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# PATRICK SNYDER

STATE REPRESENTATIVE • 85<sup>th</sup> ASSEMBLY DISTRICT

## Testimony in Support of Assembly Bill 1019

Assembly Committee on State Affairs

February 21<sup>st</sup>, 2022

Chairman Swearingen and members of the Committee:

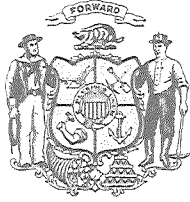
Senator Petrowski and I, authored this legislation because of an issue with an exciting redevelopment project in the City of Wausau. The Wausau Center Mall was a struggling mall in downtown Wausau that encompassed an eight block area of downtown Wausau. In February of 2020, the City, and a group of local philanthropic organizations purchased the mall from an out-of-state owner. The fallout of COVID closures accelerated the demise of the Wausau Center Mall and led to City officials and stakeholders developing new plans for the site.

In spring of 2021, demolition of the mall began and the plan was to bring the property into a tax increment district (TID) post-demolition to prevent a negative increment. As you are all aware, state law requires that the equalized value of taxable property of a new or amended TID plus the value increment of all existing TIDs cannot exceed 12% of the total equalized value of taxable property. Based on 2020 equalized values, the city had sufficient margin to accomplish this with 10.28% of value in TIDs.

However, in August of 2021 the Department of Revenue (DOR) equalized valuation showed a dramatic swing. This change was due to 2020 estimates requiring corrections in 2021 to recover variances. Supporting materials submitted with my testimony have comprehensive breakdowns of these corrections and following speakers can go into more detail on them.

The City of Wausau has 2 TIDs that will close in 2024 and 2025. Once these districts close the City will fall well below the statutory threshold as they represent 46% of the overall TID value. However, in the meantime we are asking for an exemption to the 12% requirement in order to move forward with redevelopment plans for the Wausau Opportunity Zone.

Thank you for taking the time to hear my testimony today. I am happy to answer any questions you may have.



# JERRY PETROWSKI

WISCONSIN STATE SENATOR

## **Assembly Bill 1019**

February 21, 2022

Mr. Chairman and committee members, thank you for hearing Assembly Bill 1019.

The city of Wausau and local business leaders have been working to redevelop their downtown after the Wausau Center Mall closed. Part of this plan has been to bring the mall property into TID 13 once the demolition of the property was complete. The city was well positioned to do this, but a combination of circumstances have resulted in the valuation of their existing TIDs exceeding the twelve percent limit on their equalized value.

We are asking the committee to move this bill forward today to keep the project on schedule. The city has two healthy TIDs that are scheduled to retire in 2024 and 2025 that will cut the amount of their valuation nearly in half, so the time frame in which the city will exceed the twelve percent cap should be brief. It would be a shame to allow bad timing to stop such an important project.

Committee members have received a detailed analysis of how we got to this point, so I will close my remarks by simply asking for your support to keep this project moving forward. Thank you again for the hearing and I would be happy to answer any questions.

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29TH SENATE DISTRICT

STATE CAPITOL: P.O. BOX 7882 • MADISON, WISCONSIN 53707-7882  
SEN.PETROWSKI@LEGIS.WISCONSIN.GOV • TELEPHONE: (608) 266-2502 • FAX: (608) 282-3569

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CUSTOMER SERVICE DEPARTMENT  
OFFICE OF THE FINANCE DIRECTOR

December 7, 2021

Senator Jerry Petrowski  
11 N State Capitol  
Madison WI 53702

Dear Senator Petrowski:

Thank you for discussing the City's exciting downtown redevelopment efforts. As I explained, the city and local philanthropists partnered to purchase the struggling downtown mall from an east coast owner in February of 2020. Demolition of the multi-block building began this spring. We expected to bring the property into a tax increment district post-demolition to prevent a negative increment. Based upon our 2020 equalized values, the city had sufficient margin with 10.28% of our value in tax increment districts.

Unfortunately, the city's 2021 equalized valuation released by the DOR in August showed dramatic swings in values. Our local DOR equalization staff explained that a large portion of the change occurred due to estimates used in establishing the 2020 equalized values and the subsequent corrections required in the 2021 values to recover the 2020 variances to actual.

The City of Wausau performed a city-wide revaluation effective January 1, 2020. A revaluation is a labor-intensive task which delayed the tabulation of final results until September 2020. Our city assessor filed estimated reports with the DOR in the spring of 2020. These reports were relied upon by the DOR to establish the 1/1/2020 equalized values. Wisconsin Statutes require the DOR correct any under or over reporting in the following year. The corrections are meant to correct the current year *and recover the prior year errors*. This basically results in a doubling of the correction in the current year. Once the prior year corrections are recovered in the current year; they are eliminated from future valuation computations.

The impact of these corrections was significant for the city. These error corrections *increased* our equalized tax increment district values and *decreased* our total equalized value. Together these changes contributed significantly to the dramatic change in our TID limit calculation:

	EQUALIZED VALUE JANUARY 1		
	2020	2021	Change
Increment Value	\$ 344,006,900	\$ 429,837,000	\$ 85,830,100
Total Equalized Value	\$ 3,345,281,800	\$ 3,265,016,200	\$ (80,265,600)
Percent	10.28%	13.16%	



Our local DOR equalization staff explained that one easily identifiable correction occurred to each of the Tax Increment District's January 1, 2021 values. When the State determined the 1/1/2020 values of each district they assumed the assessment ratio was 100%. With the filing of our Statement of Assessment in the fall of 2020 our actual 1/1/2020 assessment ratio was calculated at 94.19%. The state recovered the lost values for 2020 in 2021 on the adjustment line. This correction will be removed in the computation of our 2022 TID equalized values which will reduce the increment value of each the districts.

The total 2021 total city equalized value was also impacted by the estimates used in 2020. One easily identifiable area is in the "Corrections and Compensation" column found in the 2021 Statement of Changes in Equalized Values by Class and Item. The negative correction is for the overstatement of our 2020 Equalized Value. One half of this correction will be eliminated in the 2022 Equalized Value Computation.

These 2 corrections bring the city very close to the 12% limit.

	EQUALIZED VALUE JANUARY 1		
	2021	Correction	Adjusted
Increment Value	\$ 429,837,000	\$ (31,645,300)	\$ 398,191,700
Total Equalized Value	\$ 3,265,016,200	\$ 10,970,540	\$ 3,275,986,740
Percent	13.16%		12.15%

Other areas of the Statement of Changes in Equalized Values were also impacted by the use of estimates. Unfortunately, I was unable to determine the exact amount of offset in future years values. For example, I compared the 2021 Equalized Statement Value of Wausau and the City of Schofield which is our abutting neighbor. The City of Wausau assessment staff serve as the assessor for the City of Schofield. This means that the same methods and work efforts are employed. Our assessor also performed a 2020 city-wide revaluation for Schofield. This work was completed prior to the spring DOR report deadlines so actual results were filed. You would expect the economic change to values would be consistent between the two communities but that is not the case at all. The significant economic change in Wausau commercial property contains corrections to the prior year overstatement but I could not determine the exact amount. The negative economic change in our commercial property decreased our total equalized value by \$140,609,200 which is significant. Based upon the fact that the two communities use the same assessor and assessment methods; had 2020 city-wide revaluations and are located in the same geographical and market area; I believe it is reasonable to assume that the 2021 economic change includes a correction to the 2020 values that will be reversed in the release of the 2022 equalized value.

	2021 % of Economic Change	
	Schofield	Wausau
Residential	0%	0%
Commerical	-1%	-11%
Manufacturing	1%	1%

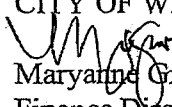
The city has 2 tax increment districts that will be ready to close in 2024 and 2025. These districts represent 46% of the overall tax increment value. When these districts close we will see our percentage drop dramatically. Unfortunately, we can not wait until these districts close. The blocks of vacant space in the heart of our downtown need redevelopment now.

We are requesting a legislative exemption to allow the City of Wausau the opportunity to incorporate the Mall Property into a Tax Increment District. In reviewing Wisconsin statutes, it appears that a handful of similar exemptions exist.

I have attached copies of our Statement of Changes in TID Value and our Statement of Changes in Equalized Values by Class and Item for your reference. The situation and circumstances are difficult to explain. I hope my explanation is somewhat beneficial and highlights the unusual circumstances the city is in and the impact these prior year correction recoveries had on our 2021 equalized values and our ability to add territory to tax increment district boundaries.

I would be happy to discuss this information in further detail.

Thank you for your support and assistance.

Sincerely,  
CITY OF WAUSAU  
  
Maryanne Groat, CPA  
Finance Director

Enclosures

cc: Mayor Rosenberg

**2020 Statement of Changes in TID Value**  
 Wisconsin Department of Revenue  
 Equalization Bureau

County        37        Marathon  
 City            291        Wausau  
 TID #          012        TID Type - Reh/Cons post-95  
 School District 6223    Sch D of Wausau

Special District - 1    None  
 Special District - 2    None  
 Special District - 3    None  
 Union High            None

**Current Year Value**

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$24,338,700	100.00%	\$24,338,700		\$24,338,700
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$116,800		\$116,800
Prior Year Corrections:					
Non-Manufacturing Real Estate and Personal Property			-\$53,200		-\$53,200
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
<b>Current Year TID Value</b>					
					\$24,402,300
<b>2017 TID Base Value</b>					
					\$32,285,000
<b>TID Increment Value</b>					
					-\$7,882,700

\* Municipal Assessor's estimated values filed on 06/08/2020

\*\* Amended Full Value based on information from Municipal Assessor

**Changes in TID Equalized Values**

2019 TID Value	2020 TID Value	Dollar Change	% Change
\$24,348,300	\$24,402,300	\$54,000	0

**2020 Statement of Changes in TID Value**  
 Wisconsin Department of Revenue  
 Equalization Bureau

County        37        Marathon  
 City           291        Wausau  
 TID #         011        TID Type - Industrial Post-04  
 School District 6223    Sch D of Wausau

Special District - 1    None  
 Special District - 2    None  
 Special District - 3    None  
 Union High            None

**Current Year Value**

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$55,008,500	100.00%	\$55,008,500		\$55,008,500
Manufacturing Real Estate			\$8,467,200		\$8,467,200
Manufacturing Personal Property			\$99,600		\$99,600
<b>Prior Year Corrections:</b>					
Non-Manufacturing Real Estate and Personal Property			-\$140,400		-\$140,400
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
Current Year TID Value					\$63,434,900
2017 TID Base Value					\$1,386,400
TID Increment Value					\$62,048,500

\* Municipal Assessor's estimated values filed on 06/08/2020

\*\* Amended Full Value based on information from Municipal Assessor

**Changes in TID Equalized Values**

2019 TID Value	2020 TID Value	Dollar Change	% Change
\$61,254,900	\$63,434,900	\$2,180,000	4

**2020 Statement of Changes in TID Value**  
 Wisconsin Department of Revenue  
 Equalization Bureau

County        37        Marathon  
 City            291        Wausau  
 TID #          010        TID Type - Industrial Post-04  
 School District 6223    Sch D of Wausau

Special District - 1    None  
 Special District - 2    None  
 Special District - 3    None  
 Union High            None

**Current Year Value**

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$22,296,400	100.00%	\$22,296,400		\$22,296,400
Manufacturing Real Estate			\$33,940,100		\$33,940,100
Manufacturing Personal Property			\$2,167,400		\$2,167,400
<b>Prior Year Corrections:</b>					
Non-Manufacturing Real Estate and Personal Property			-\$51,200		-\$51,200
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
<b>Current Year TID Value</b>					
Current Year TID Value					\$58,352,700
2013 TID Base Value					\$45,713,000
TID Increment Value					\$12,639,700

\* Municipal Assessor's estimated values filed on 06/08/2020  
 \*\* Amended Full Value based on information from Municipal Assessor

**Changes in TID Equalized Values**

2019 TID Value	2020 TID Value	Dollar Change	% Change
\$56,367,200	\$58,352,700	\$1,985,500	4



**2020 Statement of Changes in TID Value**  
 Wisconsin Department of Revenue  
 Equalization Bureau

County        37        Marathon  
 City            291        Wausau  
 TID #          009        TID Type - Blight post-95  
 School District 6223    Sch D of Wausau

Special District - 1    None  
 Special District - 2    None  
 Special District - 3    None  
 Union High            None

**Current Year Value**

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$736,500	100.00%	\$736,500		\$736,500
Manufacturing Real Estate			\$1,412,800		\$1,412,800
Manufacturing Personal Property			\$86,200		\$86,200
<b>Prior Year Corrections:</b>					
Non-Manufacturing Real Estate and Personal Property			-\$1,600		-\$1,600
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
Current Year TID Value					\$2,233,900
2012 TID Base Value					\$1,232,400
TID Increment Value					\$1,001,500

\* Municipal Assessor's estimated values filed on 06/08/2020

\*\* Amended Full Value based on information from Municipal Assessor

**Changes in TID Equalized Values**

2019 TID Value	2020 TID Value	Dollar Change	% Change
\$2,174,900	\$2,233,900	\$59,000	3

**2020 Statement of Changes in TID Value**  
 Wisconsin Department of Revenue  
 Equalization Bureau

County        37        Marathon  
 City         291        Wausau  
 TID #        008        TID Type - Reh/Cons post-95  
 School District 6223    Sch D of Wausau

Special District - 1    None  
 Special District - 2    None  
 Special District - 3    None  
 Union High            None

**Current Year Value**

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$43,218,400	100.00%	\$43,218,400		\$43,218,400
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$1,400		\$1,400
<b>Prior Year Corrections:</b>					
Non-Manufacturing Real Estate and Personal Property			-\$102,100		-\$102,100
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
<b>Current Year TID Value</b>					<b>\$43,117,700</b>
<b>2012 TID Base Value</b>					<b>\$35,408,900</b>
<b>TID Increment Value</b>					<b>\$7,708,800</b>

\* Municipal Assessor's estimated values filed on 06/08/2020  
 \*\* Amended Full Value based on information from Municipal Assessor

**Changes in TID Equalized Values**

2019 TID Value	2020 TID Value	Dollar Change	% Change
\$44,493,800	\$43,117,700	-\$1,376,100	-3



**2020 Statement of Changes in TID Value**  
 Wisconsin Department of Revenue  
 Equalization Bureau

County        37        Marathon  
 City           291        Wausau  
 TID #         007        TID Type - Mixed-Use  
 School District 6223    Sch D of Wausau

Special District - 1    None  
 Special District - 2    None  
 Special District - 3    None  
 Union High            None

**Current Year Value**

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$69,971,200	100.00%	\$69,971,200		\$69,971,200
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
<b>Prior Year Corrections:</b>					
Non-Manufacturing Real Estate and Personal Property			-\$156,900		-\$156,900
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
Current Year TID Value					\$69,814,300
2006 TID Base Value					\$29,525,900
TID Increment Value					\$40,288,400

\* Municipal Assessor's estimated values filed on 06/08/2020

\*\* Amended Full Value based on information from Municipal Assessor

**Changes in TID Equalized Values**

2019 TID Value	2020 TID Value	Dollar Change	% Change
\$68,348,900	\$69,814,300	\$1,465,400	2

**2020 Statement of Changes in TID Value**  
 Wisconsin Department of Revenue  
 Equalization Bureau

County        37        Marathon  
 City         291        Wausau  
 TID #        006        TID Type - Industrial Post-04  
 School District 6223    Sch D of Wausau

Special District - 1    None  
 Special District - 2    None  
 Special District - 3    None  
 Union High            None

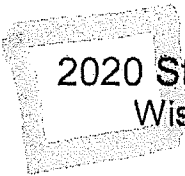
**Current Year Value**

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$197,851,000	100.00%	\$197,851,000		\$197,851,000
Manufacturing Real Estate			\$1,436,400		\$1,436,400
Manufacturing Personal Property			\$81,300		\$81,300
<b>Prior Year Corrections:</b>					
Non-Manufacturing Real Estate and Personal Property			-\$424,000		-\$424,000
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
<b>Current Year TID Value</b>					
Current Year TID Value					\$198,944,700
2005 TID Base Value					\$80,840,800
TID Increment Value					\$118,103,900

\* Municipal Assessor's estimated values filed on 06/08/2020  
 \*\* Amended Full Value based on information from Municipal Assessor

**Changes in TID Equalized Values**

2019 TID Value	2020 TID Value	Dollar Change	% Change
\$185,917,600	\$198,944,700	\$13,027,100	7



**2020 Statement of Changes in TID Value**  
 Wisconsin Department of Revenue  
 Equalization Bureau

County        37        Marathon  
 City            291        Wausau  
 TID #          003        TID Type - Legis Exception  
 School District 6223    Sch D of Wausau

Special District - 1    None  
 Special District - 2    None  
 Special District - 3    None  
 Union High            None

**Current Year Value**

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$122,191,100	100.00%	\$122,191,100		\$122,191,100
Manufacturing Real Estate			\$1,003,400		\$1,003,400
Manufacturing Personal Property			\$84,100		\$84,100
<b>Prior Year Corrections:</b>					
Non-Manufacturing Real Estate and Personal Property			-\$277,100		-\$277,100
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$22,033,300
Current Year TID Value					\$145,034,800
1994 TID Base Value					\$42,818,700
TID Increment Value					\$102,216,100

\* Municipal Assessor's estimated values filed on 06/08/2020

\*\* Amended Full Value based on information from Municipal Assessor

**Changes in TID Equalized Values**

2019 TID Value	2020 TID Value	Dollar Change	% Change
\$143,102,900	\$145,034,800	\$1,931,900	1

**FINAL - EQUATED  
STATEMENT OF ASSESSMENT FOR 2020**

37                      291                      1023  
CO                      MUN                      ACCT NO

This is an Amended Return

FOR CITY OF OF WAUSAU MARATHON COUNTY  
Town - Village - City                      Municipality Name                      County Name

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES WHOLE NUMBERS ONLY (Col. C)	VALUE OF LAND (Col. D)	VALUE OF IMPROVEMENTS (Col. E)	TOTAL VALUE OF LAND AND IMPROVEMENTS (Col. F)
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	13,230	12,590	4,238	346,567,100	1,367,433,200	1,714,000,300
2	COMMERCIAL - Class 2	1,282	1,135	2,102	267,545,400	933,319,200	1,200,864,600
3	MANUFACTURING - Class 3	81	75	444	12,837,200	107,389,400	120,226,600
4	AGRICULTURAL - Class 4	56		210	39,700		39,700
5	UNDEVELOPED - Class 5	16		105	724,700		724,700
6	AGRICULTURAL FOREST - Class 5m	2		33	195,900		195,900
7	FOREST LANDS - Class 6	13		134	823,700		823,700
8	OTHER - Class 7	3	2	18	224,700	179,300	404,000
9	TOTAL - ALL COLUMNS	14,683	13,802	7,284	628,958,400	2,408,321,100	3,037,279,500
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			1,498	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					6,660,100	6,660,100
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				71,132,400	2,804,400	73,936,800
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				31,830,900	790,200	32,621,100
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				102,963,300	10,254,700	113,218,000
16	<b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F) MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b>						<b>3,150,497,500</b>
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT	09/01/2020	Name of Assessor RICHARD RUBOW			Telephone # (715) 261-6605	

**REMARKS**  
The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .941852609  
This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission



**2021 Statement of Changes in TID Value**  
 Wisconsin Department of Revenue  
 Equalization Bureau

County        37        Marathon  
 City           291        Wausau  
 TID #         003        TID Type - Legis Exception  
 School District 6223    Sch D of Wausau

Special District - 1    None  
 Special District - 2    None  
 Special District - 3    None  
 Union High            None

**Current Year Value**

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$124,078,000	98.83%	\$125,546,900		\$125,546,900
Manufacturing Real Estate			\$1,091,400		\$1,091,400
Manufacturing Personal Property			\$81,800		\$81,800
<b>Prior Year Corrections:</b>					
Non-Manufacturing Real Estate and Personal Property			\$5,872,900		\$5,872,900
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$22,261,600
<b>Current Year TID Value</b>					<b>\$154,854,600</b>
<b>1994 TID Base Value</b>					<b>\$42,818,700</b>
<b>TID Increment Value</b>					<b>\$112,035,900</b>

*total corrections 2,164,300*

\* Municipal Assessor's final values filed on 05/28/2021  
 \*\* Amended Full Value based on information from Municipal Assessor

**Changes in TID Equalized Values**

2020 TID Value	2021 TID Value	Dollar Change	% Change
\$145,034,800	\$154,854,600	\$9,819,800	7

**2021 Statement of Changes in TID Value**  
 Wisconsin Department of Revenue  
 Equalization Bureau

County 37 Marathon  
 City 291 Wausau  
 TID # 006 TID Type - Industrial Post-04  
 School District 6223 Sch D of Wausau

Special District - 1 None  
 Special District - 2 None  
 Special District - 3 None  
 Union High None

**Current Year Value**

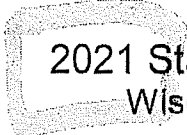
	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$203,410,100	98.83%	\$205,818,200		\$205,818,200
Manufacturing Real Estate			\$1,509,900		\$1,509,900
Manufacturing Personal Property			\$78,600		\$78,600
<b>Prior Year Corrections:</b>					
Non-Manufacturing Real Estate and Personal Property			\$12,987,800		\$12,987,800
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$2,295,300
<b>Current Year TID Value</b>					<b>\$222,689,800</b>
<b>2005 TID Base Value</b>					<b>\$80,579,300</b>
<b>TID Increment Value</b>					<b>\$142,110,500</b>

\* Municipal Assessor's final values filed on 05/28/2021

\*\* Amended Full Value based on information from Municipal Assessor

**Changes in TID Equalized Values**

2020 TID Value	2021 TID Value	Dollar Change	% Change
\$198,944,700	\$222,689,800	\$23,745,100	12



**2021 Statement of Changes in TID Value**  
 Wisconsin Department of Revenue  
 Equalization Bureau

County        37        Marathon  
 City           291        Wausau  
 TID #         007        TID Type - Mixed-Use  
 School District 6223    Sch D of Wausau

Special District - 1    None  
 Special District - 2    None  
 Special District - 3    None  
 Union High            None

**Current Year Value**

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$80,372,300	98.83%	\$81,323,800		\$81,323,800
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
<b>Prior Year Corrections:</b>					
Non-Manufacturing Real Estate and Personal Property			\$5,393,800		\$5,393,800
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
<b>Current Year TID Value</b>					<b>\$86,717,600</b>
2006 TID Base Value					\$29,441,600
TID Increment Value					\$57,276,000

\* Municipal Assessor's final values filed on 05/28/2021  
 \*\* Amended Full Value based on information from Municipal Assessor

**Changes in TID Equalized Values**

2020 TID Value	2021 TID Value	Dollar Change	% Change
\$69,814,300	\$86,717,600	\$16,903,300	24

**2021 Statement of Changes in TID Value**  
**Wisconsin Department of Revenue**  
**Equalization Bureau**

County        37        Marathon  
 City            291        Wausau  
 TID #          008        TID Type - Reh/Cons post-95  
 School District 6223    Sch D of Wausau

Special District - 1    None  
 Special District - 2    None  
 Special District - 3    None  
 Union High            None

**Current Year Value**

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$62,733,500	98.83%	\$63,476,200		\$63,476,200
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$1,100		\$1,100
<b>Prior Year Corrections:</b>					
Non-Manufacturing Real Estate and Personal Property			\$2,615,800		\$2,615,800
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
Current Year TID Value					\$66,093,100
2012 TID Base Value					\$41,343,200
TID Increment Value					\$24,749,900

\* Municipal Assessor's final values filed on 05/28/2021

\*\* Amended Full Value based on information from Municipal Assessor

**Changes in TID Equalized Values**

2020 TID Value	2021 TID Value	Dollar Change	% Change
\$43,117,700	\$66,093,100	\$22,975,400	53

**2021 Statement of Changes in TID Value**  
 Wisconsin Department of Revenue  
 Equalization Bureau

County            37            Marathon  
 City                291            Wausau  
 TID #              009            TID Type - Blight post-95  
 School District 6223    Sch D of Wausau

Special District - 1    None  
 Special District - 2    None  
 Special District - 3    None  
 Union High                None

**Current Year Value**

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$525,700	98.83%	\$531,900		\$531,900
Manufacturing Real Estate			\$1,416,100		\$1,416,100
Manufacturing Personal Property			\$90,400		\$90,400
<b>Prior Year Corrections:</b>					
Non-Manufacturing Real Estate and Personal Property			-\$177,800		-\$177,800
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
Current Year TID Value					\$1,860,600
2012 TID Base Value					\$1,232,400
TID Increment Value					\$628,200

\* Municipal Assessor's final values filed on 05/28/2021

\*\* Amended Full Value based on information from Municipal Assessor

**Changes in TID Equalized Values**

2020 TID Value	2021 TID Value	Dollar Change	% Change
\$2,233,900	\$1,860,600	-\$373,300	-17

**2021 Statement of Changes in TID Value**  
 Wisconsin Department of Revenue  
 Equalization Bureau

County        37        Marathon  
 City            291        Wausau  
 TID #          010        TID Type - Industrial Post-04  
 School District 6223    Sch D of Wausau

Special District - 1    None  
 Special District - 2    None  
 Special District - 3    None  
 Union High            None

**Current Year Value**

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$22,414,400	98.83%	\$22,679,800		\$22,679,800
Manufacturing Real Estate			\$34,162,600		\$34,162,600
Manufacturing Personal Property			\$2,232,200		\$2,232,200
<b>Prior Year Corrections:</b>					
Non-Manufacturing Real Estate and Personal Property			\$1,286,500		\$1,286,500
Manufacturing Real Estate			-\$38,300		-\$38,300
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
Current Year TID Value					\$60,322,800
2013 TID Base Value					\$45,713,000
TID Increment Value					\$14,609,800

\* Municipal Assessor's final values filed on 05/28/2021  
 \*\* Amended Full Value based on information from Municipal Assessor

**Changes in TID Equalized Values**

2020 TID Value	2021 TID Value	Dollar Change	% Change
\$58,352,700	\$60,322,800	\$1,970,100	3



**2021 Statement of Changes in TID Value**  
 Wisconsin Department of Revenue  
 Equalization Bureau

County            37            Marathon  
 City                291           Wausau  
 TID #              011           TID Type - Industrial Post-04  
 School District 6223    Sch D of Wausau

Special District - 1   None  
 Special District - 2   None  
 Special District - 3   None  
 Union High            None

**Current Year Value**

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$54,987,300	98.83%	\$55,638,300		\$55,638,300
Manufacturing Real Estate			\$8,270,200		\$8,270,200
Manufacturing Personal Property			\$354,900		\$354,900
<b>Prior Year Corrections:</b>					
Non-Manufacturing Real Estate and Personal Property			\$3,180,800		\$3,180,800
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
Current Year TID Value					\$67,444,200
2017 TID Base Value					\$1,386,400
TID Increment Value					\$66,057,800

\* Municipal Assessor's final values filed on 05/28/2021

\*\* Amended Full Value based on information from Municipal Assessor

**Changes in TID Equalized Values**

2020 TID Value	2021 TID Value	Dollar Change	% Change
\$63,434,900	\$67,444,200	\$4,009,300	6



**2021 Statement of Changes in TID Value**  
 Wisconsin Department of Revenue  
 Equalization Bureau

County        37        Marathon  
 City            291        Wausau  
 TID #          012        TID Type - Reh/Cons post-95  
 School District 6223    Sch D of Wausau

Special District - 1    None  
 Special District - 2    None  
 Special District - 3    None  
 Union High            None

**Current Year Value**

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$24,000,000	98.83%	\$24,284,100		\$24,284,100
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
<b>Prior Year Corrections:</b>					
Non-Manufacturing Real Estate and Personal Property			\$523,800		\$523,800
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
<b>Current Year TID Value</b>					<b>\$24,807,900</b>
<b>2017 TID Base Value</b>					<b>\$12,441,300</b>
<b>TID Increment Value</b>					<b>\$12,366,600</b>

\* Municipal Assessor's final values filed on 05/28/2021

\*\* Amended Full Value based on information from Municipal Assessor

**Changes in TID Equalized Values**

2020 TID Value	2021 TID Value	Dollar Change	% Change
\$24,402,300	\$24,807,900	\$405,600	2

2021 STATEMENT OF CHANGES IN EQUALIZED VALUES BY CLASS AND ITEM

County City 37 Marathon 291 Wausau

2020 ÷ 2

← pay = 1/2 of 10,970,540 will be recorded in 2022

REAL ESTATE	2020-RE Equalized Value	Removal of Prior Year Compensation	% Change	\$ Amount of Economic Change	% Change	\$ Amount of New Constr	% Change	Correction & Compensation	% Change	\$ Amount of All Other Changes	% Change	2021 RE Equalized Value	Total \$ Change in R.E. Value	% Change
<b>Residential</b>														
Land	376,970,800	0	0%	0	0%	741,000	0%	0	0%	-513,500	0%	377,198,300	227,500	0%
Imp	1,435,566,300	0	0%	0	0%	26,977,200	2%	-2,000,000	0%	-242,600	0%	1,460,300,900	24,734,600	2%
<b>Total</b>	<b>1,812,537,100</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>27,718,200</b>	<b>2%</b>	<b>-2,000,000</b>	<b>0%</b>	<b>-756,100</b>	<b>0%</b>	<b>1,837,499,200</b>	<b>24,962,100</b>	<b>1%</b>
<b>Commercial</b>														
Land	238,012,500	0	0%	-26,171,000	-11%	2,478,000	1%	-188,800	0%	5,952,400	3%	220,083,100	-17,929,400	-8%
Imp	1,050,227,400	0	0%	-114,438,200	-11%	67,700,500	6%	-19,760,400	-2%	-26,694,100	-3%	957,035,200	-93,192,200	-9%
<b>Total</b>	<b>1,288,239,900</b>	<b>0</b>	<b>0%</b>	<b>-140,609,200</b>	<b>-11%</b>	<b>70,178,500</b>	<b>5%</b>	<b>-19,949,200</b>	<b>-2%</b>	<b>-20,741,700</b>	<b>-2%</b>	<b>1,177,118,300</b>	<b>-111,121,600</b>	<b>-9%</b>
<b>Manufacturing</b>														
Land	13,629,900	0	0%	229,400	2%	0	0%	0	0%	558,500	4%	14,417,800	787,900	6%
Imp	114,019,200	0	0%	674,700	1%	1,458,800	1%	-114,900	0%	3,315,400	3%	119,353,200	5,334,000	5%
<b>Total</b>	<b>127,649,100</b>	<b>0</b>	<b>0%</b>	<b>904,100</b>	<b>1%</b>	<b>1,458,800</b>	<b>1%</b>	<b>-114,900</b>	<b>0%</b>	<b>3,873,900</b>	<b>3%</b>	<b>133,771,000</b>	<b>6,121,900</b>	<b>5%</b>
<b>Agricultural</b>														
Land/Total	40,900	0	0%	1,500	4%	0	0%	-400	-1%	12,500	31%	54,500	13,600	33%
<b>Undeveloped</b>														
Land/Total	394,300	0	0%	-8,500	-2%	0	0%	0	0%	4,200	1%	390,000	-4,300	-1%
<b>Ag Forest</b>														
Land/Total	231,800	0	0%	-5,000	-2%	0	0%	-123,600	-53%	0	0%	103,200	-128,600	-55%
<b>Forest</b>														
Land/Total	1,537,900	-281,300	-18%	-40,200	-3%	0	0%	247,200	16%	0	0%	1,463,600	-74,300	-5%
<b>Other</b>														
Land	243,000	0	0%	1,800	1%	0	0%	0	0%	-163,200	-67%	81,600	-161,400	-66%
Imp	132,600	0	0%	6,600	5%	0	0%	0	0%	0	0%	139,200	6,600	5%
<b>Total</b>	<b>375,600</b>	<b>0</b>	<b>0%</b>	<b>8,400</b>	<b>2%</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>-163,200</b>	<b>-43%</b>	<b>220,800</b>	<b>-154,800</b>	<b>-41%</b>
<b>Total Real Estate</b>														
Land	631,061,100	-281,300	0%	-25,992,000	-4%	3,219,000	1%	-65,600	0%	5,850,900	1%	613,792,100	-17,269,000	-3%
Imp	2,599,945,500	0	0%	-113,756,900	-4%	96,136,500	4%	-21,875,300	-1%	-23,621,300	-1%	2,536,828,500	-63,117,000	-2%
<b>Total</b>	<b>3,231,006,600</b>	<b>-281,300</b>	<b>0%</b>	<b>-139,748,900</b>	<b>-4%</b>	<b>99,355,500</b>	<b>3%</b>	<b>-21,940,900</b>	<b>-1%</b>	<b>-17,770,400</b>	<b>-1%</b>	<b>3,150,620,600</b>	<b>-80,386,000</b>	<b>-2%</b>

PERSONAL PROPERTY	Non-Mfg Personal Property			Manufacturing Personal Property			Total of All Personal Property			
	2020	2021	% Change	2020	2021	% Change	2020 Total	2021 Total	Tot. \$ Chg in PP	% Change
Watercraft	0	0	0%	0	0	0%	0	0	0	0%
Machinery Tools & Patterns	0	0	N/A	7,071,400	6,708,300	-5%	7,071,400	6,708,300	-363,100	-5%
Furniture Fixtures & Equip	71,572,000	70,816,900	-1%	2,977,300	3,722,100	25%	74,549,300	74,539,000	-10,300	0%
All Other	31,815,500	32,647,900	3%	838,900	924,600	10%	32,654,400	33,572,500	918,100	3%
Prior Year Compensation	100	-424,200		0	0		100	-424,200	-424,300	
<b>Total Personal Property</b>	<b>103,387,600</b>	<b>103,040,600</b>	<b>0%</b>	<b>10,887,600</b>	<b>11,355,000</b>	<b>4%</b>	<b>114,275,200</b>	<b>114,395,600</b>	<b>120,400</b>	<b>0%</b>
<b>TOTAL EQUALIZED VALUE</b>	<b>2020 Total</b>						<b>2021 Total</b>		<b>Total \$ Change</b>	<b>% Change</b>
Real Estate & Personal Property	3,345,281,800						3,265,016,200		-80,265,600	-2%

Date: 08/10/2021

WISCONSIN DEPARTMENT OF REVENUE

2021 STATEMENT OF CHANGES IN EQUALIZED VALUES BY CLASS AND ITEM

County 37 Marathon  
City 281 Schofield

REAL ESTATE	2020 RE Equalized Value	Removal of Prior Year Compensation	% Change	\$ Amount of Economic Change	% Change	\$ Amount of New Constr	% Change	Correction & Compensation	% Change	\$ Amount of All Other Changes	% Change	2021 RE Equalized Value	Total \$ Change in R.E. Value	% Change
<b>Residential</b>														
Land	24,676,900	0	0%	0	0%	103,100	0%	0	0%	0	0%	24,780,000	103,100	0%
Imp	77,985,500	0	0%	0	0%	875,100	1%	0	0%	-9,900	0%	78,850,700	865,200	1%
<b>Total</b>	<b>102,662,400</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>978,200</b>	<b>1%</b>	<b>0</b>	<b>0%</b>	<b>-9,900</b>	<b>0%</b>	<b>103,630,700</b>	<b>968,300</b>	<b>1%</b>
<b>Commercial</b>														
Land	26,368,700	0	0%	-263,200	-1%	8,600	0%	-98,400	0%	-136,400	-1%	25,879,300	-489,400	-2%
Imp	54,436,300	0	0%	-544,400	-1%	1,723,600	3%	0	0%	-175,300	0%	55,440,200	1,003,900	2%
<b>Total</b>	<b>80,805,000</b>	<b>0</b>	<b>0%</b>	<b>-807,600</b>	<b>-1%</b>	<b>1,732,200</b>	<b>2%</b>	<b>-98,400</b>	<b>0%</b>	<b>-311,700</b>	<b>0%</b>	<b>81,319,500</b>	<b>514,500</b>	<b>1%</b>
<b>Manufacturing</b>														
Land	7,098,100	0	0%	67,000	1%	0	0%	0	0%	-12,200	0%	7,152,900	54,800	1%
Imp	57,156,100	0	0%	394,300	1%	232,200	0%	0	0%	-45,300	0%	57,737,300	581,200	1%
<b>Total</b>	<b>64,254,200</b>	<b>0</b>	<b>0%</b>	<b>461,300</b>	<b>1%</b>	<b>232,200</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>-57,500</b>	<b>0%</b>	<b>64,890,200</b>	<b>636,000</b>	<b>1%</b>
<b>Agricultural</b>														
Land/Total	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0%
<b>Undeveloped</b>														
Land/Total	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0%
<b>Aq Forest</b>														
Land/Total	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0%
<b>Forest</b>														
Land/Total	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0%
<b>Other</b>														
Land	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0%
Imp	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0%
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>Total Real Estate</b>														
Land	58,143,700	0	0%	-196,200	0%	111,700	0%	-98,400	0%	-148,600	0%	57,812,200	-331,500	-1%
Imp	189,577,900	0	0%	-150,100	0%	2,830,900	1%	0	0%	-230,500	0%	192,028,200	2,450,300	1%
<b>Total</b>	<b>247,721,600</b>	<b>0</b>	<b>0%</b>	<b>-346,300</b>	<b>0%</b>	<b>2,942,600</b>	<b>1%</b>	<b>-98,400</b>	<b>0%</b>	<b>-379,100</b>	<b>0%</b>	<b>249,840,400</b>	<b>2,118,800</b>	<b>1%</b>

PERSONAL PROPERTY	Non-Mfg Personal Property			Manufacturing Personal Property			Total of All Personal Property			
	2020	2021	% Change	2020	2021	% Change	2020 Total	2021 Total	Tot. \$ Chg in PP	% Change
Watercraft	0	0	0%	0	0	0%	0	0	0	0%
Machinery Tools & Patterns	0	0	N/A	5,923,900	5,534,700	-7%	5,923,900	5,534,700	-389,200	-7%
Furniture Fixtures & Equip	4,055,800	4,225,700	4%	3,598,800	3,466,600	-4%	7,654,600	7,692,300	37,700	0%
All Other	2,012,500	1,588,600	-21%	367,300	419,600	14%	2,379,800	2,008,200	-371,600	-16%
Prior Year Compensation	0	-7,900		0	0		0	-7,900	-7,900	
<b>Total Personal Property</b>	<b>6,068,300</b>	<b>5,806,400</b>	<b>-4%</b>	<b>9,890,000</b>	<b>9,420,900</b>	<b>-5%</b>	<b>15,958,300</b>	<b>15,227,300</b>	<b>-731,000</b>	<b>-5%</b>
<b>TOTAL EQUALIZED VALUE</b>	<b>2020 Total</b>							<b>2021 Total</b>	<b>Total \$ Change</b>	<b>% Change</b>
Real Estate & Personal Property	263,679,900							265,067,700	1,387,800	1%