

#142833
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SEWRPC Community Assistance Planning Report No. 301

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY: 2035

APPENDIX IX-1

Equalized Value by Real Estate Class for Communities in Racine County: 2003-2008

Appendix IX-1

Table 1

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE CITY OF BURLINGTON: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	66,154,300	335,166,500	401,320,800	100,563,900	473,421,500	573,985,400	172,664,600	43.0
Commercial	29,630,300	132,844,200	162,474,500	50,178,500	226,941,400	277,119,900	114,645,400	70.6
Manufacturing	4,514,300	30,108,500	34,622,800	5,640,300	32,080,200	37,720,500	3,097,700	8.9
Agricultural	76,000	0	76,000	117,500	0	117,500	41,500	54.6
Undeveloped	32,500	0	32,500	7,200	0	7,200	-25,300	-77.8
Ag Forest	0	0	0	31,500	0	31,500	31,500	--
Forest	53,200	0	53,200	0	0	0	-53,200	-100.0
Other	64,400	212,600	277,000	2,208,000	367,500	2,575,500	2,298,500	829.8
Total	100,525,000	498,331,800	598,856,800	158,746,900	732,810,600	891,557,500	292,700,700	48.9

Source: Wisconsin Department of Revenue and SEWRPC.

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Table 2

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE CITY OF RACINE: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	293,941,500	1,877,712,500	2,171,654,000	404,345,400	2,599,514,000	3,003,859,400	832,205,400	38.3
Commercial	107,361,300	515,428,700	622,790,000	141,818,300	701,140,200	842,958,500	220,168,500	35.4
Manufacturing	21,164,100	128,910,800	150,074,900	19,942,100	115,619,500	135,561,600	-14,513,300	-9.7
Agricultural	0	0	0	0	0	0	0	--
Undeveloped	0	0	0	0	0	0	0	--
Ag Forest	0	0	0	0	0	0	0	--
Forest	0	0	0	0	0	0	0	--
Other	0	0	0	0	0	0	0	--
Total	422,466,900	2,522,052,000	2,944,518,900	566,105,800	3,416,273,700	3,982,379,500	1,037,860,600	35.2

Source: Wisconsin Department of Revenue and SEWRPC.

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Table 3

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE VILLAGE OF CALEDONIA: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	317,952,000	1,055,953,100	1,373,905,100	464,900,600	1,554,834,700	2,019,735,300	645,830,200	47.0
Commercial	27,808,000	106,585,700	134,393,700	45,767,600	144,116,300	189,883,900	55,490,200	41.3
Manufacturing	3,438,000	22,512,700	25,950,700	7,847,900	24,851,200	32,699,100	6,748,400	26.0
Agricultural	3,515,100	0	3,515,100	2,364,100	0	2,364,100	-1,151,000	-32.7
Undeveloped	1,054,700	0	1,054,700	614,500	0	614,500	-440,200	-41.7
Ag Forest	0	0	0	35,100	0	35,100	35,100	--
Forest	3,106,000	0	3,106,000	6,310,200	0	6,310,200	3,204,200	103.2
Other	8,132,700	22,902,800	31,035,500	13,154,400	30,189,500	43,343,900	12,308,400	39.7
Total	365,006,500	1,207,954,300	1,572,960,800	540,994,400	1,753,991,700	2,294,986,100	722,025,300	45.9

Source: Wisconsin Department of Revenue and SEWRPC.

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Table 4

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE VILLAGE OF ELMWOOD PARK: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	6,408,900	27,920,500	34,329,400	8,148,000	34,809,300	42,957,300	8,627,900	25.1
Commercial	286,200	1,336,200	1,622,400	321,900	1,136,800	1,458,700	-163,700	-10.1
Manufacturing	0	0	0	0	0	0	0	--
Agricultural	0	0	0	0	0	0	0	--
Undeveloped	0	0	0	0	0	0	0	--
Ag Forest	0	0	0	0	0	0	0	--
Forest	0	0	0	0	0	0	0	--
Other	0	0	0	0	0	0	0	--
Total	6,695,100	29,256,700	35,951,800	8,469,900	35,946,100	44,416,000	8,464,200	23.5

Source: Wisconsin Department of Revenue and SEWRPC.

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Table 5

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE VILLAGE OF MOUNT PLEASANT: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	276,283,800	1,029,827,900	1,306,111,700	443,827,000	1,610,424,700	2,054,251,700	748,140,000	57.3
Commercial	107,738,500	277,592,900	385,331,400	171,683,600	397,218,500	568,902,100	183,570,700	47.6
Manufacturing	16,357,000	78,902,100	95,259,100	13,282,100	74,541,100	87,823,200	-7,435,900	-7.8
Agricultural	2,261,400	0	2,261,400	2,264,300	0	2,264,300	2,900	0.1
Undeveloped	186,600	0	186,600	135,500	0	135,500	-51,100	-27.4
Ag Forest	0	0	0	850,800	0	850,800	850,800	--
Forest	1,125,400	0	1,125,400	0	0	0	-1,125,400	-100.0
Other	3,073,200	16,162,100	19,235,300	4,105,500	19,678,200	23,783,700	4,548,400	23.6
Total	407,025,900	1,402,485,000	1,809,510,900	636,148,800	2,101,862,500	2,738,011,300	928,500,400	51.3

Source: Wisconsin Department of Revenue and SEWRPC.

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Table 6

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE VILLAGE OF NORTH BAY: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	8,619,300	20,383,400	29,002,700	11,607,000	27,884,200	39,491,200	10,488,500	36.2
Commercial	0	0	0	0	0	0	0	--
Manufacturing	0	0	0	0	0	0	0	--
Agricultural	0	0	0	0	0	0	0	--
Undeveloped	0	0	0	0	0	0	0	--
Ag Forest	0	0	0	0	0	0	0	--
Forest	0	0	0	0	0	0	0	--
Other	0	0	0	0	0	0	0	--
Total	8,619,300	20,383,400	29,002,700	11,607,000	27,884,200	39,491,200	10,488,500	36.2

Source: Wisconsin Department of Revenue and SEWRPC.

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Table 7

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE VILLAGE OF ROCHESTER: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	11,307,200	43,754,600	55,061,800	14,884,400	63,957,000	78,841,400	23,779,600	43.2
Commercial	952,600	2,848,000	3,800,600	3,012,400	3,361,600	6,374,000	2,573,400	67.7
Manufacturing	0	0	0	0	0	0	0	--
Agricultural	0	0	0	0	0	0	0	--
Undeveloped	0	0	0	0	0	0	0	--
Ag Forest	0	0	0	0	0	0	0	--
Forest	0	0	0	0	0	0	0	--
Other	0	0	0	0	0	0	0	--
Total	12,259,800	46,602,600	58,862,400	17,896,800	67,318,600	85,215,400	26,353,000	44.8

NOTE: The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008. The data presented in this table is for the original Village of Rochester.

Source: Wisconsin Department of Revenue and SEWRPC.

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Table 8

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE VILLAGE OF STURTEVANT: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	38,589,900	104,097,000	142,686,900	75,543,800	233,154,000	308,697,800	166,010,900	116.3
Commercial	28,159,700	49,952,100	78,111,800	38,076,600	107,933,800	146,010,400	67,898,600	86.9
Manufacturing	10,589,700	58,937,400	69,527,100	10,686,200	56,882,500	67,568,700	-1,958,400	-2.8
Agricultural	32,800	0	32,800	152,000	0	152,000	119,200	363.4
Undeveloped	0	0	0	0	0	0	0	--
Ag Forest	0	0	0	0	0	0	0	--
Forest	0	0	0	0	0	0	0	--
Other	0	0	0	1,096,500	1,288,500	2,385,000	2,385,000	--
Total	77,372,100	212,986,500	290,358,600	125,555,100	399,258,800	524,813,900	234,455,300	80.7

Source: Wisconsin Department of Revenue and SEWRPC.

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Table 9

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE VILLAGE OF UNION GROVE: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	36,520,900	124,495,500	161,016,400	50,849,500	192,297,100	243,146,600	82,130,200	51.0
Commercial	8,920,400	39,491,800	48,412,200	14,914,900	47,032,000	61,946,900	13,534,700	28.0
Manufacturing	1,006,000	7,302,600	8,308,600	1,569,000	10,512,400	12,081,400	3,772,800	45.4
Agricultural	4,300	0	4,300	70,100	0	70,100	65,800	1530.2
Undeveloped	0	0	0	11,500	0	11,500	11,500	--
Ag Forest	0	0	0	0	0	0	0	--
Forest	0	0	0	329,000	0	329,000	329,000	--
Other	14,000	100,300	114,300	141,000	800,900	941,900	827,600	724.1
Total	46,465,600	171,390,200	217,855,800	67,885,000	250,642,400	318,527,400	100,671,600	46.2

Source: Wisconsin Department of Revenue and SEWRPC.

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Table 10

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE VILLAGE OF WATERFORD: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	50,017,400	175,029,700	225,047,100	81,652,300	288,461,100	370,113,400	145,066,300	64.5
Commercial	15,048,000	38,171,800	53,219,800	23,366,100	55,756,000	84,122,100	30,902,300	58.1
Manufacturing	1,164,200	7,305,500	8,469,700	1,290,500	8,026,900	9,317,400	847,700	10.0
Agricultural	9,700	0	9,700	0	0	0	-9,700	-100.0
Undeveloped	0	0	0	83,600	0	83,600	83,600	--
Ag Forest	0	0	0	0	0	0	0	--
Forest	0	0	0	0	0	0	0	--
Other	31,200	29,500	60,700	0	0	0	-60,700	-100.0
Total	66,270,500	220,536,500	286,807,000	111,392,500	352,244,000	463,636,500	176,829,500	61.7

Source: Wisconsin Department of Revenue and SEWRPC.

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Table 11

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE VILLAGE OF WIND POINT: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	49,790,300	154,629,100	204,419,400	65,354,000	212,865,300	278,219,300	73,799,900	36.1
Commercial	991,100	6,795,400	7,786,500	926,100	7,182,200	8,108,300	321,800	4.1
Manufacturing	725,800	972,100	1,697,900	827,700	1,041,700	1,869,400	171,500	10.1
Agricultural	3,000	0	3,000	3,500	0	3,500	500	16.7
Undeveloped	0	0	0	0	0	0	0	--
Ag Forest	0	0	0	0	0	0	0	--
Forest	0	0	0	0	0	0	0	--
Other	34,400	182,800	217,200	57,000	222,000	279,000	61,800	28.5
Total	51,544,600	162,579,400	214,124,000	67,168,300	221,311,200	288,479,500	74,355,500	34.7

Source: Wisconsin Department of Revenue and SEWRPC.

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Table 12

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE TOWN OF BURLINGTON: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	100,042,300	310,520,600	410,562,900	156,589,800	505,383,700	661,973,500	251,410,600	61.2
Commercial	6,072,900	15,654,000	21,726,900	5,751,000	13,610,000	19,361,000	-2,365,900	-10.9
Manufacturing	119,700	130,300	250,000	218,200	0	218,200	-31,800	-12.7
Agricultural	1,932,600	0	1,932,600	2,107,500	0	2,107,500	174,900	9.0
Undeveloped	2,433,600	0	2,433,600	1,778,300	0	1,778,300	-655,300	-26.9
Ag Forest	0	0	0	3,056,400	0	3,056,400	3,056,400	--
Forest	5,247,200	0	5,247,200	3,369,600	0	3,369,600	-1,877,600	-35.8
Other	4,458,900	20,142,300	24,601,200	7,014,000	25,795,100	32,809,100	8,207,900	33.4
Total	120,307,200	346,447,200	466,754,400	179,884,800	544,788,800	724,673,600	257,919,200	55.3

Source: Wisconsin Department of Revenue and SEWRPC.

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Table 13

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE TOWN OF DOVER: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	61,178,300	140,004,200	201,182,500	91,507,000	217,941,000	309,448,000	108,265,500	53.8
Commercial	4,433,800	16,406,800	20,840,600	7,755,800	20,016,900	27,772,700	6,932,100	33.3
Manufacturing	306,700	1,053,400	1,360,100	491,800	1,833,700	2,325,500	965,400	71.0
Agricultural	3,092,600	0	3,092,600	3,294,800	0	3,294,800	202,200	6.5
Undeveloped	1,167,300	0	1,167,300	3,728,200	0	3,728,200	2,560,900	219.4
Ag Forest	0	0	0	2,038,500	0	2,038,500	2,038,500	--
Forest	2,797,200	0	2,797,200	1,528,200	0	1,528,200	-1,269,000	-45.4
Other	2,475,600	8,421,700	10,897,300	3,649,000	11,742,800	15,391,800	4,494,500	41.2
Total	75,451,500	165,886,100	241,337,600	113,993,300	251,534,400	365,527,700	124,190,100	51.5

Source: Wisconsin Department of Revenue and SEWRPC.

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Table 14

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE TOWN OF NORWAY: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	161,802,000	360,086,800	521,888,800	248,865,600	579,500,400	828,366,000	306,477,200	58.7
Commercial	5,789,400	17,237,100	23,026,500	10,716,500	25,310,600	36,027,100	13,000,600	56.5
Manufacturing	466,700	1,308,900	1,775,600	882,700	1,033,500	1,916,200	140,600	7.9
Agricultural	2,267,200	0	2,267,200	2,699,700	0	2,699,700	432,500	19.1
Undeveloped	1,562,500	0	1,562,500	1,004,200	0	1,004,200	-558,300	-35.7
Ag Forest	0	0	0	916,400	0	916,400	916,400	--
Forest	2,517,600	0	2,517,600	1,850,200	0	1,850,200	-667,400	-26.5
Other	3,521,100	15,373,000	18,894,100	5,412,000	17,983,000	23,395,000	4,500,900	23.8
Total	177,926,500	394,005,800	571,932,300	272,347,300	623,827,500	896,174,800	324,242,500	56.7

Source: Wisconsin Department of Revenue and SEWRPC.

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Table 15

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE TOWN OF RAYMOND: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	58,591,600	180,002,000	238,593,600	104,854,100	249,846,600	354,700,700	116,107,100	48.7
Commercial	11,331,200	30,163,100	41,494,300	15,258,700	36,950,800	52,209,500	10,715,200	25.8
Manufacturing	971,100	3,551,100	4,522,200	970,800	5,494,900	6,465,700	1,943,500	43.0
Agricultural	2,648,700	0	2,648,700	3,277,800	0	3,277,800	629,100	23.8
Undeveloped	1,360,500	0	1,360,500	1,075,900	0	1,075,900	-284,600	-20.9
Ag Forest	0	0	0	1,767,100	0	1,767,100	1,767,100	--
Forest	2,199,600	0	2,199,600	2,920,500	0	2,920,500	720,900	32.8
Other	4,250,300	28,475,800	32,726,100	9,900,000	34,974,700	44,874,700	12,148,600	37.1
Total	81,353,000	242,192,000	323,545,000	140,024,900	327,267,000	467,291,900	143,746,900	44.4

Source: Wisconsin Department of Revenue and SEWRPC.

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Table 16

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE TOWN OF ROCHESTER: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	44,149,700	120,269,500	164,419,200	63,125,500	179,334,400	242,459,900	78,040,700	47.5
Commercial	2,557,700	7,592,500	10,150,200	3,664,200	7,761,800	11,426,000	1,275,800	12.6
Manufacturing	884,800	1,003,900	1,888,700	1,429,800	1,042,900	2,472,700	584,000	30.9
Agricultural	778,300	0	778,300	868,600	0	868,600	90,300	11.6
Undeveloped	1,011,200	0	1,011,200	966,200	0	966,200	-45,000	-4.5
Ag Forest	0	0	0	469,800	0	469,800	469,800	--
Forest	1,625,400	0	1,625,400	1,856,000	0	1,856,000	230,600	14.2
Other	936,000	3,880,900	4,816,900	1,323,000	4,713,300	6,036,300	1,219,400	25.3
Total	51,943,100	132,746,800	184,689,900	73,703,100	192,852,400	266,555,500	81,865,600	44.3

NOTE: The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.

Source: Wisconsin Department of Revenue and SEWRPC.

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Table 17

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE TOWN OF WATERFORD: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	145,681,200	345,387,100	491,068,300	207,412,100	536,329,300	743,741,400	252,673,100	51.5
Commercial	4,435,700	6,934,100	11,369,800	5,569,000	10,620,800	16,189,800	4,820,000	42.4
Manufacturing	394,900	141,900	536,800	799,500	380,500	1,180,000	643,200	119.8
Agricultural	2,127,100	0	2,127,100	2,523,800	0	2,523,800	396,700	18.6
Undeveloped	2,423,000	0	2,423,000	1,565,800	0	1,565,800	-857,200	-35.4
Ag Forest	0	0	0	704,700	0	704,700	704,700	--
Forest	2,122,200	0	2,122,200	2,749,200	0	2,749,200	627,000	29.5
Other	2,020,200	16,486,500	18,506,700	2,558,500	20,023,000	22,581,500	4,074,800	22.0
Total	159,204,300	368,949,600	528,153,900	223,882,600	567,353,600	791,236,200	263,082,300	49.8

Source: Wisconsin Department of Revenue and SEWRPC.

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Appendix IX-1

Table 18

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE TOWN OF YORKVILLE: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	35,383,500	150,216,900	185,600,400	60,600,800	218,564,000	279,164,800	93,564,400	50.4
Commercial	18,425,600	50,370,100	68,795,700	39,724,100	107,270,500	146,994,600	78,198,900	113.7
Manufacturing	2,276,500	18,197,300	20,473,800	3,745,300	16,111,600	19,856,900	-616,900	-3.0
Agricultural	2,793,900	0	2,793,900	3,135,600	0	3,135,600	341,700	12.2
Undeveloped	886,800	0	886,800	650,700	0	650,700	-236,100	-26.6
Ag Forest	0	0	0	0	0	0	0	--
Forest	1,560,600	0	1,560,600	2,046,600	0	2,046,600	486,000	31.1
Other	7,517,200	22,497,800	30,015,000	11,511,600	27,244,500	38,756,100	8,741,100	29.1
Total	68,844,100	241,282,100	310,126,200	121,414,700	369,190,600	490,605,300	180,479,100	58.2

Source: Wisconsin Department of Revenue and SEWRPC.

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