

Lac du Flambeau
2020 Assessor's Final Report

Wednesday, October 7, 2020

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Lac du Flambeau; Annual Statistical Changes

10/6/20

	Assessed Value	% Change	Equalized Value	% Change	Assessment Ratio	New Construction	% Change	Sales Volume	% Change
2020	<u>929,006,300</u>		<u>937,255,600</u>		<u>99.1%</u>	<u>10,629,900</u>		<u>23,381,800</u>	
\$ Change	9,003,600	1.0%	(17,493,900)	-1.8%		2,720,800	34.4%	(6,948,400)	-22.9%
2019	<u>920,002,700</u>		<u>954,749,500</u>		<u>96.4%</u>	<u>7,909,100</u>		<u>30,330,200</u>	
\$ Change	4,877,800	0.5%	28,634,100	3.1%		1,266,600	19.1%	(6,408,900)	-17.4%
2018	<u>915,124,900</u>		<u>926,115,400</u>		<u>98.8%</u>	<u>6,642,500</u>		<u>36,739,100</u>	
\$ Change	325,200	0.0%	54,983,700	6.3%		230,800	3.6%	8,070,500	28.2%
2017	<u>914,799,700</u>		<u>871,131,700</u>		<u>105.0%</u>	<u>6,411,700</u>		<u>28,668,600</u>	
\$ Change	5,623,700	0.6%	(13,464,400)	-1.5%		(1,798,700)	-21.9%	4,463,150	18.4%
2016	<u>909,176,000</u>		<u>884,596,100</u>		<u>102.8%</u>	<u>8,210,400</u>		<u>24,205,450</u>	
\$ Change	5,128,200	0.6%	(21,767,500)	-2.4%		3,874,900	89.4%	4,619,950	23.6%
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>	

Lac Du Flambeau; Annual Levy Changes

10/6/20

	State Levy	% Chg	County Levy	% Chg	Town Levy	% Chg	School Levy	% Chg	VTAE Levy	% Chg	Total Levy	% Chg	Net Tax Rate	% Chg
2019			2,407,927	22.8%	772,429	7.3%	7,015,604	66.4%	368,777	3.5%	10,564,738	100%	\$ 11.26	
\$ Change			222,862	10.2%	21,601	2.9%	407,065	6.2%	8,362	2.3%	659,889	6.7%	0.44	4.1%
2018			2,185,066	22.1%	750,828	7.6%	6,608,539	66.7%	360,416	3.6%	9,904,849	100%	\$ 10.82	
\$ Change			239,461	12.3%	41,499	5.9%	590,559	9.8%	36,523	11.3%	908,042	10.1%	0.50	4.9%
2017			1,945,605	21.6%	709,329	7.9%	6,017,980	66.9%	323,893	3.6%	8,996,808	100%	\$ 10.32	
\$ Change			(17,457)	-0.9%	2,447	0.3%	(422,993)	-6.6%	(9,356)	-2.8%	(593,279)	-6.2%	(0.52)	-4.8%
2016			1,963,062	20.5%	706,882	7.4%	6,440,973	67.2%	333,249	3.5%	9,590,087	100%	\$ 10.84	
\$ Change			(7,753)	-5.0%	(100,809)	-4.9%	(523,659)	-7.5%	(11,572)	-3.4%	(663,463)	-6.5%	(0.11)	-1.0%
2015			2,063,871		726,553		6,964,631		344,821		10,253,550		\$ 10.95	
\$ Change			6,411	4.4%	428,181	26.2%	33	0.0%	20,293	6.3%	454,917	4.6%	0.12	1.1%
2014			1,635,690		726,520		6,964,631		324,528		9,798,632		\$ 10.84	
\$ Change			(786)	-0.5%	(159,735)	-8.9%	235,125	3.5%	(778,650)	-70.6%	(703,789)	-6.7%	(0.76)	-6.6%
2013			1,795,425		726,264		6,729,506		1,103,178		10,502,421		\$ 11.60	

Lac du Flambeau; 2020 Statement of Value

10/6/20

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

Residential	3,937	2,507	12,722	512,335,300	385,796,900	898,132,200
Commercial	59	45	323	5,344,100	10,648,900	15,993,000
Manufacture						-
Agricultural	1		117	35,100		35,100
Undeveloped						-
Agri Forest						-
Forest	176		6,700	12,323,700		12,323,700
Other	1	1	5	20,000	471,900	491,900
Totals	4,174	2,553	19,866	530,058,200	396,917,700	926,975,900

Managed Forest Lands

G1 @ .10	4		160.00	250,000	-	250,000
G2 @ 2.52	6		233.26	278,000	-	278,000
WTL	-		-	-	-	-
CFL	-		-	-	-	-
G5 @ .74	13		422.52	1,465,100	-	1,465,100
G6 @ 1.75	43		1,308.49	4,438,600	-	4,438,600
G7 @ 2.04	9		235.85	597,500	-	597,500
G8 @ 10.20	60		1,913.04	9,020,200	-	9,020,200
Totals	135		4,273.16	16,049,400	-	16,049,400

Exempt Lands

Federal	148		6,939.15			
State	32		1,160.38			
County	1		1.60			
Other	687		33,584.98			
Totals	868		41,686.11			

Personal Property

61

Boats, Watercraft					-
Machinery, Tools, Patterns					-
Furniture, Fixtures, Equipment					1,135,900
Other, 4A, 4B, & 4C		-	894,500	-	894,500
Totals					2,030,400

Taxable Summary

Total Taxable Property	929,006,300
Equilized Value	937,255,600
Assessment Ratio	99.12%

Lac du Flameau; 2020 Change In Statement of Value

10/6/20

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

Residential	3	5	23	(3,398,300)	9,461,300	6,063,000
Commercial	(9)	(1)	2	720,000	2,169,500	2,889,500
Manufacture	-	-	-	-	-	-
Agricultural	-	-	-	-	-	-
Undeveloped	-	-	-	-	-	-
Agri Forest	-	-	-	-	-	-
Forest	1	-	48	(95,000)	-	(95,000)
Other	-	-	-	-	-	-
Totals	(5)	4	73	(2,773,300)	11,630,800	8,857,500

Managed Forest Lands

G1	(2)	-	(40.00)	-	-	-
G2	-	-	-	-	-	-
WTL	-	-	-	-	-	-
CFL	-	-	-	-	-	-
G5	(13)	-	(480.00)	(340,300)	-	(340,300)
G6	(1)	-	(120.00)	280,800	-	280,800
G7	-	-	-	-	-	-
G8	1	-	37.91	235,000	-	235,000
Totals	(15)	-	(602.09)	175,500	-	175,500

Exempt Lands

Federal	(7)	0.61			
State	(8)	572.64			
County	(3)	-			
Other	(90)	0.74			
Totals	(108)	573.99			

Personal Property

0

Boats, Watercraft					-
Machinery, Toos, Patterns					-
Furniture, Fixtures, Equipment					96,600
Other, 4A, 4B, & 4C		-	49,500	-	49,500
Totals					146,100

Taxable Summary

Change In Total Taxable Property	9,003,600
Change in Equalized Value	(18,382,200)

Lac du Flambeau: 2020 Assessor's Final Report

10/6/20

Class	Parcel Count	2019 Roll	New Construction	Previously Exempt	Class Shift	Removed, Razed	Previously Taxable	General Review	Parcel Count	2020 Roll	Change
Res-Land	3,934	515,733,600		62,000	(740,000)		(217,000)	(2,583,300)	3,937	512,255,300	(3,478,300)
Res-Imps	2,502	376,335,600	8,380,900	500		(309,000)		1,309,400	2,507	385,717,400	9,381,800
Residential		892,069,200	8,380,900	62,500	(740,000)	(309,000)	(217,000)	(1,273,900)		897,972,700	5,903,500
Comr Land	58	4,624,100			740,000				59	5,364,100	740,000
Comr Imps	46	8,479,400	2,249,000						45	10,728,400	2,249,000
Commercial		13,103,500	2,249,000	-	740,000	-	-	-		16,092,500	2,989,000
Agri Land	1	35,100							1	35,100	-
Agricultural		35,100								35,100	-
Undeveloped											
Undeveloped											
Agri Forest											
Agri Forest											
Forest Land	175	12,418,700		53,000				(88,000)	176	12,383,700	(35,000)
Forest		12,418,700		53,000				(88,000)		12,383,700	(35,000)
Other Land	1	20,000							1	20,000	-
Other Imps	1	471,900							1	471,900	-
Other		491,900								491,900	-
Total Land	4,169	532,831,500		115,000			(217,000)	(2,671,300)	4,174	530,038,200	(2,773,300)
Total Imps	2,549	385,286,900	10,629,900	500		(309,000)		1,309,400	2,553	396,917,700	11,630,800
Total		918,118,400	10,629,900	115,500		(309,000)	(217,000)	(1,361,900)		926,975,900	8,857,500

Lac du Flambeau; Major Class Comparison

Year	Property Class	Total Assessed Value (Dollars)	Total State Value (Dollars)	Major Class % of Total	Level of Assessment	Compliance
2020	Residential	898,132,200	905,881,100	96.65%	99.14%	Yes
	Commercial	15,993,000	15,565,000	1.66%	102.75%	
	Sum of D,E,F,&O	12,850,700	13,701,800	1.46%	93.79%	
	Personal Prty	2,030,400	2,107,700	0.22%	96.33%	
	Totals	929,006,300	937,255,600	100.00%	99.12%	
2019	Residential	892,069,200	923,335,700	96.71%	96.61%	Yes
	Commercial	13,103,500	14,101,000	1.48%	92.93%	
	Sum of D,E,F,&O	12,945,700	15,484,300	1.62%	83.61%	
	Personal Prty	1,884,300	1,828,500	0.19%	103.05%	
	Totals	920,002,700	954,749,500	100.00%	96.36%	
2018	Residential	886,966,500	890,227,000	96.66%	99.63%	Yes
	Commercial	12,978,500	14,329,800	1.56%	90.57%	
	Sum of D,E,F,&O	13,128,200	14,367,800	1.56%	91.37%	
	Personal Prty	2,051,700	2,072,400	0.23%	99.00%	
	Totals	915,124,900	920,997,000	100.00%	99.36%	
2017	Residential	884,940,100	835,721,100	96.14%	105.89%	Yes
	Commercial	14,012,000	14,595,400	1.68%	96.00%	
	Sum of D,E,F,&O	13,283,000	16,468,000	1.89%	80.66%	
	Personal Prty	2,564,600	2,489,900	0.29%	103.00%	
	Totals	914,799,700	869,274,400	100.00%	105.24%	
2016	Residential	879,840,000	856,768,200	96.46%	102.69%	Yes
	Commercial	13,239,500	11,795,500	1.33%	112.24%	
	Sum of D,E,F,&O	13,365,000	17,052,000	1.92%	78.38%	
	Personal Prty	2,731,500	2,626,500	0.30%	104.00%	
	Totals	909,176,000	888,242,200	100.00%	102.36%	