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Property Tax Level in Wisconsin

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Prepared by

Noga Ardon

Wisconsin Legislative Fiscal Bureau
One East Main, Suite 301
Madison, WI 53703
<http://legis.wisconsin.gov/lfb>

Property Tax Level in Wisconsin

The property tax is the largest source of local tax revenue in Wisconsin. Prior to 1900, the property tax was the state government's largest tax. As the state's economy has diversified, the state government has come to rely on other tax sources and has established various aid programs to reduce local reliance on the property tax. The last remaining state property tax was the state forestation tax, which was repealed in 2017 Act 59, but was previously levied at a rate of \$0.17 per \$1,000 of value. Revenues from the tax were replaced with an annual transfer from the state general fund to the state conservation fund in an amount equal to \$0.17 mill for each dollar of assessed valuation of property in the state, which totaled \$111.1 million in 2021-22.

The following sections describe seven aspects of Wisconsin's property tax system: (1) reliance of local governments on the property tax; (2) measures of property tax levels in Wisconsin and other states; (3) property tax distribution by type of taxpayer; (4) changes in property tax levies by taxing jurisdiction; (5) property tax rates; and (6) estimated property tax bills.

Local Government Reliance on Property Tax Revenues

Local governments in Wisconsin receive own source revenues from taxes and various fees and charges. They also receive annual revenues associated with intergovernmental payments from the federal, state, and other local governments. The property tax is the major source of tax revenue for local governments in Wisconsin. According to the U.S. Census Bureau, in 2019-20, the property tax

made up 61.2% of local government own source revenues in Wisconsin, and accounted for 34.0% of all local government revenues in the state. Table 1 compares the composition of local government revenue in Wisconsin to the U.S. average. As shown, Wisconsin local governments rely on the property tax more than the U.S. average for local governments. Wisconsin governments also have a greater reliance on intergovernmental revenues, and less reliance on "own source" revenues, on average, compared to local governments in other states. Further information on Wisconsin local governments' finances compared to local governments in other states can be found in the Legislative Fiscal Bureau's informational paper entitled, "State and Local Government Revenue and Expenditure Rankings."

Table 1: Composition of Local Government Revenues (Wisconsin Versus U.S. Average, 2019-20)

	Wisconsin	U.S. Average
Property Tax	34.0%	30.1%
Sales and Gross Receipts Taxes	2.1	7.4
Income Tax	N.A.	2.5
Other Taxes	1.0	2.0
Charges and Miscellaneous	<u>18.4</u>	<u>23.5</u>
Total Own Source Revenues	55.5%	65.5%
Intergovernmental Revenues	<u>44.5</u>	<u>34.5</u>
Total Revenues	100.0%	100.0%

Source: U.S. Census Bureau

Wisconsin local governments may not levy a property tax unless authorized by state law. Each of the types of local units with taxing authority is described below. Table 2 reports the composition of revenues for all but special purpose districts.

Table 2: Revenue Sources for Local Governments (\$ in Millions)

	Gross Property Tax	Other Taxes	Intergov- ernmental Aids	Other Revenues	Total
Towns (2021)*					
Amount	\$461.0	\$36.1	\$356.6	\$346.6	\$1,200.3
% of Total	38.4%	3.0%	29.7%	28.9%	100.0%
Villages (2021)*					
Amount	\$729.3	\$71.7	\$238.4	\$1,195.8	\$2,235.2
% of Total	32.6%	3.2%	10.7%	53.5%	100.0%
Cities (2021)*					
Amount	\$2,515.2	\$249.5	\$1,515.5	\$4,627.8	\$8,908.0
% of Total	28.2%	2.8%	17.0%	52.0%	100.0%
Counties (2021)*					
Amount	\$2,343.1	\$662.8	\$2,142.7	\$3,767.0	\$8,915.6
% of Total	26.3%	7.4%	24.0%	42.3%	100.0%
School Districts (2020-21)					
Amount	\$5,379.8	\$0.0	\$7,379.9	\$436.0	\$13,195.7
% of Total	40.8%	0.0%	55.9%	3.3%	100.0%
Technical College Districts (2020-21)					
Amount	\$486.5	\$0.0	\$638.0**	\$489.5	\$1,614.0
% of Total	30.2%	0.0%	39.5%	30.3%	100.0%

* Source: County and Municipal Finance Report, 2021

**Does not include duplicative revenues from federal student aid used to pay tuition and fees.

Towns, Villages, and Cities. There are 190 cities, 415 villages, and 1,245 towns in Wisconsin. They are sometimes called "general purpose governments" because they provide a variety of public services, including police and fire protection, sanitation, transportation, and recreation. Municipalities rely on a more diverse array of revenue sources than other local governments to fund these services. However, the property tax represents the most significant tax available to municipalities and, on average, it represents 30.0% of all municipal revenue. Other taxes that municipalities may impose include the room tax, motor vehicle registration fee ("wheel tax"), mobile home fees, premier resort area tax, and special assessments.

Counties. Like municipalities, the state's 72 counties perform a variety of services that may be

characterized as "general purpose." However, a large share of county expenditures are dedicated to health and human service functions. In addition to the property tax (26.3% of county revenue), counties may impose sales and use taxes, which represent the majority of other county taxes, and a "wheel tax."

Elementary and Secondary School Districts. In 2022-23, the state contained 421 elementary and secondary school districts. Unlike municipalities and counties, these districts perform a single function -- education. Prior to 1996-97, the property tax was the most significant revenue source of school districts and comprised almost half of all school district revenues. However, increases in state aid resulting from a state commitment in 1996-97 to provide two-thirds of partial school revenues on a statewide basis caused

intergovernmental aids to become the most significant revenue source for school districts. Even though the state discontinued the "two-thirds" requirement after 2002-03, intergovernmental revenues continue to be the largest revenue source for school districts.

Technical College Districts. There are 16 technical college districts in the state. They provide post-secondary education through courses leading to associate degrees and vocational diplomas, college parallel courses, and continuing education courses. The property tax accounts for 30.2% of their revenues. The percentage of revenues attributable to the property tax decreased significantly beginning in 2014-15 as a result of 2013 Act 145, which provided \$406 million annually in property tax relief for technical college districts.

Special Purpose Districts. In addition to the districts described above, other special purpose districts are authorized to levy property taxes. These include seven metropolitan sewerage districts, 281 town sanitary districts, and 250 inland lake rehabilitation districts. Although they may have a tax levy, many special purpose districts raise most of their revenues through user fees.

Measures of Property Tax Level

Wisconsin local governments' heavy reliance on the property tax has contributed to the state's above-average property tax levels. Two widely used measures of tax levels are property taxes per \$1,000 of personal income and property taxes per capita. Table 3 shows Wisconsin's ranking under these measures since 1970. Wisconsin's property tax level exceeded the U.S. average under both measures in all periods examined until 2020, when Wisconsin's property taxes per capita fell slightly below the national average. This comparison is based on the most recent data provided by the U.S. Census Bureau and the Bureau of Economic Analysis.

The appendix compares Wisconsin's property tax revenues to other states for 2020. The appendix shows both property taxes per capita and property taxes per \$1,000 of personal income, as reported by the U.S. Census Bureau and the Bureau of Economic Analysis. Wisconsin ranks 24th among states in property taxes per capita (5.1% below the national average) and 18th among states in property tax per \$1,000 of personal income (0.7% above the national average).

Table 3: Wisconsin State and Local Property Taxes Per Capita and Per \$1,000 of Personal Income Compared to Other States*

	Property Taxes Per Capita			Property Taxes Per \$1,000 of Personal Income		
	Amount	Rank	Percent of U.S. Average	Amount	Rank	Percent of U.S. Average
1970	\$220.50	6	131.6%	\$63.35	4	138.5%
1975	271.09	14	112.2	52.13	13	116.6
1980	360.45	16	119.2	35.43	19	119.7
1985	571.81	12	131.1	43.46	10	137.2
1990	736.13	16	118.1	43.24	13	126.2
1995	1,018.49	11	133.3	47.73	8	137.6
2000	1,058.69	12	119.9	38.58	10	122.4
2005	1,405.66	12	123.7	43.24	11	127.9
2010	1,694.34	13	118.7	46.15	9	123.9
2015	1,624.73	15	107.6	36.74	15	112.3
2020	1,717.43	24	97.7	32.54	18	104.0

*Includes the District of Columbia.

Source: U.S. Census Bureau and Bureau of Economic Analysis.

Property Tax Distribution by Type of Taxpayer

This section provides estimates of the percent of total property taxes borne by different types of property since 1970. The Department of Revenue annually reports gross property tax levies by class of property. Two adjustments have been made to the Department's figures. First, taxes on personal property have been allocated by type of taxpayer. Second, state property tax credits have been apportioned to distinguish between the gross and net tax burdens.

Table 4 reports property tax levies net of state property tax credits by type of taxpayer between 1970(71) and 2021(22). Over this period, taxes increased more rapidly on residential and commercial property than on manufacturing and other property. As a result, residential and commercial property have borne increasing shares of the tax burden, while decreasing shares have been borne by manufacturing and other property. Several factors explain the shift in tax shares.

First, some types of property have been exempted through state law changes. Manufacturers' machinery and equipment (M&E) was exempted in 1974. In 1977, the Legislature chose to gradually exempt farmers' livestock and commercial and manufacturing inventories by assessing them at increasingly lower percentages of full value until they became entirely exempt in 1981. The exemption for computers and related equipment took effect in 1999 and removed \$2.3 billion in tax base. At the time of their enactment, these three exemptions collectively represented 18% of the remaining statewide taxable value. Much of the reduction in agricultural taxes between 1995(96) and 2005(06) was caused by phasing-in use value assessment for agricultural land. Most recently, the 2017-19 biennial budget exempted personal property classified as machinery, tools, and patterns not used for manufacturing purposes.

Second, property has been added or removed since 1970(71). The majority of new construction has been for residential and commercial uses. As that tax base has been added, residential and commercial taxpayers have borne an increasing percentage of total taxes. Other properties have been demolished or converted to other uses. This accounts for some of the reduction in the percent of taxes borne by manufacturing property. Similarly, farmland has been converted to other uses. According to the United States Department of Agriculture, the number of farms has declined from about 110,000 in 1970 to 64,100 in 2021.

Finally, economic conditions explain some of the shifts. For example, national economic conditions caused some reductions in manufacturing, commercial, and agricultural tax base during the 1980s and residential tax base in the late 2000s and early 2010s. As a result, the relative share of taxes on those classes of property declined during these periods.

Changes in Property Tax Levies by Taxing Jurisdiction

Changes in property tax levies have varied by type of taxing jurisdiction between 1970(71) and 2021(22). Table 5 reports that gross tax levies increased by an average, annual rate of 4.7% over that period.

Elementary and secondary school levies comprised half, or more, of total levies between 1970 and 1995. State funding of two-thirds of partial school revenues on a statewide basis between 1996(97) and 2002(03) and school district revenue limits have caused the school percentage to decrease since 1995(96), and school taxes equaled only 44.2% of gross property taxes in 2021(22) for all taxing jurisdictions. Since 1970, school levies increased at the lowest average, annualized rate

(4.2%), although school levies increased at the highest rate from 2005 to 2010 (5.5%). More recently, statewide school levies increased by an average annualized rate of 1.8% between 2015 and 2021.

In Table 5, the growth rates for school levies may be overstated for 1980 to 1985 and understated for 1985 to 1990 because the table reflects 1985(86) tax levies prior to the application of \$155 million in school aid tax credits. Subsequently, funding for the credits was converted to direct school aids. If the credits are subtracted from the 1985(86) levy, the average annual school tax would have increased by 5.4% from 1980 to 1985 and 8.3% from 1985 to 1990.

Technical college district levies increased at an annual growth rate of 5.8% between 1970 and 2021. Only municipal and special district levies grew at a similar rate. Above average growth rates throughout the 1970s coincided with the transformation of the vocational education system from a municipal basis to a statewide system (see the Legislative Fiscal Bureau's informational paper entitled "Wisconsin Technical College System"). From 1980 through 1990, growth in technical college levies was lower than that for other taxing jurisdictions, but the pattern between 1990 and 2005 was for levy increases greater than that for other taxing jurisdictions. In 2015, the technical college district levy decreased from the 2010 levy, while all other jurisdictions' levies increased. This decrease was the result of the additional state aid provided through 2013 Act 145.

County levies changed at annual rates below the state average between 1970 and 1975 and between 1980 and 1985. During those periods, the state assumed county costs for certain health and social services programs (1972 and 1973) and the Milwaukee Metropolitan Sewerage District assumed levying authority for its taxes from Milwaukee County (1982 and 1983). Until the 2005 to 2010 period, growth in county levies exceeded the rate of change for total levies during each other

period examined. Behind schools, counties had the second lowest average, annualized growth rate since 1970 (4.5%).

Municipal and special purpose district levies increased at rates below the growth rates for total levies for the 1975 to 1980, 1990 to 1995, and 2005 to 2010 periods. Levies in this category increased at a more rapid rate than the rate of change for total levies during each other period examined. Since 1970, municipal and special district levies have grown at average, annualized rate of 5.8%, the same rate of increase experienced for technical colleges over the same period. Levies for tax increment districts are included in this category.

Property Tax Rates

Table 6 shows the property values, tax levies, and tax rates for every five years since 1970(71) and for the most recent year. The table also shows the changes in the state average property tax rate for five-year periods as well as for the previous year. For the years displayed, the rate peaked in 1970(71). Subsequently, during the 1970s, the state average tax rate declined as growth in property values exceeded tax levy increases. However, that relationship reversed in the 1980s, causing increases in the state average tax rate, as shown for the five-year period ending in 1985(86) and 1990(91). Then, beginning with the period from ending in 1995(96), the state average tax rate again fell for three successive five-year periods, with gross tax rates equaling \$19.46 per \$1,000 of value in 2005(06). Subsequently, increases occurred in each of the next two five-year periods before falling again between 2015(16) and 2020(21), when the gross tax rate equaled \$19.60 per \$1,000 of value. Most recently, in 2021(22), the gross tax rate fell further to \$18.64 per \$1,000 of value.

Table 5: Total Gross Property Tax Levy by Taxing Jurisdiction (\$ in Millions)

Year Levied	Gross Property Tax*	Municipal & Special District	County	Elementary & Secondary (K-12) Schools	Technical College Districts
1970(71)					
Amount	\$1,179.0	\$220.8	\$251.1	\$674.0	\$26.2
% of Total	100.0%	18.7%	21.3%	57.2%	2.2%
1975(76)					
Amount	\$1,601.3	\$369.9	\$241.4	\$899.5	\$78.9
% of Total	100.0%	23.1%	15.1%	56.2%	4.9%
1980(81)					
Amount	\$2,210.0	\$479.6	\$355.5	\$1,219.9	\$133.4
% of Total	100.0%	21.7%	16.1%	55.2%	6.0%
1985(86)					
Amount	\$3,203.5	\$765.2	\$489.8	\$1,738.3	\$185.6
% of Total	100.0%	23.9%	15.3%	54.3%	5.8%
1990(91)					
Amount	\$4,388.2	\$1,070.6	\$697.5	\$2,356.4	\$235.4
% of Total	100.0%	24.4%	15.9%	53.7%	5.4%
1995(96)					
Amount	\$5,738.9	\$1,379.2	\$964.5	\$3,023.6	\$331.3
% of Total	100.0%	24.0%	16.8%	52.7%	5.8%
2000(01)					
Amount	\$6,604.5	\$1,837.1	\$1,316.1	\$2,927.8	\$466.3
% of Total	100.0%	27.8%	19.9%	44.3%	7.1%
2005(06)					
Amount	\$8,326.7	\$2,361.1	\$1,671.1	\$3,592.3	\$622.0
% of Total	100.0%	28.4%	20.1%	43.1%	7.5%
2010(11)					
Amount	\$10,364.6	\$2,878.9	\$1,951.4	\$4,692.9	\$757.2
% of Total	100.0%	27.8%	18.8%	45.3%	7.3%
2015(16)					
Amount	\$10,620.2	\$3,180.9	\$2,086.5	\$4,852.9	\$416.7
% of Total	100.0%	30.0%	19.6%	45.7%	3.9%
2020(21)					
Amount	\$12,017.0	\$3,822.9	\$2,327.8	\$5,379.8	\$486.5
% of Total	100.0%	31.8%	19.4%	44.8%	4.0%
2021(22)					
Amount	\$12,207.8	\$3,957.3	\$2,382.1	\$5,398.4	\$470.0
% of Total	100.0%	32.4%	19.5%	44.2%	3.9%
Annualized Average Growth Rates					
1970-75	6.3%	10.9%	-0.8%	5.9%	24.6%
1975-80	6.7	5.3	8.0	6.3	11.1
1980-85	7.7	9.8	6.6	7.3	6.8
1985-90	6.5	6.9	7.3	6.3	4.9
1990-95	5.5	5.2	6.7	5.1	7.1
1995-00	2.8	5.9	6.4	-0.6	7.1
2000-05	4.7	5.1	4.9	4.2	5.9
2005-10	4.5	4.0	3.1	5.5	4.0
2010-15	0.5	2.0	1.3	0.7	-11.3
2015-20	2.5	3.7	2.2	2.1	3.1
2020-21	1.6	3.5	2.3	0.3	-3.4
1970-2021	4.7%	5.8%	4.5%	4.2%	5.8%

*The state forestry tax (repealed in 2017 Act 59) is not individually reflected and accounts for the remainder of the total levy for 1970(71) through 2015(16).

Table 6: Change in the State Average Property Tax Rate for All Property – 1970(71) to 2021(22)

Year Levied (Collected)	Full Value of All Property	Statewide Property Tax Levy		Tax Rate Per \$1,000 of Value	
		Gross	Net	Gross	Net
1970(71)	\$34,790,499,300	\$1,178,975,199	\$1,039,383,102	\$33.89	\$29.88
1975(76)	58,549,890,092	1,601,263,271	1,262,918,209	27.35	21.57
1980(81)	108,480,469,889	2,210,004,212	1,901,104,090	20.37	17.52
1985(86)	123,021,487,280	3,203,487,573	2,744,387,590	26.04	22.31
1990(91)	141,370,307,160	4,388,165,512	4,068,860,512	31.04	28.78
1995(96)	201,538,109,000	5,738,930,868	5,267,648,137	28.48	26.14
2000(01)	286,321,491,800	6,604,531,375	6,046,744,052	23.07	21.12
2005(06)	427,933,562,000	8,326,736,844	7,739,898,537	19.46	18.09
2010(11)	495,904,192,300	10,364,621,246	9,342,723,540	20.90	18.84
2015(16)	490,602,544,050	10,620,155,023	9,463,188,832	21.65	19.29
2020(21)	613,136,907,500	12,016,938,949	10,696,495,768	19.60	17.45
2021(22)	654,820,375,856	12,207,775,210	10,784,521,090	18.64	16.47

Annualized Average Growth Rates

1970 - 1975	11.0%	6.3%	4.0%	-4.2%	-6.3%
1975 - 1980	13.1	6.7	8.5	-5.7	-4.1
1980 - 1985	2.5	7.7	7.6	5.0	4.9
1985 - 1990	2.8	6.5	8.2	3.6	5.2
1990 - 1995	7.3	5.5	5.3	-1.7	-1.9
1995 - 2000	7.3	2.8	2.8	-4.1	-4.2
2000 - 2005	8.4	4.7	5.1	-3.3	-3.1
2005 - 2010	3.0	4.5	3.8	1.4	0.8
2010 - 2015	-0.2	0.5	0.3	0.7	0.5
2015 - 2020	4.6	2.5	2.5	-2.0	-2.0
2020 - 2021	6.8	1.6	0.8	-4.9	-5.6
1970 - 2021	5.9%	4.7%	4.7%	-1.2%	-1.2%

Net tax levies and rates include reductions for credits that were not extended to all property owners: personal property tax relief (PPTR) for owners of Line A personal property in 1970(71) through 1980(81); the lottery credit for property used as the owner's principal residence in 1995(96) and subsequent years; and the first dollar credit for improved property in 2010(11) and subsequent years.

Estimated Property Tax Bills

Table 7 provides estimates of tax bills for a median-valued home for the 10-year period from 2012(13) through 2021(22). The amounts were calculated by multiplying statewide average tax rates (for both gross and net taxes) by the estimated statewide median home values. The statewide median home values are based on the values reported by the U.S. Census Bureau, which collects these values in its annual American Community Survey (ACS).

Over the 10-year period, the gross property tax bill on the statewide median valued home increased from \$3,688 for 2012(13) to \$3,940 for

2021(22), while the net tax bill increased from \$3,263 to \$3,340. These amounts represent increases of 6.8% in the gross tax bill and 2.3% in the net tax bill. Over the same ten-year period, the consumer price index increased by 18.0%. State tax credits account for the distinction between gross tax bills and net tax bills.

Between 2012(13) and 2021(22), the net tax bill increased at an average annual rate of 0.3%, while the average annualized rate of change for the consumer price index was 4.7%. Net residential property tax levies are impacted by a number of factors, including statutory fiscal controls, state tax credits, and the growth in value of the residential class of property (compared to other property classes).

Table 7: Estimated Property Tax Bills for a Median-Valued Home Based on Statewide Average Tax Rates*

	2012(13)	2013(14)	2014(15)	2015(16)	2016(17)	2017(18)	2018(19)	2019(20)	2020(21)	2021(22)
Value	\$166,700	\$165,200	\$163,000	\$164,700	\$168,300	\$173,200	\$178,900	\$188,500	\$197,200	\$212,600**
Percent Change		-0.9%	-1.3%	1.0%	2.2%	2.9%	3.3%	5.4%	4.6%	7.8%
Type of Tax										
School	\$1,699	\$1,711	\$1,671	\$1,685	\$1,676	\$1,692	\$1,688	\$1,760	\$1,810	\$1,836
Municipal	912	930	918	927	949	972	989	1,020	1,046	1,092
County	725	733	719	725	735	752	755	771	783	810
Technical College	287	291	143	145	150	153	155	159	164	160
Other	<u>65</u>	<u>66</u>	<u>65</u>	<u>66</u>	<u>67</u>	<u>39</u>	<u>39</u>	<u>40</u>	<u>40</u>	<u>42</u>
Gross Tax	\$3,688	\$3,731	\$3,516	\$3,548	\$3,577	\$3,608	\$3,626	\$3,750	\$3,843	\$3,940
Per \$1,000/Value	22.12	22.58	21.57	21.54	21.25	20.83	20.27	19.89	19.49	18.53
Tax Credits										
School Levy	-\$264	-\$264	-\$254	-\$286	-\$284	-\$310	-\$306	-\$305	-\$302	-\$305
First Dollar	-67	-66	-67	-67	-67	-66	-66	-66	-65	-65
Lottery and Gaming	<u>-94</u>	<u>-113</u>	<u>-113</u>	<u>-107</u>	<u>-125</u>	<u>-116</u>	<u>-160</u>	<u>-184</u>	<u>-160</u>	<u>-230</u>
Net Tax Bill	\$3,263	\$3,288	\$3,082	\$3,088	\$3,101	\$3,116	\$3,094	\$3,195	\$3,316	\$3,340
Per \$1,000/Value	19.57	19.90	18.91	18.75	18.43	17.99	17.29	16.95	16.82	15.71
Change from Prior Year										
Gross Tax										
Amount		\$43	-\$215	\$32	\$29	\$31	\$18	\$124	\$93	\$97
Percent		1.2%	-5.8%	0.9%	0.8%	0.9%	0.5%	3.4%	2.5%	2.5%
Net Tax										
Amount		\$25	-\$206	\$6	\$13	\$15	-\$22	\$101	\$121	\$24
Percent		0.8%	-6.3%	0.2%	0.4%	0.5%	-0.7%	3.3%	3.8%	0.7%

* Based on the annual American Communities Survey, administered by the U.S. Census Bureau.

** The U.S. Census Bureau experienced complications in administering the ACS during the COVID-19 pandemic, which could impact the use of 2021(22) estimates for comparative purposes.

Table 7 shows that the estimated statewide median home value dropped each year from 2012(13) through 2013(14), likely due to the continued effects of the Great Recession and the decline in the housing market. Subsequently, housing prices began to recover in 2014 (first reflected in 2015 values), and have steadily increased since that time. This is consistent with trends in the broader economy and housing market over the last few years, as growth in statewide residential values outpaced growth in other classes of property in the state. This reflects the broader trends in the housing market during those years, as low mortgage rates coupled with restricted housing supply pushed housing prices higher during the COVID-19 pandemic.

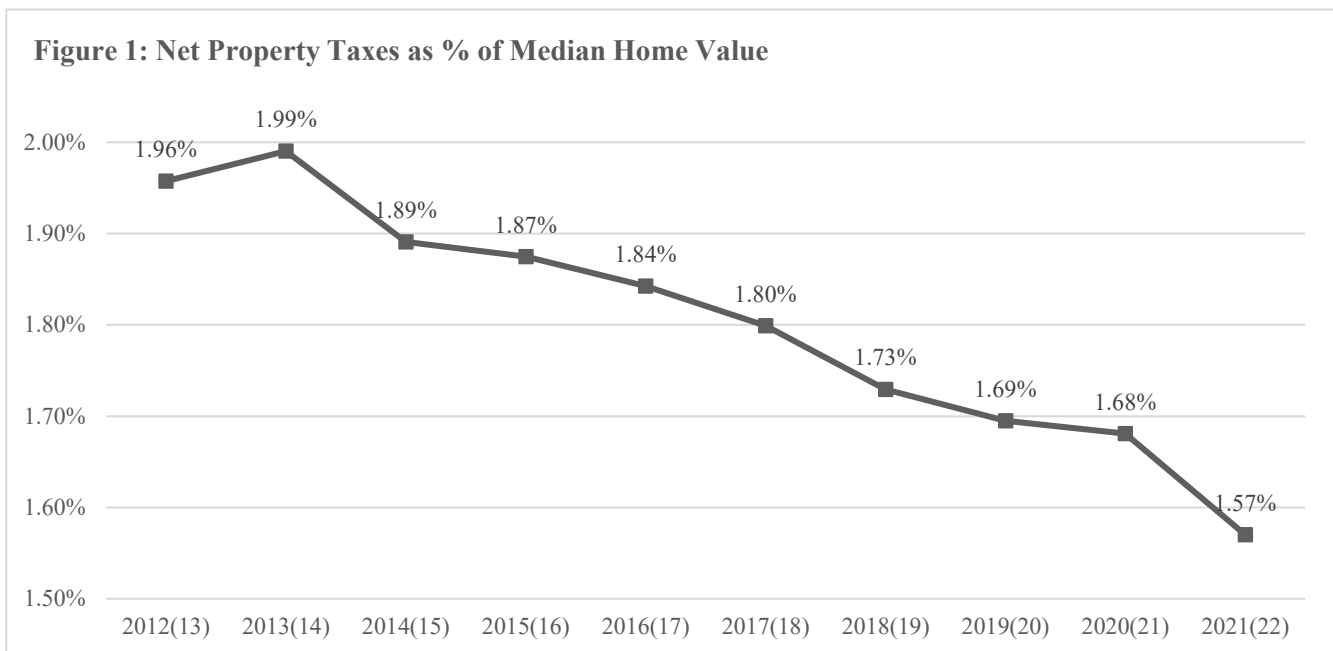
While both gross and net tax bills have increased during this same period, the growth in net tax bills has been slower than the growth in gross tax bills. This difference can be attributed to the increased funding for state property tax credits (the school levy tax credit, the first dollar credit, and the lottery and gaming credit).

Table 7 also shows that gross and net tax rates increased between the first two years shown, at which point those rates began to decrease as growth in the median value home outpaced the growth in the estimated net property tax bill on that home. Gross tax rates decreased from \$22.12 per \$1,000 in home value in 2012(13) to \$18.53 per \$1,000 in home value in 2021(22). Net tax

rates saw a slightly larger decrease, from \$19.57 per \$1,000 in home value in 2012(13) to \$15.71 in 2021(22). This trend is also shown in Figure 1, which indicates the net amount of property tax paid on the estimated statewide median-valued home, as a percentage of that value, over the same period as indicated in Table 7.

As shown in Figure 1, the net amount of property tax paid makes up a smaller percentage

of the home value in every year since 2013(14). Factors contributing to this drop include limited property tax increases (due to additional funding for property tax credits, the large 2014(15) funding increase for the technical college system, and tight statutory fiscal controls on local governments) at a time when the state was experiencing sustained and sometimes long increases in the estimated statewide median home value.



APPENDIX

Rankings on State and Local Property Taxes 2020

	State and Local Property Taxes (Thousands)	Amount Per Capita	Rank	Amount Per \$1,000 of Pers. Inc.	Rank
Maine	\$3,899,209	\$2,862.27	6	\$56.62	1
Vermont	1,837,427	2,859.83	7	51.64	2
New Hampshire	4,525,577	3,284.53	4	50.95	3
District of Columbia	2,927,157	4,241.68	1	50.29	4
New Jersey	31,839,321	3,431.06	2	50.25	5
New York	62,847,220	3,118.21	5	46.13	6
Rhode Island	2,684,485	2,448.84	9	43.93	7
Connecticut	11,862,863	3,295.00	3	43.54	8
Texas	64,757,602	2,216.39	12	41.50	9
Nebraska	4,094,847	2,087.66	14	38.66	10
Illinois	29,001,663	2,268.37	11	38.62	11
Alaska	1,666,881	2,275.79	10	37.00	12
Montana	1,961,442	1,805.80	19	36.27	13
Massachusetts	18,524,064	2,637.92	8	36.06	14
Iowa	5,758,846	1,806.03	18	35.91	15
Wyoming	1,248,438	2,162.67	13	33.84	16
Oregon	7,338,565	1,730.16	22	33.02	17
Wisconsin	10,119,649	1,717.43	24	32.54	18
Kansas	5,027,606	1,712.47	25	32.41	19
Michigan	16,045,055	1,593.72	28	32.40	20
Colorado	11,315,232	1,956.19	15	31.75	21
Virginia	15,800,484	1,830.45	17	31.11	22
Minnesota	10,135,450	1,775.92	20	30.44	23
California	77,211,808	1,954.74	16	30.07	24
Mississippi	3,451,952	1,167.43	37	29.48	25
South Dakota	1,424,557	1,605.86	27	29.19	26
Ohio	17,192,971	1,458.19	32	29.15	27
Pennsylvania	21,358,816	1,644.30	26	28.87	28
Florida	33,243,930	1,541.22	30	28.53	29
South Carolina	6,740,430	1,313.74	34	28.44	30
Hawaii	2,259,025	1,555.90	29	28.34	31
Maryland	10,768,036	1,744.47	21	28.04	32
Georgia	14,331,914	1,336.21	33	27.44	33
Washington	13,331,869	1,727.20	23	27.19	34
North Dakota	1,198,222	1,538.23	31	27.02	35
Arizona	8,658,002	1,206.19	36	25.45	36
Utah	3,967,895	1,209.10	35	25.27	37
Idaho	2,089,006	1,130.55	40	25.16	38
Indiana	7,776,011	1,145.95	39	23.59	39
West Virginia	1,793,825	1,002.25	44	23.20	40
Missouri	6,854,286	1,113.71	41	22.77	41
North Carolina	11,312,772	1,081.82	42	22.38	42
Nevada	3,589,826	1,152.78	38	22.24	43
New Mexico	1,903,709	899.01	47	20.73	44
Kentucky	4,090,217	908.14	46	20.73	45
Delaware	1,040,977	1,049.49	43	19.57	46
Louisiana	4,253,501	914.49	45	19.13	47
Oklahoma	3,498,839	883.09	48	18.24	48
Arkansas	2,404,412	798.22	50	18.06	49
Tennessee	5,846,897	844.91	49	17.27	50
Alabama	<u>3,176,724</u>	632.21	51	14.67	51
U.S. Total	\$599,989,512	\$1,809.92		\$32.30	
WI % Difference from U.S. Average		-5.1%		0.7%	

Sources: U.S. Census Bureau and Bureau of Economic Analysis.