

**Historic King Drive
Business Improvement District
(BID #8)**

2010 Operating Plan

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Year 18 Operating Plan

I. Introduction

In 1984, the Wisconsin Legislature created Sec. 66.1109 (formerly Sec. 66.608) of the Wisconsin Statutes (“BID Law”) enabling cities to establish Business Improvement Districts (BIDs) upon the petition of at least one-property owner within the proposed district. The purpose of the law is “... *to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.*” (1983 Wisconsin Act 184, Section 1, legislative declaration)

On September 17, 1992, the Common Council of the City of Milwaukee by Resolution File Number 920644, created Business Improvement District Number 8 (“Historic King Drive BID”, “BID”, or “District”) and adopted its initial operating plan.

The BID Law requires that a BID Board of Directors “...*shall annually consider and make changes to the operating plan. The Board shall then submit the operating plan to the local legislative body for its approval.*” The Board of Directors of Historic King Drive BID submits this 2010 Operating Plan in fulfillment of the statutory requirement (“Operating Plan”).

This Operating Plan proposes a continuation of activities described in the initial (July 1992) Historic King Drive BID Operating Plan (“Year 1 Operating Plan”). Therefore, it incorporates by reference the Year 1 Operating Plan as adopted by the Common Council of the City of Milwaukee. In the interest of brevity, this Operating Plan details the elements that are required by the BID Law and any proposed changes for 2010. It does not repeat the background information that is contained in the Year 1 Operating Plan nor does it include the Business Improvement District statute, original petitions or the City of Milwaukee Attorney’s Statement.

II. District Boundaries

Boundaries of the Historic King Drive BID are shown on the map in Appendix A of this Operating Plan. A listing of the properties included in the Historic King Drive BID is provided in Appendix B. (Together Appendix A and B, “BID Boundary”)

III. Proposed Operating Plan

A. Plan Objective

The objective of the Historic King Drive Business Improvement District is to develop, redevelop, maintain, operate and promote the area of Historic King Drive that is within the BID Boundary.

B. Proposed Activities

Principal activities to be engaged in by the District during its eighteenth year of operations are to include but not limited to operating a District office to promote new development and the increase value of present improvements by providing staffing, equipment, supplies and resources to:

- Respond to questions about available space for lease or purchase;
- Coordinate and support volunteers to promote private and public financing of District development activities;
- Coordinate business recruitment and business development;
- Provide informational materials regarding business and property opportunities;
- Encourage increased police protection and safety programs;
- Maintain maintenance program;
- Publish and distribute District information and promotional materials;
- Initiate publicity and media coverage of District activities;
- Promote the unique historical significance and commercial mix of the District;
- Encourage design-sensitive renovations of buildings in the District;
- Plan and coordinate special events;
- Review and implement redevelopment plan;
- Implement Main Street Approach; and
- Actively review proposed new uses and renewals, and encourage uses that benefit the District and discourage uses that detract from the District.

The BID's activities may also include:

- Borrowing funds to pay for streetscape improvements and developing such improvements
- Borrowing funds to acquire, develop and own real property to be used for the benefit of the District

C. Proposed 2010 Expenditures

REVENUES

BID Assessment	\$203,706.60	
City of Milwaukee	\$21,000	
Fundraising/Contributions/Earned Income	\$25,000	
Main Street Program Funds	\$50,000	
Main Street Technical Assistance Funds	\$35,000	
TOTAL REVENUES		\$334,706.60

EXPENSES

Management

Dues, Subscriptions & Library	\$950	
Insurance (General Liability & D&O)	\$3,300	
Office Supplies	\$2,600	
Postage	\$1,100	
Personal Property Taxes	\$500	
Audit	\$3,500	
Bookkeeping & Accounting	\$8,500	
Management Contract	\$47,250	
Rent	\$8,000	
Telephone & Internet	\$1,500	
Utilities	\$1,500	
Miscellaneous	\$1,600	
Travel	\$2,000	
TOTAL MANAGEMENT EXPENSES		\$82,300

<i>Main Street Activities</i>	\$249,906.60	
		\$249,906.60

<i>Business Owner / Home Owner Rebate</i>	\$2,500	\$2,500
TOTAL EXPENSES		\$334,706.60
SURPLUS		\$0.00

D. Financing Method

The proposed expenditures will be financed from funds collected from the BID Assessments (as defined by Section IV.A), voluntary private contributions and public grants. The estimated assessed value of BID-eligible properties within the District is \$209,245,200 more than \$2.5 Million higher than the previous year. Approximately \$203,706 or about 61 percent of the BID budget will be raised through BID Assessments. An additional \$21,000 or 6% percent from the City of Milwaukee’s contribution will serve as a second component of the BID’s budget. The City of Milwaukee has provided this contribution since the BID’s inception and it assists the BID in offsetting the costs of public services such as sidewalk cleaning and graffiti removal. The City of Milwaukee is also still one of the largest property owners and this contribution compensates for otherwise exempt property. Approximately \$50,000 of the BID’s budget will be raised through a separate contract with the Community Development Grants Administration to implement the Main Street Approach, together with \$35,000 reimbursement for technical assistance through the Local Initiatives Support Corporation.

The BID Board of Directors shall have the authority and responsibility to prioritize expenditures, and to revise the budget as necessary.

E. Organization of BID Board

The District’s Board of Directors shall be selected pursuant to the District’s Bylaws. The Board’s primary responsibility will be implementation of this Operating Plan. The Board may engage a third party to assist in the execution of these duties.

Pending Final Approval by the City Council of outstanding nominations and renewals, the current Historic King Drive BID Board of Directors is comprised as follows:

Term Expiring 2010

- Vacant
- Vacant

Term Expiring 2011

- Fletcher Crawford
- Bob Ferriday
- Dave Rotter
- Dan Zens

Term Expiring 2012

- Pamila Brown
- Welford Sanders
- Sam Denny
- Larry Roffers

- Jo Spear, Jr.
- LaMarr Franklin
- Luc Monsanto
- Carla Cross
- Susan Kissinger (pending)

As stated in the Bylaws of the Historic King Drive BID, the Board of the Directors will be composed of fifteen board members of whom 12 shall be owners of commercial property and/or operators of businesses within the District boundaries. The remaining 3 board positions shall be open to representatives that function within the environs of the District. If the Board size increases to more than 15, all additional Board members must be commercial property owners and/or operators of businesses within the District.

The Historic King Drive BID Board of Directors as currently constituted, and as may be adjusted in accordance with the Historic King Drive Bylaws shall serve as the District Program Board for implementing the Main Street Approach in the area.

F. Relationship to other Entities

The BID shall be a separate entity from any other entity (“Unaffiliated Entity”), notwithstanding the fact that members, officers, employees and directors may be shared. Such Unaffiliated Entities shall remain private organizations, not subject to the open meeting law, and not subject to the public record law. Such Unaffiliated Entities may contract with the BID to provide services to the BID in accordance with this Plan.

IV. Method of Assessment & Rate

A. Assessment Rate and Method

The principle behind the assessment methodology is that each parcel’s owner should pay for District development in proportion to the benefits derived. Obviously, not every parcel within the District will benefit equally, but it is assumed that development of the District will produce at least some minimum benefit for all parcels. Thus, a \$125 minimum assessment has been applied to taxable properties. Additionally, a cap of \$1,500 or maximum assessment per parcel is applied.

The use of a minimum and maximum value is designed to reflect the expected benefits to the area by the BID. Since most of the proposed BID activities are district-wide and not property specific, the proposed minimum assessment is designed to spread a level of cost to all properties within the District. Above this minimum level, it is believed that there will be some additional benefits received based upon the value of the property. However, these benefits are not necessarily directly proportional to value. Therefore, a cap of \$1,500 is proposed since no one large property stands to gain significantly more benefits than other properties.

BID-eligible properties are assessed in the following manner:

- An unimproved tax parcel is assessed at a rate of \$4/1,000 of assessed value up to a maximum BID Assessment of \$1,500. No minimum assessment is applied to unimproved parcels.
- There is a \$125 minimum assessment on all BID-eligible improved tax parcels valued at \$10,000 or less.

- For improved tax parcels valued over \$10,000, the assessment is \$125 plus \$4/1,000 assessed value for the amount over \$10,000, up to a maximum of \$1,500.

The assessment assigned to each parcel based on this formula is herein referred to as "BID Assessment." Any BID Assessments related to a previous year or years may not be contested. The assessed value used for the BID Assessment will be as shown on the attached list. Any BID Assessment related to this Operating Plan may only be contested prior to approval and adoption of this Operating Plan by the City Council.

B. Excluded and Exempt Property

The BID Law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. The BID will assess properties to the maximum extent allowed by law, this includes without limitation, properties used in part or in whole for manufacturing, properties that are vacant, mercantile apartments, and all other properties that are used for any commercial gain. By way of example, and not limiting the foregoing, a property which is used exclusively by its owner and immediate family for their principle residence shall not be assessed. A property will be assessed, however, when any portion of the premises is either (a) leased or possession is otherwise given to a third party, or (b) is used for any other commercial purpose. If any other provision of this Operating Plan shall be in conflict with this paragraph, this paragraph shall prevail.

2. State Statute 66.1109(1) (f) lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this Operating Plan because it is assumed that they will benefit from development in the District.

3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has been excluded from the District, during the time of the exemption.

C. Business Owner / Home Owner Rebate

As stated above, "property known to be exclusively residential" is excluded from the BID Assessment. The BID Boundaries include several businesses where the property owner is also the business owner, and also lives at the same property. If no adjustment is made, the property owner pays a BID assessment on his or her entire property, even the portion where he or she lives. In order not to place an undue burden on such Business Owners / Home Owners, the BID has set aside \$2,500 to offer as rebates to such owners. Applications for such rebate must be made by the Business Owner / Home Owner prior to April 1, 2010. The rebate shall be determined as follows. The applicant shall submit:

- (1) Evidence of the "Total Square Footage of Subject Building," including any basement, but not including any roof area, nor the area of a residential garage. Sufficient evidence may include building plans or information from the City Assessor;
- (2) Evidence of the square footage used exclusively by the applicant and the applicants immediate family for residential purposes, not including any roof area, nor the area of a residential garage ("Residential Square Footage Occupied by Applicant"). Sufficient evidence may include pictures of the residential area and business area that correspond to the documentation submitted as part of (1) above; and

- (3) Evidence that the property is the applicant's sole and primary residence. Sufficient evidence may include a Driver's License that includes the subject property's address.

The BID's Board of Directors shall make a determination of whether the evidence submitted is sufficient. Applicants that have received such approval are "Approved Applicants." The rebate given to the Approved Applicant shall be determined as follows. The "Individual Eligible Rebate" for each applicant shall be determined by the following equation: $\text{Assessment Paid by Applicant for the Subject Year} \times (\text{Residential Square Footage Occupied by Applicant} / \text{Total Square Footage of Subject Building})$. Then, all of the applicants' Individual Eligible Rebates shall be summed together to determine the "Total Eligible Rebates". If the Total Eligible Rebates is less than \$2,500, each Approved Applicant shall receive a rebate in the amount of the applicant's Individual Eligible Rebate. If the Total Eligible Rebates is greater than \$2,500, then the "Percentage Rebate" shall be determined by taking \$2,500 divided by Total Eligible Rebates. Then each Approved Applicant shall receive a rebate in the amount of the applicant's Individual Eligible Rebate multiplied by the Percentage Rebate.

This rebate only applies to residents that own and live at the subject property, not to business owners that lease an apartment, nor to residents living at the property that are not also the owner of the subject property. The rebate may apply to residents that own the property under the name of a limited liability company or other form of ownership as long as the applicant can show that he or she is the 100% owner of such entity. The determinative date that the BID Board will consider whether a homeowner lived at the premises is January 1 of the subject year. No property owner shall be entitled to a rebate if he or she owes any outstanding taxes or other fees to the City of Milwaukee. A property owner that is current on installment payments shall not be considered to owe outstanding taxes, however, any rebate shall be paid directly to the city to be applied towards outstanding installments. Each applicant must submit a recertification every year to be considered for a rebate. This program will be considered annually by the BID Board and may or may not be a part of future Operating Plans. In no event shall the Individual Eligible Rebate given to an Applicant in any year exceed 50% of the Assessment Paid by Applicant for the subject property in that year.

D. Assessments for Additional Services

The BID may, but shall have no obligation, to provide certain maintenance on the sidewalk area in front of a private property. This maintenance may only include (a) weed removal; (b) excessive trash removal; (c) snow/ice removal and (d) graffiti removal. Prior to performing such maintenance the BID shall either (i) send notice by certified mail to owner of record, or (ii) post notice on the property. The notice shall give the owner 48 hours to resolve the maintenance problem. If the problem is not resolved the BID may, but shall have no obligation, to resolve such problem. In such cases that the BID does perform maintenance it may add to the relevant property's assessment in the subsequent year a fee of up to \$50 per hour. This increased assessment may cause a property's assessment to exceed the maximum assessment as stated in Section IV.A above. The aggregate additional assessment that may be added to a property's regular assessment in any operating year, shall be \$500.

V. **Relationship to Milwaukee Comprehensive Plan and Orderly Development of the City.**

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Historic King Drive business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role In District Operation

The City of Milwaukee has committed to helping private property owners in the District to promote its development. To this end, the City of Milwaukee has played a significant role in the creation of the Business Improvement District, and intends to assist in the implementation of the Operating Plan. In particular, the City of Milwaukee will:

1. Provide assistance as appropriate to the BID Board of Directors;
2. Monitor and, when appropriate, apply for outside funding which could be used in support of the District;
3. Collect BID assessments and maintain them in a segregated account; Disburse all funds of the District, no earlier than January 31, 2010 and no later than March 31, 2010. Disbursement of the full amount assessed by the District shall be made without reference to the amount of assessments collected by the City by the date of disbursement;
4. Receive annual audits as required per Wis. Stats. Sec. 66.1109(3)(c).
5. Provide the Board of Directors through the Tax Commissioner's office on or before June 30th of each plan year with the official City of Milwaukee records on the assessed value of each tax key number within the district as of January 1 of each plan year and provide an update immediately prior to preparation of tax bills for purpose of calculating the actual BID assessments for the following plan year; and
6. Encourage the State of Wisconsin, County of Milwaukee and other units of government to support the activities of the District.

The presentation of this Operating Plan to the City of Milwaukee shall be deemed a standing order of the Board of Directors under Sec. 66.60 8 (4) Wis. Stats. to disburse the BID assessments without necessity of an additional disbursement agreement, disbursement method or accounting method. Budget authority made under this plan shall be shown in the City's budget as a line item.

VI. [Intentionally Omitted]

VII. Future Year Operating Plans

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the District, in accordance with the purposes and objectives defined in the Year 1 Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the BID Board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year Eighteen activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year Eighteen conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

VIII. Contracting with BID #8

Any contracting with the BID shall be exempt from the requirements of Sec 62.15, Wis. Stats. because such contracts shall not be for the construction of improvements or provision of materials. If the BID does contract for the construction of improvements or provisions of material, it shall follow the requirements of such statutes to the extent applicable. Further, the annual accounting required under Sec 66.608 (3) (c) Wis. Stats., shall be deemed to fulfill the requirements of Sec 62.15 (14) Wis. Stats. The BID Board of Directors and the City of Milwaukee shall comply with the provisions of Sec. 66.60 before the City inserts assessments for this BID plan onto the tax bills for the parcels assessed thereunder, only to the extent required by law, to create a lien on the parcels assessed.

Account	Status	Address	City	Exempt	Assessed Value	Market Value	Special Assessments	Other Charges	Total	Net Value	Other	Total
06 3013020000 5	Active	210 W CHERRY	MILWAUKEE, WI	53202	\$0	\$0	0	0	0	0	0	\$0
06 3030000000		1608 N MILK		Local Commercial	\$36,230	\$169,800	\$163,000	4,829	2,850	0	0	\$166,000
06 3031192100		325 W. Vine		Local Commercial	3,900	127,000	\$1,085,000	33,154	23,400	0	0	\$1,085,000
06 3130020100		275 N MILK		Local Commercial	3800	119,000	\$1,121,000	4,131	4,790	0	0	\$1,121,000
06 3130157000		2645-47 N MILK		Local Commercial	5300	87,600	\$1,055,000	8,949	2,400	0	0	\$1,055,000
06 3130400000		Joseph Peiers		Local Commercial	2700	38,600	\$41,300	4,430	0	0	0	\$41,300
06 3131420000		Paul Buchonard		Local Commercial	2800	84,600	\$12,300	4,487	8,440	0	0	\$12,300
06 3131430000		2708 N MILK		Local Commercial	2900	71,500	\$785,000	27,965	29,016	0	0	\$785,000
06 3131440000		2778 N MILK		Local Commercial	4400	31,700	\$35,100	4,500	820	0	0	\$35,100
06 3220095000		2590 N MILK		Local Commercial	4400	62,000	\$65,000	1,000	1,300	0	0	\$65,000
06 3220096000		2584 N MILK		Local Commercial	6700	82,600	\$120,800	2,250	2,844	0	0	\$120,800
06 3220750100		2258 N MILK		Local Commercial	4000	15,700	\$58,700	780	0	0	0	\$58,700
06 3032010100		2228 N MILK		Local Commercial	4000	15,700	\$58,700	780	0	0	0	\$58,700
06 3032010100		1860 N MILK		Local Commercial	3000	21,000	\$251,000	370	304	0	0	\$251,000
06 3030851100		1848 N MILK		Local Commercial	7000	21,000	\$450,000	1,924	1,948	0	0	\$450,000
06 3030861100		1825 N MILK		Local Commercial	7000	78,400	\$68,000	821	1,114	0	0	\$68,000
06 3031850000		1801 N MILK		Local Commercial	6000	4,070	\$48,000	0	0	0	0	\$48,000
06 3031850000		1801 N MILK		Local Commercial	17100	13,600	\$147,000	0	0	0	0	\$147,000
06 3031851000		314 W Vine		Local Commercial	2100	7,100	\$72,000	0	0	0	0	\$72,000
06 3032004100		1740 N MILK		Local Commercial	19200	12,900	\$1,712,000	26,408	22,254	0	0	\$1,712,000
06 3032005100		1751 N Pine		Local Commercial	71800	0	\$71,800	0	0	0	0	\$71,800
06 3032005100		1751 N Pine		Local Commercial	17900	5,010	\$53,000	1,472	20,137	0	0	\$53,000
06 3032010100		2231 N MILK		Local Commercial	1600	3,010	\$33,800	13,500	6,566	0	0	\$33,800
06 3220095100		2578 N MILK		Local Commercial	\$0	\$0	\$0	0	0	0	0	\$0
06 303046000 4	Active	2231 N MILK	MILWAUKEE, WI	53212	\$0	\$0	0	0	0	0	0	\$0
06 303046000 X	Active	2278 N 2ND ST	MILWAUKEE, WI	53212	\$0	\$0	0	0	0	0	0	\$0
06 3130312100 6	Active	2628 N MARTIN L KING JR	MILWAUKEE, WI	53212	62500	\$196,000						\$196,000

Account	Status	Address	City	Exempt	Assessed Value	Market Value	Special Assessments	Other Charges	Total	Net Value	Other	Total
06 3030000000		806 N BROADWAY	MILWAUKEE, WI	53202	\$0	\$0	0	0	0	0	0	\$0
06 3032010100		2231 N MILK		Local Commercial	3000	21,000	\$251,000	370	304	0	0	\$251,000
06 3030851100		1848 N MILK		Local Commercial	7000	21,000	\$450,000	1,924	1,948	0	0	\$450,000
06 3030861100		1825 N MILK		Local Commercial	7000	78,400	\$68,000	821	1,114	0	0	\$68,000
06 3031850000		1801 N MILK		Local Commercial	6000	4,070	\$48,000	0	0	0	0	\$48,000
06 3031850000		1801 N MILK		Local Commercial	17100	13,600	\$147,000	0	0	0	0	\$147,000
06 3031851000		314 W Vine		Local Commercial	2100	7,100	\$72,000	0	0	0	0	\$72,000
06 3032004100		1740 N MILK		Local Commercial	19200	12,900	\$1,712,000	26,408	22,254	0	0	\$1,712,000
06 3032005100		1751 N Pine		Local Commercial	71800	0	\$71,800	0	0	0	0	\$71,800
06 3032005100		1751 N Pine		Local Commercial	17900	5,010	\$53,000	1,472	20,137	0	0	\$53,000
06 3032010100		2231 N MILK		Local Commercial	1600	3,010	\$33,800	13,500	6,566	0	0	\$33,800
06 3220095100		2578 N MILK		Local Commercial	\$0	\$0	\$0	0	0	0	0	\$0
06 303046000 X	Active	2278 N 2ND ST	MILWAUKEE, WI	53212	\$0	\$0	0	0	0	0	0	\$0
06 303046000 X	Active	2278 N 2ND ST	MILWAUKEE, WI	53212	\$0	\$0	0	0	0	0	0	\$0
06 3130312100 6	Active	2628 N MARTIN L KING JR	MILWAUKEE, WI	53212	62500	\$196,000						\$196,000

Owner2	Owner Mailing Address	Owner City State	Owner	Property Class	Land	Improvement	Total	Lot Sq	Bldg Sq	Obj	BID Category	BID Assessment	BID Assessment with Cap	Total District Eligible Assessment
OF MILW REDEV AUTH	806 N BROADWAY	MILWAUKEE WI	53202	Exempt	\$0	\$0	\$0	3,900	0	0	0	0	\$0	\$0
MILWAUKEE WI	806 N BROADWAY	MILWAUKEE WI	53202	Exempt	\$0	\$0	\$0	3,750	0	0	0	0	\$0	\$0
OF MILW REDEV AUTH	2745 N MILK DR	MILWAUKEE WI	53212	Local Commercial	\$5,100	\$81,400	\$86,500	4,050	3,687	0	3	471	\$471,000	\$86,500
MILWAUKEE WI	2745 N MILK DR	MILWAUKEE WI	53212	Local Commercial	\$9,800	\$208,800	\$218,600	7,638	9,388	0	3	912.2	\$912,200	\$218,600
MILWAUKEE WI	406 W CENTER ST	MILWAUKEE WI	53212	Local Commercial	\$3,400	\$91,100	\$94,500	2,730	3,872	0	3	465	\$465,000	\$94,500
MILWAUKEE WI	1206 N SUNSET RD 73W	MILWAUKEE WI	53092	Special Mercantile	\$225,500	\$689,700	\$915,200	15,030	2,200	0	3	3745.8	\$3,745,800	\$915,200
MILWAUKEE WI	1833 W BUCKINGHAM DR	MILWAUKEE WI	53154	Local Commercial	\$14,000	\$67,800	\$81,800	1,235	2,566	0	3	372.2	\$372,200	\$81,800
MILWAUKEE WI	6842 S DORR DR	MILWAUKEE WI	53132	Local Commercial	\$9,400	\$122,600	\$132,000	7,500	3,570	0	3	613	\$613,000	\$132,000
MILWAUKEE WI	3841 N 25TH ST	MILWAUKEE WI	53268	Local Commercial	\$24,900	\$116,100	\$141,000	18,946	3,051	0	3	609	\$609,000	\$141,000
MILWAUKEE WI	3211 W CAPITOL DR	MILWAUKEE WI	53216	Local Commercial	\$7,000	\$123,300	\$130,300	5,825	3,604	0	3	578.2	\$578,200	\$130,300
MILWAUKEE WI	3714 N MILK DR	MILWAUKEE WI	53222	Local Commercial	\$5,600	\$156,300	\$161,900	6,874	4,284	0	3	757	\$757,000	\$161,900
MILWAUKEE WI	3432 N RICHARDS ST	MILWAUKEE WI	53212	Local Commercial	\$11,300	\$163,700	\$175,000	9,000	4,358	0	3	785	\$785,000	\$175,000
MILWAUKEE WI	P O BOX 026793	MILWAUKEE WI	53102	Special Mercantile	\$94,500	\$312,700	\$407,200	27,000	2,351	0	3	1789	\$1,789,000	\$407,200
MILWAUKEE WI	2831 N 1ST ST	MILWAUKEE WI	53212	Local Commercial	\$5,600	\$80,200	\$85,800	4,500	4,010	0	2	428.2	\$428,200	\$85,800
MILWAUKEE WI	9177 N 70TH ST	MILWAUKEE WI	53223	Local Commercial	\$5,600	\$5,600	\$11,200	4,500	0	0	2	22.4	\$22,400	\$11,200
MILWAUKEE WI	2809 N MILK DR	MILWAUKEE WI	53202	Local Commercial	\$5,600	\$70,200	\$75,800	4,500	2,874	0	2	388.2	\$388,200	\$75,800
MILWAUKEE WI	609 N BROADWAY	MILWAUKEE WI	53202	Exempt	\$0	\$0	\$0	4,500	0	0	0	0	\$0	\$0
MILWAUKEE WI	4234 N 22ND ST	MILWAUKEE WI	53209	Local Commercial	\$5,600	\$124,400	\$130,000	4,500	3,960	0	3	605	\$605,000	\$130,000
MILWAUKEE WI	W22N745 WESTMOUND DR	MILWAUKEE WI	53188	Special Mercantile	\$249,800	\$1,894,800	\$2,144,600	49,888	15,551	0	3	8393.8	\$8,393,800	\$2,144,600
MILWAUKEE WI	2532 N MILK DR	MILWAUKEE WI	53212	Local Commercial	\$5,600	\$98,400	\$104,000	4,500	4,500	0	3	501	\$501,000	\$104,000
MILWAUKEE WI	4455 ACRE VIEW CT	MILWAUKEE WI	53005	Local Commercial	\$5,600	\$34,600	\$40,200	4,470	0	0	3	245.8	\$245,800	\$40,200
MILWAUKEE WI	806 N BROADWAY	MILWAUKEE WI	53202	Exempt	\$0	\$0	\$0	6,752	6,000	0	0	0	\$0	\$0
MILWAUKEE WI	2634 N MILK DR	MILWAUKEE WI	53212	Local Commercial	\$5,600	\$148,400	\$154,000	4,500	2,512	0	3	693	\$693,000	\$154,000
MILWAUKEE WI	233 W CENTER ST	MILWAUKEE WI	53212	Local Commercial	\$21,800	\$163,800	\$185,600	7,437	4,769	0	3	826.6	\$826,600	\$185,600
MILWAUKEE WI	2631 N 1ST ST	MILWAUKEE WI	53212	Local Commercial	\$9,000	\$51,000	\$60,000	3,000	1,037	0	3	325	\$325,000	\$60,000
MILWAUKEE WI	2368 N MILK DR	MILWAUKEE WI	53212	Exempt	\$0	\$0	\$0	4,500	4,844	0	0	0	\$0	\$0
MILWAUKEE WI	2372 N MILK DR	MILWAUKEE WI	53212	Local Commercial	\$11,300	\$122,700	\$134,000	3,775	2,900	0	3	621	\$621,000	\$134,000
MILWAUKEE WI	PO BOX 12325	MILWAUKEE WI	53217	Local Commercial	\$11,200	\$172,800	\$184,000	3,725	3,000	0	3	821	\$821,000	\$184,000
MILWAUKEE WI	5205 N IRONWOOD RD #201	MILWAUKEE WI	53217	Local Commercial	\$75,000	\$897,000	\$972,000	14,710	4,170	0	3	4133	\$4,133,000	\$972,000
MILWAUKEE WI	2438 N MILK DR	MILWAUKEE WI	53212	Local Commercial	\$15,000	\$94,000	\$109,000	7,500	2,444	0	3	521	\$521,000	\$109,000
MILWAUKEE WI	806 N BROADWAY	MILWAUKEE WI	53202	Exempt	\$0	\$0	\$0	4,050	4,296	0	0	0	\$0	\$0
MILWAUKEE WI	2452 N MILK DR	MILWAUKEE WI	53212	Local Commercial	\$12,000	\$130,000	\$142,000	6,000	2,982	0	3	613	\$613,000	\$142,000
MILWAUKEE WI	2458 N MILK DR	MILWAUKEE WI	53212	Local Commercial	\$9,000	\$131,000	\$140,000	4,500	2,400	0	3	645	\$645,000	\$140,000
MILWAUKEE WI	2445 DARWIN RD, STE 100	MILWAUKEE WI	53704	Local Commercial	\$101,300	\$459,700	\$561,000	22,500	2,598	0	3	2335	\$2,335,000	\$561,000
MILWAUKEE WI	P O BOX 11178	MILWAUKEE WI	53203	Special Mercantile	\$8,700	\$69,800	\$78,500	6,945	11,160	0	3	475	\$475,000	\$78,500
MILWAUKEE WI	P O BOX 170187	MILWAUKEE WI	53237	Local Commercial	\$7,500	\$287,500	\$295,000	6,000	4,124	0	3	1265	\$1,265,000	\$295,000
MILWAUKEE WI	5150 N PORT WASHINGTON RD	MILWAUKEE WI	53217	Special Mercantile	\$52,300	\$224,700	\$277,000	7,445	1,168	0	3	1163	\$1,163,000	\$277,000
MILWAUKEE WI	2678 N 5TH ST	MILWAUKEE WI	53224	Local Commercial	\$4,500	\$122,700	\$127,200	3,450	4,450	0	3	593	\$593,000	\$127,200
MILWAUKEE WI	7168 N 87TH ST	MILWAUKEE WI	53212	Local Commercial	\$2,500	\$74,200	\$76,700	2,015	3,600	0	2	391.8	\$391,800	\$76,700
MILWAUKEE WI	2553 MILK DR	MILWAUKEE WI	53212	Local Commercial	\$7,500	\$73,800	\$81,300	6,000	7,861	0	3	810.2	\$810,200	\$81,300
MILWAUKEE WI	2025 TWO TREE LN	MILWAUKEE WI	53213	Local Commercial	\$7,500	\$168,500	\$176,000	6,000	6,980	0	3	873	\$873,000	\$176,000
MILWAUKEE WI	317 W WRIGHT ST	MILWAUKEE WI	53212	Local Commercial	\$22,500	\$35,000	\$57,500	18,000	0	0	3	275	\$275,000	\$57,500
MILWAUKEE WI	7601 IA BERRY LN	MILWAUKEE WI	53209	Local Commercial	\$12,000	\$175,000	\$187,000	6,000	12,110	0	3	777	\$777,000	\$187,000
MILWAUKEE WI	P O BOX 12594	MILWAUKEE WI	53212	Manufacturing	\$85,800	\$291,300	\$377,100	6,000	2,900	0	3	1693.4	\$1,693,400	\$377,100
MILWAUKEE WI	P O BOX 12594	MILWAUKEE WI	53212	Local Commercial	\$9,000	\$105,000	\$114,000	4,500	3,228	0	3	541	\$541,000	\$114,000
MILWAUKEE WI	2417 N MILK DR	MILWAUKEE WI	53212	Manufacturing	\$4,400	\$4,800	\$9,200	9,000	0	0	3	241.8	\$241,800	\$9,200
MILWAUKEE WI	2831 N 1ST	MILWAUKEE WI	53212	Local Commercial	\$12,000	\$120,000	\$132,000	6,000	5,382	0	3	613	\$613,000	\$132,000
MILWAUKEE WI	2435 N MILK DR	MILWAUKEE WI	53212	Manufacturing	\$8,700	\$54,300	\$63,000	12,000	0	0	3	302.2	\$302,200	\$63,000
MILWAUKEE WI	4455 ACRE VIEW CT	MILWAUKEE WI	53005	Special Mercantile	\$90,000	\$652,000	\$742,000	18,000	4,093	0	3	3053	\$3,053,000	\$742,000
MILWAUKEE WI	430 W NORTH AV	MILWAUKEE WI	53212	Local Commercial	\$140,800	\$542,000	\$682,800	18,200	3,629	0	3	2541	\$2,541,000	\$682,800
MILWAUKEE WI	250 S EXECUTIVE DR, #901	MILWAUKEE WI	53005	Special Mercantile	\$412,400	\$1,958,600	\$2,371,000	103,100	34,488	0	3	9588	\$9,588,000	\$2,371,000
MILWAUKEE WI	5380 S 13TH ST	MILWAUKEE WI	53221	Local Commercial	\$168,000	\$174,000	\$342,000	42,000	37,925	0	3	2717	\$2,717,000	\$342,000
MILWAUKEE WI	430 W NORTH AV	MILWAUKEE WI	53212	Local Commercial	\$24,000	\$140,000	\$164,000	6,000	3,631	0	3	877	\$877,000	\$164,000
MILWAUKEE WI	1718 W CULLOM AV	MILWAUKEE WI	53212	Local Commercial	\$180,700	\$827,300	\$1,008,000	30,124	13,510	0	3	4757	\$4,757,000	\$1,008,000
MILWAUKEE WI	1658 N COMMERCE ST	MILWAUKEE WI	53208	Mercantile Apartment	\$45,200	\$628,200	\$673,400	73,048	0	0	3	2769.8	\$2,769,800	\$673,400
MILWAUKEE WI	3816 W WISCONSIN AV	MILWAUKEE WI	53062	Local Commercial	\$135,600	\$1,179,400	\$1,315,000	22,598	7,048	0	3	5345	\$5,345,000	\$1,315,000
MILWAUKEE WI	11433 N CANTERBURY DR	MILWAUKEE WI	53062	Local Commercial	\$22,500	\$481,500	\$504,000	3,750	6,900	0	3	2101	\$2,101,000	\$504,000
MILWAUKEE WI	11433 N CANTERBURY DR	MILWAUKEE WI	53062	Local Commercial	\$528,500	\$528,500	\$1,057,000	6,900	6,900	0	3	2281	\$2,281,000	\$1,057,000
MILWAUKEE WI	1532 W CAPITOL DR	MILWAUKEE WI	53206	Local Commercial	\$45,000	\$434,000	\$479,000	7,500	15,000	0	3	2001	\$2,001,000	\$479,000
MILWAUKEE WI	2831 N 1ST ST	MILWAUKEE WI	53212	Local Commercial	\$45,000	\$219,000	\$264,000	7,500	15,000	0	3	1141	\$1,141,000	\$264,000
MILWAUKEE WI	2151 N MILK ST	MILWAUKEE WI	53212	Local Commercial	\$150,100	\$239,000	\$389,100	37,500	23,250	0	3	781	\$781,000	\$389,100
MILWAUKEE WI	3747 N 55TH ST	MILWAUKEE WI	53216	Local Commercial	\$22,500	\$288,500	\$311,000	3,750	7,500	0	3	1333	\$1,333,000	\$311,000
MILWAUKEE WI	P O BOX 580095	MILWAUKEE WI	53158	Local Commercial	\$22,500	\$611,500	\$634,000	3,750	6,000	0	3	2821	\$2,821,000	\$634,000
MILWAUKEE WI	347 E LINCOLN AV	MILWAUKEE WI	53207	Local Commercial	\$67,600	\$604,400	\$672,000	11,293	16,650	0	3	2773	\$2,773,000	\$672,000

Owner	Address	City	County	Use	Area	Value	Ratio	Area	Value	Ratio	Area	Value	Ratio
FREE URBAN LEAGUE MILWAU REDEV AUTH	435 W NORTH AV	MILWAUKEE, WI	WI	Exempt	53212	\$0	0	\$0	12,002	11,085	0	\$0	\$0
% C H COAKLEY & CO C/O SUE MARTINEZ	509 N BROADWAY 2151 N MILK DR 1200 E CAPITOL DR #310 P O BOX 1547	MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MADISON, WI	WI	Special Mercantile Local Commercial Local Commercial Mercantile Apartment	53202 53202 53211 53211	\$113,300 \$45,100 \$1,442,000 \$576,800	0	\$0	11,076	454,863	0	\$0	\$1,442,000
C/O ADAM WERTHER SUPPLY INC.	3528 N CRAMER ST 2036 N MILK DR 2018 N MILK DR 2023 N MILK DR 4684 S 10TH ST	SHOREWOOD, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI	WI	Local Commercial Local Commercial Local Commercial Local Commercial Local Commercial	53212 53212 53212 53212 53212	\$114,500 \$45,100 \$303,500 \$155,900 \$131,600	0	\$0	14,318	5,000	0	\$0	\$1,500,000
C/O PRAIRIE MGMT & DEV INC PLUMBING SUPPLY INC C/O FEIN BROS., INC ASSN OF GREATER MILW	333 N MICHIGAN AV STE 1700 2016 N MILK DR 2007 N MILK DR 1915 N MILK DR 2023 N PALMER ST 2831 N 1ST ST	CHICAGO, IL MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI	IL	Local Commercial Local Commercial Local Commercial Local Commercial Local Commercial Local Commercial	06001 06001 53212 53212 53212 53212	\$210,700 \$60,200 \$216,800 \$501,700 \$312,000 \$315,200	0	\$0	15,058	20,200	0	\$0	\$1,413,000
ASSOCIATION OF GREATER HOMEN'S CHRISTIAN HOMEN'S CHRISTIAN GILLIAM	1837 N MILK DR 3338 W COLD SPRING RD 1915 N MILK DR 1915 N MILK DR 4101 N 4TH ST	MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI	WI	Local Commercial Local Commercial Local Commercial Local Commercial Local Commercial	53212 53212 53212 53212 53212	\$154,800 \$174,000 \$0 \$0 \$48,200	0	\$0	2,400	9,481	0	\$0	\$1,413,000
LEIN REFRIGERATION INC W MARBURG BANK SSB DEVELOPMENT LLC MEDIA INSTITUTE INC MEDIA INSTITUTE ENTERPRISES LLC JACKSON PAMP HOLDINGS LLC	1823 N PALMER ST 1835 N MARTIN L KING JR DR 1737 N PALMER ST 1821 N MILK DR 1817 N MILK DR 324 W VINE ST P.O. BOX 108	MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI	WI	Local Commercial Local Commercial Local Commercial Local Commercial Local Commercial Local Commercial Local Commercial	53212 53212 53212 53212 53212 53212 53212	\$311,900 \$329,800 \$219,600 \$30,200 \$30,200 \$30,200 \$30,200	0	\$0	3,772	3,412	0	\$0	\$1,500,000
J J KONOP G JUCKEM G KRENN CROSS W A A JOHNSON A BEYER & DA SPORLEDER PETERSEN KIM M PETERSEN	1839 N 4 ST 1835 PARK AV 1827 N 4TH ST 1821 N 4TH ST 1815 N 4TH ST 1809 N 4TH ST 1111 SWALLOW AV, #301 1751 N MILK DR 2028 TWO TREE LANE 6425 W KINNICKINNIC RIV PKWY	MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI	WI	Residential Residential Residential Residential Residential Residential Residential Local Commercial Local Commercial Local Commercial	53212 53212 53212 53212 53212 53212 53212 53213 53213 53213	\$45,600 \$31,300 \$31,300 \$358,900 \$282,500 \$361,900 \$407,500 \$316,100 \$44,700 \$372,300	0	\$0	4,000	3,773	0	\$0	\$1,500,000
C/O HEATHER GIALLELLA C/O HEATHER GIALLELLA CHARLES WALTER CHARLES WALTER	1915 LEWIS RD 117 W VINE ST 4684 S 10TH ST 1737 N PALMER ST 100 E PLEASANT ST 100 E PLEASANT ST 1737 N PALMER ST 1738 N 4TH ST 1740 N 4TH ST 335 W VINE ST	MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI	WI	Local Commercial Local Commercial Local Commercial Local Commercial Local Commercial Local Commercial Local Commercial Local Commercial Local Commercial Local Commercial	53212 53212 53212 53212 53212 53212 53212 53212 53212 53212	\$152,000 \$60,400 \$182,400 \$132,000 \$132,000 \$132,000 \$132,000 \$132,000 \$132,000 \$132,000	0	\$0	4,000	22,500	0	\$0	\$1,500,000
JOHNS AY BURATTO W J ZIETLOW CONIET-NAGEL WILMASON LIMADGE L'AZZARA GADZURIC TODRISCOLI STROZEWSKI A RAPKIN	4411 VETTELSON RD 224 W VINE ST #102 224 W VINE ST #202 224 W VINE ST #202 PO BOX 12164 1725 N PALMER ST 15050 N THOMPSON PEAK #2042 1725 N PALMER ST, #E	MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI MILWAUKEE, WI	WI	Local Commercial Local Commercial Local Commercial Local Commercial Local Commercial Local Commercial Local Commercial Local Commercial	53212 53212 53212 53212 53212 53212 53212 53212	\$152,000 \$152,000 \$152,000 \$152,000 \$152,000 \$152,000 \$152,000 \$152,000	0	\$0	15,088	13,950	0	\$0	\$1,500,000

Address	City	State	Zip	Parcel ID	Area	Value	Assessed Value	Market Value	Notes
1725 N PALMER ST, UNIT F	MILWAUKEE, WI	WI	53212	53212	Condominium	\$269,100	\$279,900	\$279,900	
10100 SANTA MONICA BLVD 1300	LOS ANGELES CA	CA	90007	90007	Condominium	\$308,100	\$318,900	\$318,900	
1846 101 N 4TH ST	MILWAUKEE, WI	WI	53212	53212	Condominium	\$308,400	\$403,900	\$403,900	
1846 N 4TH ST #102	MILWAUKEE, WI	WI	53212	53212	Condominium	\$308,400	\$403,900	\$403,900	
1846 N 4TH ST #201	MILWAUKEE, WI	WI	53212	53212	Condominium	\$308,400	\$403,900	\$403,900	
1846 N 4TH ST #202	MILWAUKEE, WI	WI	53212	53212	Condominium	\$308,400	\$403,900	\$403,900	
1846 N 4TH ST #301	MILWAUKEE, WI	WI	53212	53212	Condominium	\$308,400	\$403,900	\$403,900	
1846 N 4TH ST #401	MILWAUKEE, WI	WI	53212	53212	Condominium	\$308,400	\$403,900	\$403,900	
1846 N 4TH ST #501	MILWAUKEE, WI	WI	53212	53212	Condominium	\$308,400	\$403,900	\$403,900	
1846 N 4TH ST #602	MILWAUKEE, WI	WI	53212	53212	Condominium	\$308,400	\$403,900	\$403,900	
1847 B N 4TH ST	MILWAUKEE, WI	WI	53212	53212	Condominium	\$117,300	\$129,900	\$129,900	
1848 ALTA VISTA DR	BROOKFIELD, WI	WI	53045	53045	Condominium	\$117,300	\$129,900	\$129,900	
1848 ALTA VISTA DR	BROOKFIELD, WI	WI	53045	53045	Condominium	\$117,300	\$129,900	\$129,900	
1848 ALTA VISTA DR	BROOKFIELD, WI	WI	53045	53045	Condominium	\$117,300	\$129,900	\$129,900	
1863 N 4TH ST	MILWAUKEE, WI	WI	53212	53212	Condominium	\$267,700	\$316,900	\$316,900	
1111 SULLOW AV, #301	MARCO ISLAND, FL	FL	34145	34145	Condominium	\$37,400	\$341,000	\$341,000	
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	WI	53212	53212	Special Mercantile	\$1,397,500	\$939,000	\$939,000	
100 E PLEASANT ST	MILWAUKEE, WI	WI	53212	53212	Special Mercantile	\$980,100	\$77,242	\$77,242	
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	WI	53212	53212	Local Commercial	\$542,400	\$827,000	\$827,000	
225 W VINE ST	MILWAUKEE, WI	WI	53212	53212	Exempt	\$0	\$0	\$0	
1702 N 4TH ST	MILWAUKEE, WI	WI	53212	53212	Manufacturing	\$480,300	\$795,700	\$795,700	
300 W WALNUT ST	MILWAUKEE, WI	WI	53212	53212	Local Commercial	\$0	\$32,500	\$32,500	
424 W WALNUT ST	MILWAUKEE, WI	WI	53212	53212	Local Commercial	\$112,000	\$160,000	\$160,000	
416 W WALNUT ST	MILWAUKEE, WI	WI	53212	53212	Local Commercial	\$725	\$725	\$725	
P O BOX 88	BUTLER WI	WI	53007	53007	Mercantile Apartment	\$119,300	\$119,300	\$119,300	
424 W WALNUT ST	MILWAUKEE, WI	WI	53212	53212	Local Commercial	\$0	\$10,100	\$10,100	
546 E WILSON ST	MILWAUKEE, WI	WI	53212	53212	Local Commercial	\$468,500	\$644,000	\$644,000	
1165 W FAIRY CHASM RD	RIVER HILLS WI	WI	53217	53217	Local Commercial	\$246,000	\$381,000	\$381,000	
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	WI	53212	53212	Special Mercantile	\$8,971,000	\$28,000,000	\$28,000,000	
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	WI	53212	53212	Special Mercantile	\$18,000	\$136,300	\$136,300	
1501 N MLK DR	MILWAUKEE, WI	WI	53212	53212	Local Commercial	\$853,000	\$925,000	\$925,000	
324 W CHERRY ST	MILWAUKEE, WI	WI	53212	53212	Local Commercial	\$550,000	\$799,200	\$799,200	
1501 N MLK DR	MILWAUKEE, WI	WI	53212	53212	Local Commercial	\$688,000	\$968,000	\$968,000	
495 W CHERRY ST	MILWAUKEE, WI	WI	53212	53212	Local Commercial	\$71,300	\$255,500	\$255,500	
1433 N 4TH ST	MILWAUKEE, WI	WI	53212	53212	Manufacturing	\$308,300	\$378,900	\$378,900	
P.O. BOX 784	ELM GROVE, WI	WI	53122	53122	Local Commercial	\$132,000	\$177,000	\$177,000	
P.O. BOX 784	ELM GROVE, WI	WI	53122	53122	Local Commercial	\$82,000	\$82,000	\$82,000	
1484 N 4TH ST	MILWAUKEE, WI	WI	53212	53212	Local Commercial	\$0	\$80,000	\$80,000	
945 N 4TH ST	MILWAUKEE, WI	WI	53212	53212	Local Commercial	\$17,100	\$107,100	\$107,100	
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	WI	53212	53212	Local Commercial	\$398,300	\$569,500	\$569,500	
2578 WALWATOSA AV	RIVER HILLS WI	WI	53217	53217	Manufacturing	\$315,000	\$375,000	\$375,000	
788 N JEFFERSON ST, STE 800	MILWAUKEE, WI	WI	53212	53212	Local Commercial	\$200	\$0	\$0	
1351 N MLK DR	MILWAUKEE, WI	WI	53212	53212	Local Commercial	\$8,300	\$50,300	\$50,300	
2510 S 108TH ST, POB 27009	WEST ALLIS, WI	WI	53227	53227	Special Mercantile	\$251,100	\$693,000	\$693,000	
10407 N LARKSPUR CT	MEDUON, WI	WI	53082	53082	Local Commercial	\$78,000	\$138,000	\$138,000	
1335 N MLK DR	MILWAUKEE, WI	WI	53212	53212	Local Commercial	\$2,000	\$88,000	\$88,000	
1724 N MARTIN LUTHER KING DR	MILWAUKEE, WI	WI	53212	53212	Local Commercial	\$215,500	\$288,000	\$288,000	
788 N JEFFERSON ST, #600	MILWAUKEE, WI	WI	53212	53212	Local Commercial	\$238,300	\$294,000	\$294,000	
1300 N 4TH ST	MILWAUKEE, WI	WI	53212	53212	Manufacturing	\$2,300,800	\$2,968,600	\$2,968,600	
419 W VPAUL III	MILWAUKEE, WI	WI	53212	53212	Local Commercial	\$1,045,000	\$9,750	\$9,750	
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	WI	53212	53212	Local Commercial	\$160,000	\$205,000	\$205,000	
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	WI	53212	53212	Special Mercantile	\$796,000	\$1,069,800	\$1,069,800	
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	WI	53212	53212	Special Mercantile	\$8,487,300	\$9,852,000	\$9,852,000	
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	WI	53212	53212	Special Mercantile	\$1,167,700	\$1,614,000	\$1,614,000	
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	WI	53212	53212	Special Mercantile	\$1,267,200	\$1,785,000	\$1,785,000	
325 W WALNUT ST	MILWAUKEE, WI	WI	53212	53212	Special Mercantile	\$152,200	\$248,000	\$248,000	
928 W WALTER ST	MILWAUKEE, WI	WI	53212	53212	Exempt	\$0	\$0	\$0	
200 N MAIN ST	OREGON, WI	WI	53212	53212	Mercantile Apartment	\$4,418,000	\$5,200,000	\$5,200,000	
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	WI	53212	53212	Special Mercantile	\$88,000	\$1,072,000	\$1,072,000	
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	WI	53212	53212	Special Mercantile	\$221,000	\$893,100	\$893,100	
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	WI	53212	53212	Special Mercantile	\$51,000	\$97,200	\$97,200	
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	WI	53212	53212	Special Mercantile	\$230,000	\$1,964,000	\$1,964,000	
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	WI	53212	53212	Special Mercantile	\$398,200	\$1,698,900	\$1,698,900	
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	WI	53212	53212	Special Mercantile	\$53,342,400	\$56,924,000	\$56,924,000	
1555 N RIVERCENTER DR #204	MILWAUKEE, WI	WI	53212	53212	Special Mercantile	\$2,000	\$721,000	\$721,000	
1085 AVENUE OF AMERICAS 19FL	NEW YORK, NY	NY	10018	10018	Special Mercantile	\$24,033,300	\$25,891,000	\$25,891,000	
1555 N RIVERCENTER DR # 204	MILWAUKEE, WI	WI	53212	53212	Special Mercantile	\$356,600	\$600,000	\$600,000	
1555 N RIVERCENTER DR # 204	MILWAUKEE, WI	WI	53212	53212	Special Mercantile	\$63,100	\$350,000	\$350,000	

Property Address	Legal Description	Assessed Value	Exemption	County	Parcel ID	Net Value	Area	Year	Rate	Amount	Total
809 N BROADWAY	Exempt	\$0	53202	MILWAUKEE, WI	0	\$0	85,171	0	0	\$0	\$0
MILW REDEV AUTH	Local Commercial	\$36,200			0	\$193,000	4,523	2,550	857	\$87,000	\$193,000
COMMUNICATIONS INC	Local Commercial	33800			3	\$241,000	5825	2500	1046	\$1,049,000	\$241,000
SENDER LLC	Local Commercial	38000			3	\$1,065,000	30414	23400	4345	\$1,500,000	\$1,065,000
Service Center LLC	Local Commercial	5200			3	\$115,800	4131	4790	598	\$699,000	\$121,000
LLC	Local Commercial	7600			3	\$105,000	6049	2400	505	\$505,000	\$105,000
four	Mercantile Apartment	2700			3	\$41,500	2430		251	\$251,000	\$41,500
Waters	Local Commercial	5600			3	\$100,000	4487	6440	485	\$485,000	\$100,000
West	Vacant	2500			2	\$2,500			10	\$10,000	\$2,500
(K/HADLEY) Assoc	Local Commercial	68700			3	\$785,000	27865	29016	3225	\$1,500,000	\$785,000
Commons, LLC	Mercantile Apartment	4400			3	\$38,100	4500	920	229.4	\$229,400	\$38,100
Brantley	Mercantile Apartment	4400			3	\$85,800	4500	1873	428.2	\$428,200	\$85,800
Brantley	Local Commercial	67500			3	\$120,000	22500	20046	565	\$565,000	\$120,000
Hdg Better Lives Co	Local Commercial	45000			3	\$58,700	7500		318.8	\$318,800	\$58,700
Marlin					2	\$0			0	\$0	\$0
son	Local Commercial	30000			3	\$251,000	3750	3504	1089	\$1,089,000	\$251,000
Properties LLC	Local Commercial	120700			3	\$1,482,000	15082	17908	6013	\$1,500,000	\$1,482,000
roup llc	Local Commercial	73700			3	\$838,000	9211	11134	3437	\$1,500,000	\$838,000
LLC	Local Commercial	65500			3	\$495,000			2085	\$1,500,000	\$495,000
LLC	Condo	17100			3	\$147,000			673	\$673,000	\$147,000
LLC	Condo	100			3	\$72,000			529	\$529,000	\$72,000
in Schoer Ltd	Local Commercial	211200			3	\$1,258,000	28406	23234	5029	\$1,500,000	\$1,258,000
paper Lofts LLC	Mercantile apartment	182400			3	\$1,172,000			6933	\$1,500,000	\$1,172,000
Fortress LLC	Local Commercial	17900			2	\$524,000	14272	20137	287.6	\$287,600	\$524,000
Commons II, LLC	Local Comm				3	\$0			2181	\$1,500,000	\$0
LLC	Local Comm				2	\$0			0	\$0	\$0
LLC	Local Comm	18900			3	\$324,000	13,500	6,598	1381	\$1,381,000	\$324,000
2231 N MLK	Exempt	\$0			0	\$0			0	\$0	\$0
2578 N MLK	Residential	\$71,900			2	\$71,900			287.8	\$287,800	\$71,900
C/O MARCUS BROWN	Residential	\$2500			2	\$71,900			709	\$709,000	\$25,000
CHARLES WALTER	Residential	82500			3	\$156,000				\$203,706.60	\$156,000
BRIC (MLK/HADLEY) ASSOC	Special Mercantile									\$208,245,200.00	