City of Wauwtosa
Tax Increment District
2024 Annual Report

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	$ Change
Equalized Value of the City	$ 5,699,272,300	$ 6,155,392,800	$ 6,342,128,700	$ 6,543,192,600	$ 6,863,838,600	$ 7,545,981,900	$ 9,005,577,400	$ 9,618,350,900	$10,284,774,700	$10,122,294,400	$ (162,480,300)
Maximum Allowable TID Value	$ 683,912,676	$ 738,647,136	$ 761,055,444	$ 785,183,112	$ 823,660,632	$ 905,517,828	$ 1,080,669,288	$ 1,154,202,108	$ 1,234,172,964	$ 1,214,675,328	$ (19,497,636)
Current TID Increment Value	$ 179,323,900	$ 281,467,600	$ 334,543,500	$ 377,025,100	$ 343,580,300	$ 406,395,300	$ 487,470,200	$ 560,340,200	$ 594,792,900	$ 629,849,500	$ 35,056,600
Unused TID Value Capacity	**$ 504,588,776**	**$ 457,179,536**	**$ 426,511,944**	**$ 408,158,012**	**$ 480,080,332**	**$ 499,122,528**	**$ 593,199,088**	**$ 593,861,908**	**$ 639,380,064**	**$ 584,825,828**	**$ (54,554,236)**
TID Increment as % of Total Equalized Property Value	**3.1%**	**4.6%**	**5.3%**	**5.8%**	**5.0%**	**5.4%**	**5.4%**	**5.8%**	**5.8%**	**6.2%**	**0.0%**
Statewide Average		**9.7%**			**9.4%**	**9.3%**	**9.1%**	**7.2%**	**7.2%**	**7.5%**	
Legal Maximum	12%	12%	12%	12%	12%	12%	12%	12%	12%		
Percentile		**33.7%**									

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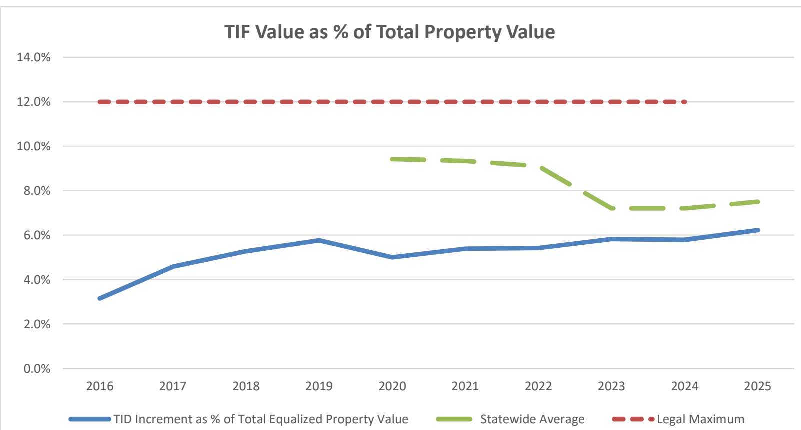
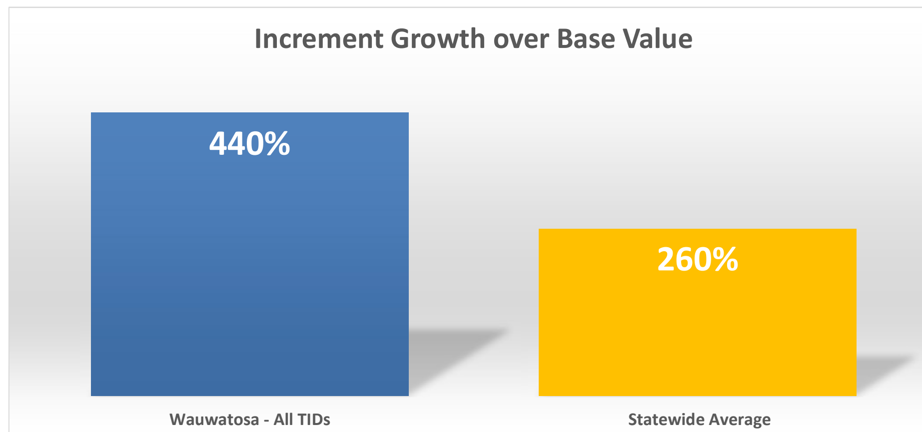
Categories	TIF 6 Innovation Campus	TIF 7 Burleigh Triangle	TIF 8 East State Street	TIF 9 2100 Mayfair	TIF 10 Mayfair Reserve	TIF 11 Tosa Village	TIF 12 Mayfair Hotel	TIF 13 Walnut Rd Redev	TIF 14 BMO Redevelopment	TIF 15 Mayfair South	Total
Type of TID	Blight	Blight	Rehab	Rehab	Rehab	Rehab	Rehab	Blight	Rehab	Rehab	
Year Established	2010	2013	2014	2015	2015	2015	2018	2020	2022	2023	
Maximum Life	2037	2039	2041	2042	2042	2042	2046	2047	2049	2050	
Base Value	$ 26,768,400	$ 20,811,900	$ 21,009,000	$ 4,878,000	$ 3,911,600	$ 10,779,000	$ 31,990,100	$ 2,985,200	$ 2,932,500	$ 16,950,900	$ 143,016,600
Incremental Value	$ 110,607,000	$ 193,928,500	$ 101,239,900	$ 25,930,800	$ 51,093,800	$ 70,994,400	$ 38,365,900	$ 37,050,500	$ 102,600	$ 536,100	$ 629,849,500
Total Expenditures (through 12/31/24)	$ 43,046,303	$ 43,582,777	$ 8,703,265	$ 2,538,456	$ 5,151,326	$ 9,229,630	$ 14,608,347	$ 2,043,457	$ 66,264	$ 19,848	$ 128,989,673
Project Plan Expenditures	$ 48,943,121	$ 64,736,911	$ 13,100,000	$ 2,870,000	$ 12,660,000	$ 21,201,616	$ 19,600,000	$ 10,200,000	$ 8,500,000	$ 57,900,000	
% of Project Plan Expenditures	88%	67%	66%	88%	41%	44%	75%	20%	1%	0%	
% of Equalized Value	1.09%	1.92%	1.00%	0.26%	0.50%	0.70%	0.38%	0.37%	0.00%	0.01%	5.78%
Increment Growth over Base Value	413%	932%	482%	532%	1306%	659%	120%	1241%	3%	3%	440%
Incremental Value per Investment	2.57	4.45	11.63	10.22	9.92	7.69	2.63	18.13	1.55		4.88
Change in Value from 2024	$ (53,071,500)	$ (8,922,200)	$ 37,236,500	$ 7,692,600	$ 3,062,900	$ 24,129,200	$ 4,291,900	$ 21,963,700	$ (506,500)	$ (820,000)	$ 35,056,600
% Change in Value	-32.4%	-4.4%	58.2%	42.2%	6.4%	51.5%	12.6%	145.6%	-83.2%		6.69%
2026 Annual Property Tax Increment	$ 2,134,383	$ 3,742,237	$ 1,953,626	$ 500,386	$ 985,957	$ 1,369,979	$ 740,347	$ 714,963	$ 1,980	$ 10,345	$ 12,154,202.02
12/31/24 Audited Fund Balance	$ 4,743,229	$ (1,912,565)	$ 2,635,274	$ 75,187	$ 368,949	$ 355,472	$ (301,537)	$ 156,084	$ (51,432)	$ (19,848)	$ 6,048,812
	78%	26									





12/23/2025