

Communicating Taxpayer Impact

Discover the *Baird Difference*

Equalized vs. Assessed Value

Assessed Value

- Calculated by local municipality
- Determined periodically "as needed"
- Maintains tax equity within the municipality

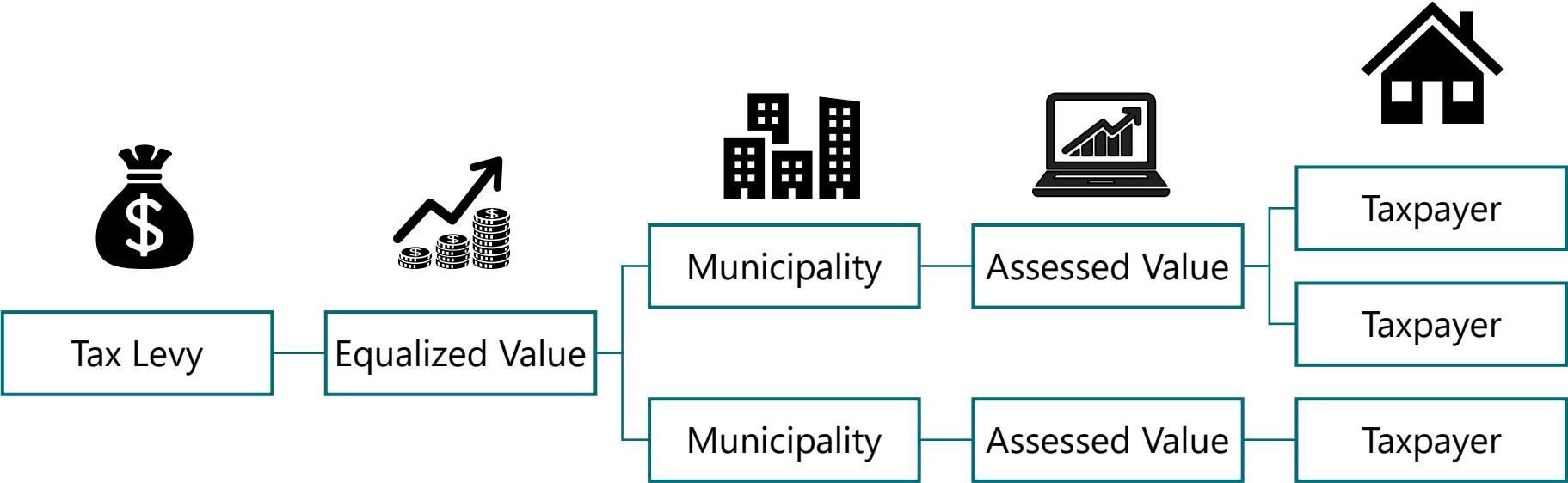
Equalized Value

(Fair Market Value)

- Calculated by the State (Department of Revenue)
- Determined annually
- Maintains tax equity between different taxing jurisdictions (City, School District, Tech College)

Accurate property values are required to fairly distribute the property tax burden

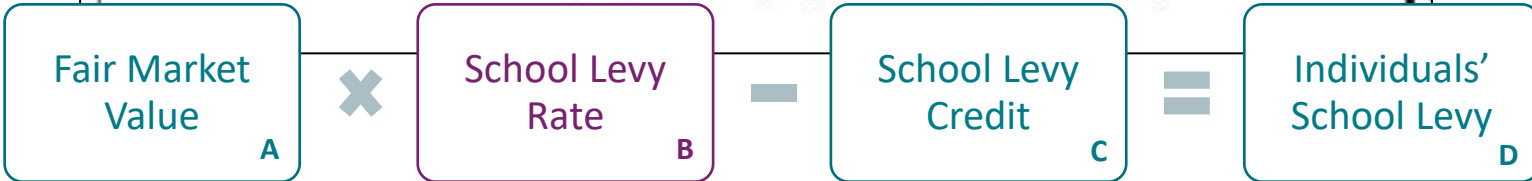
Levy Distribution



Concepts – Tax Levy

Please inform treasurer of address changes.

ASSESSED VALUE LAND 7,500	ASSESSED VALUE IMPROVEMENTS 197,500	TOTAL ASSESSED VALUE 205,000	AVERAGE ASSEMT. RATIO 1.018710482	NET ASSESSED VALUE RATE 0.02208290 <small>(Does NOT reflect credits)</small>	
ESTIMATED FAIR MARKET VALUE LAND 7,400	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 193,900	TOTAL ESTIMATED FAIR MARKET VALUE 201,300 A	<input type="checkbox"/> A star in this year means year taxes .00929125 B	School taxes also reduced by school levy tax credit 334.16 C	
TAKING JURISDICTION	2017 EST. STATE AIDS ALLOCATED TAX DIST.	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2017 NET TAX	2018 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	0.00	0.00	
Columbia County	469,632	459,677	940.08	976.35	3.9%
City of Portage	2,358,177	2,307,501	1,726.03	1,832.04	6.1%
Community School	7,696,512	7,521,867	1,413.03	1,535.56 D	8.7%
MATC	558,715	543,034	176.82	183.04	3.5%
TOTAL	11,083,036	10,832,079	4,255.96	4,526.99	6.4%



“In addition to changes in the school districts levy and mill rate, the individual taxpayers’ school levy impact can change year to year due to changes in assessed value, assessment ratio, resulting fair market value, and the school levy credit.”

Levy Distribution

- The annual school tax levy will be apportioned amongst the individual municipalities based upon Equalized (EQ) Property Value.
- The district approves the levy and communicates the calculated mill rate impact.

	2020-21 Equalized Value	% of District	2020-21 Tax Levy
T. Caledonia	\$ 203,322,760	14.14%	\$ 1,689,010
T. Dekorra	\$ 251,898	0.02%	\$ 2,093
T. Fort Winnebago	\$ 88,228,800	6.14%	\$ 732,920
T. Lewiston	\$ 138,815,728	9.65%	\$ 1,153,147
T. Marcellon	\$ 1,146,660	0.08%	\$ 9,525
T. Pacific	\$ 223,055,675	15.51%	\$ 1,852,932
T. Wyocena	\$ 5,027,981	0.35%	\$ 41,768
C. Portage	\$ 691,906,500	48.12%	\$ 5,747,693
T. Douglas	\$ 20,633,111	1.43%	\$ 171,400
T. Moundville	\$ 49,902,200	3.47%	\$ 414,539
V. Endeavor	\$ 15,128,600	1.05%	\$ 125,674
T. Greenfield	\$ 460,411	0.03%	\$ 3,825
Total	\$ 1,437,880,324	100.00%	\$ 11,944,526

Will Reassessment Matter?

- The Town of Averageville reassessment results in an average value increase of 40% throughout the Town

BEFORE REASSESSMENT

\$50,000



**School Tax Bill
\$333**

AFTER REASSESSMENT

\$60,000



**LOWER Tax Bill
\$286**

**LOWER
Relative
Re-Assessment**

20% ↑ Value

\$50,000



**School Tax Bill
\$333**

\$70,000



**SAME Tax Bill
\$333**

**AVERAGE
Relative
Re-Assessment**

40% ↑ Value

\$50,000



**School Tax Bill
\$333**

\$80,000



**HIGHER Tax Bill
\$381**

**HIGHER
Relative
Re-Assessment**

60% ↑ Value

Taxation of Agricultural Land

- Agricultural land in Wisconsin is valued at a set rate per acre based upon land productivity.
- The State publishes a value per acre for every community by 4 classes of farmland.
- The process is intended to support & maintain farming in the State and keep farmland valued at very low levels to discourage commercial development of farmland.
- Example residential value = **\$60,000/acre**; agricultural value = **\$250/acre**



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