



## Wisconsin Taxpayers Alliance

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# NEWS

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August 26, 2008

### Increase in Value of Wisconsin's Property Smallest Since 1987

Commercial, Manufacturing Properties Outpace Residential

MADISON—Despite falling property values nationwide, the full market (equalized) value of Wisconsin real and personal property rose 3.3% this year. Compared to a 6.2% increase last year and 9.6% the year before, it was the smallest increase since 1987 according to a new analysis of state data from the Wisconsin Taxpayers Alliance (WISTAX).

Values in only 11 counties grew faster than they did statewide in 2007. In one, Barron County, values actually dropped 0.1%. Growth was fastest in rural and recreational areas of central Wisconsin and slowest in urban and suburban areas of the northwest and southeast.

Seven counties in northwest Wisconsin that previously enjoyed growth due to their proximity to the Twin Cities are now finding values have stagnated along with the metro economy there. *[A complete list of Wisconsin counties with the fastest growing equalized property values (>5%) and the slowest (≤3%) is shown on the back of this release and on the WISTAX Web site at [www.wistax.org](http://www.wistax.org).]*

Not all types of real estate fared the same. Appreciation of commercial (4.2%), manufacturing (4.3%), and agricultural (3.3%) properties exceeded that of residential property (2.8%). The value of existing residences rose less than 0.5%.

Compared to past years when farmland values often declined, the increase in the use value of agricultural land (3.3%) and agricultural forest land (8.1%) reflects a somewhat stronger farm economy.

Equalized values are used to apportion property taxes among various communities in a county, school, or technical college district, and to compute state aid to local governments, most notably school districts.

WISTAX is a nonprofit, nonpartisan, public-policy research firm celebrating 76 years of service to Wisconsin citizens.

For a copy of the WISTAX report, "Property-value slowdown," write: WISTAX, 401 North Lawn Ave., Madison, Wisconsin 53704; e-mail, [wistax@wistax.org](mailto:wistax@wistax.org); or call 608.241.9789. □

*(Editors' Note: An electronic version of this release is available at [www.wistax.org](http://www.wistax.org).)*

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The Wisconsin Taxpayers Alliance, founded in 1932, is the state's oldest and most respected private government-research organization. Through its research, publications, civic lectures, and school talks, WISTAX aims to improve Wisconsin government through citizen education. Nonprofit, nonpartisan, and independently funded, WISTAX is not affiliated with any group—national, state, or local—and receives no government support.

**Equalized Values (\$b) in Selected Counties**

Fastest (>5%) or Slowest (<3%) Growth

<b>County</b>	<b>2007</b>	<b>2008</b>	<b>% Ch.</b>
Lafayette	0.89	1.01	14.3
Juneau	2.05	2.23	8.8
Clark	1.68	1.82	8.6
Waushara	2.49	2.70	8.4
Menominee	0.29	0.31	7.8
Green Lake	2.30	2.48	7.7
Marquette	1.53	1.65	7.7
Jackson	1.30	1.40	7.2
Portage	4.74	5.08	7.1
Rusk	1.17	1.25	7.0
Buffalo	0.94	1.00	6.6
Marathon	9.50	10.08	6.2
Chippewa	4.30	4.56	6.0
Monroe	2.47	2.62	6.0
Grant	2.60	2.75	6.0
Walworth	14.60	15.47	5.9
Oneida	7.29	7.70	5.6
Sauk	6.76	7.13	5.5
Shawano	2.90	3.05	5.3
Rock	10.17	10.70	5.3
Trempealeau	1.66	1.74	5.1
Pierce	3.21	3.31	3.0
Washington	13.66	14.07	3.0
Wood	4.56	4.69	2.9
Florence	0.58	0.59	2.8
Kenosha	14.64	15.00	2.5
Richland	1.07	1.10	2.4
Washburn	2.67	2.72	2.1
Racine	15.66	15.99	2.1
Waukesha	51.99	53.06	2.1
Ashland	1.27	1.30	1.9
La Crosse	7.64	7.78	1.8
Milwaukee	67.12	68.22	1.6
Saint Croix	8.60	8.74	1.6
Polk	4.99	5.06	1.5
Sawyer	3.83	3.88	1.3
Ozaukee	11.30	11.38	0.7
Burnett	2.92	2.94	0.6
Dunn	2.81	2.82	0.5
Barron	3.94	3.93	-0.1
State	497.9	514.4	3.3