

Lac du Flambeau  
2016 Assessor's Final Report

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## Lac du Flambeau; Annual Statistical Changes

9/21/2016

	Assessed Value	% Change	Equalized Value	% Change	Assessment Ratio	New Construction	% Change	Sales Volume	% Change
2016	<u>909,176,000</u>		<u>884,596,100</u>		<u>102.8%</u>	<u>8,210,400</u>		<u>11,797,700</u>	
\$ Change	5,128,200	0.6%	(21,767,500)	-2.4%		3,874,900	89.4%	(7,787,800)	-39.8%
2015	<u>904,047,800</u>		<u>906,363,600</u>		<u>99.7%</u>	<u>4,335,500</u>		<u>19,585,500</u>	
\$ Change	(64,500)	0.0%	38,580,900	4.4%		1,538,700	55.0%	3,486,600	21.7%
2014	<u>904,112,300</u>		<u>867,782,700</u>		<u>104.2%</u>	<u>2,796,800</u>		<u>16,098,900</u>	
\$ Change	(1,215,000)	-0.1%	(4,623,000)	-0.5%		359,600	14.8%	(6,607,100)	-29.1%
2013	<u>905,327,300</u>		<u>872,405,700</u>		<u>103.8%</u>	<u>2,437,200</u>		<u>22,706,000</u>	
\$ Change	(350,100)	0.0%	(28,061,200)	-3.1%		(2,298,200)	-48.5%	417,300	1.9%
2012	<u>905,677,400</u>		<u>900,466,900</u>		<u>100.6%</u>	<u>4,735,400</u>		<u>22,288,700</u>	
\$ Change	2,948,500	0.3%	(58,903,900)	-6.1%		552,000	13.2%	3,563,500	19.0%
2011	<u>902,728,900</u>		<u>959,370,800</u>		<u>94.1%</u>	<u>4,183,400</u>		<u>18,725,200</u>	
\$ Change	2,069,800	0.2%	(28,354,000)	-2.9%		(2,641,400)	-38.7%	(1,782,600)	-8.7%
2010	<u>900,659,100</u>		<u>987,724,800</u>		<u>91.2%</u>	<u>6,824,800</u>		<u>20,507,800</u>	
\$ Change	5,992,500	0.7%	(42,394,500)	-4.1%		2,164,700	46.5%	6,947,500	51.2%
2009	<u>894,666,600</u>		<u>1,030,119,300</u>		<u>86.9%</u>	<u>4,660,100</u>		<u>13,560,300</u>	

## Lac Du Flambeau; Annual Levy Changes

9/21/2016

	State Levy	% Chg	County Levy	% Chg	Town Levy	% Chg	School Levy	% Chg	VTAE Levy	% Chg	Total Levy	% Chg	Net Tax Rate	% Chg
<b>2015</b>	153,674		2,063,871		726,553	3903.38	6,964,631		344,821		10,253,550		\$ 10.95	
\$ Change	6,411	4.4%	428,181	26.2%	33	0.0%	-	0.0%	20,293	6.3%	454,917	4.6%	0.12	
<b>2014</b>	147,263		1,635,690		726,520		6,964,631		324,528		9,798,632		\$ 10.84	
\$ Change	(786)	-0.5%	(159,735)	-8.9%	256	0.0%	235,125	3.5%	(778,650)	-70.6%	(703,789)	-6.7%	(0.76)	-6.6%
<b>2013</b>	148,049		1,795,425		726,264		6,729,506		1,103,178		10,502,421		\$ 11.60	
\$ Change	(4,619)	-3.0%	112,532	6.7%	(271)	0.0%	140,892	2.1%	6,369	0.6%	254,903	2.5%	0.29	2.5%
<b>2012</b>	152,668		1,682,893		726,535		6,588,614		1,096,809		10,247,518		\$ 11.31	
\$ Change	(10,102)	-6.2%	(35,981)	-2.1%	(555)	-0.1%	112,792	1.7%	(6,175)	-0.6%	59,978	0.6%	0.03	0.3%
<b>2011</b>	162,770		1,718,874		727,090		6,475,822		1,102,984		10,187,540		\$ 11.29	
\$ Change	(4,721)	-2.8%	5,915	0.3%	464	0.1%	(143,486)	-2.2%	6,645	0.6%	(135,183)	-1.3%	(0.18)	-1.5%
<b>2010</b>	167,491		1,712,959		726,626		6,619,307		1,096,339		10,322,723		\$ 11.46	
\$ Change	(7,327)	-4.2%	34,334	2.0%	(8,285)	-1.1%	449,098	7.3%	8,454	0.8%	476,274	4.8%	0.46	4.1%
<b>2009</b>	174,818		1,678,624		734,912		6,170,209		1,087,885		9,846,449		\$ 11.01	

# Lac du Flambeau; 2016 Statement of Value

9/21/2016

Parcel Count	Improved Count	Acreage	Land Assessment	Improved Assessment	Total Assessment
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### General Taxable Property

Residential	3,923	2,470	12,678	526,600,900	353,203,100	879,804,000
Commercial	60	47	311	5,547,200	7,692,300	13,239,500
Manufacture						-
Agricultural	1		117	35,100		35,100
Undeveloped						-
Agri Forest						-
Forest	177		6,724	12,838,000		12,874,000
Other	2	1	5	20,000	471,900	491,900
<b>Totals</b>	<b>4,163</b>	<b>2,518</b>	<b>19,835</b>	<b>545,041,200</b>	<b>361,367,300</b>	<b>906,444,500</b>

### Managed Forest Lands

G1	19		680.00	850,000		850,000
G2	6		233.26	278,000		278,000
WTL	-		-	-		-
CFL	-		-	-		-
G5	15		512.52	1,347,900		1,347,900
G6	31		974.13	3,285,800		3,285,800
G7	13		315.85	949,600		949,600
G8	73		2,246.13	9,226,600		9,226,600
<b>Totals</b>	<b>157</b>		<b>4,961.89</b>	<b>15,937,900</b>		<b>15,937,900</b>

### Exempt Lands

Federal	155		6,730.04			
State	40		587.74			
County	4		1.60			
Other	777		33,584.24			
<b>Totals</b>	<b>976</b>		<b>40,903.62</b>			

### Personal Property 69

Boats, Watercraft						
Machinery, Toos, Patterns						-
Furniture, Fixtures, Equipment						1,467,000
Other, 4A, 4B, & 4C			-	1,264,500	-	1,264,500
<b>Totals</b>						<b>2,731,500</b>

### Taxable Summary

Total Taxable Property	909,176,000
Equalized Value	884,596,100
Assessment Ratio	102.78%

# Lac du Flameau; 2016 Change In Statement of Value

9/21/2016

Parcel Count	Improved Count	Acreage	Land Assessment	Improved Assessment	Total Assessment
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## General Taxable Property

Residential	9	24	16	(2,757,000)	8,011,400	5,254,400
Commercial	(4)	1	5	174,000	(46,000)	128,000
Manufacture	-	-	-	-	-	-
Agricultural	-	-	(143)	-	-	-
Undeveloped	-	-	-	-	-	-
Agri Forest	-	-	-	-	-	-
Forest	(2)	-	(114)	(224,400)	-	(188,400)
Other	-	-	(40)	-	-	-
<b>Totals</b>	<b>3</b>	<b>25</b>	<b>(276)</b>	<b>(2,807,400)</b>	<b>7,965,400</b>	<b>5,194,000</b>

## Managed Forest Lands

G1	-	-	-	-	-	-
G2	-	-	-	-	-	-
WTL	-	-	-	-	-	-
CFL	-	-	-	-	-	-
G5	2	-	107.00	50,500	-	50,500
G6	2	-	9.21	(463,000)	-	(463,000)
G7	(1)	-	(67.00)	-	-	-
G8	(5)	-	(84.00)	(74,500)	-	(74,500)
<b>Totals</b>	<b>(2)</b>	<b>-</b>	<b>(34.79)</b>	<b>(487,000)</b>	<b>-</b>	<b>(487,000)</b>

## Exempt Lands

Federal	-	-	-	-	-
State	-	-	-	-	-
County	-	(3.00)	-	-	-
Other	-	(49.24)	-	-	-
<b>Totals</b>	<b>-</b>	<b>(52.24)</b>	<b>-</b>	<b>-</b>	<b>-</b>

## Personal Property

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Boats, Watercraft	-	-	-	-	-
Machinery, Tools, Patterns	-	-	-	-	-
Furniture, Fixtures, Equipment	-	-	-	-	(65,800)
Other, 4A, 4B, & 4C	-	-	-	-	-
<b>Totals</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(65,800)</b>

## Taxable Summary

Change In Total Taxable Property	5,128,200
Change in Equalized Value	12,190,400

## Lac du Flambeau: 2015 Assessor's Final Report

9/21/2016

Major Class	Parcel Count	2015 Roll	New Construction	Previously Exempt	Class Shift	Removed, Razed	Previously Taxable	General Review	Parcel Count	2016 Roll	Change
Res-Land	3,916	529,357,900		-	67,500		(197,100)	(2,627,400)	3,916	526,600,900	(2,757,000)
Res-Imps	2,446	345,191,700	8,210,400	152,500		(331,200)	(12,000)	(8,300)	2,460	353,203,100	8,011,400
Residential		874,549,600	8,210,400	152,500	67,500	(331,200)	(209,100)	(2,635,700)		879,804,000	5,254,400
Comr Land	64	5,373,200						174,000	60	5,547,200	174,000
Comr Imps	46	7,738,300						(46,000)	46	7,692,300	(46,000)
Commercial		13,111,500	-	-	-	-	-	128,000		13,239,500	128,000
Agri Land	1	35,100							1	35,100	-
Agricultural		35,100	-	-	-	-	-	-		35,100	-
Undeveloped											
Undeveloped											
Agri Forest											
Agri Forest											
Forest Land	179	13,062,400		155,000	(67,500)		(280,400)	4,500	179	12,874,000	(188,400)
Forest		13,062,400	-	155,000	(67,500)	-	(280,400)	4,500		12,874,000	(188,400)
Other Land	2	20,000							1	20,000	-
Other Imps	1	471,900							1	471,900	-
Other		491,900	-	-	-	-	-	-		491,900	-
<b>Total Land</b>	<b>4,162</b>	<b>547,848,600</b>	<b>-</b>	<b>155,000</b>	<b>-</b>	<b>-</b>	<b>(477,500)</b>	<b>(2,448,900)</b>	<b>4,157</b>	<b>545,057,200</b>	<b>(2,771,400)</b>
<b>Total Imps</b>	<b>2,493</b>	<b>353,401,900</b>	<b>8,210,400</b>	<b>152,500</b>	<b>-</b>	<b>(331,200)</b>	<b>(12,000)</b>	<b>(54,300)</b>	<b>2,507</b>	<b>361,367,300</b>	<b>7,965,400</b>
<b>Total</b>		<b>901,250,500</b>	<b>8,210,400</b>	<b>307,500</b>	<b>-</b>	<b>(331,200)</b>	<b>(489,500)</b>	<b>(2,503,200)</b>		<b>906,444,500</b>	<b>5,194,000</b>

Lac du Flambeau; Major Class Comparison

9/21/2016

Year	Property Class	Total Assessed Value (Dollars)	Total State Value (Dollars)	Major Class % of Total	Level of Assessment	Compliance
2016	Residential	879,804,000	851,130,100	96.31%	103.37%	Yes
	Commercial	13,239,500	11,810,500	1.34%	112.10%	
	Sum of D,E,F,&O	13,401,000	17,910,000	2.03%	74.82%	
	Personal Prty	2,731,500	2,908,000	0.33%	93.93%	
	Totals	909,176,000	883,758,600	100.00%	102.88%	
2015	Residential	874,549,600	875,747,900	96.62%	99.86%	Yes
	Commercial	13,111,500	11,722,500	1.29%	111.85%	
	Sum of D,E,F,&O	13,589,400	16,372,600	1.81%	83.00%	
	Personal Prty	2,797,300	2,520,600	0.28%	110.98%	
	Totals	904,047,800	906,363,600	100.00%	99.74%	
2014	Residential	874,998,400	837,183,600	96.47%	104.52%	Yes
	Commercial	13,192,500	12,947,000	1.49%	101.90%	
	Sum of D,E,F,&O	13,091,500	14,797,400	1.71%	88.47%	
	Personal Prty	2,829,900	2,854,700	0.33%	99.13%	
	Totals	904,112,300	867,782,700	100.00%	104.19%	
2013	Residential	876,192,600	839,301,900	96.21%	104.40%	Yes
	Commercial	13,269,500	14,345,000	1.64%	92.50%	
	Sum of D,E,F,&O	12,943,500	15,676,200	1.80%	82.57%	
	Personal Prty	2,930,200	3,082,600	0.35%	95.06%	
	Totals	905,335,800	872,405,700	100.00%	103.77%	
2012	Residential	877,168,600	866,702,500	96.34%	101.21%	Yes
	Commercial	13,538,000	15,409,400	1.71%	87.86%	
	Sum of D,E,F,&O	12,680,500	14,641,400	1.63%	86.61%	
	Personal Prty	3,040,800	2,895,200	0.32%	105.03%	
	Totals	906,427,900	899,648,500	100.00%	100.75%	