

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2021**

40      106      1071  
 CO      MUN      ACCT NO

This is an Amended Return

FOR VILLAGE OF OF BAYSIDE MILWAUKEE COUNTY  
*Town - Village - City      Municipality Name      County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	1,578	1,561	886	202,862,100	399,898,700	602,760,800
2	COMMERCIAL - Class 2	25	21	32	22,033,700	37,961,700	59,995,400
3	MANUFACTURING - Class 3	0	0	0	0	0	0
4	AGRICULTURAL - Class 4	0		0	0		0
5	UNDEVELOPED - Class 5	0		0	0		0
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	1,603	1,582	918	224,895,800	437,860,400	662,756,200
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			63	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					0	0
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				1,498,900	0	1,498,900
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				141,600	0	141,600
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				1,640,500	0	1,640,500
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F) MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>664,396,700</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	07/20/2021	Name of Assessor JEFF DE GROOT			Telephone # (800) 770-3927	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .976493636  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2021      40      106      1071  
 YEAR      CO      MUN      ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$2.52 per acre</b>	
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.87 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 74 ¢ per acre</b>		<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.75 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$2.04 per acre</b>		<b>Entered After 2004 Managed Forest - CLOSED @ \$ 10.20 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>	<b>(c) State Acres</b>	<b>(d) County (NOT FOREST CROP) Acres</b>	
					<b>(e) Other Acres</b>	
					3	
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL	
	751,100			-470,000		
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(f1) REAL ESTATE	(f2) PERSONAL	

**SPECIAL DISTRICTS**

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
24	405020	0248	MILWAUKEE COUNTY METRO SEWER DISTRICT	664,396,700		664,396,700
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2021  
YEAR
40  
CO
106  
MUN
1071  
ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	401890	0235	SCH D OF FOX POINT J 2	349,436,300		349,436,300
37	401897	0236	SCH D OF MAPLE DALE-INDIAN HILL	314,960,400		314,960,400
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			664,396,700		664,396,700
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51	402177	0238	UHS D OF NICOLET UNION HIGH	664,396,700		664,396,700
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS			664,396,700		664,396,700
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	000900	0008	MILWAUKEE AREA TECHNICAL COLLEGE MILW	664,396,700		664,396,700
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			664,396,700		664,396,700

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name LYNN GALYARDT	Title ADMINISTRATIVE SERVICES DIRECTOR	Submission date 07 / 20 / 2021
Phone ( 414 ) 206 - 3913	Email address LGALYARDT@BAYSIDEWI.GOV	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

LYNN GALYARDT  
VILLAGE OF BAYSIDE  
9075 N REGENT RD  
BAYSIDE, WI 53217 - 1802

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2021**

40      107      1072  
 CO      MUN      ACCT NO

This is an Amended Return

FOR VILLAGE OF OF BROWN DEER MILWAUKEE COUNTY  
 Town - Village - City      Municipality Name      County Name

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	4,143	4,111	1,245	145,261,600	581,918,200	727,179,800
2	COMMERCIAL - Class 2	168	143	603	88,801,800	270,408,300	359,210,100
3	MANUFACTURING - Class 3	10	10	59	7,217,100	16,779,400	23,996,500
4	AGRICULTURAL - Class 4	1		7	1,900		1,900
5	UNDEVELOPED - Class 5	0		0	0		0
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	4,322	4,264	1,914	241,282,400	869,105,900	1,110,388,300
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			246	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					2,003,000	2,003,000
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				13,729,300	2,538,500	16,267,800
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				1,201,500	691,700	1,893,200
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				14,930,800	5,233,200	20,164,000
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>1,130,552,300</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	06/17/2021	Name of Assessor JILL PRITCHARD			Telephone # (800) 770-3927	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .9926998  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2021	40	107	1072
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>			<b>Private Forest Crop - Reg Class @ \$2.52 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
19	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>			<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.87 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	<b>Entered Before 2005 Managed Forest - OPEN @ 74 ¢ per acre</b>			<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.75 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	<b>Entered After 2004 Managed Forest - OPEN @ \$2.04 per acre</b>			<b>Entered After 2004 Managed Forest - CLOSED @ \$ 10.20 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
22	(a) County Forest Cropland Acres	(b) Federal Acres	(c) State Acres	(d) County (NOT FOREST CROP) Acres	(e) Other Acres	
				1	1	
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL	
	1,711,700					
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(f1) REAL ESTATE	(f2) PERSONAL	

**SPECIAL DISTRICTS**

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
24	405020	0248	MILWAUKEE COUNTY METRO SEWER DISTRICT	1,101,322,600	29,229,700	1,130,552,300
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2021  
YEAR
40  
CO
107  
MUN
1072  
ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	400721	0233	SCH D OF BROWN DEER	1,101,322,600	29,229,700	1,130,552,300
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			1,101,322,600	29,229,700	1,130,552,300
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	000900	0008	MILWAUKEE AREA TECHNICAL COLLEGE MILW	1,101,322,600	29,229,700	1,130,552,300
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			1,101,322,600	29,229,700	1,130,552,300

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name SUSAN HUDSON	Title TREASURER	Submission date 10 / 18 / 2021
Phone ( 414 ) 371 - 3040	Email address SHUDSON@BROWNDDEERWI.ORG	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
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- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
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- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
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If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

MIRANDA ETZEL  
VILLAGE OF BROWN DEER  
4800 W GREEN BROOK DR  
BROWN DEER, WI 53223 - 2492



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2021**

40      126      1073  
 CO      MUN      ACCT NO

This is an Amended Return

FOR VILLAGE OF OF FOX POINT MILWAUKEE COUNTY  
 Town - Village - City      Municipality Name      County Name

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	2,562	2,517	1,252	467,591,800	642,240,700	1,109,832,500
2	COMMERCIAL - Class 2	32	32	84	23,755,500	98,577,000	122,332,500
3	MANUFACTURING - Class 3	0	0	0	0	0	0
4	AGRICULTURAL - Class 4	0		0	0		0
5	UNDEVELOPED - Class 5	0		0	0		0
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	2,594	2,549	1,336	491,347,300	740,817,700	1,232,165,000
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			121	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					0	0
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				2,739,100	0	2,739,100
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				3,373,700	0	3,373,700
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				6,112,800	0	6,112,800
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>1,238,277,800</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	06/02/2021	Name of Assessor ASSOCIATED APPRAISAL CONSULTANTS JAMES CA			Telephone # (920) 224-8826	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .971944041  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2021      40      126      1073  
 YEAR      CO      MUN      ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>			<b>Private Forest Crop - Reg Class @ \$2.52 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
19	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>			<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.87 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	<b>Entered Before 2005 Managed Forest - OPEN @ 74 ¢ per acre</b>			<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.75 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	<b>Entered After 2004 Managed Forest - OPEN @ \$2.04 per acre</b>			<b>Entered After 2004 Managed Forest - CLOSED @ \$ 10.20 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
22	(a) County Forest Cropland Acres	(b) Federal Acres	(c) State Acres	(d) County (NOT FOREST CROP) Acres	(e) Other Acres	
					6.52	
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL	
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(f1) REAL ESTATE	(f2) PERSONAL	

**SPECIAL DISTRICTS**

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
24	405020	0248	MILWAUKEE COUNTY METRO SEWER DISTRICT	1,238,277,800		1,238,277,800
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2021  
YEAR
40  
CO
126  
MUN
1073  
ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	401890	0235	SCH D OF FOX POINT J 2	996,895,200		996,895,200
37	401897	0236	SCH D OF MAPLE DALE-INDIAN HILL	241,382,600		241,382,600
38						
39						
40						
41						
42						
43						
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48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			1,238,277,800		1,238,277,800
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51	402177	0238	UHS D OF NICOLET UNION HIGH	1,238,277,800		1,238,277,800
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS			1,238,277,800		1,238,277,800
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	000900	0008	MILWAUKEE AREA TECHNICAL COLLEGE MILW	1,238,277,800		1,238,277,800
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			1,238,277,800		1,238,277,800

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name KELLY A MEYER	Title CLERK/TREASURER	Submission date 06 / 07 / 2021
Phone ( 414 ) 351 - 8900	Email address KMEYER@VILLAGEOFFOXPOINT.COM	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

KELLY MEYER  
VILLAGE OF FOX POINT  
7200 N SANTA MONICA BLVD  
FOX POINT, WI 53217

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2021**

40      131      1074  
 CO      MUN      ACCT NO

This is an Amended Return

FOR VILLAGE OF OF GREENDALE MILWAUKEE COUNTY  
 Town - Village - City      Municipality Name      County Name

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	4,487	4,472	1,324	279,879,400	757,166,800	1,037,046,200
2	COMMERCIAL - Class 2	108	98	302	76,575,400	304,543,900	381,119,300
3	MANUFACTURING - Class 3	11	11	20	1,508,700	6,585,000	8,093,700
4	AGRICULTURAL - Class 4	0		0	0		0
5	UNDEVELOPED - Class 5	0		0	0		0
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	4,606	4,581	1,646	357,963,500	1,068,295,700	1,426,259,200
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			325	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					422,800	422,800
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				10,668,500	334,900	11,003,400
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				2,474,500	34,000	2,508,500
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				13,143,000	791,700	13,934,700
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>1,440,193,900</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	08/18/2021	Name of Assessor MARK LINK			Telephone # (800) 800-2581	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .859312271  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2021	40	131	1074
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$2.52 per acre</b>	
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.87 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 74 ¢ per acre</b>		<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.75 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$2.04 per acre</b>		<b>Entered After 2004 Managed Forest - CLOSED @ \$ 10.20 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>	<b>(c) State Acres</b>	<b>(d) County (NOT FOREST CROP) Acres</b>	<b>(e) Other Acres</b>
				5.96	778.3	301.05
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE		(b) PERSONAL	(c1) REAL ESTATE		(c2) PERSONAL
			2,889,200			
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
(d) REAL ESTATE		(e) PERSONAL	(f1) REAL ESTATE		(f2) PERSONAL	

**SPECIAL DISTRICTS**

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
24	405020	0248	MILWAUKEE COUNTY METRO SEWER DISTRICT	1,431,308,500	8,885,400	1,440,193,900
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2021  
YEAR
40  
CO
131  
MUN
1074  
ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	402296	0240	SCH D OF GREENDALE	1,431,308,500	8,885,400	1,440,193,900
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			1,431,308,500	8,885,400	1,440,193,900
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	000900	0008	MILWAUKEE AREA TECHNICAL COLLEGE MILW	1,431,308,500	8,885,400	1,440,193,900
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			1,431,308,500	8,885,400	1,440,193,900

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name MELANIE PIETRUSZKA	Title CLERK	Submission date 10 / 25 / 2021
Phone ( 414 ) 423 - 2100	Email address MPIETRUSZKA@GREENDALE.ORG	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
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- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

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- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

MELANIE PIETRUSZKA  
VILLAGE OF GREENDALE  
6500 NORTHWAY  
GREENDALE, WI 53129



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2021**

40      136      1075  
 CO      MUN      ACCT NO

This is an Amended Return

FOR VILLAGE OF OF HALES CORNERS MILWAUKEE COUNTY  
 Town - Village - City      Municipality Name      County Name

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	2,157	2,102	983	129,346,700	337,050,500	466,397,200
2	COMMERCIAL - Class 2	199	165	256	45,884,400	164,737,700	210,622,100
3	MANUFACTURING - Class 3	1	1	2	201,600	399,500	601,100
4	AGRICULTURAL - Class 4	0		0	0		0
5	UNDEVELOPED - Class 5	0		0	0		0
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	2,357	2,268	1,241	175,432,700	502,187,700	677,620,400
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			276	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					20,700	20,700
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				6,810,800	20,600	6,831,400
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				1,759,900	56,000	1,815,900
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				8,570,700	97,300	8,668,000
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>686,288,400</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	04/28/2021	Name of Assessor NICK LAIRD			Telephone # (920) 749-1995	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .930410748  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2021	40	136	1075
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$2.52 per acre</b>	
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.87 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 74 ¢ per acre</b>		<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.75 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$2.04 per acre</b>		<b>Entered After 2004 Managed Forest - CLOSED @ \$ 10.20 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
22	(a) County Forest Cropland Acres	(b) Federal Acres	(c) State Acres	(d) County (NOT FOREST CROP) Acres	(e) Other Acres	
			3	107	55	
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL	
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(f1) REAL ESTATE	(f2) PERSONAL	

**SPECIAL DISTRICTS**

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
24	405020	0248	MILWAUKEE COUNTY METRO SEWER DISTRICT	685,590,000	698,400	686,288,400
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2021  
YEAR
40  
CO
136  
MUN
1075  
ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	406470	0250	SCH D OF WHITNALL	685,590,000	698,400	686,288,400
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			685,590,000	698,400	686,288,400
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	000900	0008	MILWAUKEE AREA TECHNICAL COLLEGE MILW	685,590,000	698,400	686,288,400
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			685,590,000	698,400	686,288,400

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name NICHOLAS LAIRD	Title ASSESSOR	Submission date 08 / 20 / 2021
Phone ( 920 ) 749 - 1995	Email address NICKL.APRAZ@GMAIL.COM	

## FINAL STATEMENT OF ASSESSMENT (SOA)

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- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

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- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

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- Lines 18-21 — private forest crop and managed forest lands assessed values
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- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
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If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

SANDY KULIK  
VILLAGE OF HALES CORNERS  
5635 S NEW BERLIN RD  
HALES CORNERS, WI 53130 - 1775

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2021**

40      176      1076  
 CO      MUN      ACCT NO

This is an Amended Return

FOR VILLAGE OF OF RIVER HILLS MILWAUKEE COUNTY  
 Town - Village - City      Municipality Name      County Name

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	661	624	0	183,634,900	265,005,100	448,640,000
2	COMMERCIAL - Class 2	4	3	0	4,057,100	1,283,100	5,340,200
3	MANUFACTURING - Class 3	0	0	0	0	0	0
4	AGRICULTURAL - Class 4	0		0	0		0
5	UNDEVELOPED - Class 5	0		0	0		0
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	665	627	0	187,692,000	266,288,200	453,980,200
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			23	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					0	0
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				730,900	0	730,900
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				20,700	0	20,700
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				751,600	0	751,600
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F) MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>454,731,800</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	08/19/2021	Name of Assessor MARTY KUEHN - TYLER TECHNOLOGIES			Telephone # (414) 708-0205	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .967951076  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2021	40	176	1076
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$2.52 per acre</b>	
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.87 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 74 ¢ per acre</b>		<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.75 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$2.04 per acre</b>		<b>Entered After 2004 Managed Forest - CLOSED @ \$ 10.20 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>	<b>(c) State Acres</b>	<b>(d) County (NOT FOREST CROP) Acres</b>	<b>(e) Other Acres</b>
					9.81	148.45
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL	
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(f1) REAL ESTATE	(f2) PERSONAL	

**SPECIAL DISTRICTS**

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
24	405020	0248	MILWAUKEE COUNTY METRO SEWER DISTRICT	454,731,800		454,731,800
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2021  
YEAR
40  
CO
176  
MUN
1076  
ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	401897	0236	SCH D OF MAPLE DALE-INDIAN HILL	405,773,600		405,773,600
37	402184	0239	SCH D OF GLENDALE-RIVER HILLS	48,958,200		48,958,200
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			454,731,800		454,731,800
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51	402177	0238	UHS D OF NICOLET UNION HIGH	454,731,800		454,731,800
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS			454,731,800		454,731,800
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	000900	0008	MILWAUKEE AREA TECHNICAL COLLEGE MILW	454,731,800		454,731,800
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			454,731,800		454,731,800

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name TAMMY LABORDE	Title CLERK/TREASURER	Submission date 08 / 19 / 2021
Phone ( 414 ) 352 - 8213	Email address TLABORDE@VIL.RIVER-HILLS.WI.US	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

TAMMY LABORDE  
VILLAGE OF RIVER HILLS  
7650 N PHEASANT LN  
RIVER HILLS, WI 53217 - 3012



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2021**

40      181      1077  
 CO      MUN      ACCT NO

This is an Amended Return

FOR VILLAGE OF OF SHOREWOOD MILWAUKEE COUNTY  
 Town - Village - City      Municipality Name      County Name

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	3,647	3,636	505	307,675,400	1,162,067,900	1,469,743,300
2	COMMERCIAL - Class 2	216	215	14	83,528,700	275,596,600	359,125,300
3	MANUFACTURING - Class 3	0	0	0	0	0	0
4	AGRICULTURAL - Class 4	0		0	0		0
5	UNDEVELOPED - Class 5	0		0	0		0
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	3,863	3,851	519	391,204,100	1,437,664,500	1,828,868,600
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			559	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					900	900
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				8,746,200	5,300	8,751,500
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				181,500	500	182,000
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				8,927,700	6,700	8,934,400
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>1,837,803,000</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	08/17/2021	Name of Assessor ACCURATE			Telephone # (800) 749-8099	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .97459602  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2021      40      181      1077  
 YEAR      CO      MUN      ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>			<b>Private Forest Crop - Reg Class @ \$2.52 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
19	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>			<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.87 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	<b>Entered Before 2005 Managed Forest - OPEN @ 74 ¢ per acre</b>			<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.75 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	<b>Entered After 2004 Managed Forest - OPEN @ \$2.04 per acre</b>			<b>Entered After 2004 Managed Forest - CLOSED @ \$10.20 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
22	(a) County Forest Cropland Acres	(b) Federal Acres	(c) State Acres	(d) County (NOT FOREST CROP) Acres	(e) Other Acres	
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL	
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(f1) REAL ESTATE	(f2) PERSONAL	

**SPECIAL DISTRICTS**

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
24	405020	0248	MILWAUKEE COUNTY METRO SEWER DISTRICT	1,837,796,300	6,700	1,837,803,000
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2021  
YEAR
40  
CO
181  
MUN
1077  
ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	405355	0245	SCH D OF SHOREWOOD	1,834,930,400	6,700	1,834,937,100
37	406419	0249	SCH D OF WHITEFISH BAY	2,865,900		2,865,900
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			1,837,796,300	6,700	1,837,803,000
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	000900	0008	MILWAUKEE AREA TECHNICAL COLLEGE MILW	1,837,796,300	6,700	1,837,803,000
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			1,837,796,300	6,700	1,837,803,000

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name MARK EMANUELSON	Title FINANCE DIRECTOR	Submission date 10 / 06 / 2021
Phone ( 414 ) 847 - 2607	Email address MEMANUELSON@VILLAGEOFSHOREWOOD.ORG	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

SARAH BRUCKMAN  
VILLAGE OF SHOREWOOD  
3930 N MURRAY AVE  
SHOREWOOD, WI 53211 - 2303

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2021**

40      191      1078  
 CO      MUN      ACCT NO

This is an Amended Return

FOR VILLAGE OF OF WEST MILWAUKEE MILWAUKEE COUNTY  
 Town - Village - City      Municipality Name      County Name

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	843	841	91	17,548,000	78,613,400	96,161,400
2	COMMERCIAL - Class 2	234	211	250	47,361,900	159,294,600	206,656,500
3	MANUFACTURING - Class 3	26	26	205	12,512,200	30,976,600	43,488,800
4	AGRICULTURAL - Class 4	0		0	0		0
5	UNDEVELOPED - Class 5	0		0	0		0
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	1,103	1,078	546	77,422,100	268,884,600	346,306,700
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			235	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					4,503,800	4,503,800
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				11,661,500	4,754,500	16,416,000
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				4,318,300	294,800	4,613,100
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				15,979,800	9,553,100	25,532,900
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>371,839,600</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	05/18/2021	Name of Assessor NICK LAIRD, ASSOCIATED APPRAISAL			Telephone # (920) 749-1995	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .913832799  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2021	40	191	1078
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$2.52 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.87 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 74 ¢ per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.75 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$2.04 per acre</b> (b) ACRES		(c) ASSESSED VALUE	(d) PARCELS	<b>Entered After 2004 Managed Forest - CLOSED @ \$ 10.20 per acre</b> (e) ACRES		(f) ASSESSED VALUE	
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>		<b>(c) State Acres</b>		<b>(d) County (NOT FOREST CROP) Acres</b>		<b>(e) Other Acres</b>
			6				21.1		27.39
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>				<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>				
	(a) REAL ESTATE		(b) PERSONAL		(c1) REAL ESTATE		(c2) PERSONAL		
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>				<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>				
	(d) REAL ESTATE		(e) PERSONAL		(f1) REAL ESTATE		(f2) PERSONAL		

**SPECIAL DISTRICTS**

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
24	405020	0248	MILWAUKEE COUNTY METRO SEWER DISTRICT	318,797,700	53,041,900	371,839,600
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2021  
YEAR
40  
CO
191  
MUN
1078  
ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	406300	0248	SCH D OF WEST ALLIS	318,797,700	53,041,900	371,839,600
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			318,797,700	53,041,900	371,839,600
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	000900	0008	MILWAUKEE AREA TECHNICAL COLLEGE MILW	318,797,700	53,041,900	371,839,600
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			318,797,700	53,041,900	371,839,600

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name NICHOLAS LAIRD	Title ASSESSOR	Submission date 06 / 24 / 2021
Phone ( 920 ) 749 - 1995	Email address NICKL.APRAZ@GMAIL.COM	

## FINAL STATEMENT OF ASSESSMENT (SOA)

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- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

SUSAN M SCHUPP  
VILLAGE OF WEST MILWAUKEE  
4755 W BELOIT ROAD  
WEST MILWAUKEE, WI 53214 - 3517



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2021**

40      192      1079  
 CO      MUN      ACCT NO

This is an Amended Return

FOR VILLAGE OF OF WHITEFISH BAY MILWAUKEE COUNTY  
 Town - Village - City      Municipality Name      County Name

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	4,828	4,807	0	607,522,300	1,669,184,850	2,276,707,150
2	COMMERCIAL - Class 2	97	93	0	40,638,700	90,977,400	131,616,100
3	MANUFACTURING - Class 3	0	0	0	0	0	0
4	AGRICULTURAL - Class 4	0		0	0		0
5	UNDEVELOPED - Class 5	0		0	0		0
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	4,925	4,900	0	648,161,000	1,760,162,250	2,408,323,250
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			202	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					0	0
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				2,232,300	10,600	2,242,900
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				580,600	800	581,400
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				2,812,900	11,400	2,824,300
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>2,411,147,550</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	09/16/2021	Name of Assessor MARTIN KUEHN			Telephone # (414) 708-0205	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .940433531  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2021      40      192      1079  
 YEAR      CO      MUN      ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$2.52 per acre</b>	
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.87 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 74 ¢ per acre</b>		<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.75 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$2.04 per acre</b>		<b>Entered After 2004 Managed Forest - CLOSED @ \$ 10.20 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>	<b>(c) State Acres</b>	<b>(d) County (NOT FOREST CROP) Acres</b>	<b>(e) Other Acres</b>
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL	
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(f1) REAL ESTATE	(f2) PERSONAL	

**SPECIAL DISTRICTS**

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
24	405020	0248	MILWAUKEE COUNTY METRO SEWER DISTRICT	2,411,136,150	11,400	2,411,147,550
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2021  
YEAR
40  
CO
192  
MUN
1079  
ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	406419	0249	SCH D OF WHITEFISH BAY	2,411,136,150	11,400	2,411,147,550
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			2,411,136,150	11,400	2,411,147,550
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	000900	0008	MILWAUKEE AREA TECHNICAL COLLEGE MILW	2,411,136,150	11,400	2,411,147,550
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			2,411,136,150	11,400	2,411,147,550

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name MARTIN KUEHN	Title ASSESSOR	Submission date 09 / 20 / 2021
Phone ( 414 ) 708 - 0205	Email address MARTY.KUEHN@TYLERTECH.COM	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

JAIMIE KRUEGER  
VILLAGE OF WHITEFISH BAY  
5300 N MARLBOROUGH DR  
WHITEFISH BAY, WI 53217 - 5344

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2021**

40      211      1080  
 CO      MUN      ACCT NO

This is an Amended Return

FOR CITY OF OF CUDAHY MILWAUKEE COUNTY  
 Town - Village - City      Municipality Name      County Name

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	5,476	5,402	833	288,395,700	646,176,540	934,572,240
2	COMMERCIAL - Class 2	463	424	469	82,338,400	206,695,000	289,033,400
3	MANUFACTURING - Class 3	50	48	321	17,943,800	53,289,300	71,233,100
4	AGRICULTURAL - Class 4	1		4	1,200		1,200
5	UNDEVELOPED - Class 5	0		0	0		0
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	5,990	5,874	1,627	388,679,100	906,160,840	1,294,839,940
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			541	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				8,500	0	8,500
12	MACHINERY, TOOLS AND PATTERNS - Code 2					5,869,600	5,869,600
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				6,008,000	3,969,100	9,977,100
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				6,692,700	2,020,900	8,713,600
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				12,709,200	11,859,600	24,568,800
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>1,319,408,740</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	08/25/2021	Name of Assessor ACCURATE APPRAISAL			Telephone # (800) 770-3927	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .978172579  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2021	40	211	1080
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$2.52 per acre</b>	
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.87 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 74 ¢ per acre</b>		<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.75 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$2.04 per acre</b>		<b>Entered After 2004 Managed Forest - CLOSED @ \$ 10.20 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>	<b>(c) State Acres</b>	<b>(d) County (NOT FOREST CROP) Acres</b>	
				9.94	<b>(e) Other Acres</b>	
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL	
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(f1) REAL ESTATE	(f2) PERSONAL	

**SPECIAL DISTRICTS**

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
24	405020	0248	MILWAUKEE COUNTY METRO SEWER DISTRICT	1,236,316,040	83,092,700	1,319,408,740
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2021  
YEAR
40  
CO
211  
MUN
1080  
ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	401253	0234	SCH D OF CUDAHY	1,236,316,040	83,092,700	1,319,408,740
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			1,236,316,040	83,092,700	1,319,408,740
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	000900	0008	MILWAUKEE AREA TECHNICAL COLLEGE MILW	1,236,316,040	83,092,700	1,319,408,740
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			1,236,316,040	83,092,700	1,319,408,740

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name KELLY SOBIESKI	Title DIRECTOR OF OFFICE SERVICES	Submission date 09 / 01 / 2021
Phone ( 414 ) 769 - 2203	Email address KELLYS@CI.CUDAHY.WI.US	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

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- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

KELLY SOBIESKI  
CITY OF CUDAHY  
PO BOX 100510  
CUDAHY, WI 53110 - 0510



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2021**

40      226      1081  
 CO      MUN      ACCT NO

This is an Amended Return

FOR CITY OF OF FRANKLIN MILWAUKEE COUNTY  
 Town - Village - City      Municipality Name      County Name

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	12,067	11,435	6,791	752,789,700	2,893,636,000	3,646,425,700
2	COMMERCIAL - Class 2	558	413	2,580	258,528,900	738,751,600	997,280,500
3	MANUFACTURING - Class 3	62	54	541	31,636,400	127,697,500	159,333,900
4	AGRICULTURAL - Class 4	189		3,692	802,000		802,000
5	UNDEVELOPED - Class 5	93		884	806,700		806,700
6	AGRICULTURAL FOREST - Class 5m	3		38	65,000		65,000
7	FOREST LANDS - Class 6	6		60	102,400		102,400
8	OTHER - Class 7	74	69	92	5,757,700	13,893,400	19,651,100
9	TOTAL - ALL COLUMNS	13,052	11,971	14,678	1,050,488,800	3,773,978,500	4,824,467,300
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			859	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					11,547,400	11,547,400
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				28,912,000	4,479,100	33,391,100
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				6,778,300	1,652,100	8,430,400
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				35,690,300	17,678,600	53,368,900
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>4,877,836,200</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	07/22/2021	Name of Assessor MARK LINK			Telephone # (414) 425-1416	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is 1.000774315  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2021	40	226	1081
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$2.52 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE	
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.87 per acre</b>			
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE	
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 74 ¢ per acre</b>		<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.75 per acre</b>			
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE	
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$2.04 per acre</b>		<b>Entered After 2004 Managed Forest - CLOSED @ \$ 10.20 per acre</b>			
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE	
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>	<b>(c) State Acres</b>	<b>(d) County (NOT FOREST CROP) Acres</b>		<b>(e) Other Acres</b>
			1	14	85		181
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>			
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE		(c2) PERSONAL	
	1,931,100						
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>			
	(d) REAL ESTATE	(e) PERSONAL		(f1) REAL ESTATE		(f2) PERSONAL	

**SPECIAL DISTRICTS**

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
24	405020	0248	MILWAUKEE COUNTY METRO SEWER DISTRICT	4,700,823,700	177,012,500	4,877,836,200
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2021  
YEAR
40  
CO
226  
MUN
1081  
ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	401900	0237	SCH D OF FRANKLIN PUBLIC	3,600,786,300	136,964,500	3,737,750,800
37	404018	0243	SCH D OF OAK CREEK-FRANKLIN	814,921,800	39,249,900	854,171,700
38	406470	0250	SCH D OF WHITNALL	285,115,600	798,100	285,913,700
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			4,700,823,700	177,012,500	4,877,836,200
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	000900	0008	MILWAUKEE AREA TECHNICAL COLLEGE MILW	4,700,823,700	177,012,500	4,877,836,200
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			4,700,823,700	177,012,500	4,877,836,200

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name SANDRA WESOLOWSKI	Title CLERK	Submission date 07 / 30 / 2021
Phone ( 414 ) 427 - 7503	Email address SWESOLOWSKI@FRANKLINWI.GOV	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

SANDRA WESOLOWSKI  
CITY OF FRANKLIN  
9229 W LOOMIS RD  
FRANKLIN, WI 53132 - 9630

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2021**

40      231      1082  
 CO      MUN      ACCT NO

This is an Amended Return

FOR CITY OF OF GLENDALE MILWAUKEE COUNTY  
 Town - Village - City      Municipality Name      County Name

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	4,749	4,705	1,300	325,892,600	671,724,700	997,617,300
2	COMMERCIAL - Class 2	363	310	700	251,000,100	577,995,100	828,995,200
3	MANUFACTURING - Class 3	22	21	144	14,007,000	36,343,000	50,350,000
4	AGRICULTURAL - Class 4	0		0	0		0
5	UNDEVELOPED - Class 5	0		0	0		0
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	5,134	5,036	2,144	590,899,700	1,286,062,800	1,876,962,500
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			715	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					3,948,000	3,948,000
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				39,080,200	1,989,800	41,070,000
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				3,392,500	1,041,700	4,434,200
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				42,472,700	6,979,500	49,452,200
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>1,926,414,700</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	06/08/2021	Name of Assessor ADDIE EBERT			Telephone # (920) 749-8098	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .904459289  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2021	40	231	1082
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$2.52 per acre</b>	
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.87 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 74 ¢ per acre</b>		<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.75 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$2.04 per acre</b>		<b>Entered After 2004 Managed Forest - CLOSED @ \$ 10.20 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
22	(a) County Forest Cropland Acres	(b) Federal Acres	(c) State Acres	(d) County (NOT FOREST CROP) Acres	(e) Other Acres	
			1.63		38.35	
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL	
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(f1) REAL ESTATE	(f2) PERSONAL	

**SPECIAL DISTRICTS**

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
24	405020	0248	MILWAUKEE COUNTY METRO SEWER DISTRICT	1,869,085,200	57,329,500	1,926,414,700
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2021  
YEAR
40  
CO
231  
MUN
1082  
ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	401897	0236	SCH D OF MAPLE DALE-INDIAN HILL	23,597,900		23,597,900
37	402184	0239	SCH D OF GLENDALE-RIVER HILLS	1,845,487,300	57,329,500	1,902,816,800
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			1,869,085,200	57,329,500	1,926,414,700
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51	402177	0238	UHS D OF NICOLET UNION HIGH	1,869,085,200	57,329,500	1,926,414,700
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS			1,869,085,200	57,329,500	1,926,414,700
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	000900	0008	MILWAUKEE AREA TECHNICAL COLLEGE MILW	1,869,085,200	57,329,500	1,926,414,700
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			1,869,085,200	57,329,500	1,926,414,700

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name MEGAN HUMITZ	Title CLERK	Submission date 07 / 06 / 2021
Phone ( 414 ) 228 - 1718	Email address M.HUMITZ@GLENDALEWI.GOV	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
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- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
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- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

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- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

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Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

MEGAN HUMITZ  
CITY OF GLENDALE  
5909 N MILWAUKEE RIVER PKWY  
GLENDALE, WI 53209



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2021**

40      236      1083  
 CO      MUN      ACCT NO

This is an Amended Return

FOR CITY OF OF GREENFIELD MILWAUKEE COUNTY  
*Town - Village - City      Municipality Name      County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	11,042	10,851	3,821	549,785,200	1,254,641,600	1,804,426,800
2	COMMERCIAL - Class 2	587	547	1,176	347,795,600	777,130,600	1,124,926,200
3	MANUFACTURING - Class 3	4	4	8	1,561,300	1,846,000	3,407,300
4	AGRICULTURAL - Class 4	0		0	0		0
5	UNDEVELOPED - Class 5	2		10	5,300		5,300
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	11,635	11,402	5,015	899,147,400	2,033,618,200	2,932,765,600
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			915	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					33,400	33,400
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				36,793,900	159,000	36,952,900
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				12,357,800	89,200	12,447,000
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				49,151,700	281,600	49,433,300
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>2,982,198,900</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	09/01/2021	Name of Assessor MICHAEL GROTA			Telephone # (262) 253-1142	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .815912579  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2021      40      236      1083  
 YEAR      CO      MUN      ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$2.52 per acre</b>	
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.87 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 74 ¢ per acre</b>		<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.75 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$2.04 per acre</b>		<b>Entered After 2004 Managed Forest - CLOSED @ \$10.20 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>	<b>(c) State Acres</b>	<b>(d) County (NOT FOREST CROP) Acres</b>	<b>(e) Other Acres</b>
			.92	4.01	748.09	760.07
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE		(c2) PERSONAL
	4,200					
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(f1) REAL ESTATE		(f2) PERSONAL

**SPECIAL DISTRICTS**

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
24	405020	0248	MILWAUKEE COUNTY METRO SEWER DISTRICT	2,978,510,000	3,688,900	2,982,198,900
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2021  
YEAR
40  
CO
236  
MUN
1083  
ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	402303	0241	SCH D OF GREENFIELD	2,143,612,400	743,000	2,144,355,400
37	406300	0248	SCH D OF WEST ALLIS	47,726,800	2,100	47,728,900
38	406470	0250	SCH D OF WHITNALL	787,170,800	2,943,800	790,114,600
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			2,978,510,000	3,688,900	2,982,198,900
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	000900	0008	MILWAUKEE AREA TECHNICAL COLLEGE MILW	2,978,510,000	3,688,900	2,982,198,900
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			2,978,510,000	3,688,900	2,982,198,900

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name LESTER AHRENS IV	Title DIRECTOR OF VALUATION SERVICES	Submission date 10 / 06 / 2021
Phone ( 262 ) 253 - 1142	Email address LES@WI-ASSESSOR.COM	

## FINAL STATEMENT OF ASSESSMENT (SOA)

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- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
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- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

JENNIFER GOERGEN  
CITY OF GREENFIELD  
7325 W FOREST HOME AVE RM 102  
GREENFIELD, WI 53220 - 3356

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2021**

40      251      1084  
 CO      MUN      ACCT NO

This is an Amended Return

FOR CITY OF OF MILWAUKEE MILWAUKEE COUNTY  
 Town - Village - City      Municipality Name      County Name

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	137,177	135,498	0	2,583,805,400	15,425,487,700	18,009,293,100
2	COMMERCIAL - Class 2	13,932	13,200	0	2,021,273,300	10,596,769,400	12,618,042,700
3	MANUFACTURING - Class 3	579	567	2,228	157,383,200	595,704,600	753,087,800
4	AGRICULTURAL - Class 4	0		0	0		0
5	UNDEVELOPED - Class 5	0		0	0		0
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	151,688	149,265	2,228	4,762,461,900	26,617,961,700	31,380,423,600
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			7,577	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	13,000	13,000
12	MACHINERY, TOOLS AND PATTERNS - Code 2					82,407,400	82,407,400
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				412,506,300	44,945,900	457,452,200
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				113,509,300	19,076,300	132,585,600
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				526,015,600	146,442,600	672,458,200
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>32,052,881,800</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	10/26/2021	Name of Assessor STEVE MINER			Telephone # (414) 286-3101	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .90749517  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2021      40      251      1084  
 YEAR      CO      MUN      ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>			<b>Private Forest Crop - Reg Class @ \$2.52 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
19	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>			<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.87 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	<b>Entered Before 2005 Managed Forest - OPEN @ 74 ¢ per acre</b>			<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.75 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	<b>Entered After 2004 Managed Forest - OPEN @ \$2.04 per acre</b>			<b>Entered After 2004 Managed Forest - CLOSED @ \$ 10.20 per acre</b>		
	(a) PARCELS	(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
22	(a) County Forest Cropland Acres	(b) Federal Acres	(c) State Acres	(d) County (NOT FOREST CROP) Acres	(e) Other Acres	
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL	
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(f1) REAL ESTATE	(f2) PERSONAL	
					-59,800	

**SPECIAL DISTRICTS**

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
24	405020	0248	MILWAUKEE COUNTY METRO SEWER DISTRICT	31,153,351,400	899,530,400	32,052,881,800
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2021  
YEAR
40  
CO
251  
MUN
1084  
ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	403619	0242	SCH D OF MILWAUKEE	31,153,351,400	899,530,400	32,052,881,800
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			31,153,351,400	899,530,400	32,052,881,800
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	000900	0008	MILWAUKEE AREA TECHNICAL COLLEGE MILW	31,153,351,400	899,530,400	32,052,881,800
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			31,153,351,400	899,530,400	32,052,881,800

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name ALICE HAGEN	Title BUSINESS SYSTEM ADMINISTRATOR	Submission date 10 / 27 / 2021
Phone ( 414 ) 286 - 3177	Email address AHAGEN@MILWAUKEE.GOV	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

JAMES OWCZARSKI  
CITY OF MILWAUKEE  
200 E WELLS ST RM #205  
MILWAUKEE, WI 53202 - 3515



**FINAL - EQUATED  
STATEMENT OF ASSESSMENT FOR 2021**

40      265      1085  
CO      MUN      ACCT NO

This is an Amended Return

FOR CITY OF OF OAK CREEK MILWAUKEE COUNTY  
Town - Village - City      Municipality Name      County Name

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	9,604	9,074	4,755	655,413,500	1,873,978,100	2,529,391,600
2	COMMERCIAL - Class 2	780	561	3,138	382,100,200	1,212,990,300	1,595,090,500
3	MANUFACTURING - Class 3	61	59	463	37,745,600	142,333,800	180,079,400
4	AGRICULTURAL - Class 4	125		1,477	386,600		386,600
5	UNDEVELOPED - Class 5	31		145	145,200		145,200
6	AGRICULTURAL FOREST - Class 5m	4		19	26,100		26,100
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	43	34	73	3,253,300	5,093,000	8,346,300
9	TOTAL - ALL COLUMNS	10,648	9,728	10,070	1,079,070,500	3,234,395,200	4,313,465,700
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			1,533	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					13,719,300	13,719,300
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				51,549,900	6,135,200	57,685,100
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				47,535,800	12,283,300	59,819,100
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				99,085,700	32,137,800	131,223,500
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F) MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>4,444,689,200</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	06/16/2021	Name of Assessor MARK LINK			Telephone # (414) 766-7069	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .962282636  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2021      40      265      1085  
 YEAR      CO      MUN      ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$2.52 per acre</b>	
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.87 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 74 ¢ per acre</b>		<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.75 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$2.04 per acre</b>		<b>Entered After 2004 Managed Forest - CLOSED @ \$ 10.20 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
22	(a) County Forest Cropland Acres	(b) Federal Acres	(c) State Acres	(d) County (NOT FOREST CROP) Acres	(e) Other Acres	
		66	18	2,784	2,608	
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL	
	129,900	356,800		-99,200	-351,900	
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(f1) REAL ESTATE	(f2) PERSONAL	

**SPECIAL DISTRICTS**

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
24	405020	0248	MILWAUKEE COUNTY METRO SEWER DISTRICT	4,232,472,000	212,217,200	4,444,689,200
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2021  
YEAR
40  
CO
265  
MUN
1085  
ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	404018	0243	SCH D OF OAK CREEK-FRANKLIN	4,232,472,000	212,217,200	4,444,689,200
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			4,232,472,000	212,217,200	4,444,689,200
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	000900	0008	MILWAUKEE AREA TECHNICAL COLLEGE MILW	4,232,472,000	212,217,200	4,444,689,200
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			4,232,472,000	212,217,200	4,444,689,200

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name CATHERINE A ROESKE	Title CITY CLERK	Submission date 06 / 22 / 2021
Phone ( 414 ) 766 - 7023	Email address CROESKE@OAKCREEKWI.ORG	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

CATHERINE A ROESKE  
CITY OF OAK CREEK  
8040 S 6TH STREET  
OAK CREEK, WI 53154

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2021**

40      281      1086  
 CO      MUN      ACCT NO

This is an Amended Return

FOR CITY OF OF SAINT FRANCIS MILWAUKEE COUNTY  
*Town - Village - City      Municipality Name      County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	3,157	2,796	527	100,043,400	370,173,890	470,217,290
2	COMMERCIAL - Class 2	219	176	250	31,786,000	216,338,181	248,124,181
3	MANUFACTURING - Class 3	21	21	42	3,515,800	15,395,300	18,911,100
4	AGRICULTURAL - Class 4	0		0	0		0
5	UNDEVELOPED - Class 5	0		0	0		0
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	3,397	2,993	819	135,345,200	601,907,371	737,252,571
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			211	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					1,839,400	1,839,400
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				3,172,900	439,800	3,612,700
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				1,903,900	349,800	2,253,700
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				5,076,800	2,629,000	7,705,800
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>744,958,371</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	06/09/2021	Name of Assessor ASSOCIATED APPRAISAL CONSULTANTS, INC			Telephone # (920) 749-1995	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .979380819  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2021	40	281	1086
YEAR	CO	MUN	ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$2.52 per acre</b>	
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.87 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 74 ¢ per acre</b>		<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.75 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$2.04 per acre</b>		<b>Entered After 2004 Managed Forest - CLOSED @ \$ 10.20 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
22	(a) County Forest Cropland Acres	(b) Federal Acres	(c) State Acres	(d) County (NOT FOREST CROP) Acres	(e) Other Acres	
			9	21	318	
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL	
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(f1) REAL ESTATE	(f2) PERSONAL	

**SPECIAL DISTRICTS**

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
24	405020	0248	MILWAUKEE COUNTY METRO SEWER DISTRICT	723,418,271	21,540,100	744,958,371
25						
26						
27						
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31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2021  
YEAR
40  
CO
281  
MUN
1086  
ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	405026	0244	SCH D OF SAINT FRANCIS	723,418,271	21,540,100	744,958,371
37						
38						
39						
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41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			723,418,271	21,540,100	744,958,371
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	000900	0008	MILWAUKEE AREA TECHNICAL COLLEGE MILW	723,418,271	21,540,100	744,958,371
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			723,418,271	21,540,100	744,958,371

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name ANNE UECKER	Title CLERK/TREASURER	Submission date 06 / 11 / 2021
Phone ( 414 ) 316 - 4305	Email address ANNE.UECKER@STFRANWI.ORG	

## FINAL STATEMENT OF ASSESSMENT (SOA)

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### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

ANNE UECKER  
CITY OF SAINT FRANCIS  
3400 EAST HOWARD AVENUE  
SAINT FRANCIS, WI 53235



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2021**

40      282      1087  
 CO      MUN      ACCT NO

This is an Amended Return

FOR CITY OF OF SOUTH MILWAUKEE MILWAUKEE COUNTY  
*Town - Village - City      Municipality Name      County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	6,130	6,084	0	314,193,500	607,915,300	922,108,800
2	COMMERCIAL - Class 2	411	379	21	45,230,600	162,290,900	207,521,500
3	MANUFACTURING - Class 3	24	22	120	4,737,100	23,519,700	28,256,800
4	AGRICULTURAL - Class 4	0		0	0		0
5	UNDEVELOPED - Class 5	0		0	0		0
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	6,565	6,485	141	364,161,200	793,725,900	1,157,887,100
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			478	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				3,200	0	3,200
12	MACHINERY, TOOLS AND PATTERNS - Code 2					1,437,600	1,437,600
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				4,501,500	631,100	5,132,600
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				1,260,500	281,900	1,542,400
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				5,765,200	2,350,600	8,115,800
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>1,166,002,900</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	08/24/2021	Name of Assessor MICHAEL WEYMIER			Telephone # (414) 768-8052	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .807648219  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2021      40      282      1087  
 YEAR      CO      MUN      ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$2.52 per acre</b>	
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.87 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 74 ¢ per acre</b>		<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.75 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$2.04 per acre</b>		<b>Entered After 2004 Managed Forest - CLOSED @ \$ 10.20 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>	<b>(c) State Acres</b>	<b>(d) County (NOT FOREST CROP) Acres</b>	<b>(e) Other Acres</b>
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL	
				-58,000		
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(f1) REAL ESTATE	(f2) PERSONAL	

**SPECIAL DISTRICTS**

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
24						
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2021  
YEAR
40  
CO
282  
MUN
1087  
ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	405439	0246	SCH D OF SOUTH MILWAUKEE	1,135,395,500	30,607,400	1,166,002,900
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			1,135,395,500	30,607,400	1,166,002,900
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	000900	0008	MILWAUKEE AREA TECHNICAL COLLEGE MILW	1,135,395,500	30,607,400	1,166,002,900
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			1,135,395,500	30,607,400	1,166,002,900

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name KAREN KASTENSON	Title CLERK	Submission date 09 / 01 / 2021
Phone ( 414 ) 768 - 7499	Email address KASTENSON@SMWI.ORG	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
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If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

KAREN KASTENSON  
CITY OF SOUTH MILWAUKEE  
2424 15TH AVE  
SO MILWAUKEE, WI 53172 - 2410

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2021**

40      291      1088  
 CO      MUN      ACCT NO

This is an Amended Return

FOR CITY OF OF WAUWATOSA MILWAUKEE COUNTY  
*Town - Village - City      Municipality Name      County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	14,799	14,714	2,330	1,305,677,900	2,682,969,600	3,988,647,500
2	COMMERCIAL - Class 2	938	906	1,108	733,032,900	2,254,251,200	2,987,284,100
3	MANUFACTURING - Class 3	23	23	211	44,557,900	94,366,200	138,924,100
4	AGRICULTURAL - Class 4	0		0	0		0
5	UNDEVELOPED - Class 5	0		0	0		0
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	15,760	15,643	3,649	2,083,268,700	5,031,587,000	7,114,855,700
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			2,034	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				10,500	0	10,500
12	MACHINERY, TOOLS AND PATTERNS - Code 2					33,316,700	33,316,700
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				96,745,100	6,299,900	103,045,000
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				103,167,000	249,900	103,416,900
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				199,922,600	39,866,500	239,789,100
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>7,354,644,800</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	10/08/2021	Name of Assessor SHANNON KRAUSE			Telephone # (414) 479-8901	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .97430674  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2021      40      291      1088  
 YEAR      CO      MUN      ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$2.52 per acre</b>	
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.87 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 74 ¢ per acre</b>		<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.75 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$2.04 per acre</b>		<b>Entered After 2004 Managed Forest - CLOSED @ \$ 10.20 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>	<b>(c) State Acres</b>	<b>(d) County (NOT FOREST CROP) Acres</b>	<b>(e) Other Acres</b>
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL	
	80,700	20,167,600		-3,602,300	-353,100	
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(f1) REAL ESTATE	(f2) PERSONAL	

**SPECIAL DISTRICTS**

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
24	405020	0248	MILWAUKEE COUNTY METRO SEWER DISTRICT	7,175,854,200	178,790,600	7,354,644,800
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2021  
YEAR
40  
CO
291  
MUN
1088  
ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	406244	0247	SCH D OF WAUWATOSA	7,175,854,200	178,790,600	7,354,644,800
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			7,175,854,200	178,790,600	7,354,644,800
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	000900	0008	MILWAUKEE AREA TECHNICAL COLLEGE MILW	7,175,854,200	178,790,600	7,354,644,800
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			7,175,854,200	178,790,600	7,354,644,800

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name SHANNON KRAUSE	Title ASSESSOR	Submission date 10 / 11 / 2021
Phone ( 414 ) 479 - 8969	Email address SKRAUSE@WAUWATOSA.NET	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
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If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

STEVEN BRAATZ  
CITY OF WAUWATOSA  
7725 W NORTH AVE  
WAUWATOSA, WI 53213 - 1720



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2021**

40      292      1089  
 CO      MUN      ACCT NO

This is an Amended Return

FOR CITY OF OF WEST ALLIS MILWAUKEE COUNTY  
*Town - Village - City      Municipality Name      County Name*

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES <b>WHOLE NUMBERS ONLY</b> (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	17,602	17,473	2,683	375,033,300	2,016,129,400	2,391,162,700
2	COMMERCIAL - Class 2	1,711	1,668	1,338	323,965,500	1,092,230,400	1,416,195,900
3	MANUFACTURING - Class 3	43	43	133	16,855,400	36,032,000	52,887,400
4	AGRICULTURAL - Class 4	0		0	0		0
5	UNDEVELOPED - Class 5	0		0	0		0
6	AGRICULTURAL FOREST - Class 5m	0		0	0		0
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	0	0	0	0	0	0
9	TOTAL - ALL COLUMNS	19,356	19,184	4,154	715,854,200	3,144,391,800	3,860,246,000
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			1,805	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					5,040,400	5,040,400
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				47,664,200	2,358,200	50,022,400
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				36,217,300	2,791,500	39,008,800
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				83,881,500	10,190,100	94,071,600
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b> <b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>3,954,317,600</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	06/10/2021	Name of Assessor JASON WILLIAMS			Telephone # (414) 302-8235	

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .827137346  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2021      40      292      1089  
 YEAR      CO      MUN      ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

18	(a) PARCELS	<b>Private Forest Crop - Reg Class @ 10¢ per acre</b>		(d) PARCELS	<b>Private Forest Crop - Reg Class @ \$2.52 per acre</b>	
		(b) ACRES	(c) ASSESSED VALUE		(e) ACRES	(f) ASSESSED VALUE
19	(a) PARCELS	<b>Private Forest Crop - Special Class @ 20¢ per acre</b>		<b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.87 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
20	(a) PARCELS	<b>Entered Before 2005 Managed Forest - OPEN @ 74 ¢ per acre</b>		<b>Entered Before 2005 Managed Forest - CLOSED @ \$1.75 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
21	(a) PARCELS	<b>Entered After 2004 Managed Forest - OPEN @ \$2.04 per acre</b>		<b>Entered After 2004 Managed Forest - CLOSED @ \$ 10.20 per acre</b>		
		(b) ACRES	(c) ASSESSED VALUE	(d) PARCELS	(e) ACRES	(f) ASSESSED VALUE
22	<b>(a) County Forest Cropland Acres</b>		<b>(b) Federal Acres</b>	<b>(c) State Acres</b>	<b>(d) County (NOT FOREST CROP) Acres</b>	<b>(e) Other Acres</b>
			.41	217	674	715.21
23	<b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>			<b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>		
	(a) REAL ESTATE	(b) PERSONAL		(c1) REAL ESTATE	(c2) PERSONAL	
				-8,665,500	-19,400	
	<b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b>			<b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>		
	(d) REAL ESTATE	(e) PERSONAL		(f1) REAL ESTATE	(f2) PERSONAL	

**SPECIAL DISTRICTS**

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
24	405020	0248	MILWAUKEE COUNTY METRO SEWER DISTRICT	3,891,240,100	63,077,500	3,954,317,600
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

**SCHOOL DISTRICTS**

2021  
YEAR
40  
CO
292  
MUN
1089  
ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
<b>A. SCHOOL DISTRICTS (K-8 and K-12)</b>						
36	406300	0248	SCH D OF WEST ALLIS	3,891,240,100	63,077,500	3,954,317,600
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			3,891,240,100	63,077,500	3,954,317,600
<b>B. UNION HIGH SCHOOL DISTRICTS</b>						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
<b>C. TECHNICAL COLLEGE DISTRICTS</b>						
56	000900	0008	MILWAUKEE AREA TECHNICAL COLLEGE MILW	3,891,240,100	63,077,500	3,954,317,600
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			3,891,240,100	63,077,500	3,954,317,600

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

Name JASON WILLIAMS	Title CITY ASSESSOR	Submission date 06 / 11 / 2021
Phone ( 414 ) 302 - 8235	Email address JWILLIAMS@WESTALLISWI.GOV	

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

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