

2020 Reassessment

- Why – Milwaukee process
- How – Market Changes
- Impacts - Results



Why are reassessments performed annually in Milwaukee?

➤ Municipal requirement

annual cycle established during 2002 Budget process

➤ Guidance from WI DOR – relates to COVID-19

published March 25 & updated April 23, 2020

➤ Wisconsin Statutes determines timeline:

a) Deadline for filing Appeals (third Monday in May)

[Statute 70.47 \(16\)](#)

b) First meeting of the Board of Review [Statute 70.47](#)

c) Deadline for assessment roll to be submitted to the Board of Review [Statute 70.07 \(6\)](#)



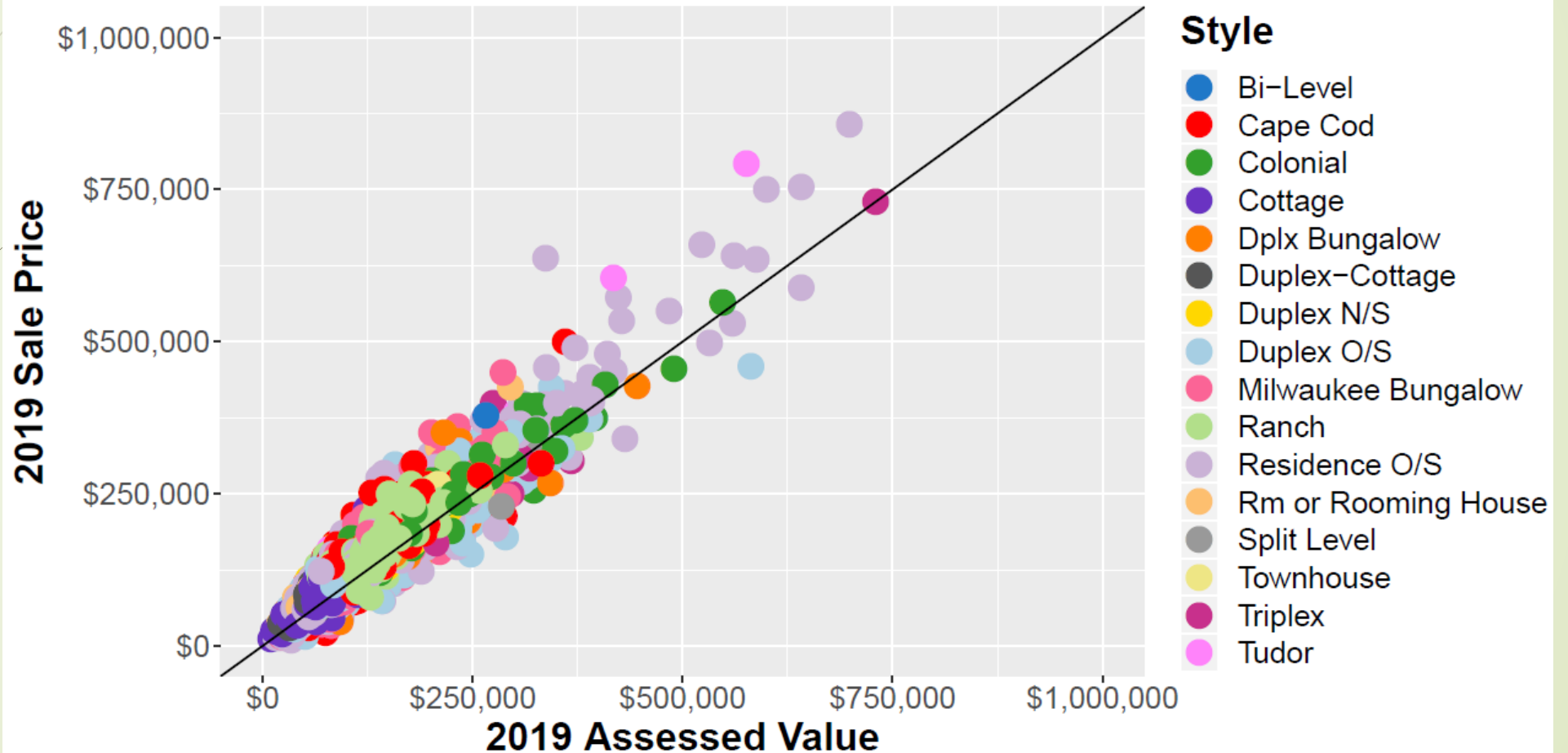
Reasons for Annual Reassessment

- Fairness – fair distribution of tax burden – based on State guidelines
- Equity – everyone pays their fair share (no more, no less)
- Property values change at different rates
i.e. location, neighborhood, style, class
- Disparities compound over time if not adjusted often

How did we get to this point?

2019 Assessed Values Compared to 2019 Sale Prices

By Building Style



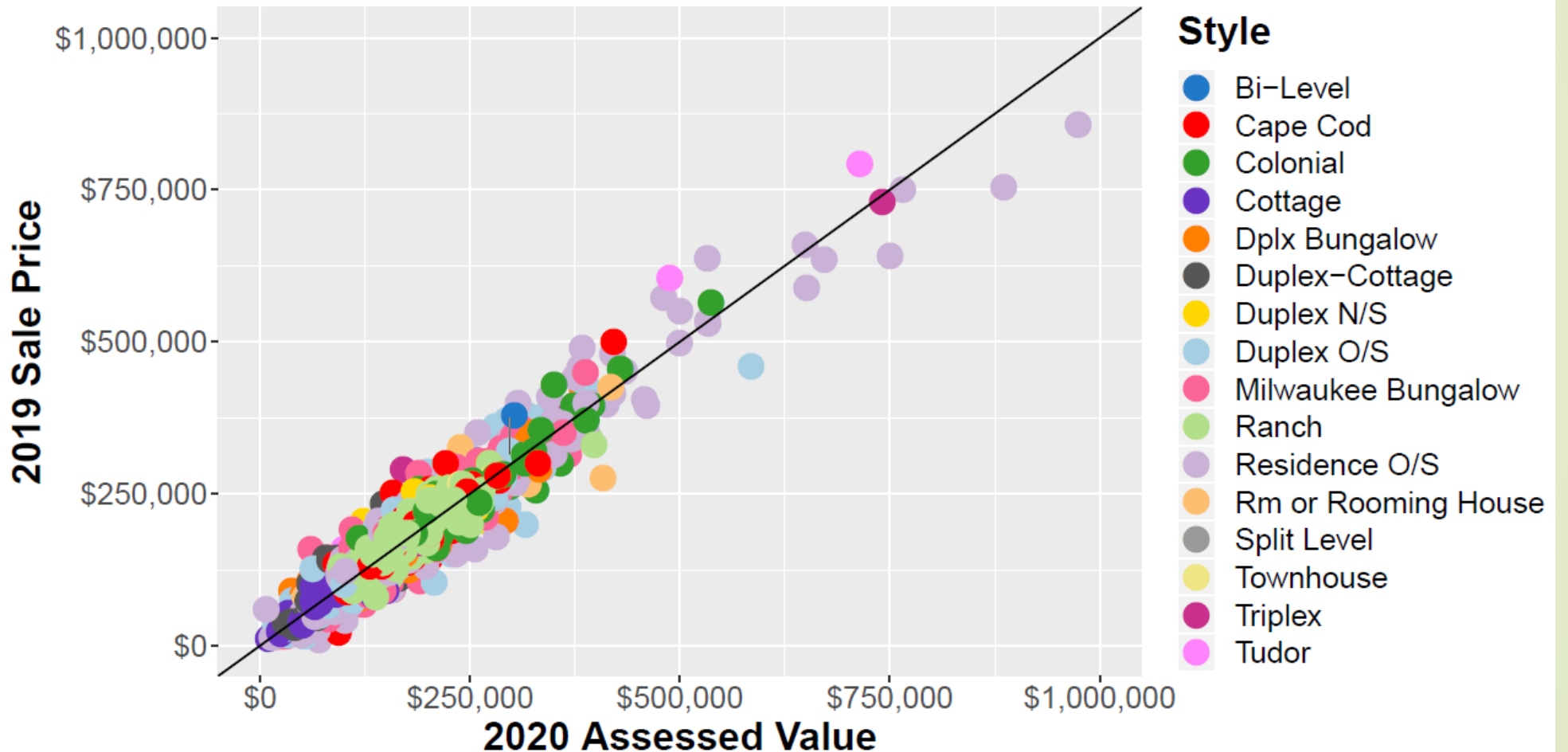
Dataset: Valid 2019 Residential Sales* - City of Milwaukee

*Excludes Mansions

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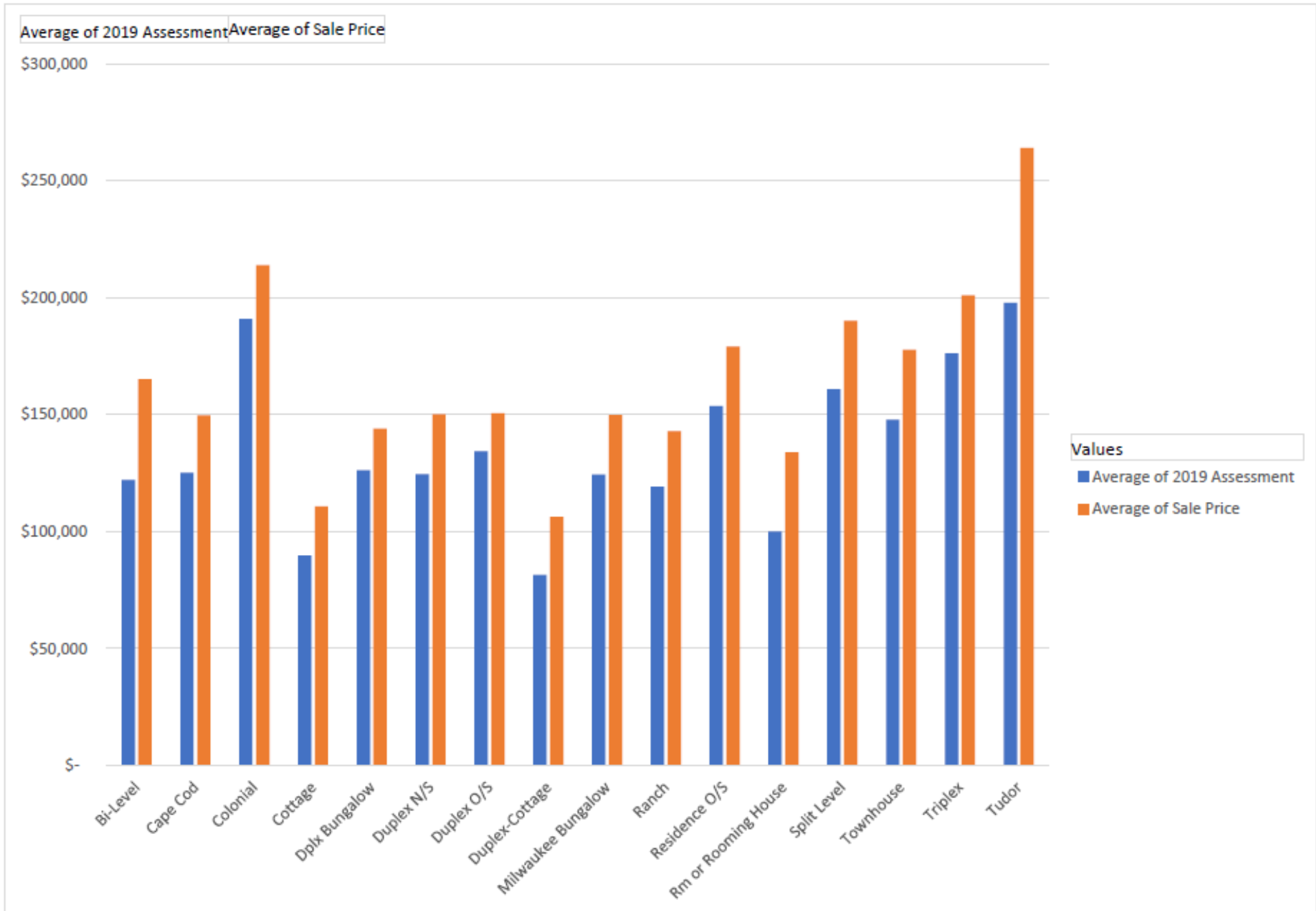


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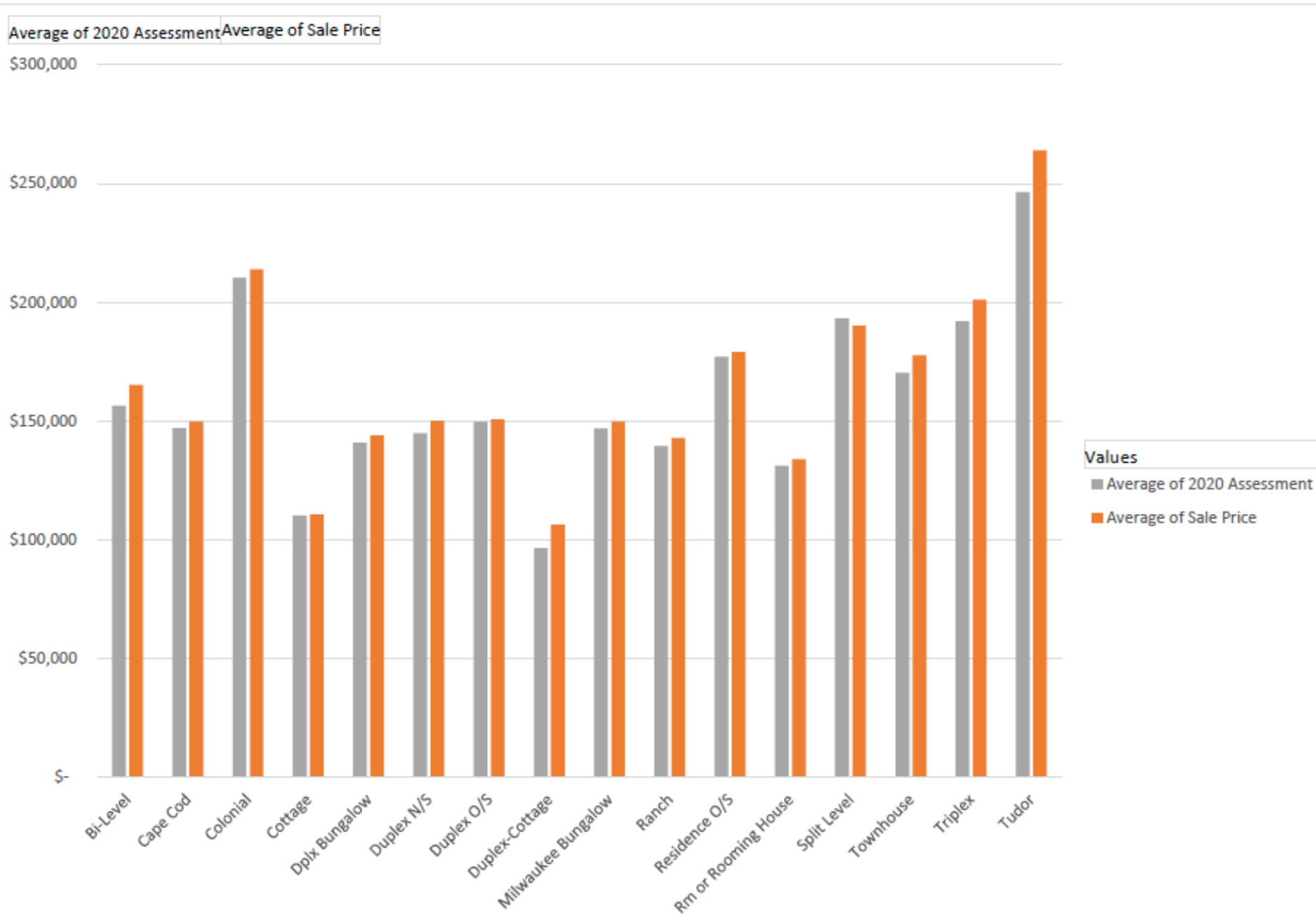
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By Building Style

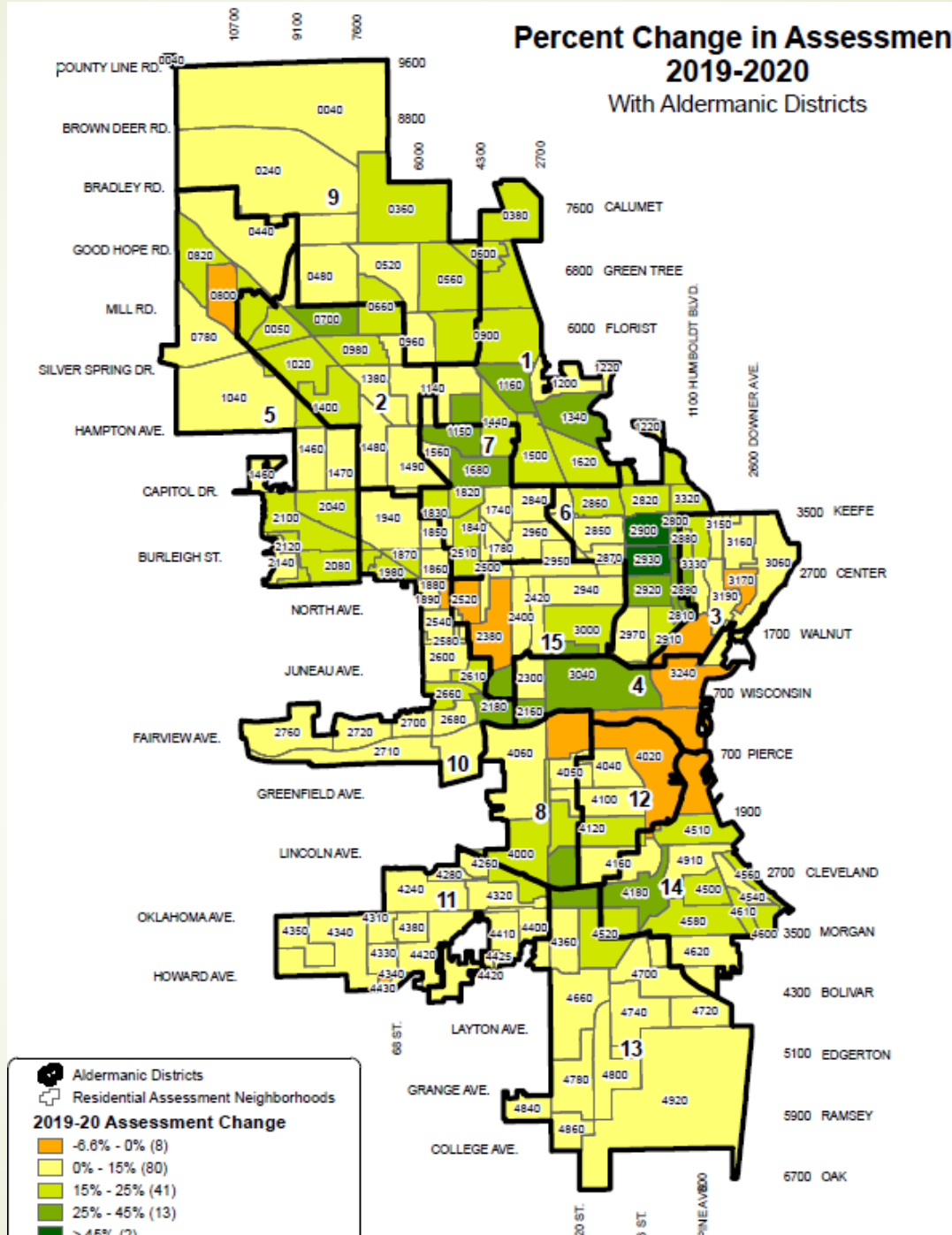




2020 Assessed Values Compared to 2019 Sale Prices By Building Style



Percent Change in Assessment 2019-2020

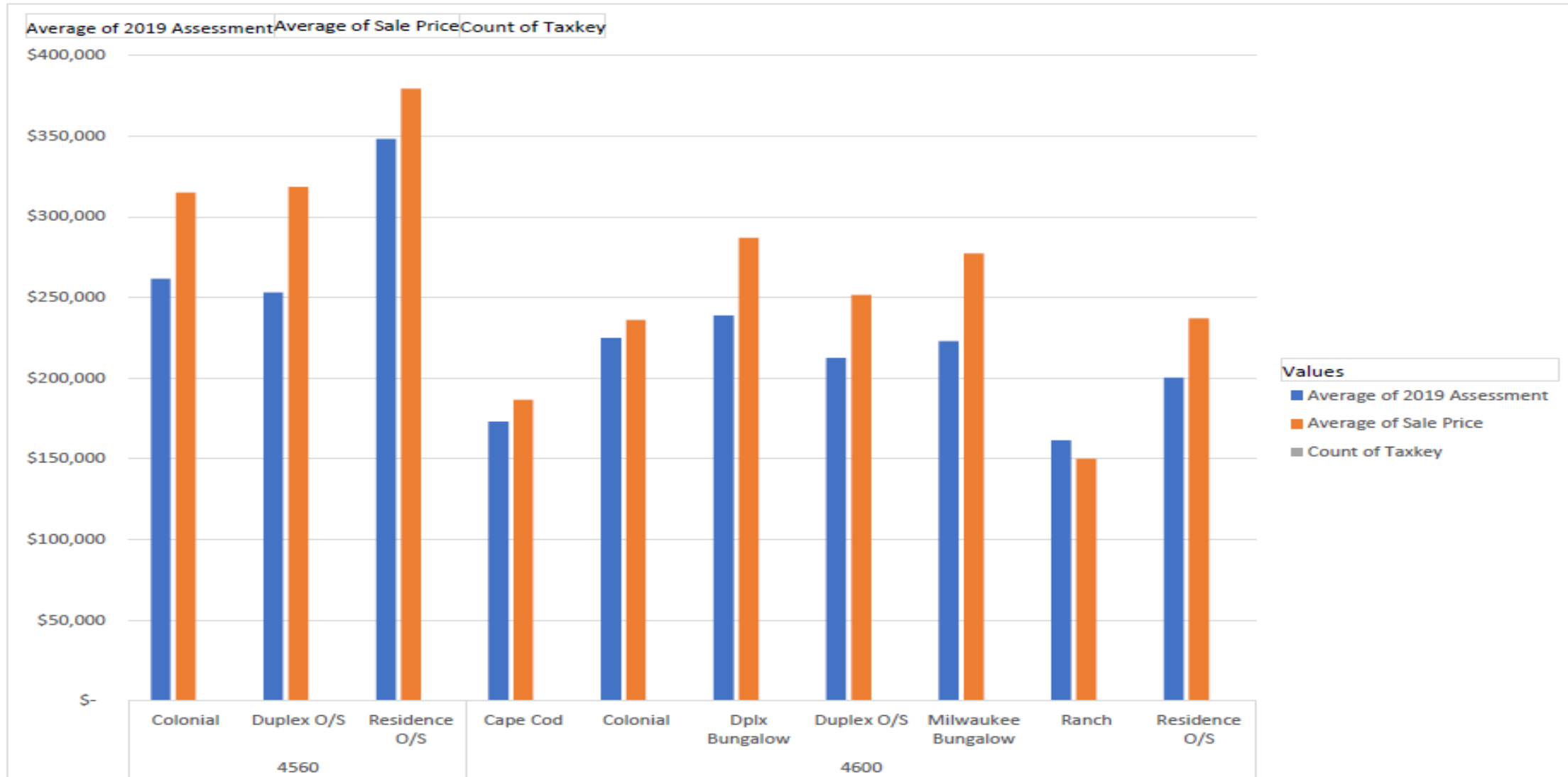
With Aldermanic Districts



 Aldermanic Districts
 Residential Assessment Neighborhoods
2019-20 Assessment Change
 -8.6% - 0% (8)
 0% - 15% (80)
 15% - 25% (41)
 25% - 45% (13)
 > 45% (2)

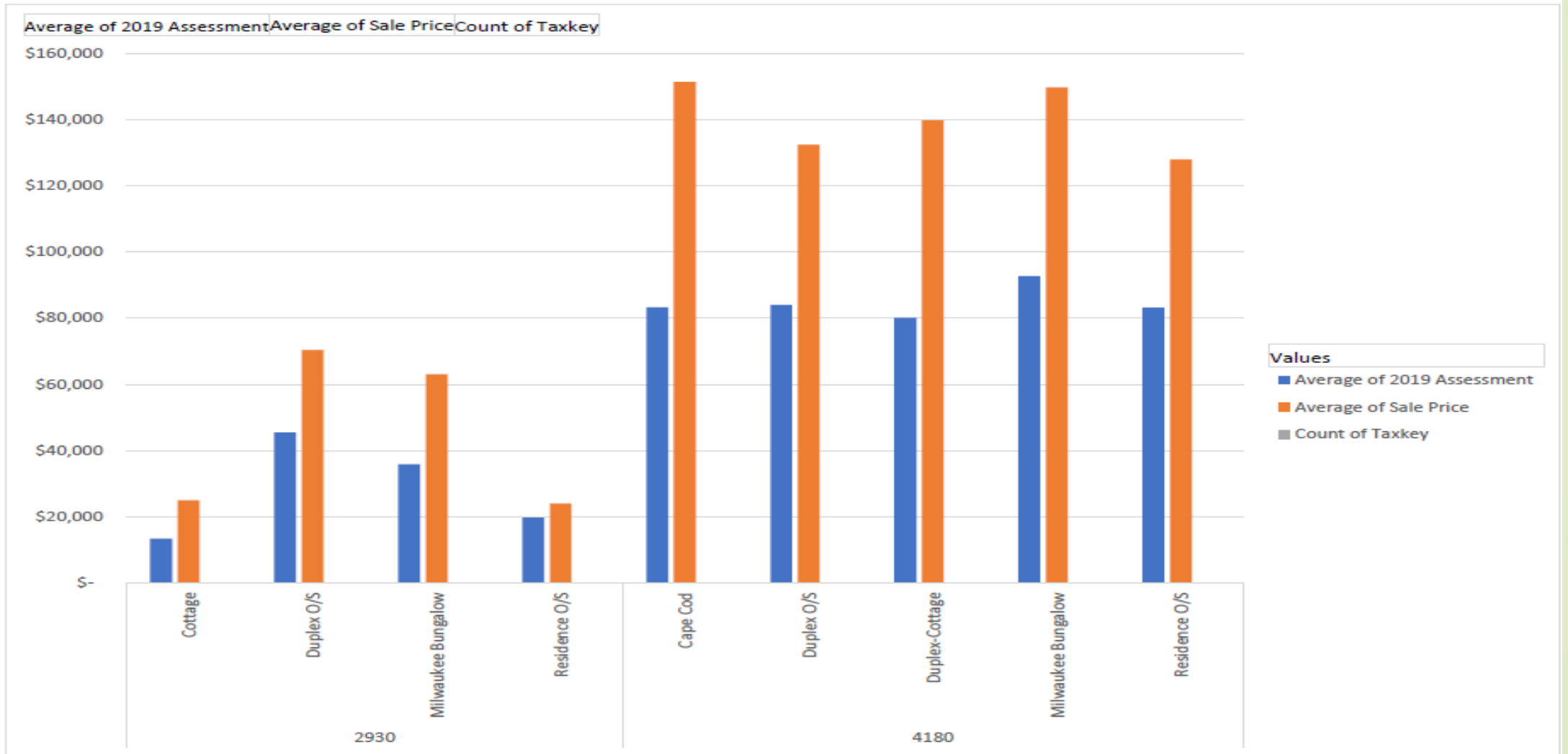
Sample NBHDs – Bay View area

2019 Assessed Values Compared to 2019 Sale Prices
By Neighborhood By Building Style



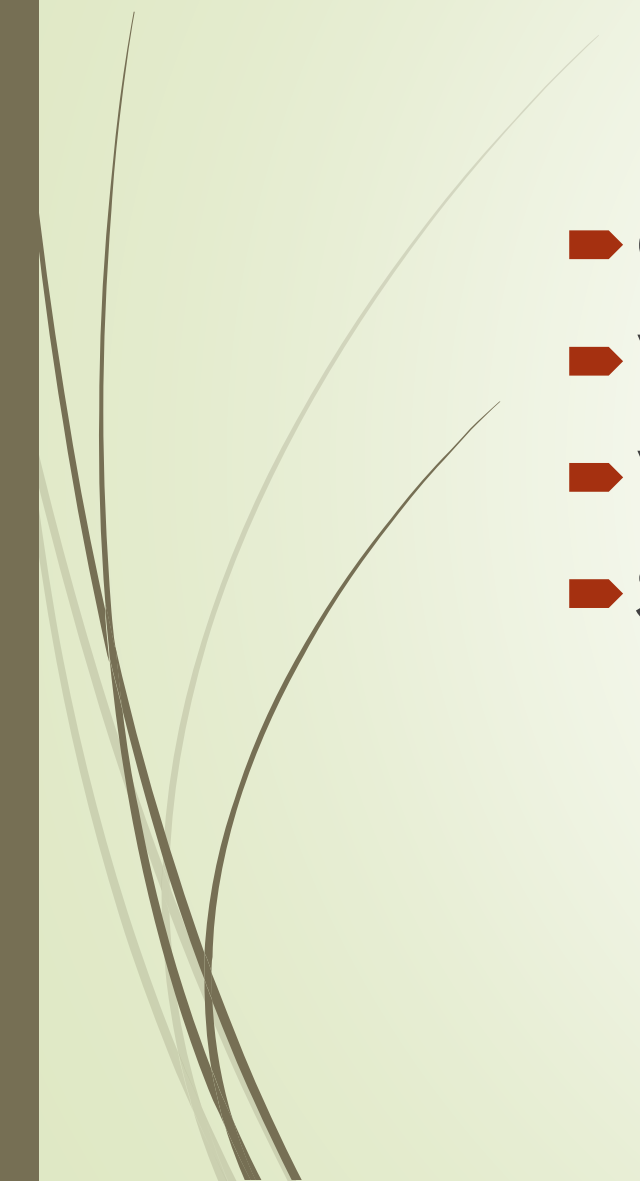
Sample NBHDs – Harambee & west of Bay View

2019 Assessed Values Compared to 2019 Sale Prices
By Neighborhood By Building Style





Impacts of 2020 Revaluation

- Open Book activity
 - Value Changes by Aldermanic Districts
 - Value Changes by Property Class
 - Sample changes based on Assessment Freeze
- 

Open Book Activity at 1/2 way point

Year	Week	#	# of Owner Contacts	% of Total	# of Objection Forms handed out	% of Total
2020	1		0	0.0%	0	0.0%
COVID-19	2		4,243	69.7%	2,098	66.6%
Health	3		1,843	30.3%	1,050	33.4%
Emergency	4		0	0.0%	0	0.0%
	last day		0	0.0%	0	0.0%
	Total		6,086	100.0%	3,148	100.0%
2019	1		2,011	34.4%	574	27.5%
	2		1,049	18.0%	318	15.3%
	3		981	16.8%	347	16.6%
	4		1,382	23.7%	673	32.3%
	last day		420	7.2%	173	8.3%
	Total		5,843	100.0%	2,085	100.0%

Changes by Aldermanic District

Aldermanic District	Parcel Count	2019 Assessment	2020 Assessment	\$ Change	Percent Change	Median 2019 Assessment	Median 2020 Assessment	Average 2019 Assessment	Average 2020 Assessment
1 Hamilton	9,657	\$583,015,350	\$705,026,300	\$121,610,150	20.86%	\$56,000	\$68,300	\$60,410	\$73,007
2 Johnson	9,521	\$803,844,600	\$903,633,700	\$99,789,100	12.41%	\$85,500	\$94,200	\$84,429	\$94,910
3 Kovac	7,346	\$1,913,184,890	\$2,048,570,500	\$135,385,610	7.08%	\$226,700	\$240,600	\$260,439	\$278,869
4 Bauman	4,477	\$1,124,016,650	\$1,195,588,714	\$71,572,064	6.37%	\$167,400	\$177,800	\$251,065	\$267,051
5 Dodd	11,666	\$1,520,458,900	\$1,716,985,000	\$196,526,100	12.93%	\$123,000	\$139,500	\$130,332	\$147,179
6 Coggs	8,461	\$591,285,780	\$743,758,400	\$152,417,820	25.78%	\$39,900	\$56,600	\$69,900	\$87,915
7 Rainey	10,773	\$668,072,020	\$766,816,221	\$98,672,901	14.77%	\$59,400	\$67,200	\$62,019	\$71,179
8 Zamarripa	6,558	\$537,308,100	\$614,673,200	\$77,365,100	14.40%	\$83,400	\$91,700	\$81,932	\$93,729
9 Lewis	9,085	\$862,421,300	\$965,792,200	\$103,346,500	11.98%	\$99,400	\$112,100	\$94,938	\$106,306
10 Murphy	11,111	\$1,438,698,000	\$1,583,375,502	\$144,677,502	10.06%	\$122,000	\$135,200	\$129,484	\$142,505
11 Borkowski	12,098	\$1,790,653,650	\$1,990,181,600	\$199,527,950	11.14%	\$143,300	\$159,500	\$148,012	\$164,505
12 Pérez	6,351	\$501,917,500	\$552,408,400	\$50,378,100	10.04%	\$62,200	\$68,600	\$79,055	\$86,980
13 Spiker	10,774	\$1,535,892,500	\$1,713,851,900	\$177,085,600	11.53%	\$140,100	\$155,200	\$142,661	\$159,073
14 Dimitrijevic	11,355	\$1,835,400,700	\$2,099,979,900	\$264,579,200	14.42%	\$155,200	\$174,800	\$161,638	\$184,939
15 Stamper	7,663	\$381,510,700	\$411,802,520	\$29,906,320	7.84%	\$41,300	\$43,100	\$49,858	\$53,739
CITYWIDE	136,896	\$16,087,680,640	\$18,012,444,057	\$1,922,840,017	11.95%	\$101,700	\$115,700	\$117,544	\$131,579

*Includes condominiums

Changes by Property Class

Property Class	Parcel Count	2019 Assessment	2020 Assessment	\$ Change	Percent Change	Median 2019 Assessment	Median 2020 Assessment	Average 2019 Assessment	Average 2020 Assessment
Residential	125,440	\$14,042,107,250	\$15,834,772,943	\$1,790,766,693	12.75%	\$102,000	\$116,100	\$111,970	\$126,235
Condominium	11,456	\$2,045,573,390	\$2,177,671,114	\$132,073,324	6.46%	\$94,300	\$103,200	\$178,575	\$190,090
ALL RESIDENTIAL	136,896	\$16,087,680,640	\$18,012,444,057	\$1,922,840,017	11.95%	\$101,700	\$115,700	\$117,544	\$131,579
Local Mercantile	6,787	\$2,177,554,467	\$2,269,029,875	\$88,724,208	4.07%	\$162,000	\$165,550	\$321,173	\$334,369
Special Mercantile	1,893	\$5,300,945,418	\$5,555,680,940	\$257,833,422	4.86%	\$860,600	\$875,300	\$2,804,733	\$2,937,959
Apartment	5,161	\$4,394,609,899	\$4,680,773,373	\$285,742,374	6.50%	\$278,600	\$289,400	\$851,834	\$906,951
ALL COMMERCIAL	13,841	\$11,873,109,784	\$12,505,484,188	\$632,300,004	5.33%	\$247,200	\$258,700	\$858,566	\$903,706
CITYWIDE	150,737	\$27,960,790,424	\$30,517,928,245	\$2,555,140,021	9.14%	\$106,600	\$120,400	\$185,547	\$202,463

* NOTE: Excludes 2020 manufacturing value to be reported by DOR in late 2020.

Sample changes – 2020 vs. 2019

Large value change '19 to '20										
<u>Examples of sold properties</u>	<u>Address</u>	<u>Date</u>	<u>Price</u>	<u>2019 assessment</u>	<u>2020 assessment</u>	<u>2019 taxes</u>	<u>estimated 2020 tax bill</u>	<u>estimated 2020 tax based on assessment freeze resol.</u>	<u>difference</u>	*
1	W Walnut	10/23/2019	\$133,300	\$48,800	\$133,400	\$1,204.08	\$3,477.47	\$1,204.08	(\$2,273.39)	*
2	W Galena	10/14/2019	\$114,900	\$42,300	\$108,900	\$1,102.68	\$2,838.81	\$1,102.68	(\$1,736.13)	*
3	N Palmer	5/24/2019	\$120,000	\$51,800	\$122,000	\$1,350.32	\$3,180.30	\$1,350.32	(\$1,829.98)	*
4	S 15th St	9/5/2019	\$157,000	\$98,400	\$164,200	\$2,565.09	\$4,280.37	\$2,565.09	(\$1,715.28)	*
5	W Grantosa	11/6/2019	\$365,000	\$207,300	\$332,300	\$5,403.90	\$8,662.40	\$5,403.90	(\$3,258.50)	*
6	S Winchester	3/22/2019	\$314,500	\$200,300	\$313,100	\$5,221.42	\$8,161.89	\$5,221.42	(\$2,940.47)	*
7	S Clement	9/18/2019	\$277,500	\$179,800	\$267,900	\$4,687.03	\$6,983.62	\$4,687.03	(\$2,296.59)	*
tax amount allocated				\$828,700	\$1,441,800	**			(\$16,050.34)	*

*assumes a stable tax rate

**excludes credits, fees



Appeal Instructions

- <https://city.milwaukee.gov/AppealsandAssistance674.htm>
- Web: [Ask the Assessor](#)
- Email: assessor@milwaukee.gov
- Phone: (414) 286-6565
 - Monday – Friday 8:00AM – 4:45PM
 - This number is only available April 27-May 18, 2020



Questions?

