



# **2020 Revaluation Recap**

**Judiciary & Legislative  
Committee**

**January 11, 2021**





# 2020 Revaluation Recap

Reasons for Performing a reassessment

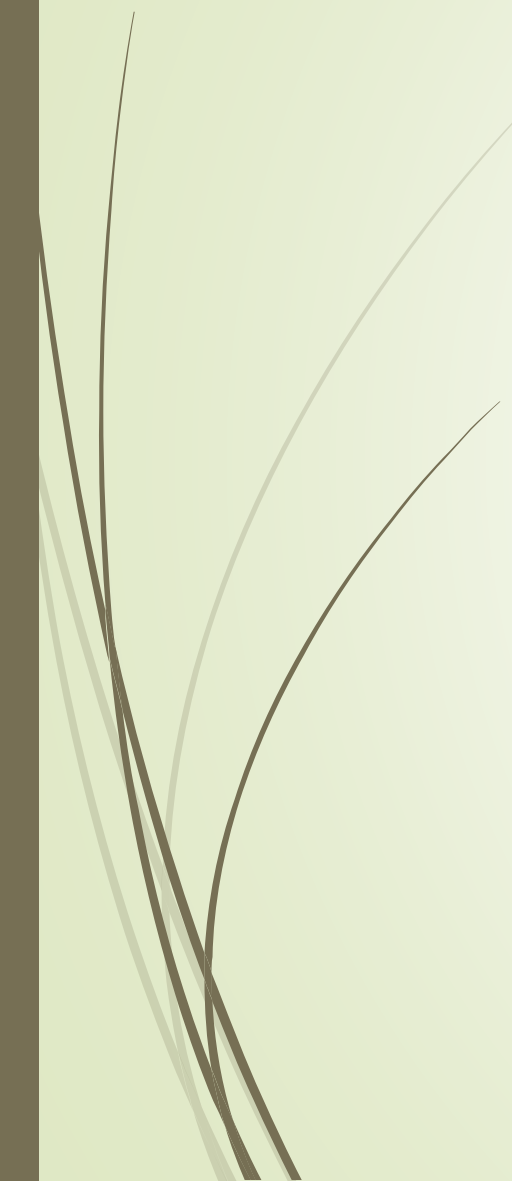
2020 Results

- City wide
- by Aldermanic Districts
- by Neighborhood Group
- by Neighborhood

Process Explanation



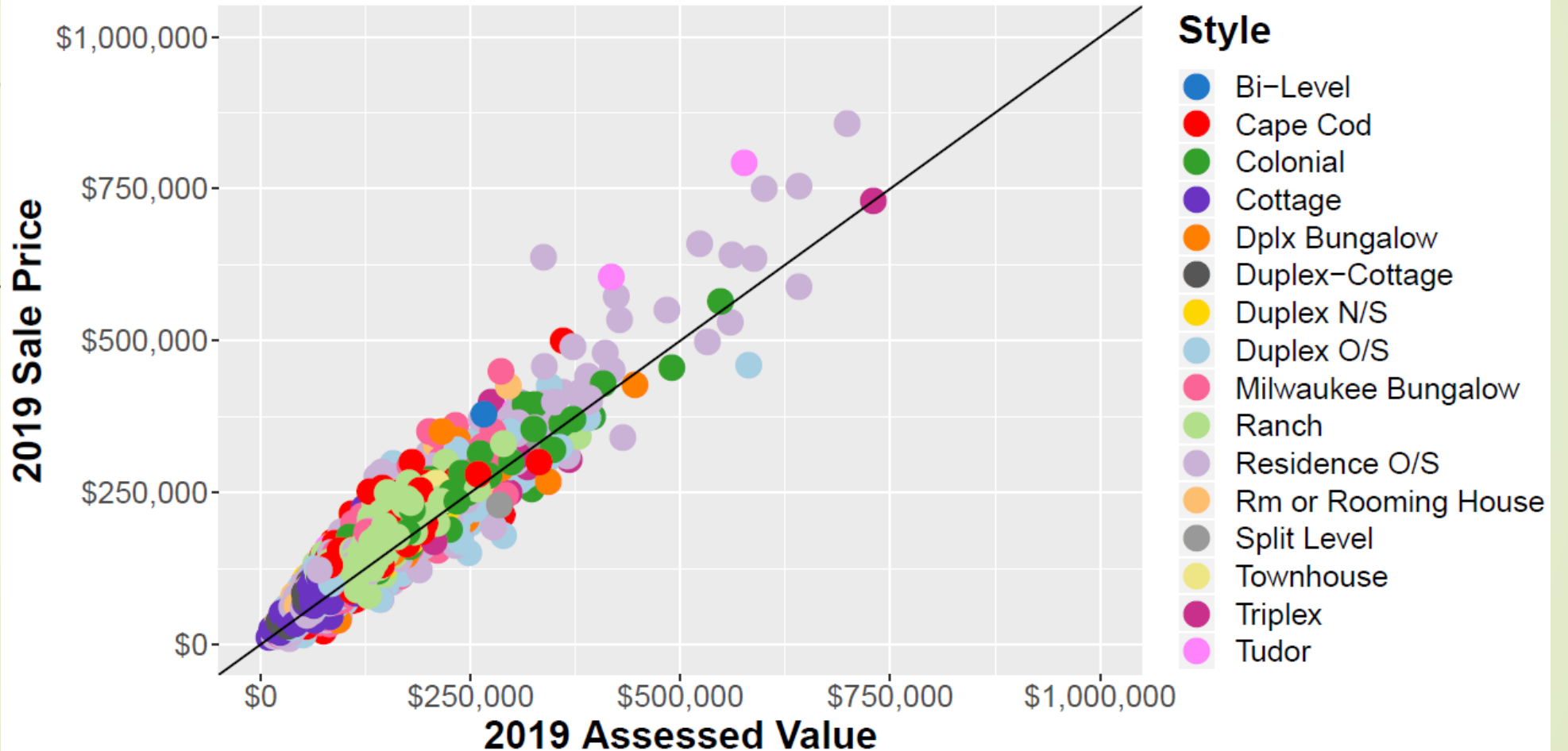
# Reasons for performing Revaluations

- 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
- 

# Reason for 2020 Revaluation

## 2019 Assessed Values Compared to 2019 Sale Prices

By Building Style



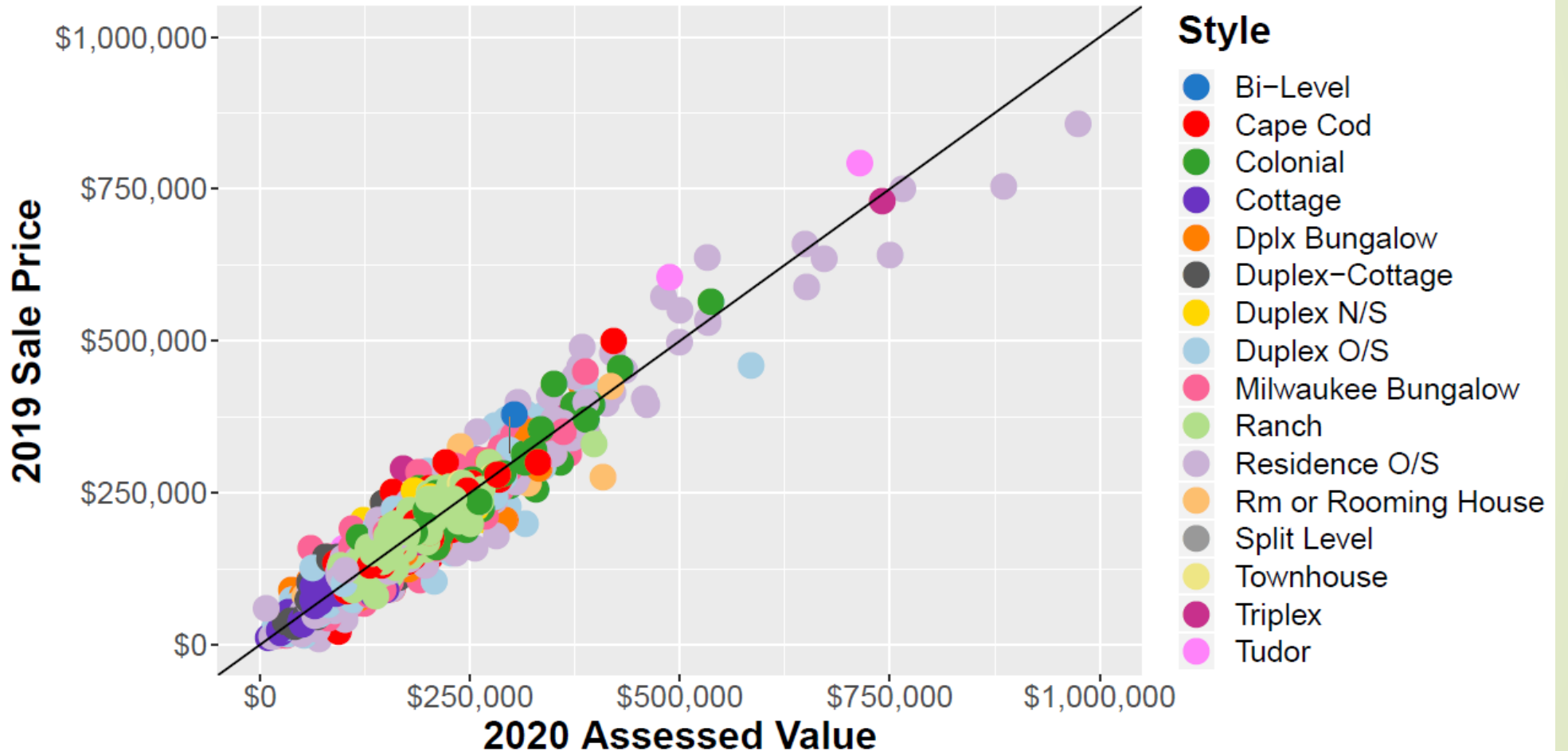
Dataset: Valid 2019 Residential Sales\* - City of Milwaukee

\*Excludes Mansions

# Reason for 2020 Revaluation

## 2020 Assessed Values Compared to 2019 Sale Prices

By Building Style

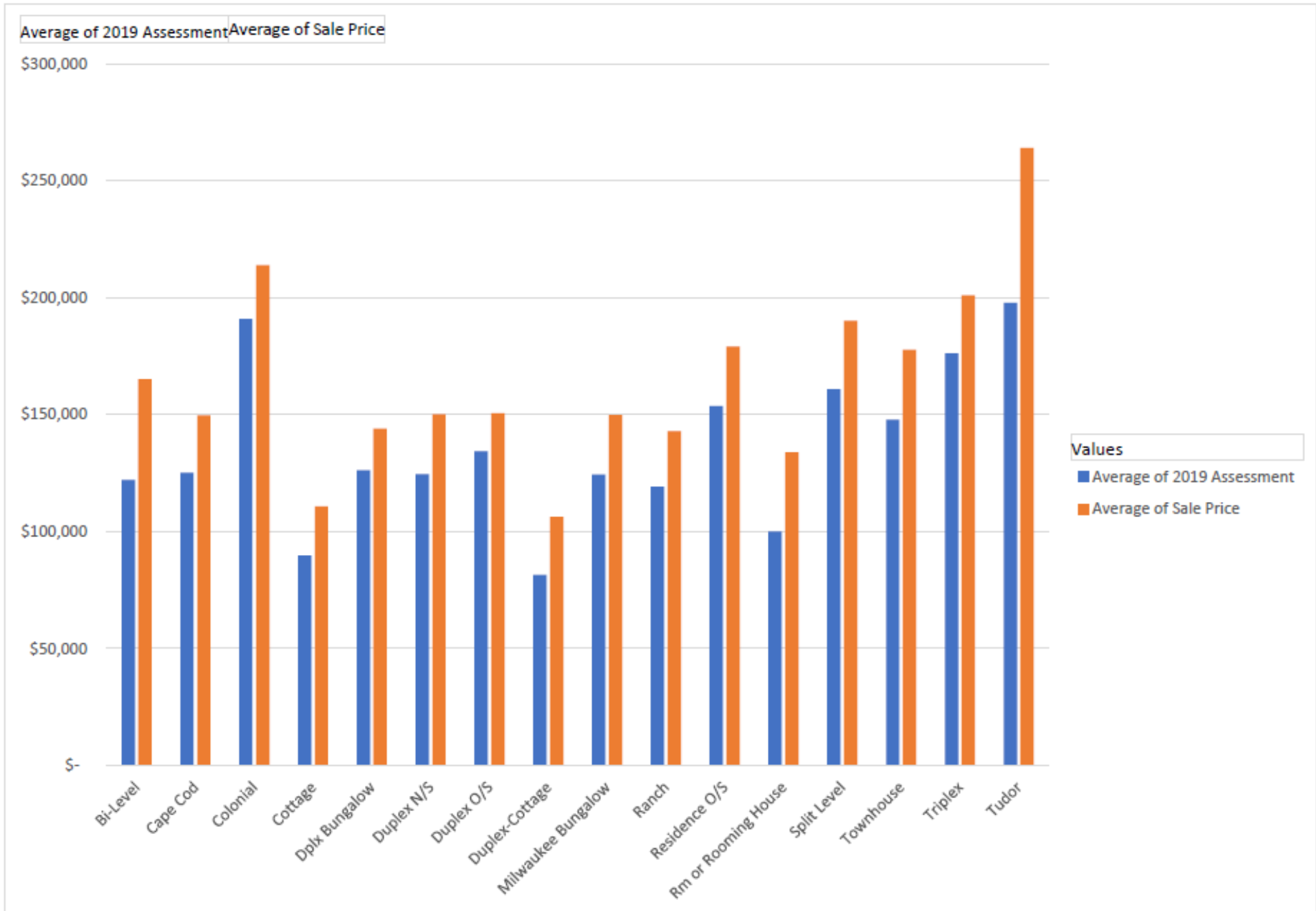


Dataset: Valid 2019 Residential Sales\* - City of Milwaukee

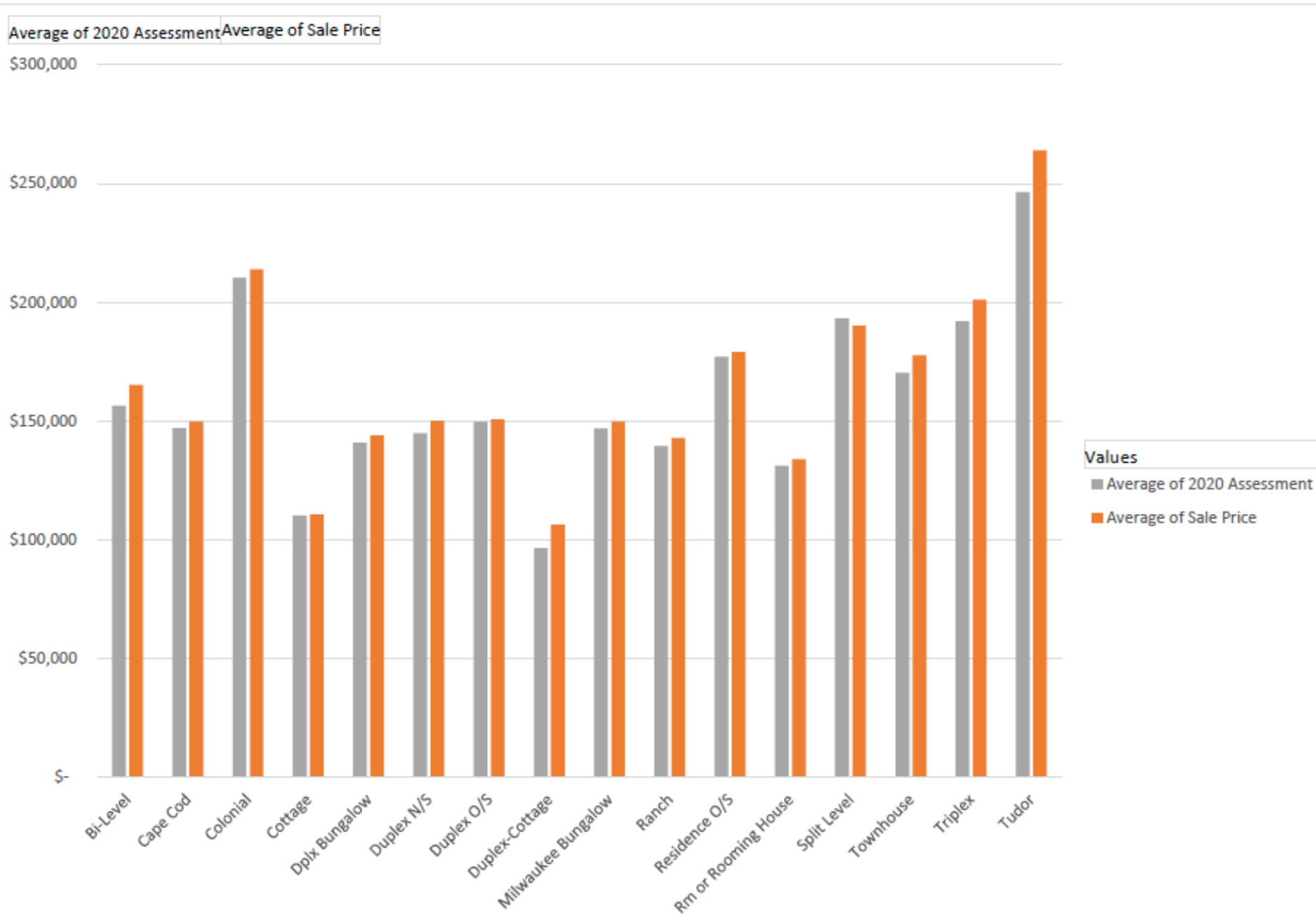
\*Excludes Mansions

# 2019 Assessed Values Compared to 2019 Sale Prices

By Building Style



## 2020 Assessed Values Compared to 2019 Sale Prices By Building Style



# Summary of Value Changes by Property Class – final values

Property Class	2020	2020 % of Total	\$ Change	% Change
Residential	17,953,629,068	56.23%	1,855,020,188	11.52%
Commercial	12,426,338,857	38.92%	510,872,973	4.29%
Manufacturing RE	829,539,400	2.60%	38,991,200	7.30%
Personal Property (Local)	561,316,079	1.76%	26,957,631	5.04%
Personal Property (Mfg)	159,805,300	0.50%	8,940,500	5.93%
Total	31,930,628,704	1.00	2,440,782,492	8.28%





# Causes for Increased Taxes

- The MPS referendum and resulting mill rate change
- Low-interest rates are impacting all properties. These low rates are helping to push up prices. This is continuing.
- The supply of homes available for purchase has been very limited. When properties go on the market, often, there are multiple offers, this increases prices.
- Specific neighborhoods have experienced greater demand for various reasons

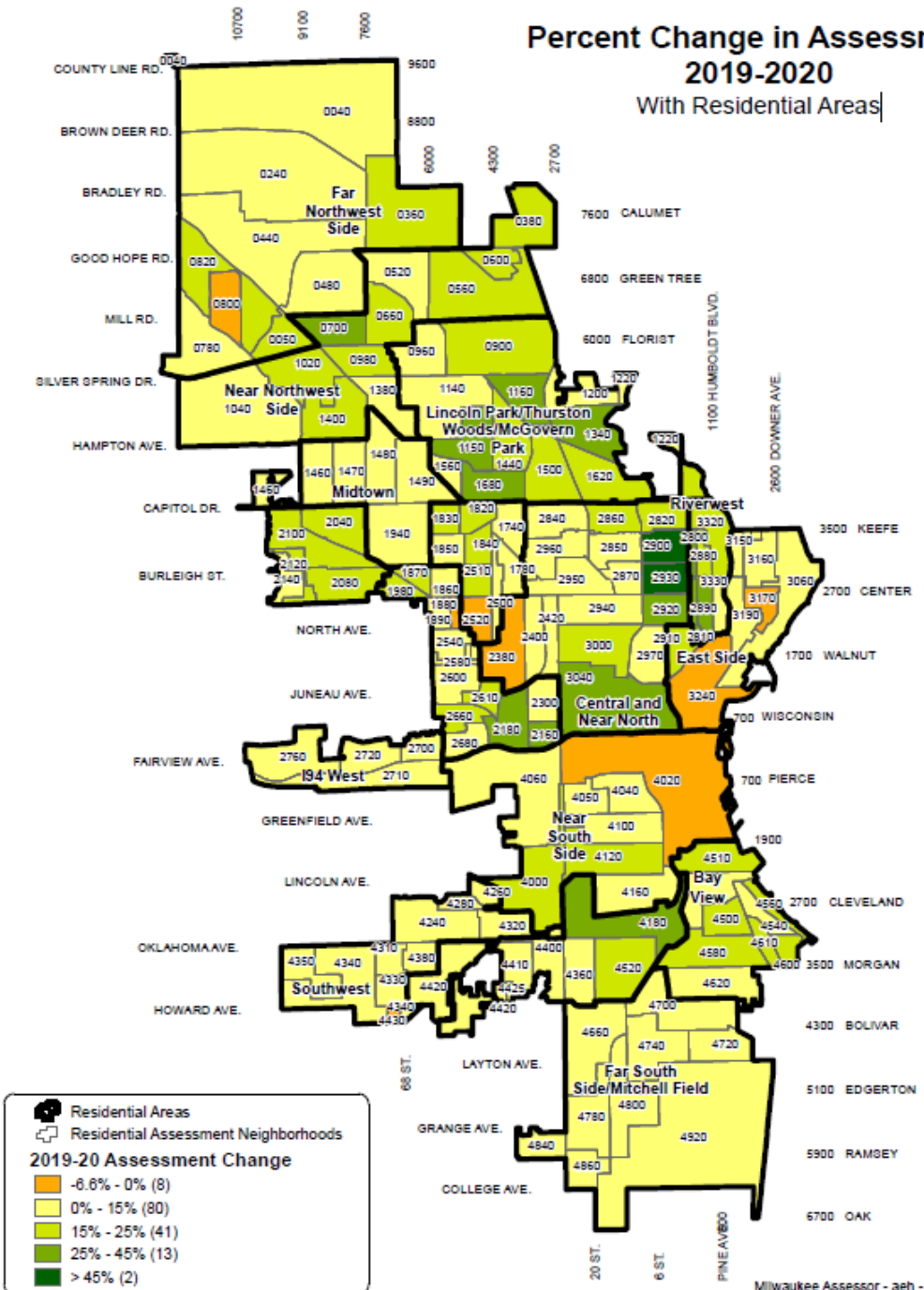


# Summary of Value Changes by Residential Neighborhood Groups

➤ See next slides



## Percent Change in Assessment 2019-2020 With Residential Areas



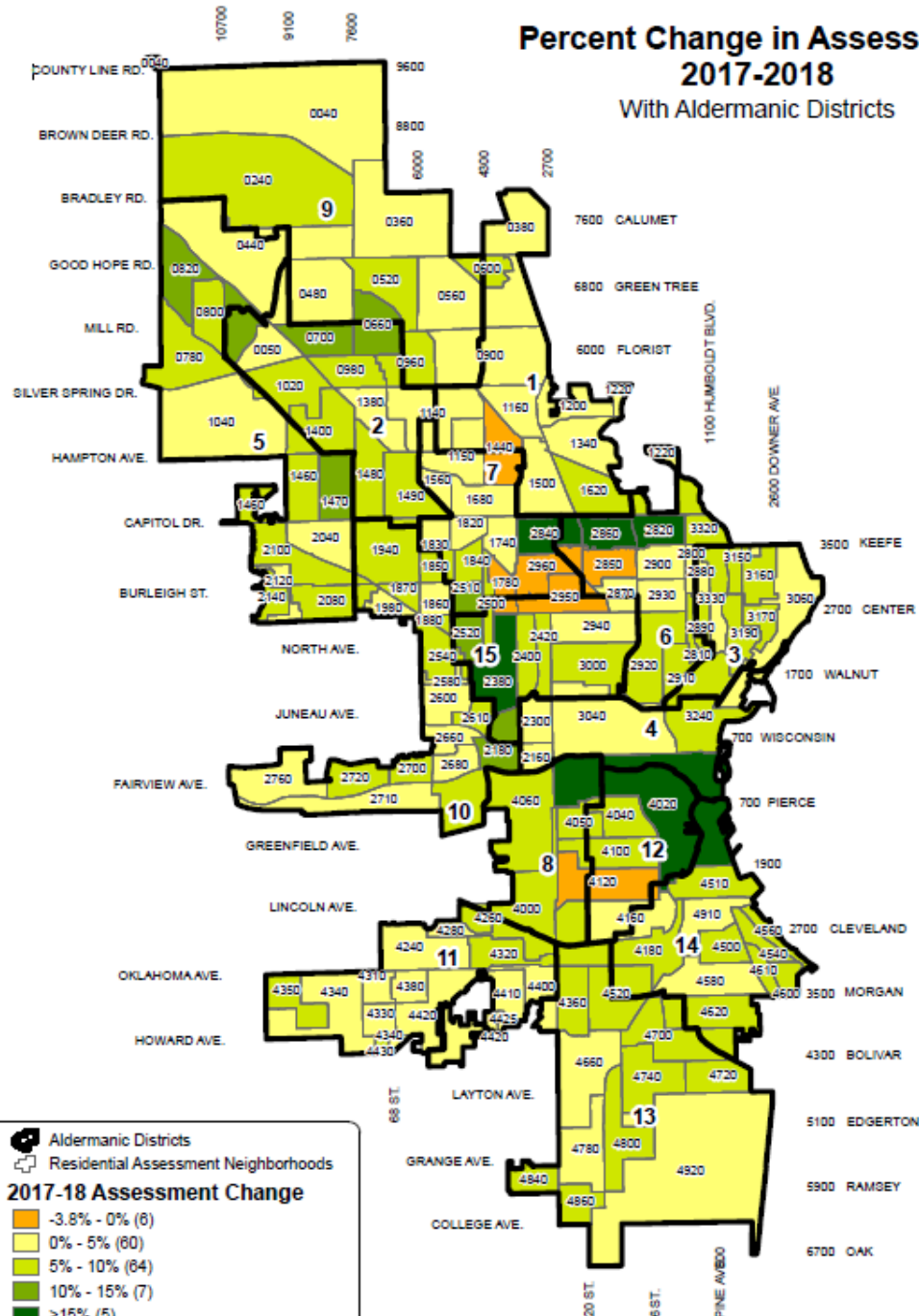
Areas of the City (NBHD groups)	# of Residential NBHDs	2020 Count of Res. Parcels	2020 Average Assessed Value	Average NBHD % Change 2007 to 2020	Average % Change 2019 - 2020
East Side	7	4,161	\$ 292,424	1%	5%
Midtown Area	5	6,162	\$ 110,750	-17%	7%
I94 West and W Layton Blvd	4	3,330	\$ 139,661	-5%	8%
Sherman Park Area	9	7,113	\$ 97,081	-27%	9%
Far South Side / Mitchell Field Area	9	7,567	\$ 170,023	1%	9%
Southwest Area	10	8,308	\$ 174,847	-2%	10%
Near South Side	8	13,558	\$ 79,733	-9%	11%
Alverno/Wilson Park Area	7	7,784	\$ 172,730	-3%	12%
Far Northwest Side	9	6,483	\$ 168,608	1%	12%
West Central	14	7,044	\$ 148,405	-8%	13%
Bay View Area	9	8,178	\$ 229,243	31%	15%
West Side/ Mount Mary Area	5	5,801	\$ 181,769	4%	16%
Near Northwest Side	11	7,686	\$ 112,784	-11%	18%
Lincoln Park / Thurston Woods / McGovern Park Area	13	14,809	\$ 73,439	-22%	19%
Central and Near North Area	17	14,887	\$ 54,700	-21%	24%
Riverwest area	6	2,570	\$ 181,058	22%	24%
	<b>143</b>	<b>125,441</b>			



# Residential Neighborhoods with highest percent changes

	Alder Dist	NBHD Number	2020 Parcel Count	2007 AVERAGE VALUE	2019 AVERAGE VALUE	2020 AVERAGE VALUE	% Change 2007 - 2020	% Change 2019-2020
Central and Near North Area	Coggs	2900	879	\$53,679	\$31,562	\$64,563	20.28%	<b>104.56%</b>
Central and Near North Area	Coggs	2930	728	\$58,382	\$32,995	\$67,107	14.94%	<b>103.39%</b>
River West/near Humbolt	Coggs	2810	434	\$130,224	\$119,783	\$171,713	31.86%	<b>43.35%</b>
Lincoln Park / Thurston Woods / McGovern Park	Hamilton	1160	948	\$84,490	\$37,641	\$53,660	-36.49%	<b>42.56%</b>
Lincoln Park / Thurston Woods / McGovern Park	Hamilton	1340	1,201	\$80,115	\$58,138	\$81,907	2.24%	<b>40.88%</b>
West Central Area	Murphy & Stamper	2180	397	\$87,205	\$71,699	\$94,711	8.61%	<b>32.10%</b>

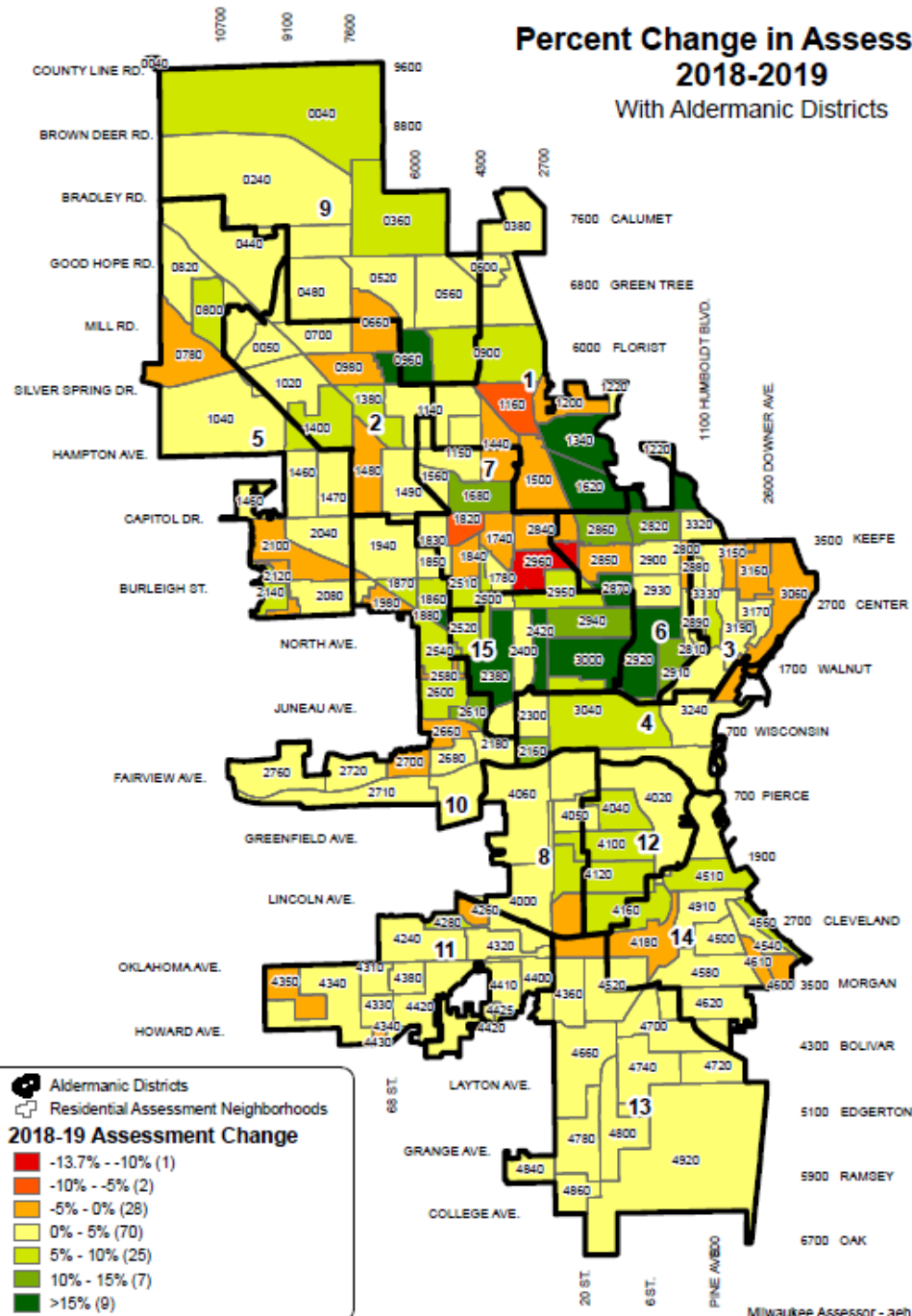
Residential Neighborhood	Percent Change 2017-2018	Percent Change 2018-2019	Percent Change 2019-2020	Percent Change 2017-2020
2900	1.45%	2.73%	104.56%	111.31%
2930	0.82%	1.61%	103.39%	108.38%
2810	7.14%	0.72%	43.35%	53.13%
1160	0.79%	-5.73%	42.86%	34.59%
1340	1.18%	15.17%	41.00%	63.37%
2180	10.05%	2.75%	32.10%	48.85%
2920	9.91%	20.26%	28.46% *	
2160	3.92%	12.32%	28.38%	48.82%
3040	0.87%	8.34%	28.32%	37.27%
1150	2.71%	3.14%	28.28%	35.53%
1680	3.40%	13.09%	28.26%	49.47%
2890	7.31%	4.88%	27.42%	43.41%
0700	10.73%	3.15%	27.17%	45.25%
4180	7.10%	-1.60%	26.53%	33.38%
2800	3.82%	-2.97%	25.59%	26.09%
4520	5.71%	3.47%	24.62%	36.37%
2860	20.69%	12.92%	24.39%	66.37%
2820	26.51%	11.79%	23.16%	73.34%

## Percent Change in Assessment 2017-2018 With Aldermanic Districts



 Aldermanic Districts  
 Residential Assessment Neighborhoods  
**2017-18 Assessment Change**  
 -3.8% - 0% (6)  
 0% - 5% (80)  
 5% - 10% (84)  
 10% - 15% (7)  
 >15% (5)

# Percent Change in Assessment 2018-2019 With Aldermanic Districts

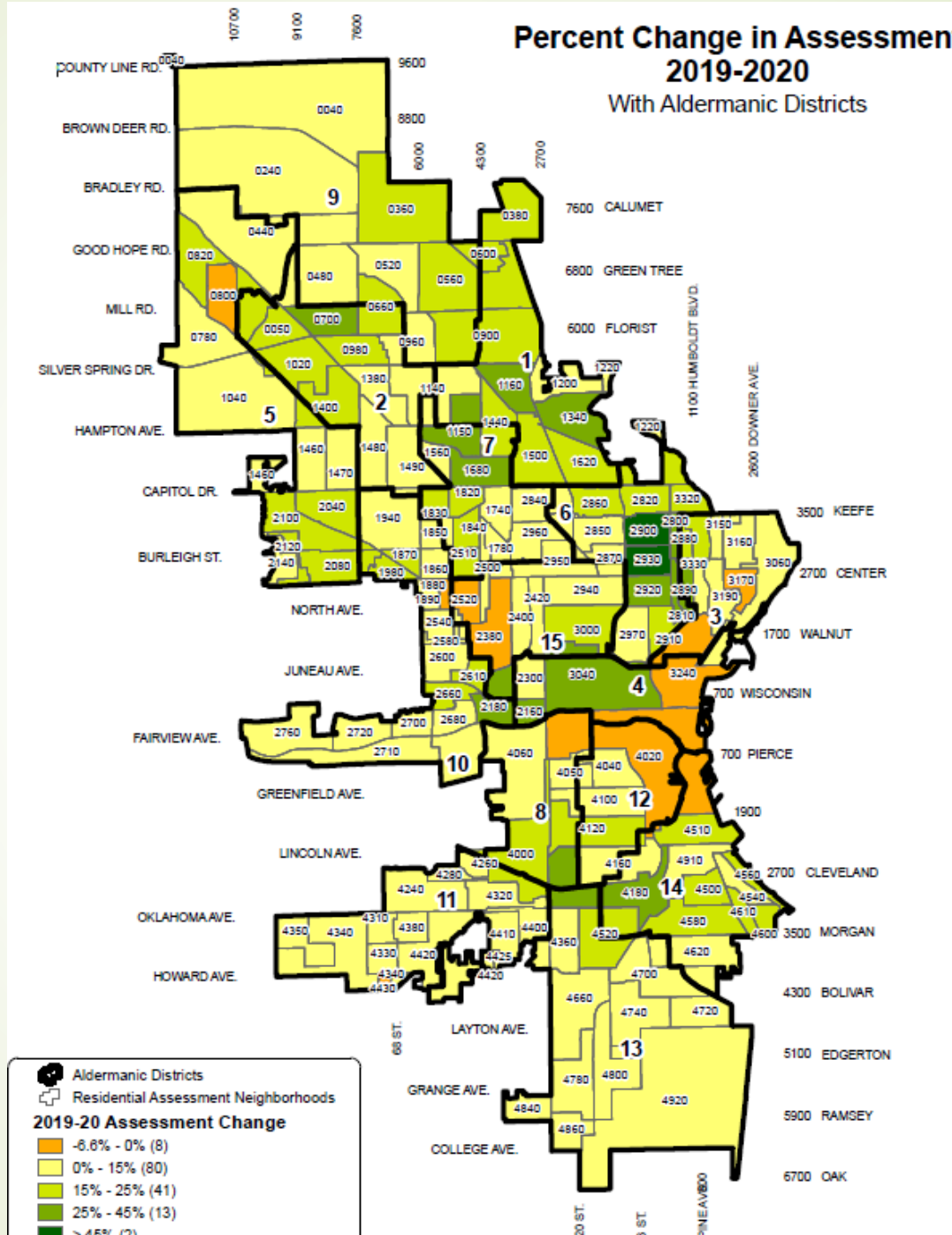




Aldermanic Districts  
 Residential Assessment Neighborhoods  
**2018-19 Assessment Change**  
■ -13.7% - -10% (1)  
■ -10% - -5% (2)  
■ -5% - 0% (28)  
■ 0% - 5% (70)  
■ 5% - 10% (25)  
■ 10% - 15% (7)  
■ >15% (9)



# Percent Change in Assessment 2019-2020

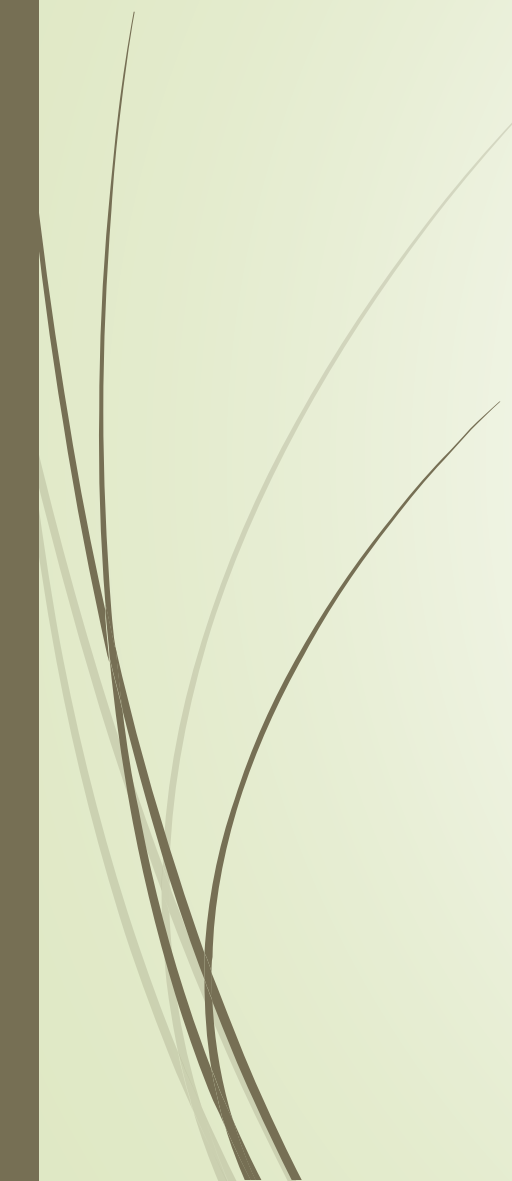
With Aldermanic Districts



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



# Revaluation Process

- The WI DOR determines what is required during revaluations
  - Accurate Data is foundation of assessments
  - Establishing or adjusting the Valuation Models
  - Setting Assessments
  - Open Book
  - Board of Assessors
  - Board of Review
- 



# Accurate Data is foundation of assessments

- Accomplished by
  - Property inspections during
    - Permit reviews 9,468 in 2019  
Adjust inventory of property record. Will the permit add value, if yes adjust value
  - Sale reviews 14,153 in 2019
    - Validate the sales
  - Update data if work done without benefit of permit



# Creating or adjusting the Valuation Models

- Use valid sales for models
- Determine base rates for house and amenities
- Determine factors for age, size, condition, quality based on sales
- Run model against sold properties
- Use statistical requirements and guidelines
- Model value should be close to sale price
- Will not always be exact match in mass appraisal



# Setting Assessments

- ▶ Apply model to all properties
- ▶ Look for changes that do not match other properties in NBHD
- ▶ When analysis is done on changes, send out notices



# Open Book

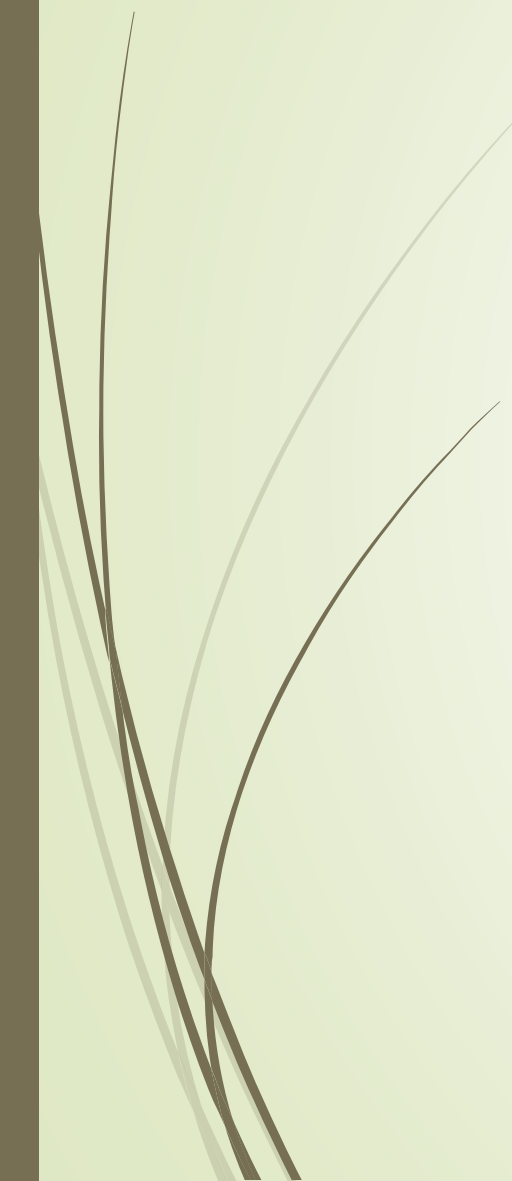
- Opportunity to talk to property owners
- Discuss valuation methodology
- Explain assessment process
- Intake information
- Adjust assessments if new information warrants a change
- Intake appeals – deadline is determined by statute 70.47 (16)
- Determine value and send to Board of Assessors

# 2020 Open Book Activity

Year	Week #	# of Owner Contacts (Calls and office Visits)	# of Owner Contacts (Calls Visits & Forms)	% of Total	# of Objection Forms handed out	% of Total
<b>2020</b>	1	2,145	4,243	32.9%	2,098	31.5%
COVID-19	2	1,177	2,909	22.6%	1,732	26.0%
Health	3	1,427	3,079	23.9%	1,652	24.8%
Emergency	4	636	1,358	10.5%	722	10.8%
(3 weeks planned,	5	294	498	3.9%	204	3.1%
extended to 6	6	365	531		166	2.5%
by BOR)	last day	183	274	2.1%	91	1.4%
	<b>Total</b>	<b>6,227</b>	<b>12,892</b>	<b>95.9%</b>	<b>6,665</b>	<b>100.0%</b>
<b>2019</b>	1	1,437	2,011	34.4%	574	27.5%
	2	731	1,049	18.0%	318	15.3%
	3	634	981	16.8%	347	16.6%
	4	120	1,382	23.7%	673	32.3%
	NA	0				
	NA	0				
	last day	247	420	7.2%	173	8.3%
	<b>Total</b>	<b>3,169</b>	<b>5,843</b>	<b>100.0%</b>	<b>2,085</b>	<b>100.0%</b>



# Board of Assessors

- Meets between May and October
  - Board is made up of Supervisors within Assessor's office
  - Beginning and end dates set by Statute
  - Review properties and initial values from Open Book
  - Review properties that have been appealed
  - Review changes recommended by appraisers
  - Determine assessed values
  - Send notices with information on appeal rights
- 





# Board of Review

- ▶ Board members are appointed by Mayor
- ▶ Board has 7 members at present time
- ▶ Board meets Tuesday, Wednesday and Thursday
- ▶ Start date is determined by state statute 70.47
- ▶ Property owners and assessors provide oral testimony
- ▶ Board members determine assessed value after hearing testimony
- ▶ Additional appeal options are available to property owners



Questions?

