

# 2008 property tax ranking for the four-county Milwaukee metro area

These are the **2008 tax rankings**, from highest to lowest, for the **four-county Milwaukee metro area** based on total property taxes for a home with a fair market value – not assessed value – of \$200,000, which is roughly the median value in the metro area. The property taxes are based on the total equalized tax rate of each municipality, making comparisons possible. In addition to taxes, property owners in some communities pay special charges for such services as garbage collection, utilities, sewer assessments and road maintenance. These figures represent tax bills sent in late 2008 that were due to be paid by Jan. 31.

## Waukesha County

2007 RANK	2008 RANK	TAXING DISTRICTS	2008 TAXES ON A HOME WITH A FAIR MARKET VALUE OF \$200,000
1	1	Waukesha	\$3,545
2	2	Butler <i>Menomonee Falls Schools</i>	3,431
3	3	Elm Grove	3,352
8	4	Butler <i>Hamilton Schools</i>	3,334
7	5	Brookfield <i>Elmwood Schools</i>	3,259
11	6	Lannon <i>Menomonee Falls Schools</i>	3,239
9	7	Menomonee Falls <i>Menomonee Falls Schools</i>	3,210
4	8	Big Bend	3,191
10	9	New Berlin <i>Muskego-Norway Schools</i>	3,189
**	10	Sussex <i>Richmond Schools/Arrowhead</i>	3,182
14	11	New Berlin <i>Elmwood Schools</i>	3,164
6	12	New Berlin <i>New Berlin Schools</i>	3,158
20	13	Lannon <i>Hamilton Schools</i>	3,154
12	14	Village of Pewaukee	3,135
5	15	Mukwonago <i>Phantom Lake Management District</i>	3,125
13	16	Muskego <i>Muskego-Norway Schools</i>	3,113
23	17	Menomonee Falls <i>Hamilton Schools</i>	3,112
17	18	New Berlin <i>West Milwaukee/West Allis Schools</i>	3,064
22	19	Eagle	2,991
15	20	Mukwonago	2,987
26	21	Sussex <i>Hamilton Schools</i>	2,985
16	22	Merton <i>Richmond Schools</i>	2,962
25	23	T/Brookfield <i>Elmwood Schools</i>	2,946
24	24	Brookfield <i>Waukesha Schools</i>	2,924
**	25	Oconomowoc <i>Lac La Belle Lake Management Dist.</i>	2,910
**	26	Vernon <i>Waterford Schools</i>	2,904
35	27	Oconomowoc	2,900
57	28	C/Pewaukee <i>Hamilton Schools</i>	2,898
18	29	Hartland <i>Hartland Lakeside Schools</i>	2,897
28	30	C/Pewaukee <i>Richmond Schools</i>	2,856
27	31	Lisbon <i>Richmond Schools/Arrowhead High</i>	2,850
29	32	North Prairie <i>Kettle Moraine Schools</i>	2,831
30	33	Delafield <i>Kettle Moraine</i>	2,825
31	34	Dousman	2,811
19	35	Delafield <i>Lake Country Schools</i>	2,802
34	36	Hartland <i>Swallow Schools</i>	2,765
21	37	Hartland <i>Lake Country Schools</i>	2,745
38	38	Chenequa <i>North Lake Schools</i>	2,736
50	39	Lisbon <i>Lake Country Sch./Lake Pewaukee San. Dist.</i>	2,733
42	40	Delafield <i>Oconomowoc Schools</i>	2,716
**	41	Muskego <i>Mukwonago Schools</i>	2,708
36	42	C/Pewaukee <i>Pewaukee Schools</i>	2,706
40	43	North Prairie <i>Mukwonago Schools</i>	2,680
55	44	Lisbon <i>Hamilton Schools</i>	2,678
**	45	T/Oconomowoc <i>Oconomowoc Schools/Lac La Belle Lake Management/Oconomowoc Fire</i>	2,663
39	46	Merton <i>Swallow Schools</i>	2,655
53	47	T/Oconomowoc <i>Ocon. Sch./Blackhawk San./Ocon. Fire</i>	2,651
37	48	Hartland <i>Merton School</i>	2,643
32	49	Nashotah	2,639
43	50	Chenequa <i>Swallow Schools</i>	2,624
41	51	T/Merton <i>Richmond Schools</i>	2,615
46	52	T/Brookfield <i>Waukesha Schools</i>	2,609
59	53	Summit <i>Kettle Moraine Schools/Dousman Fire Dist./Summit Sanitary Dist. 1</i>	2,606
33	54	Chenequa <i>Lake Country Schools</i>	2,604
64	55	Lac La Belle	2,593
45	56	Wales	2,589
48	57	T/Mukwonago <i>Spring Brook Lake Management</i>	2,583
62	58	Summit <i>Kettle Moraine Schools/Dousman Fire Dist.</i>	2,579
49	59	T/Mukwonago <i>Phantom Lake Management</i>	2,578
66	60	Summit <i>Kettle Moraine Schools/Summit Fire Dist./Summit Sanitary Dist. 1</i>	2,570
68	61	Summit <i>Kettle Moraine Schools/Summit Fire Dist.</i>	2,543
44	62	Merton <i>Merton Schools</i>	2,533
58	63	Chenequa <i>Stone Bank Schools</i>	2,513
**	64	T/Oconomowoc <i>Ocon. Schools/Lac La Belle Lake Man/Mary Lane San/Ocon Fire</i>	2,505
71	65	T/Oconomowoc <i>Oconomowoc Schools/Mary Lane Sanitary/Oconomowoc Fire</i>	2,493
76	66	Oconomowoc Lake	2,469
**	67	T/Oconomowoc <i>Oconomowoc Schools/Mary Lane Sanitary</i>	2,441
54	68	T/Merton <i>Hartland Lakeside Schools</i>	2,440
69	69	T/Mukwonago	2,438
70	70	C/Pewaukee <i>Waukesha Schools</i>	2,426
63	71	Lisbon <i>Merton Schools</i>	2,421
74	72	T/Merton <i>North Lake Schools</i>	2,421
56	73	T/Delafield <i>Hartland Lakeside/Lake Pewaukee Sanitary District</i>	2,420
72	74	Ottawa <i>Palmyra-Eagle Schools</i>	2,417
65	75	Ottawa <i>Kettle Moraine/School Section Lake Management District</i>	2,400
52	76	Ottawa <i>Kettle Moraine/Pretty Lake Management District</i>	2,391
61	77	T/Delafield <i>Hartland-Lakeside Schools</i>	2,386
88	78	T/Oconomowoc <i>Oconomowoc Schools/Okauchee Lake Management/Okauchee Fire</i>	2,380
79	79	T/Eagle <i>Palmyra-Eagle Schools</i>	2,377
87	80	T/Oconomowoc <i>Oconomowoc Schools/Ashland Fire District</i>	2,377
90	81	T/Oconomowoc <i>Oconomowoc Schools/Okauchee Lake Man. Dist./Stone Bank Fire</i>	2,376
73	82	T/Oconomowoc <i>Oconomowoc Schools/Lac La Belle Lake Man/Ocon Fire</i>	2,371
80	83	T/Oconomowoc <i>Stone Bank Schools/Okauchee Lake Management/Stone Bank Fire</i>	2,370
93	84	T/Oconomowoc <i>Oconomowoc Schools/Okauchee Fire</i>	2,362
92	85	T/Oconomowoc <i>Oconomowoc Schools/Ocon. Fire</i>	2,360
95	86	T/Oconomowoc <i>Oconomowoc Schools/Stone Bank Fire District</i>	2,358
83	87	T/Oconomowoc <i>Stone Bank Schools/Stone Bank Fire</i>	2,352
75	88	Ottawa <i>Kettle Moraine Schools</i>	2,350
77	89	Genesee <i>Kettle Moraine Schools</i>	2,344
82	90	Vernon <i>Mukwonago Schools</i>	2,332
**	91	Genesee <i>Mukwonago Schools/Sp Brook Watershed Lake Management</i>	2,330
89	92	Summit <i>Ocon. Schools/Summit Fire Dist./Upper Nemahbin Lake Mgt. District</i>	2,321
94	93	Summit <i>Oconomowoc Schools/Summit Fire Dist./Silver Lake Utility District</i>	2,319
81	94	T/Eagle <i>Kettle Moraine Schools</i>	2,310
86	95	T/Merton <i>Swallow Schools</i>	2,308
103	96	T/Oconomowoc <i>Oconomowoc Schools</i>	2,307
60	97	T/Merton <i>Lake Country Schools/Okauchee Lake Management</i>	2,306
91	98	T/Eagle <i>Mukwonago Schools/Eagle Springs District</i>	2,300
85	99	T/Waukesha	2,296
96	100	Summit <i>Ocon. Schools/Summit Fire Dist./Upper Nemahbin Lake Mgt. District</i>	2,294
78	101	T/Delafield <i>Kettle Moraine Schools/Lake Pewaukee Sanitary District</i>	2,291
99	102	Summit <i>Ocon. Schools/Dousman Fire District</i>	2,288
67	103	T/Merton <i>Lake Country Schools</i>	2,288
101	104	Summit <i>Ocon. Schools/Summit Fire Dist./Summit San. District 1</i>	2,279
47	105	T/Delafield <i>Lake Country/Lake Pewaukee Sanitary District</i>	2,269
84	106	T/Delafield <i>Kettle Moraine Schools</i>	2,257
102	107	Summit <i>Oconomowoc Schools/Summit Fire District</i>	2,252
98	108	Genesee <i>Waukesha Schools</i>	2,243
106	109	Ottawa <i>Oconomowoc Schools</i>	2,243
51	110	T/Delafield <i>Lake Country Schools</i>	2,234
111	111	T/Merton <i>Oconomowoc Schools/Okauchee Lake Management</i>	2,221
105	112	T/Merton <i>Stone Bank Schools/Okauchee Lake Management</i>	2,215
**	113	T/Merton <i>Oconomowoc Schools</i>	2,203
108	114	Ottawa <i>Mukwonago Schools</i>	2,199
107	115	T/Merton <i>Stone Bank Schools</i>	2,197
104	116	Genesee <i>Mukwonago Schools</i>	2,197
97	117	T/Merton <i>Merton Schools</i>	2,186
109	118	T/Eagle <i>Mukwonago Schools</i>	2,159
100	119	T/Delafield <i>Waukesha Schools</i>	2,148
110	120	T/Eagle <i>East Troy Schools</i>	2,117

Sources: Local municipalities and counties

## Some definitions

**Assessed value** – The dollar value placed on a parcel of property by the local assessor's office, using recent neighboring sales, physical inspections and comparative conditions. This is used to determine how much is owed in property taxes.

**Levy** – The amount of taxes to be raised by a government body or other taxing district.

**Equalized rate or estimated fair market value** – An adjustment to assessed value by the Wisconsin Department of Revenue to approximate current market price. This is used to apportion tax levies among municipalities and distribute state shared revenues.

**Assessed tax rate** – The rate that appears on your tax bill; it is used to determine how much you pay.

**Shared revenue** – State-collected taxes distributed to local governments, often to relieve the property tax burden.

**Tax rate** – The result of dividing total taxes to be paid by total property value. It is usually expressed in tenths of a cent, or mills. A mill rate of 25, for instance, would mean a tax of \$25 on every \$1,000 of property value.

Sources: Milwaukee assessor's office, University of Wisconsin Extension, Wisconsin Department of Revenue

\* The 2007 rankings for Washington County represent when Richfield was a town. Richfield became a village in 2008.

MPTC – Moraine Park Technical College

MATC – Milwaukee Area Technical College

\*\* Waukesha 2007 rank not calculated.

## Milwaukee County

2007 RANK	2008 RANK	MUNICIPALITIES	2008 TAXES ON A HOME WITH A FAIR MARKET VALUE OF \$200,000
1	1	West Milwaukee	\$5,222
3	2	Cudahy	4,910
6	3	Brown Deer	4,760
2	4	Shorewood	4,724
10	5	Fox Point <i>Fox Point-Bayside Schools</i>	4,652
12	6	Milwaukee	4,576
8	7	Franklin <i>Franklin Schools/with sewers</i>	4,540
7	8	West Allis	4,514
9	9	St. Francis	4,502
5	10	Greendale	4,474
4	11	Bayside <i>Fox Point-Bayside Schools</i>	4,368
14	12	South Milwaukee	4,362
13	13	Glendale <i>Glendale-River Hills Schools</i>	4,294
11	14	Glendale <i>Maple Dale-Indian Hill Schools</i>	4,284
20	15	Franklin <i>Whitnall School District</i>	4,278
18	16	Greenfield	4,274
19	17	Franklin <i>Franklin Schools/No sewers</i>	4,266
17	18	Hales Corners	4,244
15	19	Bayside <i>Maple Dale-Indian Hill Schools</i>	4,234
16	20	Greenfield <i>Whitnall Schools</i>	4,176
23	21	Whitefish Bay	4,174
25	22	Greenfield <i>West Allis-West Milwaukee Schools</i>	4,110
24	23	Fox Point <i>Maple Dale-Indian Hill Schools</i>	4,058
27	24	Wauwatosa	3,980
26	25	Oak Creek	3,964
28	26	Franklin <i>Oak Creek-Franklin Schools/with sewers</i>	3,908
22	27	River Hills <i>Glendale-River Hills Schools</i>	3,882
21	28	River Hills <i>Maple Dale-Indian Hill Schools</i>	3,870
29	29	Franklin <i>Oak Creek-Franklin Schools/no sewers</i>	3,636

## Ozaukee County

2007 RANK	2008 RANK	CITIES AND VILLAGES	2008 TAXES ON A HOME WITH A FAIR MARKET VALUE OF \$200,000
1	1	Bayside	\$3,830
4	2	Thiensville <i>Mequon-Thiensville Schools</i>	3,528
8	3	Saukville <i>Northern Ozaukee Schools</i>	3,520
2	4	Saukville <i>Grafton Schools</i>	3,470
7	5	Grafton <i>Cedarburg Schools</i>	3,462
6	6	Cedarburg <i>Cedarburg Schools</i>	3,460
3	7	Grafton <i>Grafton Schools</i>	3,454
12	8	Newburg <i>Northern Ozaukee Schools</i>	3,346
11	9	Fredonia <i>Northern Ozaukee Schools</i>	3,344
9	10	Cedarburg <i>Mequon-Thiensville Schools</i>	3,306
5	11	Saukville <i>Port Washington-Saukville Schools</i>	3,280
10	12	Port Washington	3,130
13	13	Belgium <i>Cedar Grove Schools</i>	3,088
14	14	Mequon <i>Cedarburg Schools</i>	2,814
15	15	Mequon <i>Mequon-Thiensville Schools</i>	2,660

	Town		
7	1	Fredonia <i>Northern Ozaukee Schools</i>	\$2,702
4	2	Cedarburg <i>Cedarburg Schools</i>	2,658
1	3	Cedarburg	2,650
5	4	Grafton <i>Cedarburg Schools</i>	2,636
2	5	Grafton <i>Grafton Schools</i>	2,628
3	6	Port Washington	2,534
9	7	Saukville <i>Northern Ozaukee Schools</i>	2,492
10	8	Belgium <i>Northern Ozaukee Schools</i>	2,474
6	9	Grafton <i>Port Washington-Saukville Schools</i>	2,438
8	10	Saukville <i>Port Washington-Saukville Schools</i>	2,336
11	11	Belgium <i>Cedar Grove Schools</i>	2,264
12	12	Fredonia <i>Random Lake Schools</i>	2,156
13	13	Belgium <i>Random Lake Schools</i>	1,954

## Washington County\*

2007 RANK	2008 RANK	CITIES AND VILLAGES	2008 TAXES ON A HOME WITH A FAIR MARKET VALUE OF \$200,000
3	1	Jackson <i>Slinger Schools/MPTC</i>	\$3,650
1	2	West Bend <i>MPTC</i>	3,548
2	3	Slinger <i>MPTC</i>	3,498
4	4	Hartford <i>Hartford Schools/MPTC</i>	3,426
8	5	Hartford <i>Slinger Schools/MPTC</i>	3,372
6	6	Germantown <i>MATC</i>	3,314
5	T-7	Kewaskum <i>MPTC</i>	3,308
7	T-7	Jackson <i>West Bend Schools/MPTC</i>	3,308
3	9	Richfield <i>Friess Lake &amp; Hartford Union Schls/MPTC</i>	3,100
9	10	Newburg <i>West Bend Schools/MPTC</i>	3,010
T-10	11	Richfield <i>Germantown Schools/Bark Lake Util./Richfield San./MATC</i>	2,758
13	12	Richfield <i>Germantown Schools/MATC</i>	2,742
21	13	Richfield <i>Richfield J1, Hartford Union, Richfield Utility/MPTC</i>	2,674
26	14	Richfield <i>Richfield J1 &amp; Hartford Union Schls/Bark Lake Util./Richfield San./MPTC</i>	2,636
27	15	Richfield <i>Richfield J1 and Hartford Union Schools/Richfield Utility2/MPTC</i>	2,634
29	16	Richfield <i>Richfield J1 and Hartford Union Schools/MPTC</i>	2,620
37	17	Richfield <i>Slinger Schools/MPTC</i>	2,546

	TOWN		
1	1	Addison <i>Slinger Schools/Allenton Sanitary, Light &amp; Fire/MPTC</i>	\$3,332
2	2	Addison <i>Slinger Schols/Allenton Sanitary/Allenton Fire/MPTC</i>	3,228
5	3	Erin <i>Friess Lake and Hartford Union Schools/MPTC/Hartford Fire</i>	3,070
4	4	Hartford <i>Rubicon J6 and Hartford Union Schools/MPTC</i>	3,016
6	5	Jackson <i>Cedarburg Schools/MATC</i>	2,878
8	6	Jackson <i>Germantown Schools/MATC</i>	2,824
9	7	Addison <i>Slinger Schools/St. Lawrence Fire &amp; Light/MPTC</i>	2,764
7	8	Addison <i>Hartford J1 and Hartford Union Schools/ St. Lawrence Fire/MPTC</i>	2,734
14	9	Barton <i>Kewaskum Schools/West Bend Fire/MPTC</i>	2,722
15	10	Erin <i>Erin #2 and Hartford Union Schools/Druid Lake Project/Hartford Fire/MPTC</i>	2,692
25	11	Germantown <i>MATC</i>	2,682
T-19	12	Addison <i>Slinger Schools/Allenton Fire/MPTC</i>	2,680
22	13	Barton <i>West Bend Schools/Wallace Lake Sanitary/West Bend Fire/MPTC</i>	2,676
T-19	14	Barton <i>Kewaskum Schools/Kohlsville Fire/MPTC</i>	2,664
23	15	Addison <i>Slinger Schools/St. Lawrence Fire/MPTC</i>	2,662
24	16	Hartford <i>Slinger Schools/St. Lawrence Light &amp; Fire/MPTC</i>	2,660
16	17	Kewaskum <i>MPTC</i>	2,652
18	18	Erin <i>Erin #2 and Hartford Union Schools/Ashippun Fire/MPTC</i>	2,648
T-10	19	Hartford <i>Hartford J1 and Hartford Union Schools/Pike Lake Protection/MPTC</i>	2,644
12	20	Hartford <i>Hartford J1 and Hartford Union Schools/MPTC</i>	2,634
28	21	West Bend <i>Slinger Schools/Big Cedar Pr &amp; Rehab/MPTC</i>	2,624
34	22	Polk <i>Germantown Schools/Richfield Fire/MATC</i>	2,600
T-32	23	Erin <i>Hartford J1 and Hartford Union Schools/Richfield Fire/MPTC</i>	2,590
T-32	24	Trenton <i>West Bend Schools/Wallace Lake Sanitary/MPTC</i>	2,584
35	T-25	Hartford <i>Slinger Schools/MPTC</i>	2,578
36	T-25	Hartford <i>Slinger Schools/Hilldale Sanitary/St. Lawrence Fire/MPTC</i>	2,578
17	27	Erin <i>Richfield J1 and Hartford Union Schools/Hartford Fire/MPTC</i>	2,572
38	28	West Bend <i>Slinger Schools/Allenton Fire/MPTC</i>	2,542
39	29	Polk <i>Slinger Schools/Big Cedar Pr &amp; Rehab/Slinger Fire/MPTC</i>	2,486
40	30	Farmington <i>Kewaskum Schools/Boltonville Light &amp; Fire/MPTC</i>	2,476
41	31	Farmington <i>Kewaskum Schools/Fillmore Light &amp; Fire/MPTC</i>	2,460
42	32	Barton <i>West Bend Schools/West Bend Fire/MPTC</i>	