Dave Ehlinger

From: Dave Ehlinger
Sent: Monday, August 1, 2022 10:46 AM
To: Amy Jo Gillingham; Bill Brehm; Brett Hebert; Candee Christen; Cindy McGlynn; Dan Glynn; Jill Weiss; Jim Ramsey; John Montgomery; Joshua Ripp; Lisa Schimelpfenig; Rodney J. Scheel; Tim Swadley
Cc: Lisa Aide; Scott De Laurelle
Subject: FW: 2022 Preliminary Equalized Values Posted
Attachments: Net New Construction -EQ Value 2023 preliminary 08-01-2022.pdf

City Council members and Department Heads,

The Wisconsin Department of Revenue has released their preliminary numbers for net new construction and equalized values.

Attached is a graphic representation of the increases that Stoughton has in relation to the 2023 budget along with related three- and five-year average computations. Some highlights for you:

- Net New Construction
  - For the City of Stoughton, our 2.43% increase is our highest amount ever since the current levy limits were established (budget year 2013).
  - The City's increase is slightly below Dane County as a whole but higher than the state average.
  - The 2.43% increase will certainly not cover the cost of inflation but it does help make the 2023 budget *just a little* easier.
- Equalized value
  - The City's equalized value increase of 16.57% is the largest since at least 2016 (and I suspect ever).
  - The City's increase is larger than both Dane County and the State of Wisconsin
- Given that the equalized value increase is much larger than the net new construction increase, the mill rate will drop quite a bit!!!

If you have any questions, please feel free to contact me.

Thanks,

Dave

From: Wisconsin Department of Revenue <DOR-do-not-reply@wisconsin.gov>
Sent: Monday, August 1, 2022 10:00 AM
To: Dave Ehlinger <DEhlinger@ci.stoughton.wi.us>
Subject: 2022 Preliminary Equalized Values Posted

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August 1, 2022

To: County Clerks, Treasurers, Real Property Listers, Registers of Deeds
Statutory Assessors, Assessors

Municipal Clerks, Treasurers, TID Subscriber List

Today, the Wisconsin Department of Revenue (DOR) posted its preliminary 2022 Equalized Values, Tax Incremental District (TID) Values, Net New Construction Report, and County Apportionment Report. DOR posts the 2022 preliminary Equalized Values, providing each municipality an opportunity to review the values before we certify them on Monday, August 15.

Upcoming Deadlines

- **August 8 –** deadline to review reports and for municipalities to contact an Equalization Bureau District Office about the preliminary values
- **August 15 –** DOR will publish the 2022 Final Equalized Values, TID Values, Net New Construction Report and County Apportionment Report, and notify stakeholders

For more details on reviewing the available reports, guidelines for warranted changes, and additional information – read full message.

Questions?

Contact the district office in your area.

Thank you,
Mary Gawryleski, Director
Equalization Bureau
State and Local Finance Division

Connect with us!

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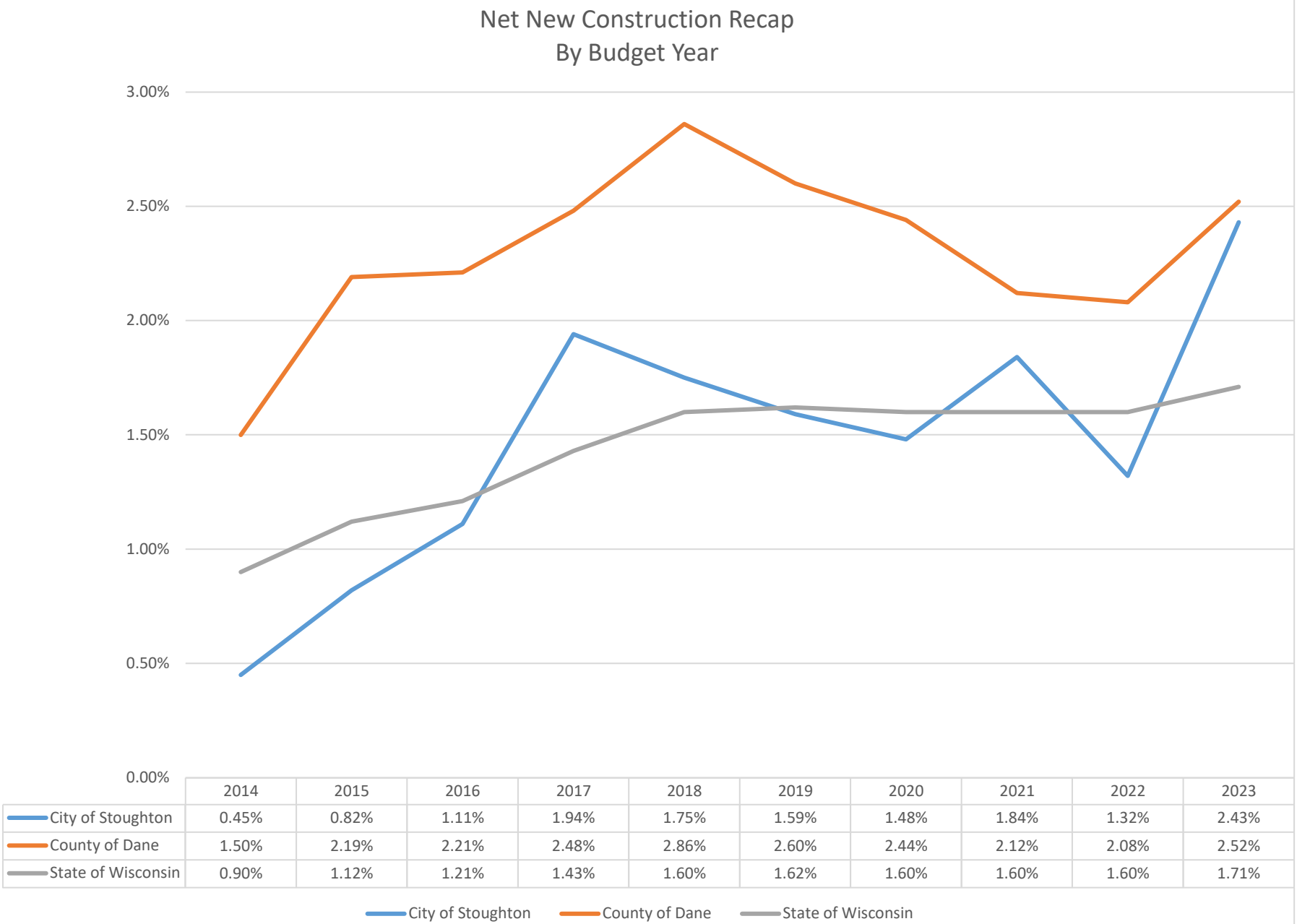


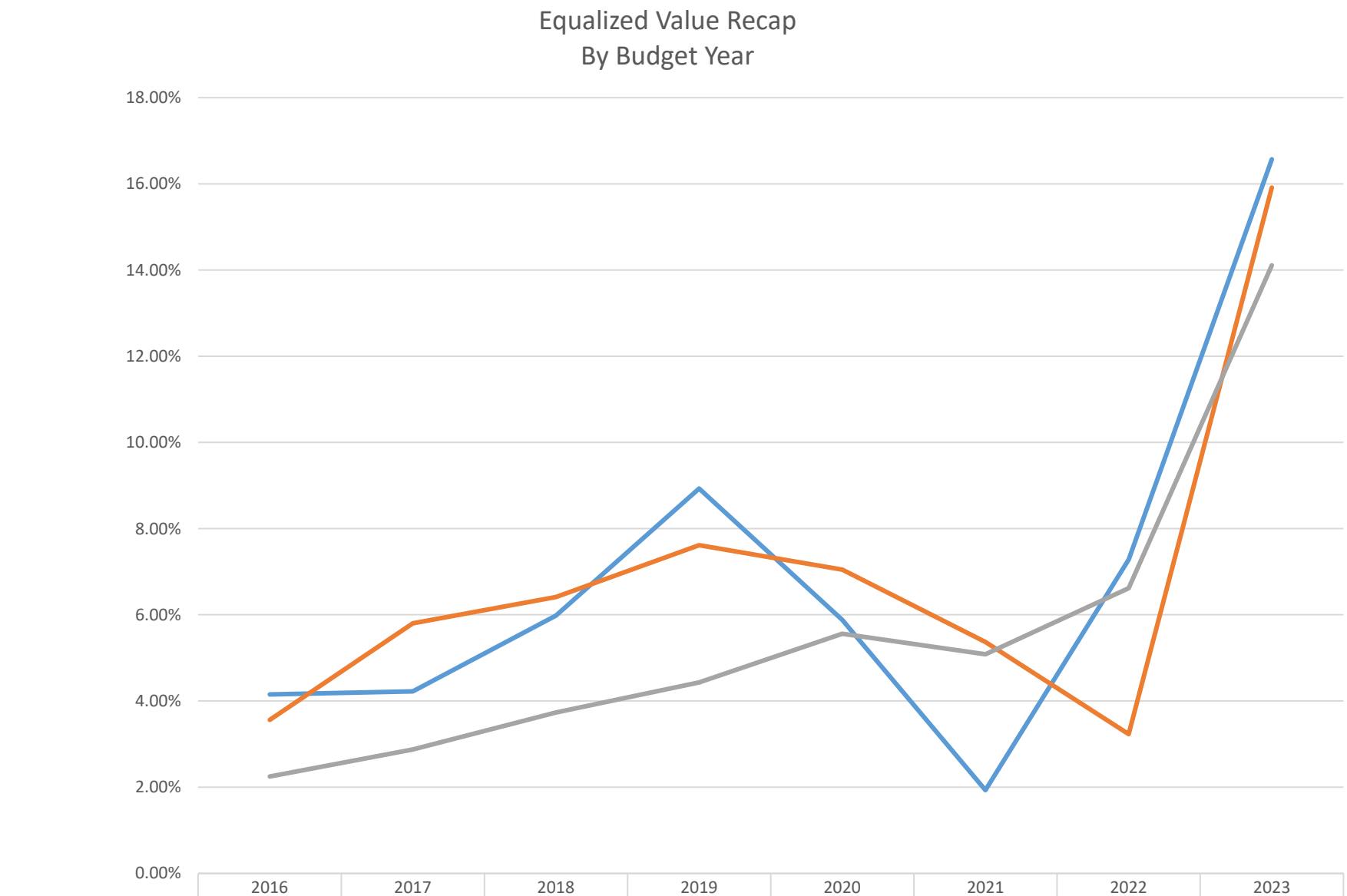
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
City of Stoughton	0.45%	0.82%	1.11%	1.94%	1.75%	1.59%	1.48%	1.84%	1.32%	2.43%
County of Dane	1.50%	2.19%	2.21%	2.48%	2.86%	2.60%	2.44%	2.12%	2.08%	2.52%
State of Wisconsin	0.90%	1.12%	1.21%	1.43%	1.60%	1.62%	1.60%	1.60%	1.60%	1.71%

City of Stoughton
Net New Construction Recap
Budget Year 2023

Report Year	Budget Year	City of Stoughton			County of Dane			State of Wisconsin		
		Allowed Increase	Averages		Allowed Increase	Averages		Allowed Increase	Averages	
			Three Yr	Five Yr		Three Yr	Five Yr		Three Yr	Five Yr
2012	2013	0.35%	n/a	n/a	0.95%	n/a	n/a	0.74%	n/a	n/a
2013	2014	0.45%	n/a	n/a	1.50%	n/a	n/a	0.90%	n/a	n/a
2014	2015	0.82%	0.54%	n/a	2.19%	1.55%	n/a	1.12%	0.92%	n/a
2015	2016	1.11%	0.79%	n/a	2.21%	1.97%	n/a	1.21%	1.08%	n/a
2016	2017	1.94%	1.29%	0.93%	2.48%	2.29%	1.87%	1.43%	1.25%	1.08%
2017	2018	1.75%	1.60%	1.21%	2.86%	2.52%	2.25%	1.60%	1.41%	1.25%
2018	2019	1.59%	1.76%	1.44%	2.60%	2.65%	2.47%	1.62%	1.55%	1.40%
2019	2020	1.48%	1.61%	1.57%	2.44%	2.63%	2.52%	1.60%	1.61%	1.49%
2020	2021	1.84%	1.64%	1.72%	2.12%	2.39%	2.50%	1.60%	1.61%	1.57%
2021	2022	1.32%	1.55%	1.60%	2.08%	2.21%	2.42%	1.60%	1.60%	1.60%
2022	2023	2.43%	1.86%	1.73%	2.52%	2.24%	2.35%	1.71%	1.64%	1.63%

2023 budget year values as per preliminary numbers 07/25/2022

Data source: Wisconsin Department of Revenue
https://www.revenue.wi.gov/Pages/EQU/nnc.aspx
Network files S:\Finance\BUDGET\Net New Construction



	2016	2017	2018	2019	2020	2021	2022	2023
City of Stoughton	4.15%	4.22%	5.98%	8.93%	5.88%	1.93%	7.28%	16.57%
County of Dane	3.56%	5.80%	6.41%	7.61%	7.05%	5.37%	3.23%	15.92%
State of Wisconsin	2.25%	2.87%	3.73%	4.43%	5.56%	5.08%	6.62%	14.11%

City of Stoughton
Equalized Value Recap
Budget Year 2023

Report Year	Budget Year	City of Stoughton				County of Dane				State of Wisconsin			
		EQ Value (Exclude TIDs)	Annual Increase	Averages Three Yr	Averages Five Yr	EQ Value (Exclude TIDs)	Annual Increase	Averages Three Yr	Averages Five Yr	EQ Value (Exclude TIDs)	Annual Increase	Averages Three Yr	Averages Five Yr
2014	2015	$ 886,512,800	n/a	n/a	n/a	$ 49,509,314,700	n/a	n/a	n/a	$ 463,822,280,345	n/a	n/a	n/a
2015	2016	$ 923,322,500	4.15%	n/a	n/a	$ 51,272,739,050	3.56%	n/a	n/a	$ 474,255,259,895	2.25%	n/a	n/a
2016	2017	$ 962,317,400	4.22%	n/a	n/a	$ 54,247,628,050	5.80%	n/a	n/a	$ 487,883,400,245	2.87%	n/a	n/a
2017	2018	$ 1,019,871,200	5.98%	4.79%	n/a	$ 57,726,523,450	6.41%	5.26%	n/a	$ 506,093,137,995	3.73%	2.95%	n/a
2018	2019	$ 1,110,930,600	8.93%	6.38%	n/a	$ 62,121,666,600	7.61%	6.61%	n/a	$ 528,515,932,585	4.43%	3.68%	n/a
2019	2020	$ 1,176,283,200	5.88%	6.93%	5.83%	$ 66,499,944,400	7.05%	7.02%	6.09%	$ 557,904,479,536	5.56%	4.57%	3.77%
2020	2021	$ 1,199,002,400	1.93%	5.58%	5.39%	$ 70,070,629,900	5.37%	6.68%	6.45%	$ 586,263,340,337	5.08%	5.02%	4.34%
2021	2022	$ 1,286,313,900	7.28%	5.03%	6.00%	$ 72,334,792,600	3.23%	5.22%	5.94%	$ 625,053,658,893	6.62%	5.75%	5.08%
2022	2023	$ 1,499,453,200	16.57%	8.59%	8.12%	$ 83,847,065,700	15.92%	8.17%	7.84%	$ 713,256,330,137	14.11%	8.60%	7.16%

Data source: Wisconsin Department of Revenue
https://www.revenue.wi.gov/Pages/EQU/coapprt.aspx
Network files S:\Finance\BUDGET\Equalized Value