

LOCAL MODIFIERS

January 1, 2008

The following Location Modifiers reflect local cost conditions for each of the localities listed. They are based on surveys of weighted labor and material costs with District II Area A as the base. These modifiers will be updated annually.

WISCONSIN RESIDENTIAL PROPERTY ASSESSMENT MANUAL, VOLUME II

Location	Residential		Agricultural Buildings	Location	Residential		Agricultural Buildings
	Frame, Masonry Veneer or Log	Brick, Stone or Concrete Block			Frame, Masonry Veneer or Log	Brick, Stone or Concrete Block	
DISTRICT I				DISTRICT V			
AREA A – Jefferson	1.272	1.261	1.248	Buffalo			
AREA B – Columbia				Crawford			
Dane				Jackson			
Dodge				La Crosse	1.276	1.283	1.267
Green				Monroe			
Iowa	1.261	1.286	1.278	Trempealeau			
Lafayette				Vernon			
Rock				DISTRICT VI			
Sauk				Barron			
AREA C – Grant				Chippewa			
Richland	1.168	1.173	1.178	Clark			
DISTRICT II				Dunn			
AREA A – Milwaukee				Eau Claire	1.297	1.305	1.282
Ozaukee				Pepin			
Washington	1.348	1.344	1.339	Pierce			
Waukesha				Polk			
AREA B – Kenosha				St. Croix			
Racine	1.313	1.299	1.299	DISTRICT VII			
AREA C – Walworth	1.233	1.222	1.226	AREA A – Florence			
DISTRICT III				Forest			
Calumet				Langlade			
Fond du Lac				Lincoln	1.153	1.182	1.199
Green Lake				Oneida			
Marquette				Vilas			
Outagamie	1.233	1.238	1.225	AREA B – Adams			
Waupaca				Juneau			
Waushara				Marathon	1.216	1.239	1.213
Winnebago				Portage			
DISTRICT IV				Wood			
AREA A – Brown				DISTRICT VIII			
Door				AREA A – Bayfield			
Kewaunee	1.258	1.257	1.256	Burnett			
Manitowoc				Douglas	1.241	1.269	1.250
AREA B – Marinette				Washburn			
Menominee				AREA B – Ashland			
Oconto	1.190	1.202	1.206	Iron			
Shawano				Price			
AREA C – Sheboygan	1.286	1.286	1.288	Rusk	1.174	1.184	1.177
				Sawyer			
				Taylor			

For Mobile Homes, use 1.282 for the entire state.