



MEMORANDUM

To: City of Menasha Common Council  
From: Peggy Steeno, Administrative Services Director  
Date: September 2, 2015  
RE: 2015 Equalized Values

On August 15<sup>th</sup> of each year, the Wisconsin Department of Revenue releases the statewide equalized values for all taxing jurisdictions. To that end, outlined below is the 2015 Equalized Value (including TIF Districts) for the City of Menasha, as well as a six year history of the same.

<u>Year</u>	<u>Equalized Value</u>	<u>Percentage Change</u>
2015	\$1,010,047,700	+1.10%
2014	\$999,088,600	+2.48%
2013	\$974,894,000	(1.81%)
2012	\$992,831,200	(3.50%)
2011	\$1,028,857,200	+0.17%
2010	\$1,027,132,300	(1.05%)
2009	\$1,037,997,500	

As you can see by the above details, the City's equalized value increased in 2015 by 1.10%. In addition, the net new construction in the City is a positive 0.95% for the same time period. It is important to note that, until we have our final assessed values in mid-November, we will not know exactly how these changes will affect tax rates for 2015. However, we do know that the correction from last year has been resolved, and will no longer factor in to the calculation of the tax rate.

I will continue to provide information on the 2015 tax rate as I receive it. Please let me know if you have questions on this communication.