

Equalized Assessed Valuation

The equalized valuation of Vilas County property continues to grow at a rapid rate especially for lakefront property. Vilas County's equalized values grew 13.2% between 1999 and 2000, compared to a 7.4% statewide average increase. Since 1990, equalized values in Vilas County increased by 213%, sixteenth highest in the State (according to Wisconsin Taxpayers, August, 2000).

Table 15-1					
Vilas County Equalized Valuation for 2003					
(reduced by TID Value Increment)					
	Equalized Valuation of Real Estate	Equalized Valuation of Personal Property	Equalized Valuation of Real & Personal Property	Ratio of Each District to Total	2002 Equalized Valuation of Real & Personal Property
Arbor Vitae	355,826,600	12,677,100	368,503,700	.07508	341,043,700
Boulder Junction	336,940,800	1,650,600	338,591,400	.06899	297,153,700
Cloverland	172,205,300	66,100	172,271,400	.03510	160,927,300
Conover	292,342,300	1,039,200	293,381,500	.05978	254,540,700
Lac du Flambeau	652,044,700	4,859,000	656,903,700	.13386	591,352,300
Land O'Lakes	353,990,700	4,411,900	358,402,600	.07302	313,977,400
Lincoln	377,277,600	4,500,000	381,777,600	.07779	361,645,000
Manitowish Waters	358,508,200	2,767,300	361,275,500	.07361	337,824,800
Phelps	296,375,000	2,682,200	299,057,200	.06093	280,883,200
Plum Lake	179,321,900	811,400	180,133,300	.03670	153,315,100
Presque Isle	398,389,900	785,000	399,174,900	.08133	361,698,400
St. Germain	423,635,200	4,846,200	428,481,400	.08730	383,081,700
Washington	354,124,100	2,093,300	356,217,400	.07258	326,214,800
Winchester	186,392,200	315,000	186,707,200	.03804	169,044,300
Town Total	4,737,374,500	43,504,300	4,780,878,800	.97411	4,332,702,400
City of Eagle River	121,294,200	5,773,750	127,067,950	.02589	119,823,250
County Total	4,858,668,700	49,278,050	4,907,946,750	1.00000	4,452,525,650

Source: Wisconsin Dept of Revenue, Bureau of Property Tax, 2003 County Equalization Report

Table 15-2
Vilas County Equalized Valuation for 2002
(reduced by TID Value Increment)

	Equalized Valuation of Real Estate	Equalized Valuation of Personal Property	Equalized Valuation of Real & Personal Property	Ratio of Each District to Total	2001 Equalized Valuation of Real & Personal Property
Arbor Vitae	329,577,300	11,466,400	341,043,700	.07660	321,633,700
Boulder Junction	295,309,300	1,844,400	297,153,700	.06674	280,104,300
Cloverland	160,866,300	61,000	160,927,300	.03614	137,917,400
Conover	253,501,500	1,039,200	254,540,700	.05717	239,430,200
Lac du Flambeau	587,154,600	4,197,700	591,352,300	.13281	536,831,500
Land O'Lakes	309,186,400	4,791,000	313,977,400	.07052	277,338,800
Lincoln	357,566,600	4,078,400	361,645,000	.08122	324,521,200
Manitowish Waters	334,831,800	2,993,000	337,824,800	.07587	316,034,500
Phelps	277,569,400	3,313,800	280,883,200	.06308	261,654,900
Plum Lake	152,549,700	765,400	153,315,100	.03443	147,673,700
Presque Isle	360,984,600	713,800	361,698,400	.08123	309,133,300
St. Germain	379,994,900	3,086,800	383,081,700	.08604	347,142,000
Washington	324,088,100	2,126,700	326,214,800	.07327	300,444,400
Winchester	168,668,700	375,600	169,044,300	.03797	151,522,300
Town Total	4,291,849,200	40,853,200	4,332,702,400	0.97309	3,951,382,200
City of Eagle River	113,876,300	5,946,950	119,823,250	.02691	104,308,050
County Total	4,405,725,500	46,800,150	4,452,525,650	1.00000	4,055,690,250

Source: Wisconsin Dept of Revenue, Bureau of Property Tax, 2002 County Equalization Report

Table 15-3
Vilas County Equalized Valuation for 2001
(reduced by TID Value Increment)

	Equalized Valuation of Real Estate	Equalized Valuation of Personal Property	Equalized Valuation of Real & Personal Property	Ratio of Each District to Total	2000 Equalized Valuation of Real & Personal Property
Arbor Vitae	309,118,000	12,515,700	321,633,700	.07930	297,777,600
Boulder Junction	278,658,000	1,446,300	280,104,300	.06906	258,254,000
Cloverland	137,857,600	59,800	137,917,400	.03401	125,962,900
Conover	238,439,600	990,600	239,430,200	.05904	222,247,200
Lac du Flambeau	532,535,300	4,296,200	536,831,500	.13237	496,713,900
Land O'Lakes	273,301,000	4,037,800	277,338,800	.06838	253,849,800
Lincoln	320,658,200	3,863,000	324,521,200	.08002	287,126,900
Manitowish Waters	314,293,100	1,741,400	316,034,500	.07792	283,844,700
Phelps	258,292,100	3,362,800	261,654,900	.06452	226,468,300
Plum Lake	146,892,700	781,000	147,673,700	.03641	126,658,300
Presque Isle	308,579,800	553,500	309,133,300	.07622	283,783,700
St. Germain	344,906,400	2,235,600	347,142,000	.08559	327,138,800
Washington	298,484,200	1,960,200	300,444,400	.07408	270,544,400
Winchester	151,130,600	391,700	151,522,300	.03736	151,053,600
Town Total	3,913,146,600	38,235,600	3,951,382,200	0.97428	3,611,424,100
City of Eagle River	107,272,900	8,493,500	115,766,400	.02572	92,134,050
County Total	4,020,419,500	46,729,100	4,067,148,600	1.00000	3,703,558,150

SOURCE: Wisconsin Dept. of Revenue, Bureau of Property Tax, 2001 County equalization Report

Table 15-4
Vilas County Equalized Valuation for 2000
(reduced by TID Value Increment)

	Equalized Valuation of Real Estate	Equalized Valuation of Personal Property	Equalized Valuation of Real & Personal Property	Ratio of Each District to Total	1999 Equalized Valuation of Real & Personal Property
Arbor Vitae	287,692,800	10,084,800	297,777,600	.08040	265,486,400
Boulder Junction	256,754,000	1,500,000	258,254,000	.06973	232,926,200
Cloverland	125,886,600	76,300	125,962,900	.03401	114,517,500
Conover	221,281,500	965,700	222,247,200	.06001	178,308,900
Lac du Flambeau	492,366,700	4,347,200	496,713,900	.13412	439,235,900
Land O'Lakes	249,670,300	4,179,500	253,849,800	.06854	226,158,800
Lincoln	283,413,400	3,713,500	287,126,900	.07753	258,859,300
Manitowish Waters	282,313,300	1,531,400	283,844,700	.07664	251,850,700
Phelps	222,285,900	4,182,400	226,468,300	.06115	198,685,700
Plum Lake	126,028,500	629,800	126,658,300	.03420	107,990,300
Presque Isle	283,233,700	550,000	283,783,700	.07662	243,798,900
St. Germain	325,138,800	2,000,000	327,138,800	.08833	296,765,200
Washington	268,904,300	1,640,100	270,544,400	.07305	246,370,600
Winchester	150,541,400	512,200	151,053,600	.04079	117,296,500
Town Total	3,575,511,200	35,912,900	3,611,424,100	.97512	3,178,250,900
City of Eagle River	87,528,900	4,605,150	92,134,050	.02488	91,324,850
County Total	3,663,040,100	40,518,050	3,703,558,150	1.00000	3,269,575,750

SOURCE: Wisconsin Dept. of Revenue, Bureau of Property Tax, 2000 County equalization Report

Table 15-5
Vilas County Equalized Valuation for 1991
(reduced by TID Value Increment)

	Equalized Valuation of Real Estate	Equalized Valuation of Personal Property	Equalized Valuation of Real & Personal Property	Ratio of Each District to Total	1990 Equalized Valuation of Real & Personal Property
Arbor Vitae	103,911,100	6,169,600	110,080,700	.08655	104,009,700
Boulder Junction	91,104,600	892,400	91,997,000	.07233	83,460,200
Cloverland	46,135,400	79,500	46,214,900	.03634	40,270,900
Conover	73,831,700	597,200	74,428,900	.05852	72,927,000
Lac du Flambeau	144,000,000	2,592,100	146,592,100	.11527	136,998,500
Land O'Lakes	87,039,200	1,985,100	89,024,300	.06999	86,559,600
Lincoln	108,996,700	1,895,000	110,891,700	.08719	101,048,300
Manitowish Waters	103,098,900	919,600	104,018,500	.08178	94,661,900
Phelps	70,744,700	2,760,500	73,505,200	.05779	68,887,100
Plum Lake	46,381,000	479,100	46,860,100	.03684	42,390,700
Presque Isle	89,179,900	287,700	89,467,600	.07034	81,191,500
St. Germain	104,080,600	991,200	105,071,800	.08261	99,511,700
Washington	93,295,400	542,700	93,838,100	.07378	89,272,000
Winchester	37,098,400	205,900	37,304,300	.02933	34,614,400
Town Total	1,198,897,600	20,397,600	1,219,295,200	.95866	1,135,803,500
City of Eagle River	49,461,700	3,120,150	52,581,850	.04134	49,735,500
County Total	1,248,359,300	23,517,750	1,271,877,050	1.00000	1,185,539,000

SOURCE: Wisconsin Dept. of Revenue, Bureau of Property Tax, 1991 Statistical Report of Property Values

Table 15-6
Equalized Valuation of Real & Personal Property
in Vilas County

Year	Equalized Valuation of Real & Personal Property
1970	\$215,160,100
1975	\$481,621,170
1980	\$950,411,070
1985	\$1,079,253,000
1990	\$1,185,539,000
1991	\$1,271,877,050
1992	\$1,343,030,650
1993	\$1,526,570,550
1994	\$1,685,487,650
1995	\$1,983,235,650
1996	\$2,301,946,850
1997	\$2,591,272,150
1998	\$2,916,885,350
1999	\$3,269,575,750
2000	\$3,703,558,150
2001	\$4,067,148,600
2002	\$4,452,525,650
2003	\$4,907,946,750

SOURCE: 1990 Vilas County Economic Indicator Report; Wis. Dept. of Revenue, Bureau of Property Tax, Statistical Report of Property Values, 1990, 1991, 1992, 1993, 1994, 1995, and 1996, and Vilas County Clerk

The following charts prepared from information from the Vilas County Treasurer indicate the equalized property value ratios for each town and the net property tax rate per thousand dollars of equalized valuation:

Table 15-7 Ratios for Equalized Value (fair market value)								
	1980	1985	1990	1995	2000	2001	2002	2003
Arbor Vitae	39.88	96.88	96.52	95.87	101.66	96.83	93.03	88.04
Boulder Junction	37.78	100.85	100.60	68.14	69.36	64.61	61.58	100.05
Cloverland	66.04	97.32	102.15	102.12	103.77	96.70	84.53	80.97
Conover	70.47	67.31	96.50	75.70	75.75	72.22	101.01	89.37
Lac du Flambeau	39.16	100.71	98.85	57.02	84.66	81.02	74.81	68.22
Land O'Lakes	88.10	75.71	91.45	96.13	52.12	98.69	88.69	79.69
Lincoln	93.87	87.42	93.25	90.79	86.09	79.43	72.42	101.42
Manitowish Waters	10.69	109.96	92.60	87.41	57.64	102.71	95.97	90.81
Phelps	47.51	70.88	107.39	74.31	85.26	74.79	93.29	89.03
Plum Lake	28.83	93.82	90.14	106.12	100.08	88.08	86.94	76.87
Presque Isle	33.02	99.33	96.92	104.30	58.69	55.88	48.49	99.03
St. Germain	102.30	94.01	91.98	92.48	59.80	58.73	102.87	9301
Washington	17.24	103.03	93.00	83.47	90.81	83.57	79.61	74.14
Winchester	97.90	91.99	89.31	90.29	81.34	87.41	81.94	100.91
C/Eagle River	35.20	95.08	101.13	93.38	90.62	107.49	96.79	92.81

SOURCE: 1990 Vilas County Economic Indicator Report; Vilas County Treasurer

**Table 15-8
Net Property Tax Rate
(per thousand)**

	1985	1990	1995	2000	2001	2002	2003
Arbor Vitae	18.01	25.37	19.97	14.94	15.15	15.44	151.5
Boulder Junction	13.31	17.36	20.61	15.04	15.49	16.15	9.41
Cloverland	13.12	18.21	16.30	11.62	11.76	13.76	13.58
Conover	19.34	19.68	22.73	15.80	15.39	11.57	12.10
Lac du Flambeau	13.90	16.86	31.67	15.24	16.19	17.36	18.17
Land O'Lakes	18.35	19.32	18.22	24.43	12.22	13.95	14.56
Lincoln	14.61	18.95	19.60	13.77	13.94	15.57	10.56
Manitowish Waters	11.87	19.04	15.98	19.14	10.18	11.02	10.54
Phelps	24.65	23.94	31.29	16.80	17.13	13.28	15.54
Plum Lake	14.28	20.55	16.58	12.03	12.66	13.28	14.15
Presque Isle	12.64	16.99	14.03	19.14	19.27	21.41	9.82
St. Germain	14.15	19.04	18.34	19.61	18.71	11.26	11.54
Washington	15.07	21.00	20.93	13.15	13.43	14.81	14.72
Winchester	15.77	21.26	16.85	13.50	11.81	12.46	9.55
C/Eagle River	22.22	31.10	33.32	21.98	17.11	18.94	18.88

SOURCE: 1990 Vilas County Economic Indicator Report; Vilas County Treasurer