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October 11, 2004

Ms. Laura D. Rose, Deputy Director
Wisconsin Joint Legislative Council
One East Main Street
Suite 401
P.O. Box 2536
Madison, WI 53701-2536

Dear Laura:

Enclosed is a work-up prepared by Mike Kurth from the City of Madison Assessor's Office reflecting self-reported values of tax exempt housing. Page (3) of the report indicates that retirement home parcels have an estimated value of \$25,100,000.00 and that other tax exempt housing has a value of \$64,310,000.00 for a total self-reported value of \$89,410,000.00. The retirement home parcels are properties like those owned by Attic Angels, Oakwood and Meriter. The other are either single family homes, such as rent-to-own homes owned by the Urban League or apartment houses such as Wexford located on Gammon Road and Tree Lane, across from Memorial High School. In that the Madison mil rate is 2.32, the tax forgone from these properties is \$2,074,312.00 at the reported rate. Both the assessor and I feel that the reported values are probably less than half of actual value and therefore, Madison, Dane County and the Madison School District are giving up \$4,000,000.00 to \$5,000,000.00 in property taxes annually.

The total value of exempt property will never be known until it is fully appraised, but for purposes of the committee's discussion, it is obvious that we are dealing with revenues that could be very meaningful to the governmental entities involved.

It would be interesting to know how much property is involved in other communities, although, an exact number is unnecessary for the committee to engage in the public policy questions that are so obvious here.

Sincerely,

MOHS, MACDONALD, WIDDER & PARADISE


Frederic E. Mohs

FEM:kjc

City of Madison
Office of the City Assessor

facsimile transmittal

To: Fred Mohs

Fax: 257-1106

From: Mike Kurth

Date: 10/7/2004

Re: Residential Housing Exemptions

Pages: 3 ✓

CC:

☐ Urgent

☒ For Review

☐ Please Comment

☐ Please Reply

☐ Please Recycle



Mike attached our complete summary report along with an Excel spreadsheet that I completed that summarizes the housing categories of the complete report. I have also taken the midpoint of the same range and have applied this to the number of parcels to give a rough value and tax estimate.

Call me at 266-4530 if you need further explanation.

Mike

TAXATION DISTRICT EXEMPTION SUMMARY REPORT FOR 2004 (S. 70.337(2), Wis. Stat.)

See instructions on bottom of form.

CO MUN FOR City OF Madison, Dane
T-V-C NAME OF TAXATION DISTRICT NAME OF COUNTY

INDICATE NUMBER OF PROPERTIES BY PURPOSE
OF PROPERTY WITHIN EACH VALUE CATEGORY

	VALUE CATEGORIES								
	1	2	3	4	5	6	7	8	9
PURPOSE OF PROPERTY	\$1-\$10,000	\$10,001-\$100,000	\$100,001-\$200,000	\$200,001-\$500,000	\$500,001-\$1,000,000	\$1,000,001-\$3,000,000	\$3,000,001-\$6,000,000	\$6,000,001-\$12,000,000	\$12,000,001-\$25,000,000
WORSHIP		2	13	23	31	41	13	3	2
CHURCH-OTH		12	25	18	1				
EDU, K-12			1	1	1		1		
COLLEGE									
EDU-OTH		1	2	4	8	1			
HOSPITAL						1		2	
MED RSCH									
MED-OTH			1	5		3	3		
NURSING						1			1
RETIRE				6	4	1		2	
HOUSE-OTH		202	32	49	15	1	2	1	
BENEFIT	2	15	27	23	18	23	6	2	
OTHER		1		1					2
TOTAL NO. OF PROPERTIES	2	233	101	130	78	72	25	10	5

NAME OF CLERK (please print)

Ray Fisher

TELEPHONE NUMBER

(608) 266-4531

INSTRUCTIONS

Enter the number of exempt properties in your municipality in each value range by purpose or use of property. You can gather this information from the PC-220 forms which are filed by the property owner. A parcel with more than 1 building and more than 1 use should be recorded for each use. Example: For a parcel with a church valued at \$500,000 and a parsonage valued at \$150,000 enter 1 property in the 4th value category under WORSHIP and enter 1 property in the 3rd value category under HOUSE-OTH.

Enter the total number of properties by organization category in the right hand column.

Enter the total number of properties within each value range in the total line at the bottom.

Enter the name and telephone number of the person completing this form.

Note: You should send form PC-227 to organizations reporting under sections 511 to 515 of the IRC (see s. 70.339, Wis. Stat.).

Complete and mail this form by July 1 to:

Wisconsin Department of Revenue
Bureau of Local Government Services 6-97
PO Box 8971
Madison, WI 53708-8971

Exemption Summary - Residential Housing Types

City of Madison

Value Category	1	2	3	4	5	6	7	8	9	10	Totals
Value Range Midpoint	\$ 5,000	\$ 55,000	\$ 150,000	\$ 350,000	\$ 750,000	\$ 2,000,000	\$ 4,500,000	\$ 9,000,000	\$ 18,500,000	\$ 25,000,000	

Housing Type

Nursing Homes Parcels						1				1	1
Value Estimate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	\$ -	\$ -	\$ 18,500,000	\$ 25,000,000	\$ 45,500,000

Retirement Homes Parcels				6	4	1		2			
Value Estimate	\$ -	\$ -	\$ -	\$ 2,100,000	\$ 3,000,000	\$ 2,000,000	\$ -	\$ 18,000,000	\$ -	\$ -	\$ 25,100,000

Housing - Other Parcels		202	32	49	15	1	2	1			
Value Estimate	\$ -	\$ 11,110,000	\$ 4,800,000	\$ 17,150,000	\$ 11,250,000	\$ 2,000,000	\$ 9,000,000	\$ 9,000,000	\$ -	\$ -	\$ 64,310,000

Totals	\$ -	\$ 11,110,000	\$ 4,800,000	\$ 19,250,000	\$ 14,250,000	\$ 6,000,000	\$ 9,000,000	\$ 27,000,000	\$ 18,500,000	\$ 25,000,000	\$ 134,910,000
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\$ 3,129,912

Estimates Tax Dollars per 2003 tax rate

Data from the City of Madison "Taxation District Exemption Summary Report for 2004"