNTY 01 ADAMS

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	344,000	295,000	116.61	150.83	150.83	34.32	0.0	1.29
	TOTAL	2	344,000	295,000	116.61	150.83	150.83	34.32	0.0	1.29
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	344,000	295,000	116.61	150.83	150.83	34.32	0.0	1.29
	TOTAL	2	344,000	295,000	116.61	150.83	150.83	34.32	0.0	1.29

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	TOTAL	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	TOTAL	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0

TAXATION DISTRICT 016 TOWN OF LINCOLN

COUNTY 01 ADAMS

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	112,600	105,000	107.24	107.24	107.24	0.00	100.0	1.00
	TOTAL	1	112,600	105,000	107.24	107.24	107.24	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	112,600	105,000	107.24	107.24	107.24	0.00	100.0	1.00
	TOTAL	1	112,600	105,000	107.24	107.24	107.24	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

TAXATION DISTRICT 018 TOWN OF MONROE

COUNTY 01 ADAMS

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	10	262,700	412,680	63.66	69.86	62.25	23.86	70.0	1.10
	IMPROVED	10	1,693,400	3,334,000	50.79	49.11	50.84	12.14	60.0	0.97
	TOTAL	20	1,956,100	3,746,680	52.21	59.49	55.47	22.21	55.0	1.14
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	10	262,700	412,680	63.66	69.86	62.25	23.86	70.0	1.10
	IMPROVED	10	1,693,400	3,334,000	50.79	49.11	50.84	12.14	60.0	0.97
	TOTAL	20	1,956,100	3,746,680	52.21	59.49	55.47	22.21	55.0	1.14

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	10	0	0.0	1	10.0	0	0.0	4	40.0	3	30.0	0	0.0	1	10.0	1	10.0
	IMPROVED	10	0	0.0	0	0.0	3	30.0	2	20.0	4	40.0	1	10.0	0	0.0	0	0.0
	TOTAL	20	0	0.0	1	5.0	4	20.0	5	25.0	6	30.0	2	10.0	0	0.0	2	10.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	10	0	0.0	1	10.0	0	0.0	4	40.0	3	30.0	0	0.0	1	10.0	1	10.0
	IMPROVED	10	0	0.0	0	0.0	3	30.0	2	20.0	4	40.0	1	10.0	0	0.0	0	0.0
	TOTAL	20	0	0.0	1	5.0	4	20.0	5	25.0	6	30.0	2	10.0	0	0.0	2	10.0

TAXATION DISTRICT 020 TOWN OF NEW CHESTER

COUNTY 01 ADAMS

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	11,600	22,000	52.73	52.73	52.73	0.00	100.0	1.00
	IMPROVED	23	1,550,400	3,452,050	44.91	50.48	45.29	31.86	39.1	1.12
	TOTAL	24	1,562,000	3,474,050	44.96	50.58	45.56	31.03	37.5	1.12
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	11,600	22,000	52.73	52.73	52.73	0.00	100.0	1.00
	IMPROVED	23	1,550,400	3,452,050	44.91	50.48	45.29	31.86	39.1	1.12
	TOTAL	24	1,562,000	3,474,050	44.96	50.58	45.56	31.03	37.5	1.12

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	23	0	0.0	4	17.4	2	8.7	5.5	23.9	3.5	15.2	1	4.4	2	8.7	5	21.7
	TOTAL	24	0	0.0	4	16.7	2	8.3	6	25.0	3	12.5	3	12.5	1	4.2	5	20.8
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	23	0	0.0	4	17.4	2	8.7	5.5	23.9	3.5	15.2	1	4.4	2	8.7	5	21.7
	TOTAL	24	0	0.0	4	16.7	2	8.3	6	25.0	3	12.5	3	12.5	1	4.2	5	20.8

TAXATION DISTRICT 022 TOWN OF NEW HAVEN

COUNTY 01 ADAMS

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	108,000	65,000	166.15	166.15	166.15	0.00	100.0	1.00
	IMPROVED	3	899,400	932,000	96.50	109.07	99.07	14.39	66.7	1.13
	TOTAL	4	1,007,400	997,000	101.04	123.34	117.26	23.42	0.0	1.22
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	108,000	65,000	166.15	166.15	166.15	0.00	100.0	1.00
	IMPROVED	3	899,400	932,000	96.50	109.07	99.07	14.39	66.7	1.13
	TOTAL	4	1,007,400	997,000	101.04	123.34	117.26	23.42	0.0	1.22

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	1	33.3	0	0.0
	TOTAL	4	0	0.0	0	0.0	2	50.0	0	0.0	0	0.0	1	25.0	1	25.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	1	33.3	0	0.0
	TOTAL	4	0	0.0	0	0.0	2	50.0	0	0.0	0	0.0	1	25.0	1	25.0	0	0.0

TAXATION DISTRICT 024 TOWN OF PRESTON

COUNTY 01 ADAMS

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	4	47,000	74,500	63.09	73.41	70.80	38.60	0.0	1.16
	IMPROVED	26	3,258,700	5,770,000	56.48	56.97	51.34	27.43	50.0	1.01
	TOTAL	30	3,305,700	5,844,500	56.56	59.16	53.56	30.08	43.3	1.05
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	111,300	325,000	34.25	34.25	34.25	0.00	100.0	1.00
	TOTAL	1	111,300	325,000	34.25	34.25	34.25	0.00	100.0	1.00
TOTAL	VACANT	4	47,000	74,500	63.09	73.41	70.80	38.60	0.0	1.16
	IMPROVED	27	3,370,000	6,095,000	55.29	56.13	51.05	27.78	48.2	1.02
	TOTAL	31	3,417,000	6,169,500	55.39	58.36	51.63	31.28	41.9	1.05

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	4		1	25.0	0	0.0	1	25.0	0	0.0	0	0.0	1	25.0	0	0.0
	IMPROVED	26		1	3.9	1	3.9	3	11.5	8	30.8	5	19.2	2	7.7	3	11.5
	TOTAL	30		1	3.3	3	10.0	4	13.3	7	23.3	6	20.0	1	3.3	4	13.3
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1		0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0
	TOTAL	1		0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0
TOTAL	VACANT	4		1	25.0	0	0.0	1	25.0	0	0.0	0	0.0	1	25.0	0	0.0
	IMPROVED	27		1	3.7	2	7.4	3	11.1	7.5	27.8	5.5	20.4	1	3.7	4	14.8
	TOTAL	31		1	3.2	2	6.5	5	16.1	7.5	24.2	5.5	17.7	2	6.5	3	9.7

DATE: 03/16/2026

WISCONSIN DEPARTMENT OF REVENUE
2025 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 026 TOWN OF QUINCY

COUNTY 01 ADAMS

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	17	605,500	1,192,500	50.78	43.25	34.00	49.86	29.4	0.85
	IMPROVED	31	3,088,100	4,940,000	62.51	69.66	64.98	30.88	35.5	1.11
	TOTAL	48	3,693,600	6,132,500	60.23	60.31	57.54	36.63	31.3	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	17	605,500	1,192,500	50.78	43.25	34.00	49.86	29.4	0.85
	IMPROVED	31	3,088,100	4,940,000	62.51	69.66	64.98	30.88	35.5	1.11
	TOTAL	48	3,693,600	6,132,500	60.23	60.31	57.54	36.63	31.3	1.00

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	17	1	5.9	0	0.0	3	17.7	4.5	26.5	.5	2.9	1	5.9	0	0.0	7	41.2
	IMPROVED	31	1	3.2	3	9.7	7	22.6	4.5	14.5	6.5	21.0	4	12.9	1	3.2	4	12.9
	TOTAL	48	7	14.6	4	8.3	7	14.6	6	12.5	9	18.8	5	10.4	3	6.3	7	14.6
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	17	1	5.9	0	0.0	3	17.7	4.5	26.5	.5	2.9	1	5.9	0	0.0	7	41.2
	IMPROVED	31	1	3.2	3	9.7	7	22.6	4.5	14.5	6.5	21.0	4	12.9	1	3.2	4	12.9
	TOTAL	48	7	14.6	4	8.3	7	14.6	6	12.5	9	18.8	5	10.4	3	6.3	7	14.6

TAXATION DISTRICT 028 TOWN OF RICHFIELD

COUNTY 01 ADAMS

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	118,500	175,000	67.71	67.71	67.71	0.00	100.0	1.00
	TOTAL	1	118,500	175,000	67.71	67.71	67.71	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	118,500	175,000	67.71	67.71	67.71	0.00	100.0	1.00
	TOTAL	1	118,500	175,000	67.71	67.71	67.71	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

DATE: 03/16/2026

WISCONSIN DEPARTMENT OF REVENUE
2025 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 030 TOWN OF ROME

COUNTY 01 ADAMS

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	52	2,542,100	4,393,825	57.86	73.97	69.13	26.15	42.3	1.28
	IMPROVED	218	53,528,200	65,845,071	81.29	94.61	78.44	41.86	49.1	1.16
	TOTAL	270	56,070,300	70,238,896	79.83	90.63	77.16	39.35	46.7	1.14
2 - COMMERCIAL	VACANT	1	40,000	40,000	100.00	100.00	100.00	0.00	100.0	1.00
	IMPROVED	2	531,300	1,595,000	33.31	33.83	33.83	8.77	100.0	1.02
	TOTAL	3	571,300	1,635,000	34.94	55.88	36.79	62.64	33.3	1.60
TOTAL	VACANT	53	2,582,100	4,433,825	58.24	74.46	69.34	26.41	41.5	1.28
	IMPROVED	220	54,059,500	67,440,071	80.16	94.05	78.27	42.09	49.1	1.17
	TOTAL	273	56,641,600	71,873,896	78.81	90.25	77.15	39.44	46.2	1.15

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	52		0	0.0	7	13.5	9	17.3	10	19.2	12	23.1	6	11.5	1	1.9
	IMPROVED	218		14	6.4	15	6.9	27	12.4	53	24.3	54	24.8	30	13.8	12	5.5
	TOTAL	270		15	5.6	22	8.2	37	13.7	61	22.6	65	24.1	36	13.3	13	4.8
2 - COMMERCIAL	VACANT	1		0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0
	IMPROVED	2		0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0
	TOTAL	3		0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	1	33.3
TOTAL	VACANT	53		0	0.0	7	13.2	9	17.0	10.5	19.8	11.5	21.7	6	11.3	2	3.8
	IMPROVED	220		16	7.3	15	6.8	26	11.8	53	24.1	55	25.0	30	13.6	12	5.5
	TOTAL	273		17	6.2	22	8.1	37	13.6	60.5	22.2	65.5	24.0	37	13.6	13	4.8

TAXATION DISTRICT 032 TOWN OF SPRINGVILLE

COUNTY 01 ADAMS

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	8	137,100	218,400	62.77	62.39	57.78	21.45	50.0	0.99
	IMPROVED	33	3,299,500	4,415,900	74.72	77.37	74.51	11.66	69.7	1.04
	TOTAL	41	3,436,600	4,634,300	74.16	74.45	74.09	13.50	65.9	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	226,500	290,000	78.10	78.10	78.10	0.00	100.0	1.00
	TOTAL	1	226,500	290,000	78.10	78.10	78.10	0.00	100.0	1.00
TOTAL	VACANT	8	137,100	218,400	62.77	62.39	57.78	21.45	50.0	0.99
	IMPROVED	34	3,526,000	4,705,900	74.93	77.39	75.32	11.33	70.6	1.03
	TOTAL	42	3,663,100	4,924,300	74.39	74.54	74.27	13.27	66.7	1.00

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	8		0	0.0	0	0.0	1	12.5	3	37.5	1	12.5	2	25.0	0	0.0
	IMPROVED	33		0	0.0	0	0.0	4	12.1	12.5	37.9	10.5	31.8	4	12.1	1	3.0
	TOTAL	41		0	0.0	4	9.8	3	7.3	13.5	32.9	13.5	32.9	5	12.2	1	2.4
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1		0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0
	TOTAL	1		0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0
TOTAL	VACANT	8		0	0.0	0	0.0	1	12.5	3	37.5	1	12.5	2	25.0	0	0.0
	IMPROVED	34		0	0.0	0	0.0	4	11.8	13	38.2	11	32.4	4	11.8	1	2.9
	TOTAL	42		0	0.0	4	9.5	3	7.1	14	33.3	14	33.3	5	11.9	1	2.4

TAXATION DISTRICT 034 TOWN OF STRONGS PRAIRIE

COUNTY 01 ADAMS
EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	13	469,200	631,700	74.28	78.48	74.40	25.29	46.2	1.06
	IMPROVED	27	6,107,100	6,721,150	90.86	90.17	95.16	18.18	51.9	0.99
	TOTAL	40	6,576,300	7,352,850	89.44	86.37	84.73	22.04	35.0	0.97
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	13	469,200	631,700	74.28	78.48	74.40	25.29	46.2	1.06
	IMPROVED	27	6,107,100	6,721,150	90.86	90.17	95.16	18.18	51.9	0.99
	TOTAL	40	6,576,300	7,352,850	89.44	86.37	84.73	22.04	35.0	0.97

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	13		1	7.7	1	7.7	1	7.7	3.5	26.9	2.5	19.2	1	7.7	2	15.4
	IMPROVED	27		2	7.4	3	11.1	4	14.8	4.5	16.7	9.5	35.2	3	11.1	0	0.0
	TOTAL	40		1	2.5	5	12.5	5	12.5	9	22.5	5	12.5	10	25.0	3	7.5
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	13		1	7.7	1	7.7	1	7.7	3.5	26.9	2.5	19.2	1	7.7	2	15.4
	IMPROVED	27		2	7.4	3	11.1	4	14.8	4.5	16.7	9.5	35.2	3	11.1	0	0.0
	TOTAL	40		1	2.5	5	12.5	5	12.5	9	22.5	5	12.5	10	25.0	3	7.5

TAXATION DISTRICT 126 VILLAGE OF FRIENDSHIP

COUNTY 01 ADAMS
EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	62,100	70,900	87.59	69.77	69.77	36.88	0.0	0.80
	IMPROVED	14	2,470,900	2,590,000	95.40	97.17	92.66	17.09	57.1	1.02
	TOTAL	16	2,533,000	2,660,900	95.19	93.74	92.66	18.43	56.3	0.98
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	3,049,900	1,489,000	204.83	134.90	98.84	50.49	50.0	0.66
	TOTAL	4	3,049,900	1,489,000	204.83	134.90	98.84	50.49	50.0	0.66
TOTAL	VACANT	2	62,100	70,900	87.59	69.77	69.77	36.88	0.0	0.80
	IMPROVED	18	5,520,800	4,079,000	135.35	105.55	92.66	25.26	55.6	0.78
	TOTAL	20	5,582,900	4,149,900	134.53	101.97	92.66	25.51	55.0	0.76

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	IMPROVED	14	0	0.0	0	0.0	3	21.4	4	28.6	4	28.6	1	7.1	1	7.1	1	7.1
	TOTAL	16	1	6.3	0	0.0	3	18.8	4	25.0	5	31.3	1	6.3	1	6.3	1	6.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0
	TOTAL	4	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0
TOTAL	VACANT	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	IMPROVED	18	0	0.0	0	0.0	3	16.7	6	33.3	4	22.2	2	11.1	1	5.6	2	11.1
	TOTAL	20	1	5.0	0	0.0	3	15.0	6	30.0	5	25.0	2	10.0	1	5.0	2	10.0

TAXATION DISTRICT 201 CITY OF ADAMS

COUNTY 01 ADAMS

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	28,500	26,600	107.14	109.40	109.40	21.12	0.0	1.02
	IMPROVED	36	3,427,000	5,227,000	65.56	71.40	63.58	26.03	44.4	1.09
	TOTAL	38	3,455,500	5,253,600	65.77	73.40	64.42	28.03	42.1	1.12
2 - COMMERCIAL	VACANT	1	15,500	46,525	33.32	33.32	33.32	0.00	100.0	1.00
	IMPROVED	6	919,500	1,014,000	90.68	93.33	83.36	27.80	50.0	1.03
	TOTAL	7	935,000	1,060,525	88.16	84.75	81.72	32.77	42.9	0.96
TOTAL	VACANT	3	44,000	73,125	60.17	84.04	86.30	38.31	33.3	1.40
	IMPROVED	42	4,346,500	6,241,000	69.64	74.53	65.00	28.78	42.9	1.07
	TOTAL	45	4,390,500	6,314,125	69.53	75.17	65.28	30.83	40.0	1.08

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	36	0	0.0	0	0.0	9	25.0	9	25.0	7	19.4	1	2.8	6	16.7	4	11.1
	TOTAL	38	0	0.0	0	0.0	9	23.7	10	26.3	6	15.8	2	5.3	6	15.8	5	13.2
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	1	16.7	0	0.0	2	33.3	1	16.7	1	16.7	0	0.0	1	16.7
	TOTAL	7	1	14.3	1	14.3	0	0.0	1.5	21.4	1.5	21.4	1	14.3	0	0.0	1	14.3
TOTAL	VACANT	3	1	33.3	0	0.0	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	IMPROVED	42	0	0.0	0	0.0	9	21.4	12	28.6	6	14.3	3	7.1	7	16.7	5	11.9
	TOTAL	45	1	2.2	0	0.0	9	20.0	12.5	27.8	5.5	12.2	4	8.9	7	15.6	6	13.3

TAXATION DISTRICT 291 CITY OF WISCONSIN DELLS

COUNTY 01 ADAMS
EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	126,400	125,268	100.90	111.75	86.67	40.86	33.3	1.11
	IMPROVED	3	577,400	749,900	77.00	85.05	75.35	14.84	66.7	1.10
	TOTAL	6	703,800	875,168	80.42	98.40	81.01	31.09	66.7	1.22
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	26	4,121,000	4,194,547	98.25	99.98	98.60	9.54	84.6	1.02
	TOTAL	26	4,121,000	4,194,547	98.25	99.98	98.60	9.54	84.6	1.02
TOTAL	VACANT	3	126,400	125,268	100.90	111.75	86.67	40.86	33.3	1.11
	IMPROVED	29	4,698,400	4,944,447	95.02	98.44	96.52	10.70	79.3	1.04
	TOTAL	32	4,824,800	5,069,715	95.17	99.68	96.14	13.51	75.0	1.05

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	1	33.3	0	0.0
	TOTAL	6	0	0.0	0	0.0	0	0.0	3	50.0	1	16.7	0	0.0	1	16.7	1	16.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	26	0	0.0	0	0.0	1	3.9	12	46.2	10	38.5	3	11.5	0	0.0	0	0.0
	TOTAL	26	0	0.0	0	0.0	1	3.9	12	46.2	10	38.5	3	11.5	0	0.0	0	0.0
TOTAL	VACANT	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	0	0.0	1	33.3
	IMPROVED	29	0	0.0	0	0.0	3	10.3	11.5	39.7	11.5	39.7	3	10.3	0	0.0	0	0.0
	TOTAL	32	0	0.0	0	0.0	4	12.5	12	37.5	12	37.5	3	9.4	0	0.0	1	3.1