



June 6, 2017

2017 ASSESSMENT ROLL SUMMARY

	2016	2017	CHANGE	
Residential Land	\$374,690,700	\$374,845,100	\$154,400	0.04%
Residential Improvements	<u>\$2,011,809,100</u>	<u>\$2,012,560,500</u>	<u>\$751,400</u>	<u>0.04%</u>
	\$2,386,499,800	\$2,387,405,600	\$905,800	0.04%
Commercial Land	\$237,640,000	\$237,997,500	\$357,500	0.15%
Commercial Improvements	<u>\$940,092,100</u>	<u>\$940,124,992</u>	<u>\$32,892</u>	<u>0.00%</u>
	\$1,177,732,100	\$1,178,122,492	\$390,392	0.03%
PERSONAL PROPERTY	\$116,627,500	\$117,860,200	\$1,232,700	1.06%
EXEMPT COMPUTERS	\$33,851,501	\$25,571,676	-\$8,279,825	-24.46%
REAL ESTATE	\$3,564,231,900	\$3,565,528,092	\$1,296,192	0.04%
PERSONAL PROPERTY	<u>\$116,627,500</u>	<u>\$117,860,200</u>	<u>\$1,232,700</u>	<u>1.06%</u>
TOTAL	\$3,680,859,400	\$3,683,388,292	\$2,528,892	0.07%

ALLOCATION OF REAL ESTATE CHANGES IN VALUE 2016-2017

Non-TID	\$544,292
TID	<u>\$751,900</u>
Total	\$1,296,192

ALLOCATION OF PERSONAL PROPERTY CHANGES IN VALUE 2016-2017

Non-TID	\$1,035,000
TID	<u>\$197,700</u>
Total	\$1,232,700

REASONS FOR CHANGE

Real Estate Values

The City saw a slight increase in Non-TID real estate values of \$544,292 from 2016.

Notable projects for the year include a new fast food restaurant on Highway 100 (Chik-fil-A) and a partial construction of a new medical office building on 60th Street.

The Assessor Office reviewed 1,226 building permits. Of those 501, or 41% were for a wide variety of building projects including new garages, decks, kitchen/bathroom remodels, additions and new construction. The remaining 725 permits or 59% were for mechanical replacements (HVAC, furnace, boiler, or A/C, etc.) In addition, staff made 63 changes to value based on the results of property inspections.

Overall, 343 properties saw a change in value. Together, new construction, building permits and staff inspections contributed to these changes.

TID Values

TID values saw a slight increase in value by \$751,900. This is due to the construction of a new parking structure in TID 7 and the new construction of office-warehouse in TID 10. However, the new construction values were somewhat offset by properties in TID 14 that changed to an exempt status.

Personal Property

The 1.06% increase in personal property values is primarily due to a more thorough process of discovering and listing personal property accounts. The former personal property appraiser retired in September and was replaced by two temporary employees that had more time to discover, list and review personal property.

Exempt Computers

The 24.46% decline in Exempt Computer values is due in large part to a significant number of leasing companies becoming inactive in West Allis.

OPEN BOOK & BOARD OF REVIEW APPEALS

Open Book:	33
Withdrawn	4
Change Granted	22
Change Denied	7
Total Value Change:	-\$788,200
Intent to Object Filed:	5
Withdrawn	0
Reviewed and Waived	0
Scheduled for BOR	5
Total Value Variance Requested:	-\$7,873,600

