

**Questions from 2017 Tax Bills**

**Village Residents** – “Why did my tax bill for the school district **increase more** than \$66 per \$100,000?”

**Town Residents** – “Why did my tax bill for the school district **increase less** than \$66 per \$100,000?”

The Wisconsin Department of Revenue (DOR) determined that equalized property values in the Village increased nearly \$50 million, while all other equalized values in the District increased only \$2 million. Because the DOR apportions the tax levy based on the percentage of equalized property value in each municipality, the Village of Grafton was assigned a much larger share of the tax levy than last year.

**What is the difference between equalized values and assessed values?**

Equalized Values are determined annually by the Wisconsin Department of Revenue (DOR). The DOR determines the equalized value of property in each municipality in Wisconsin based on actual home sales. Assessed values are determined by local municipalities and are used to determine your tax bill. The reason the state uses equalized values instead of assessed values is because of the variety of methods municipalities across the state use to assess property.

<b>Equalized Value Change</b>					
	2016-17		2017-18		% Increase from prior year
	Equalized Value	% of Total	Equalized Value	% of Total	
<b>Village of Grafton</b>	\$1,010,207,922	63.18%	\$1,059,949,933	64.21%	4.92%
<b>Town of Grafton</b>	\$551,218,964	34.47%	\$551,291,121	33.40%	0.01%
<b>Village of Saukville</b>	\$23,268,907	1.46%	\$24,663,027	1.49%	5.99%
<b>Town of Cedarburg</b>	\$14,272,870	0.89%	\$14,818,684	0.90%	3.82%
<b>Total</b>	\$1,598,968,663	100.00%	\$1,650,722,765	100.00%	3.24%

<b>Tax Levy Change</b>				
	Amount of 2016-17 Tax Levy	Amount of 2017-18 Tax Levy	Change	% Change
<b>Village of Grafton</b>	\$10,715,270.62	\$11,947,029.76	\$1,231,759.14	11.50%
<b>Town of Grafton</b>	\$5,846,776.93	\$6,213,775.97	\$366,999.04	6.28%
<b>Village of Saukville</b>	\$246,813.19	\$277,984.75	\$31,171.56	12.63%
<b>Town of Cedarburg</b>	\$151,392.26	\$167,003.52	\$15,611.26	10.31%
<b>Total</b>	\$16,960,253.00	\$18,605,794.00	\$1,645,541.00	9.70%

**Were there differences between the County and Tech School portion of the tax bills as well?**

Yes, the DOR’s increase of equalized values in the Village affected the County and Tech School portions of the tax bill as well. The following chart shows that the increases to the Town tax bill for each taxing authority were lower than the increases to the Village tax bill.

	Sample <u>Town</u> Tax Bill Change	Sample <u>Village</u> Tax Bill Change
<b>Ozaukee County</b>	-1.6%	5.7%
<b>Tech School</b>	-1.5%	5.9%
<b>Grafton School District</b>	4.5%	13.7%

**What is the “Voter Approved Temporary Tax Increases” referred to on my tax bill?**

This informational section of the tax bill located just above the payment coupons includes the impact of the new debt payments as a result of the referendum approved in April of 2017. It **does not** include reduced tax impact associated as a result of retiring \$1.5 million of 2001 referendum debt early. The tax impact of the lower debt payments on existing debt reduces the overall impact on your tax bill. This tax impact reduction is not broken out separately or included in the informational section.

VILLAGE OF GRAFTON  
(Grafton School District)

	Assessed Tax Rates		Changes		
	2016	2017	Amount	Percent	
State of Wisconsin	\$ 0.18	\$ -	\$ (0.18)	(100.00%)	If Any Questions, Please Call: (608) 266-1212
Ozaukee County	1.90	2.01	0.11	5.79%	(262) 238-8110
<b>Village of Grafton</b>	<b>7.13</b>	<b>7.20</b>	<b>0.07</b>	<b>0.98%</b>	(262) 375-5300
Milwaukee Area Tech	1.33	1.40	0.07	5.26%	(414) 297-6492
Grafton School District	11.16	12.58	1.42	12.72%	(262) 376-5400
Gross Total	21.70	23.19	1.49	6.87%	
Less: State Credit	(1.81)	(1.94)	0.13	7.18%	Rep. Ott
<b>Assessed Tax Rate*</b>	<b>\$ 19.89</b>	<b>\$ 21.25</b>	<b>1.36</b>	<b>6.84%</b>	(608) 266-0486
Assessment Ratio	0.9505	0.9084			Sen. Darling
<b>Equalized Tax Rate*</b>	<b>\$ 18.90</b>	<b>\$ 19.04</b>	<b>0.14</b>	<b>0.77%</b>	(608) 266-5830
Lottery Credit	133.65	134.13	0.48	0.36%	
First Dollar Credit	71.07	76.64	5.57	7.84%	

VILLAGE OF GRAFTON  
(Cedarburg School District)

	Assessed Tax Rates		Changes		
	2016	2017	Amount	Percent	
State of Wisconsin	\$ 0.18	\$ -	\$ (0.18)	(100.00%)	If Any Questions, Please Call: (608) 266-1212
Ozaukee County	1.90	2.01	0.11	5.79%	(262) 238-8110
<b>Village of Grafton</b>	<b>7.13</b>	<b>7.20</b>	<b>0.07</b>	<b>0.98%</b>	(262) 375-5300
Milwaukee Area Tech	1.33	1.40	0.07	5.26%	(414) 297-6492
Cedarburg School District	10.04	10.16	0.12	1.20%	(262) 376-6100
Gross Total	20.58	20.77	0.19	0.92%	
Less: State Tax Credit	(1.81)	(1.94)	0.13	7.18%	Rep. Ott
<b>Assessed Tax Rate*</b>	<b>\$ 18.77</b>	<b>\$ 18.83</b>	<b>0.06</b>	<b>0.32%</b>	(608) 266-0486
Assessment Ratio	0.9505	0.9084			Sen. Darling
<b>Equalized Tax Rate*</b>	<b>\$ 17.84</b>	<b>\$ 16.89</b>	<b>(0.95)</b>	<b>(5.33%)</b>	(608) 266-5830
Lottery Credit	120.20	108.28	(11.92)	(9.92%)	
First Dollar Credit	63.91	61.87	(2.04)	(3.19%)	

\*per \$1,000 valuation