City of Wauwatosa, Milwaukee County

TAX YEAR APPEALED	OWNER	ADDRESS	ASSESSED VALUE	MUNICIPAL TAXES	TAXPAYER'S OPINION OF VALUE	TAXPAYER'S OPINION OF TAXES	PROBABLE TAX LOSS W/O INTEREST**	ASSESSED VALUE LOSS TO CITY
2013	GENERAL GROWTH (Mayfair Mall)	2500 N MAYFAIR RD	$400,000,000	$9,494,396	$287,280,000	$6,818,875	$2,675,521	$112,720,000
2013	WALGREENS	10800 W CAPITOL	$3,821,600	$90,709	$2,050,000	$48,667	$42,042	$1,771,600
2013	WALGREENS	2656 N WAUWATOSA	$3,484,100	$71,499	$1,518,752	$35,526	$35,973	$1,965,348
2013	WALGREENS	2275 N MAYFAIR RD	$10,871,400	$254,301	$5,029,635	$117,652	$136,649	$5,841,765
2013	WALGREENS	6600 W STATE ST	$3,249,700	$76,016	$2,000,000	$49,784	$26,232	$1,249,700
						2013 Total Value Loss		$123,548,413
						2013 PROBABLE TAX LOSS W/O INTEREST**	$2,916,417	
2014	DEBRA A WOLF (FIRESTONE)	12300 W BURLEIGH ST	$3,120,000	$72,982	$1,380,684	$32,297	$40,685	$1,739,316
2014	GENERAL GROWTH (Mayfair Mall)	2500 N MAYFAIR RD	$400,000,000	$9,356,713	$295,269,139	$6,906,872	$2,449,841	$104,730,861
2014	WALGREENS	10800 W CAPITOL	$3,821,600	$89,394	$2,021,716	$47,292	$42,102	$1,799,884
2014	WALGREENS	2656 N WAUWATOSA	$3,484,100	$71,499	$1,518,752	$35,526	$35,973	$1,965,348
2014	WALGREENS	2275 N MAYFAIR RD	$10,871,400	$254,301	$5,029,635	$117,652	$136,649	$5,841,765
2014	WALGREENS	1435 N 113TH ST	$3,249,700	$76,016	$1,972,406	$46,139	$29,877	$1,277,294
2014	WALGREENS	6600 W STATE ST	$4,102,000	$95,953	$1,972,406	$46,139	$49,814	$2,129,594
						2014 Total Value Loss		$119,484,062
						2014 PROBABLE TAX LOSS W/O INTEREST**	$2,784,941	

City of Wauwatosa, Milwaukee County

TAX YEAR APPEALED	OWNER	ADDRESS	ASSESSED VALUE	MUNICIPAL TAXES	TAXPAYER'S OPINION OF VALUE	TAXPAYER'S OPINION OF TAXES	PROBABLE TAX LOSS W/O INTEREST**	ASSESSED VALUE LOSS TO CITY
2015	LOWES	12000 W BURLEIGH ST	$13,614,700	$318,448	$6,794,800	$158,930	$159,518	$6,819,900
2015	H&K PARTNERS (KFC)	6706 W NORTH AV	$654,700	$15,273	$241,724	$5,639	$9,634	$412,976
2015	GENERAL GROWTH (Mayfair Mall)	2500 N MAYFAIR RD	$421,008,500	$9,821,259	$289,488,897	$6,753,178	$3,068,081	$131,519,603
2015	NORDSTROM	2424 N MAYFAIR RD	$12,298,300	$286,894	$3,287,449	$76,689	$210,205	$9,010,851
2015	BEST BUY	2421 N MAYFAIR RD	$8,695,800	$202,801	$6,313,125	$77,050	$125,751	$2,382,675
2015	WALGREENS	10800 W CAPITOL	$3,821,600	$89,394	$2,050,000	$47,953	$41,441	$1,771,600
2015	WALGREENS	2656 N WAUWATOSA	$3,484,100	$71,499	$1,540,000	$36,023	$35,476	$1,944,100
2015	WALGREENS	2275 N MAYFAIR RD	$10,871,400	$254,301	$5,100,000	$119,298	$135,003	$5,771,400
2015	WALGREENS	1435 N 113TH ST	$3,249,700	$76,016	$2,000,000	$49,784	$26,232	$1,249,700
2015	WALGREENS	6600 W STATE ST	$4,102,000	$95,953	$2,000,000	$46,784	$49,169	$2,102,000
2015	UNITED HEALTH CARE	10701 RESEARCH DR	$18,000,000	$419,848	$9,185,550	$213,833	$206,015	$8,814,450
						2015 Total Value Loss		$164,979,355
						2015 PROBABLE TAX LOSS W/O INTEREST**	$4,066,525	
2016	LOWES	12000 W BURLEIGH ST	$13,614,700	$317,631	$6,514,700	$151,988	$165,643	$7,100,000
2016	H&K PARTNERS (KFC)	6706 W NORTH AV	$654,700	$15,273	$250,000	$5,832	$9,441	$404,700
2016	GENERAL GROWTH (Mayfair Mall)	2500 N MAYFAIR RD	$445,000,000	$10,381,850	$299,000,000	$6,975,670	$3,406,180	$146,000,000
2016	NORDSTROM	2424 N MAYFAIR RD	$29,905,000	$697,622	$10,860,000	$253,341	$444,281	$19,045,000
2016	BEST BUY	2421 N MAYFAIR RD	$8,695,800	$202,801	$5,750,000	$134,100	$68,701	$2,945,800
2016	WALGREENS	10800 W CAPITOL	$3,821,600	$89,150	$2,150,000	$50,155	$38,995	$1,671,600
2016	WALGREENS	2656 N WAUWATOSA	$3,484,100	$81,277	$1,550,000	$36,158	$45,119	$1,934,100
2016	WALGREENS	2275 N MAYFAIR RD	$8,060,000	$188,023	$5,500,000	$128,304	$59,720	$2,560,000
2016	WALGREENS	1435 N 113TH ST	$2,140,000	$49,922	$1,480,000	$34,525	$15,396	$660,000
2016	WALGREENS	6600 W STATE ST	$4,102,000	$95,691	$2,300,000	$53,654	$42,037	$1,802,000
2016	UNITED HEALTH CARE	10701 RESEARCH DR	$18,000,000	$419,848	$9,500,000	$221,615	$198,233	$8,500,000
						2016 Total Value Loss		$192,623,200
						2016 PROBABLE TAX LOSS W/O INTEREST**	$4,493,746	

City of Wauwatosa, Milwaukee County

TAX YEAR APPEALED	OWNER	ADDRESS	ASSESSED VALUE	MUNICIPAL TAXES	TAXPAYER'S OPINION OF VALUE	TAXPAYER'S OPINION OF TAXES	PROBABLE TAX LOSS W/O INTEREST**	ASSESSED VALUE LOSS TO CITY
2017	LOWES	12000 W BURLEIGH ST	$13,614,700	$317,631	$6,514,700	$151,988	$165,643	$7,100,000
2017	MEADOWLAND (IRGENS)	10100 INNOVATION DR	$26,300,000	$619,818	$18,684,650	$179,710	$440,108	$7,615,350
2017	MEIJER	11123 W BURLEIGH ST	$22,633,100	$533,435	$7,314,260	$172,251	$361,184	$15,318,840
2017	H&K PARTNERS (KFC)	6706 W NORTH AV	$654,700	$15,273	$250,000	$5,832	$9,441	$404,700
2017	GENERAL GROWTH (Mayfair Mall)	2500 N MAYFAIR RD	$447,600,000	$10,381,850	$299,000,000	$6,975,670	$3,406,180	$148,600,000
2017	NORDSTROM	2424 N MAYFAIR RD	$29,905,000	$697,622	$10,860,000	$253,341	$444,281	$19,045,000
2017	BEST BUY	2421 N MAYFAIR RD	$8,695,800	$202,801	$5,750,000	$134,100	$68,701	$2,945,800
2017	WALGREENS	10800 W CAPITOL	$3,821,600	$89,150	$2,150,000	$50,155	$38,995	$1,671,600
2017	WALGREENS	2656 N WAUWATOSA	$3,484,100	$81,277	$1,550,000	$36,158	$45,119	$1,934,100
2017	WALGREENS	2275 N MAYFAIR RD	$8,060,000	$188,023	$5,500,000	$128,304	$59,720	$2,560,000
2017	WALGREENS	1435 N 113TH ST	$2,140,000	$49,922	$1,480,000	$34,525	$15,396	$660,000
2017	WALGREENS	6600 W STATE ST	$4,102,000	$95,691	$2,300,000	$53,654	$42,037	$1,802,000
2017	UNITED HEALTH CARE	10701 RESEARCH DR	$18,000,000	$419,848	$9,500,000	$221,615	$198,233	$8,500,000
						2017 Total Value Loss		$218,157,390
						2017 PROBABLE TAX LOSS W/O INTEREST**	$5,295,038	

*** Net taxes without interest; City would process chargebacks of tax to other taxing entities but is **responsible for the total cost of litigation and interest***

LITIGATION COSTS		
	2011	$122,000
	2013	$208,000
	2013	$235,000
	2014	$378,000
	2015	$170,000
	2016	$572,000
	2017	$763,000
		$2,448,000