

*To Council
Ald Zelinski*

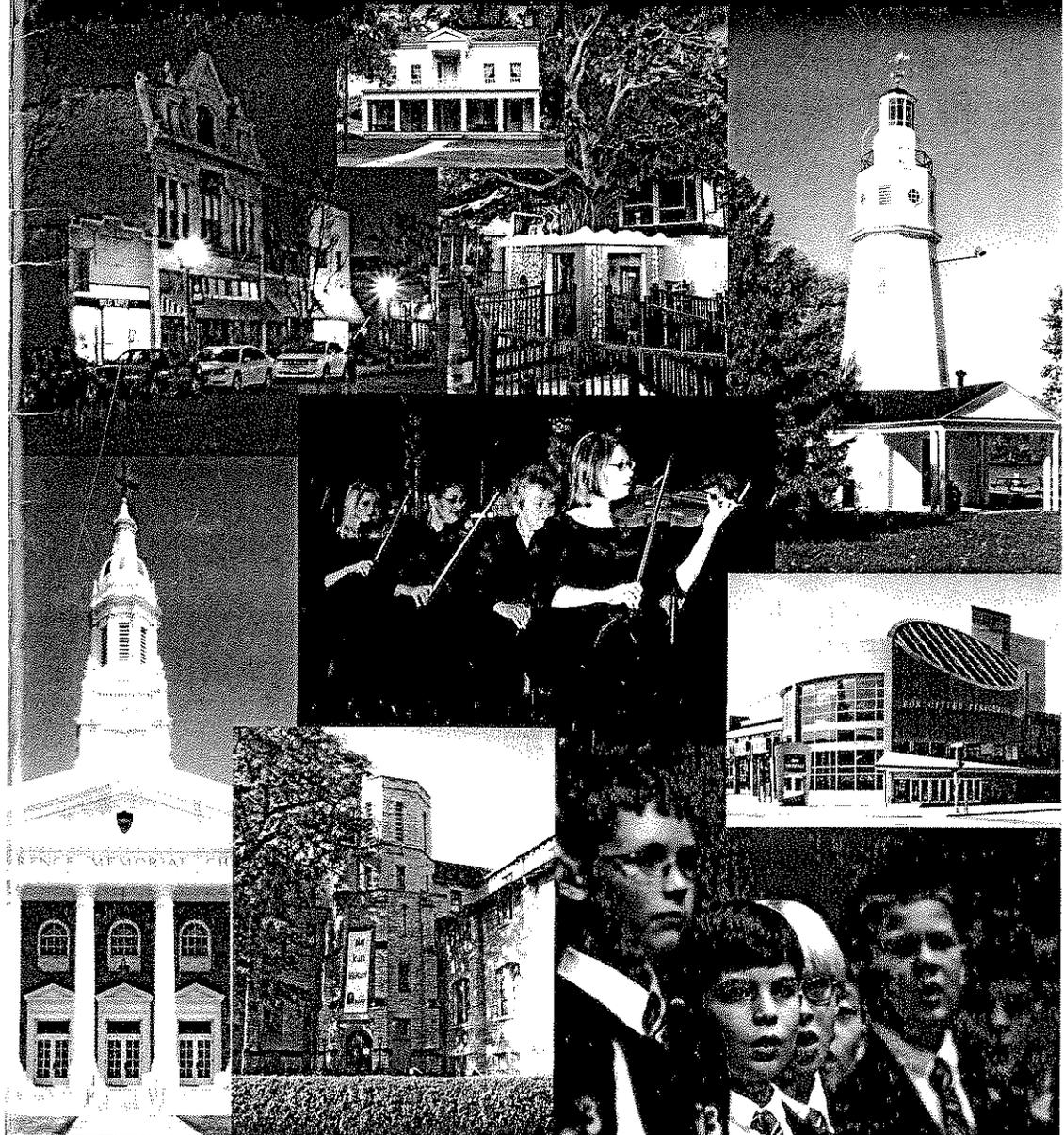
Fox Cities
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city/guide

the FOX CITIES' resource for newcomers and residents



Although Wisconsin is among the top 10 taxed states in the nation, Wisconsin citizens rank high in return for tax dollars invested.

In Fiscal Year 2007, the most recent year for which actual data is currently available, 54.1 percent of the state's general fund expenditures were devoted to school aids, school tax relief, and higher education as follows:

Elementary & Secondary Education	\$5.81 billion	44.3%
Higher Education	\$1.28 billion	9.8%
TOTAL	7.09 billion	54.1%

On both tax policy and quality of life measures, many organizations have found Wisconsin to be an attractive location, says Meredith Helgeson of the Department of Revenue. For example, according to the Fox Cities Chamber of Commerce:

- Wisconsin business taxes were lower than in 35 other states.
- A Milken Institute study found the cost of doing business in Wisconsin is 4.6% below the U.S. average.

The benefits of Wisconsin as a location for businesses and employees include low insurance costs, quality schools—both K-12 and higher education—low crime rates and 5-Star Quality of Life Metros.

The state is also attractive to business and industry because of a business tax exemption on manufacturing machinery and equipment. Other advantages in the Wisconsin tax code that aren't available in other states include: homestead tax relief for older citizens, a 60 percent exclusion on capital gains—vital for both large and small business—and the removal of inheritance taxes. Wisconsin has a 60 percent capital gains exclusion from income taxes.

And what about local taxes? A typical property tax bill is broken down into taxing jurisdictions—state, county, local (town, city, or village), school and technical college—for a total tax less a lottery and gaming credit and a school levy tax credit for a net tax owed.

Wisconsin's ranking of other economic factors still makes it an average state for cost efficiency and income.

Statistics from the U.S. Census Bureau of Economic Analysis from 2007 tell us:

- Wisconsin has the 20th highest median household income of the 50 states.
- Wisconsin produces the 21st highest gross domestic product, at 232 billion dollars.
- Wisconsin is the 25th wealthiest state in personal income per capita.

Breaking down individual community and county tax rates is difficult because school districts overlap city and county boundaries in the Fox Cities. A prime example is the City of Appleton, which encompasses parts of three counties and four school districts. On an equalized basis, the average tax rate may be \$24 per thousand of valuation.

Local Property Tax Rates 2009*

Location	Tax Rate
City of Appleton; Calumet County	21.07
City of Appleton; Outagamie County	21.46
City of Appleton; Winnebago County	22.23
City of Kaukauna	21.69
City of Menasha; Winnebago County	25.42
City of Menasha; Calumet County	25.18
City of Neenah	23.76
Village of Combined Locks	19.34
Village of Hortonville	19.15
Village of Kimberly	20.06
Village of Little Chute	21.01
Village of Sherwood	21.02
Town of Buchanan	16.12
Town of Clayton	17.61
Town of Grand Chute	18.55
Town of Greenville	16.46
Town of Harrison	16.65
Town of Kaukauna	16.46
Town of Menasha	19.61
Town of Neenah	20.38
Town of Vandebroek	17.01
Fox Cities Average	20.01

* Per every \$1,000 of assessed value. Tax rate may vary depending on exact location, sanitary, and school districts.

Source: Evans Title Companies, on the Fox Cities Chamber of Commerce Web site

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Insurance, Utilities, & Housing

Utilities

Wisconsin has consistently ranked among the lowest average electric rates in the nation. Natural gas is also available in much of the area. Fresh water is abundant and available through public-owned utilities, which use either Lake Winnebago or groundwater wells.

Analog, digital and fiber optic phone service is available in the Fox Cities. Seven major long-distance and 50 access carriers serve the Fox Cities. In addition, several cellular service carriers have towers throughout the the area.



Average Sold Price

The following are average sale prices for residential properties sold, excluding new construction, comparing the January–August time frame of 2008 and the January–June time frame of 2009 for the municipalities listed.

Though the national real estate crisis of the past year has not left the Fox Cities completely untouched, this area still boasts a stable market. The economically conservative practices of our residents and housing prices that have always increased slowly and steadily have lead to relatively little fluctuation in home prices, despite the national outlook.

The following represents Closed Residential properties, including condos, from January 1, 2010–November 30, 2010, for the following municipalities.

Municipality	Median Sold Price	Average Sold Price
City of Appleton	\$119,900	\$143,975
Town of Buchanan	\$174,500	\$183,839
Village of Combined Locks	\$126,750	\$159,025
Town of Grand Chute	\$167,000	\$185,352
Town of Greenville	\$190,000	\$200,289
Town of Harrison	\$179,450	\$194,177
City of Kaukauna	\$114,531	\$117,151
Town of Kaukauna	\$245,900	\$291,883
Village of Little Chute	\$116,450	\$126,756
City of Menasha	\$104,700	\$111,067
Town of Menasha	\$136,500	\$164,726
City of Neenah	\$123,000	\$151,082
Town of Neenah	\$195,500	\$198,715

Disclaimer: This representation is based in whole or in part on data supplied by the REALTORS Association of Northeast Wisconsin or its MLS for the period of 01/01/10 through 11/30/10. Neither the Association nor its MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Association or its MLS may not reflect all real estate activity in the above stated municipalities of the RANW MLS.

Insurance

Ever consider that you might receive a salary increase from an unexpected source when relocating to the Fox Cities?

Wisconsin homeowner and auto insurance rates are among the lowest in the nation. Newcomers can typically look at the average 25 percent decrease in insurance premiums here when compared with the East Coast as a raise in pay.

While Wisconsin, over the last few years, has been hit with many claims from natural disasters such as hail and wind, and in some areas, flooding, the rate increases still are reasonable when compared with the rest of the nation. A homeowner policy based on average home values costing \$1,200 annually on the East Coast or in Illinois would only cost about \$800 in the Fox Cities.

Housing Samples



Location:
Kaukauna
Price:
\$669,900
Square Feet:
5,324

Location:
Neenah
Price:
\$549,900
Square Feet:
4,887



Location:
Greenville
Price:
\$379,900
Square Feet:
3,700

Location:
Appleton
Price:
\$269,900
Square Feet:
2,033



Location:
Menasha
Price:
\$209,900
Square Feet:
2,490

Location:
Little Chute
Price:
\$159,900
Square Feet:
1,587

