

Lac du Flambeau
2017 Assessor's Final Report

Thursday, October 12, 2017

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Lac du Flambeau; Annual Statistical Changes

10/11/17

	Assessed Value	% Change	Equalized Value	% Change	Assessment Ratio	New Construction	% Change	Sales Volume	% Change
2017	904,299,100		877,530,000		97.1%	6,411,700		18,203,300	
\$ Change	5,623,700	0.6%	(13,443,100)	-1.5%		(1,798,700)	-21.9%	(6,002,150)	-24.8%
2016	909,176,000		884,596,100		102.8%	8,210,400		24,205,450	
\$ Change	5,128,200	0.6%	(21,767,500)	-2.4%		3,874,900	89.4%	4,619,950	23.6%
2015	904,047,800		906,363,600		99.7%	4,335,500		19,585,500	
\$ Change	(64,500)	0.0%	38,580,900	4.4%		1,538,700	55.0%	3,486,600	21.7%
2014	904,112,300		867,782,700		104.2%	2,796,800		16,098,900	
\$ Change	(1,215,000)	-0.1%	(4,623,000)	-0.5%		359,600	14.8%	(6,607,100)	-29.1%
2013	905,327,300		872,405,700		103.8%	2,437,200		22,706,000	
\$ Change	(350,100)	0.0%	(28,061,200)	-3.1%		(2,298,200)	-48.5%	417,300	1.9%
2012	905,677,400		900,466,900		100.6%	4,735,400		22,288,700	
\$ Change	2,948,500	0.3%	(58,903,900)	-6.1%		552,000	13.2%	3,563,500	19.0%
2011	902,728,900		959,370,800		94.1%	4,183,400		18,725,200	
\$ Change	2,069,800	0.2%	(28,354,000)	-2.9%		(2,641,400)	-38.7%	(1,782,600)	-8.7%
2010	900,659,100		987,724,800		91.2%	6,824,800		20,507,800	

Lac du Flambeau; 2017 Statement of Value

10/11/17

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

Residential	3,926	2,481	12,702	525,470,500	359,469,600	884,940,100
Commercial	61	48	312	5,227,000	8,785,000	14,012,000
Manufacture						-
Agricultural	1		117	35,100		35,100
Undeveloped						-
Agri Forest						-
Forest	178		6,777	12,756,000		12,756,000
Other	1	1	5	20,000	471,900	491,900
Totals	4,167	2,530	19,912	543,508,600	368,726,500	912,235,100

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
Totals	157		4,961.89	15,937,900	-	15,937,900

Exempt Lands

Federal	155		6,770.04			
State	40		587.74			
County	4		1.60			
Other	777		33,584.24			
Totals	976		40,943.62			

Personal Property

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Boats, Watercraft				-
Machinery, Toos, Patterns				-
Furniture, Fixtures, Equipment				1,563,600
Other, 4A, 4B, & 4C	-		1,001,000	-
Totals				1,563,600

Taxable Summary

Total Taxable Property	912,235,100
Equallized Value	871,153,000
Assessment Ratio	105.01%

Lac du Flameau; 2017 Change In Statement of Value

10/11/17

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

Residential	3	11	24	(1,318,900)	6,419,000	5,100,100
Commercial	1	1	1	(146,200)	918,700	772,500
Manufacture	-	-	-	-	-	-
Agricultural	-	-	-	-	-	-
Undeveloped	-	-	-	-	-	-
Agri Forest	-	-	-	-	-	-
Forest	1	-	53	(82,000)	-	(82,000)
Other	-	-	-	-	-	-
Totals	5	12	77	(1,547,100)	7,337,700	5,790,600

Managed Forest Lands

G1	-	-	-	-	-	-
G2	-	-	-	-	-	-
WTL	-	-	-	-	-	-
CFL	-	-	-	-	-	-
G5	-	-	-	-	-	-
G6	-	-	-	-	-	-
G7	-	-	-	-	-	-
G8	-	-	-	-	-	-
Totals	-	-	-	-	-	-

Exempt Lands

Federal	-	40.00			
State	-	-			
County	-	-			
Other	-	-			
Totals	-	40.00			

Personal Property

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Boats, Watercraft				-
Machinery, Toos, Patterns				-
Furniture, Fixtures, Equipment				96,600
Other, 4A, 4B, & 4C	-	(263,500)	-	(263,500)
Totals				(166,900)

Taxable Summary

Change In Total Taxable Property	5,790,600
Change in Equalized Value	(13,443,100)

Lac du Flambeau: 2017 Assessor's Final Report

10/11/17

Class	Parcel Count	2016 Roll	New Construction	Previously Exempt	Class Shift	Removed, Razed	Previously Taxable	General Review	Parcel Count	2017 Roll	Change
Res-Land	3,923	526,789,400			69,500		(390,500)	(928,400)	3,926	525,540,000	(1,249,400)
Res-Imps	2,470	353,050,600	5,271,700		(20,000)	(145,000)	1,242,800	2,481	359,400,100	6,349,500	
Residential		879,840,000	5,271,700		69,500	(20,000)	(535,500)	314,400		884,940,100	5,100,100
Comm Land	60	5,373,200									
Comm Imps	47	7,866,300	1,140,000		15,000			(161,200)	61	5,212,000	(161,200)
Commercial		13,239,500	1,140,000		15,000			(221,300)	48	8,800,000	933,700
Agri Land	1	35,100						(382,500)		14,012,000	772,500
Agricultural		35,100							1	35,100	
Undeveloped											
Undeveloped										35,100	
Agri Forest											
Agri Forest											
Forest Land	177	12,838,000		77,500	(84,500)			(75,000)	178	12,756,000	(82,000)
Forest		12,838,000		77,500	(84,500)			(75,000)		12,756,000	(82,000)
Other Land	1	20,000							1	20,000	
Other Imps	1	471,900							1	471,900	
Other		491,900								491,900	
Total Land	4,162	545,055,700		77,500	(15,000)		(390,500)	(1,164,600)	4,167	543,543,100	(1,492,600)
Total Imps	2,518	361,388,800	6,411,700		15,000	(20,000)	(145,000)	1,021,500	2,530	368,672,000	7,283,200
Total		906,444,500	6,411,700	77,500		(20,000)	(535,500)	(143,100)		912,235,100	5,790,600

Lac du Flambeau; Major Class Comparison

10/11/17

Year	Property Class	Total Assessed	Total State	Major Class	Level of	Compliance
		Value (Dollars)	Value (Dollars)	% of Total	Assessment	
2017	Residential	884,940,100	838,070,300	96.20%	105.89%	Yes
	Commercial	14,012,000	14,687,600	1.69%	95.40%	
	Sum of D,E,F,&O	13,283,000	16,039,100	1.84%	82.82%	
	Personal Prty	2,564,600	2,334,700	0.27%	109.85%	
	Totals	914,799,700	871,131,700	100.00%	105.01%	
2016	Residential	879,840,000	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	13,364,200	17,910,000	2.03%	74.62%	
	Personal Prty	2,731,500	2,887,700	0.33%	94.59%	
	Totals	909,175,200	883,738,300	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%	