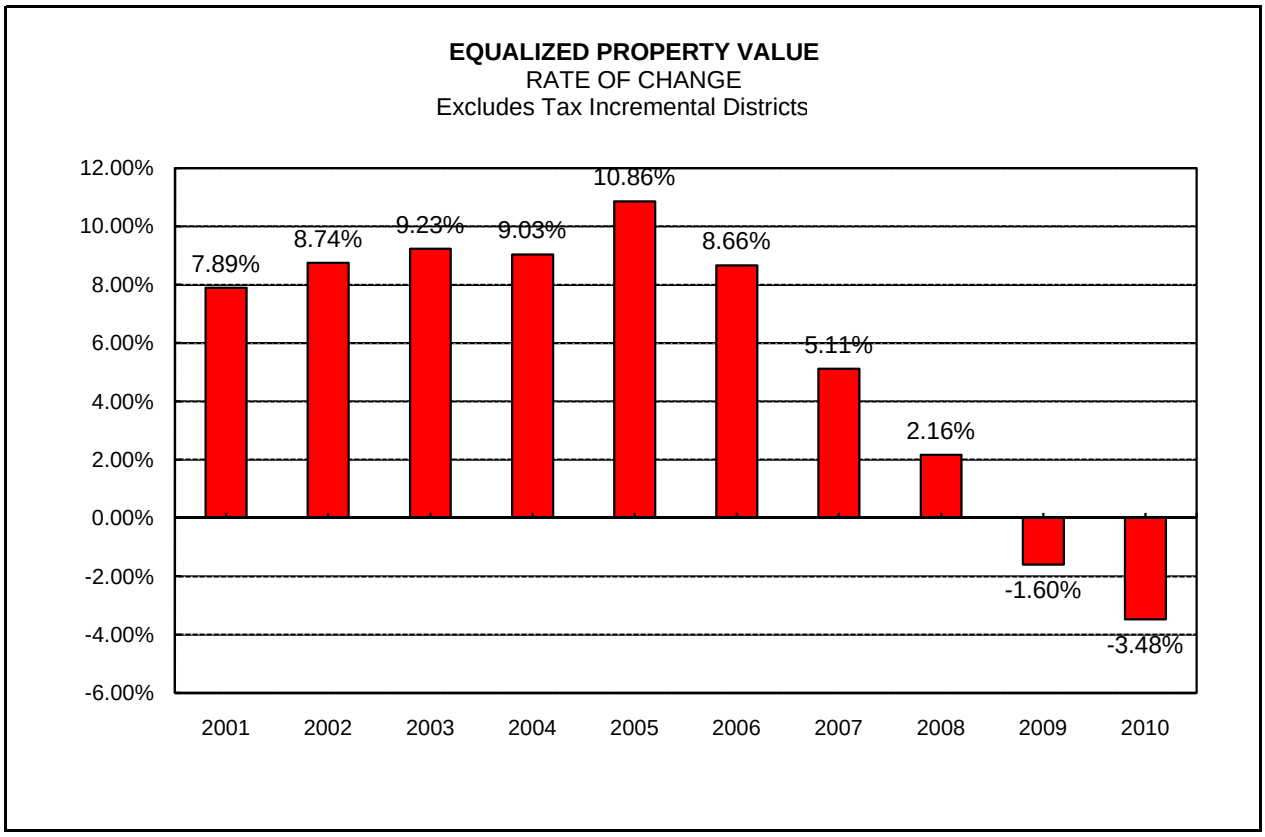
EQUALIZED PROPERTY VALUE

Equalized property value is a broad measure of the County's tax base. The Wisconsin Department of Revenue annually determines the equalized (fair market) value of all property subject to general property taxation. Equalized values are reduced by tax incremental district value increments for apportioning the County levy. In 2009, a negative inflation rate on residential properties (over 75% of total value) and new construction of less than 2% were primarily responsible for the modest valuation increase. Valuations for 2000 - 2006 include higher market based inflation rates ranging from 4.2%-9% for residential properties. In 2008, new construction of commercial property (19% of total value) was the one bright spot with a 3.4% property value increase. In 2010, residential values county wide deflated on average of 4.2% offset by increases in commercial and some new housing units. The 3.5% net reduction in tax base is the second year is a row (a 1.6% reduction was experienced in 2009) that the tax base has been reduced. Prior to 2009, the County had not experienced a tax base reduction in over 30 years.



Valuation Year	Total Value (excludes TID's)	Change In Valuation	Rate of Change
2001	$31,074,293,750	$2,272,218,500	7.89%
2002	$33,791,109,550	$2,716,815,800	8.74%
2003	$36,910,435,050	$3,119,325,500	9.23%
2004	$40,244,065,050	$3,333,630,000	9.03%
2005	$44,614,092,450	$4,370,027,400	10.86%
2006	$48,476,599,550	$3,862,507,100	8.66%
2007	$50,954,981,250	$2,478,381,700	5.11%
2008	$52,055,313,050	$1,100,331,800	2.16%
2009	$51,220,442,050	($834,871,000)	-1.60%
2010	$49,439,797,100	($1,780,644,950)	-3.48%