



City Assessor's Office
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2018 ASSESSMENT ROLL SUMMARY

	2017	2018	CHANGE	
Residential Land	\$374,845,100	\$374,857,300	\$12,200	0.00%
Residential Improvements	<u>\$2,012,560,500</u>	<u>\$2,008,900,500</u>	<u>-\$3,660,000</u>	<u>-0.18%</u>
	\$2,387,405,600	\$2,383,757,800	-\$3,647,800	-0.15%
Commercial Land	\$237,997,500	\$239,455,900	\$1,458,400	0.61%
Commercial Improvements	<u>\$940,125,000</u>	<u>\$950,423,500</u>	<u>\$10,298,500</u>	<u>1.10%</u>
	\$1,178,122,500	\$1,189,879,400	\$11,756,900	1.00%
PERSONAL PROPERTY	\$117,860,200	\$73,060,700	-\$44,799,500	-38.01%
EXEMPT COMPUTERS	\$33,851,501	\$0	-\$33,851,501	100.00%
REAL ESTATE	\$3,565,528,100	\$3,573,637,200	\$8,109,100	0.23%
PERSONAL PROPERTY	<u>\$117,860,200</u>	<u>\$73,060,700</u>	<u>-\$44,799,500</u>	<u>-38.01%</u>
TOTAL	\$3,683,388,300	\$3,646,697,900	-\$36,690,400	-1.00%

ALLOCATION OF REAL ESTATE CHANGES IN VALUE 2017-2018

Non-TID	-\$4,982,900
TID	<u>\$13,092,000</u>
Total	\$8,109,100

ALLOCATION OF PERSONAL PROPERTY CHANGES IN VALUE 2017-2018

Non-TID	-\$43,118,400
TID	<u>-\$1,681,100</u>
Total	-\$44,799,500

REASONS FOR CHANGE

Real Estate Values

The City saw an overall increase in real estate value of \$8,109,100 from 2017. This is attributable to an increase of TID values of \$13,092,000 and a decrease in Non-TID real estate values of \$4,982,900 from 2017.

Notable projects for the year include the completion of the medical office building on 60th street, and the start of new construction of the Glen Reider building in TID 6, the Aurora medical office building in TID 15, and Stanton Optical on Hwy 100. West Allis also saw the construction of three new residential houses.

The Assessor Office reviewed 1,237 building permits. Of those 592, or 48% were for a wide variety of building projects including new garages, decks, kitchen/bathroom remodels, additions and new construction. The remaining 645 permits or 52% were for mechanicals (HVAC, furnace, boiler, or A/C, etc.)

Residential condominiums were grossly out of compliance with uniformity standards. Of the seven condo developments in the City of West Allis assessment ratios ranged from 117% to 154%, with an overall condo assessment ratio of 142%. To bring these values into line with recent market parameters and to fairly and equitably distribute the tax burden market-based adjustments were made to the condo developments. As a result, 326 condo units saw a decrease in value while 94 saw an increase in value. The 2018 assessment ratio for condos improved to 103%.

There were 14 Open Book appointments in 2018. Of those, 10 remained unchanged in value while 4 saw a decrease in value in the total amount of \$133,900.

Overall, 780 properties saw a change in value. Creating uniformity within residential condominiums resulted in a decline in assessed value of approximately \$5.5 million. This, however, was offset in part by new construction, building permit review, and staff inspections thereby contributing to the total change in residential values.

Personal Property & Exempt Computers

2017 Wisconsin Act 59 made significant changes to personal property reporting requirements. First, there is no longer a requirement to report exempt computers. So this total on page 1 is now zero. Second, 'Schedule C – Machinery, Tools and Patterns' became exempt personal property assets. This resulted in a loss of approximately \$37 million in personal property assessed value.

Act 59 also created the definition of "machinery" to mean "*a structure or assemblage of parts that transmits force, motion, or energy from one part to another in a predetermined way by electrical, mechanical, or chemical means.*" The meaning of machinery as created by Act 59 was intended to be interpreted broadly and applied to all personal property assets, not just machinery reported under Schedule C. As a result, assets that had previously been reported on 'Schedule D – Furniture, Fixtures and Office Equipment' and 'Schedule H – Other' were shifted to Schedule C by businesses to take advantage of the Schedule C exemption under the interpretation of the machinery definition. This resulted in an additional loss of approximately \$8 million. Despite the discovery of 200 previously unreported personal property accounts through a more thorough process of discovery and listing, any increase in personal property assessed value was more than offset by the losses incurred by the changes created by Act 59.

