

Table of Contents

What's New.....	2
May 9, 2019	2
Accessing Property Information from Milwaukee Assessor's Office.....	3
Search by Taxkey	4
Search by Address.....	5
Search by Owner.....	6
Search Results.....	7
Viewing Property Details	8
Summary	8
Summary – Previous Values.....	9
Summary – Sale Owner History	9
Summary - Permits	9
Interior	10
Exterior	11

What's New

The City of Milwaukee Assessor's Office launched a new data search web site (<http://assessments.milwaukee.gov>) on April 22, 2019. This site was designed by and built in support of our new data system by Patriot Properties. Since April 22, we have been making improvements to both the data provided and the usability of assessments.milwaukee.gov. We appreciate your patience while we transition to this new system. Listed below are improvements made since our initial launch. Future improvements will be documented here.

May 9, 2019

1. [Owner search](#) activated.
2. Property Class (currently labeled as LUC) and corresponding description available in Search results.
3. Lot size and Finished area in square feet available in Search results.
 - a. Note: these numbers are not accurate for Condominium properties. We are actively working to correct this.
4. The Summary tab now lists itemized current assessment values.
 - a. Note: Building Value + Yard Items Value = Improved Value (as listed on tax bills).

Accessing Property Information from Milwaukee Assessor's Office

1. The City of Milwaukee Assessor's Office website can be found at: <http://assessments.milwaukee.gov>
2. When first loading, it will take a bout 15 seconds for the blue area at the top of the window to appear.
 - a. This blue area offers the user search items.
 - b. When it appears it will look like this:



The screenshot shows the search interface of the City of Milwaukee Assessor's Office website. At the top, there is a navigation bar with tabs for HOME, SEARCH, SUMMARY, INTERIOR, EXTERIOR, and ABOUT. The SEARCH tab is active. Below the navigation bar is a search form with various input fields. The form is organized into columns: Taxkey, Street name, and Street num; Building type, Year built, Beds, and Baths; Lot size, Fin size, and LUC; Total value, Sale price, Sale date, and Book; and Thru fields for Lot size, Fin size, Sale price, and Sale date. There are also 'Clear form' and 'Go' buttons. Below the search form, the text 'City of Milwaukee' is displayed in a blue, underlined font, followed by 'Property Assessment Data' in a bold black font. The City of Milwaukee logo, featuring a stylized building, is shown to the left of the text 'City of Milwaukee'. At the bottom, a message reads: 'To search for property information, enter either **taxkey** or **address** information above, followed by **Enter** or clicking **GO** button at upper right.'

Search by Taxkey

- When the search area appears, you can do as the instructions suggest and type a **taxkey** in the box at the upper left, and then click enter or the **GO** button at the far right.

A screenshot of the search form. At the top, there are two tabs: 'HOME' and 'SEARCH'. Below the tabs, there are three input fields: 'Taxkey' containing '3920604110', 'Street name', and 'Street num'. A red arrow points to the 'Taxkey' input field.

A screenshot of the search results page. At the top, there are five tabs: 'HOME', 'SEARCH', 'SUMMARY', 'INTERIOR', 'EXTERIOR', and 'ABOUT'. Below the tabs, there are several input fields for search criteria: 'Taxkey' (3920604110), 'Building type', 'Year built', 'Beds', 'Baths', 'Lot size', 'Fin size', 'LUC', 'Total value', 'Sale price', 'Sale date', 'Book', and 'Page'. There are 'Clear form' and 'Go' buttons at the bottom right. A red arrow points to the 'Go' button.

- The search will return a results set that shows all the taxkeys that match the search criteria. It also lists location, owner names, year built, building type or style, total current assessment, number of bedrooms, number of bathrooms, lot size, finished area, property class, recent sale or transfer date, and sale price.
 - If you type a complete, 10-digit taxkey, your result list will consist of only one property.
 - If you type less than 10 digits in a taxkey search, your result list will return a row for every taxkey that starts with those numbers.
 - If you type in a 10-digit taxkey and get no results, the taxkey you typed is not valid or no longer active.
 - Note: As of 4/22/2019, lot size and class are not being displayed in search results. This issue is being addressed.

[Print page 1 of 1](#)

Click on the Column Headings to sort accordingly.
Click on the Parcel ID to view the parcel detail.

Taxkey	Location	Owner	Built Type	Total Value	Beds Baths	Lot size Fin area	LUC Description	Sale date Sale price
3920604110	100 E WISCONSIN AV	HERTZ MILWAUKEE 100 EAST WISCONSIN LLC	1988 Office Building - Class A Parking Garage, Parking Ramp	\$75,594,300	0 0	0 461,300		4/14/2017

[Print page 1 of 1](#)

Search by Address

- To search by address, type in the **street name** and the **street number** in the appropriate search fields and click **GO**.

A screenshot of the search interface. It features a blue header with 'HOME' and 'SEARCH' buttons. Below the header are three input fields: 'Taxkey' (empty), 'Street name' (containing 'wisconsin'), and 'Street num' (containing '100').

A screenshot of the search results interface. It features a blue header with 'HOME', 'SEARCH', 'SUMMARY', 'INTERIOR', 'EXTERIOR', and 'ABOUT' buttons. Below the header are several input fields for filters: 'Taxkey', 'Street name' (containing 'wisconsin'), 'Street num' (containing '100'), 'Building type', 'Year built', 'Beds', 'Baths', 'Lot size', 'Fin size', 'LUC', 'Total value', 'Sale price', 'Sale date', 'Book', and 'Page'. There are also 'Clear form' and 'Go' buttons.

- The search will return a results set that shows all the addresses that match the search criteria. It also lists location, owner names, year built, building type or style, total current assessment, number of bedrooms, number of bathrooms, lot size, finished area, property class, recent sale or transfer date, and sale price.
 - If you type in a street name with no house number, the results list will include all taxkeys on that street.
 - If you type in a street name without the street type (e.g. ST, AV, CT), your result list will include taxkeys from all versions of that street name. For example, typing "Layton" in the street name search will return results for taxkeys on both Layton Av and Layton Bl.
 - If you type an incomplete street name, the results list will include taxkeys for all taxkeys on all streets whose names start with those letters. For example, typing "Bea" in the street name search will return results for taxkeys on Beale St, Beatrice Ct, and Beau Av.
 - Note: As of 4/22/2019, lot size and class are not being displayed in search results. This issue is being addressed.

[Print page 1 of 1](#)

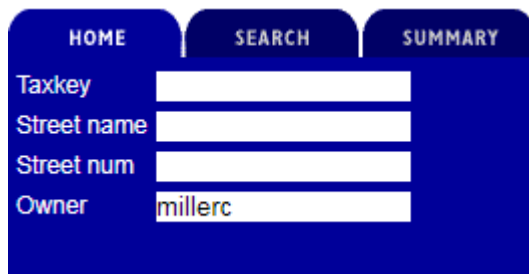
Click on the Column Headings to sort accordingly.
Click on the Parcel ID to view the parcel detail.

Taxkey	Location	Owner	Built Type	Total Value	Beds Baths	Lot size Fin area	LUC Description	Sale date Sale price
3920604110	100 E WISCONSIN AV	HERTZ MILWAUKEE 100 EAST WISCONSIN LLC	1988 Office Building - Class A Parking Garage, Parking Ramp	\$75,594,300	0 0	0 461,300		4/14/2017

[Print page 1 of 1](#)

Search by Owner

7. To search by owner, type in the **owner name** in the **Owner** search field.



The image shows a search interface with three tabs: HOME, SEARCH, and SUMMARY. The SEARCH tab is selected. Below the tabs are four input fields: Taxkey, Street name, Street num, and Owner. The Owner field contains the text 'millerc'.

- a. As you start typing, the search results will appear, and become more refined as complete your name search.
- b. Name searches function as a “begins with” query; in other words, the name search is going to start with the first character of the owner name as it has been recorded. Individuals are listed with their first name first, so searches should start with first names.
 - i. Example: **millerc** will return all properties owned by **MILLERCOORS**
 - ii. Example: **john** will return all properties with owners that start with the letters j-o-h-n, including first names **John, Johnny**, and company names like **Johnson Controls** or **Johnston Center Outlots**.
- c. To provide some flexibility in searching, the percent (%) sign, functions as a wildcard. This can be a helpful tool when you don’t know the exact name listing or spelling.
 - i. Example: **%badger** will return all properties with owners that include the six letter m-u-t-u-a-l somewhere in the name, including **Badger Mutual** and **Honey Badger LLC**.
 - ii. Example: **north%life** will return all property owned by **Northwestern Mutual Life**.

Search Results

9. Our web site does not currently provide detailed information about square foot information for basements, finished areas, and unfinished areas. This information can be requested by email to assessor@milwaukee.gov – please include taxkey and address information for all requests
10. Anything other than Taxkey that is blue in the results list page can be clicked to generate a new result list based on that item.
 - a. See below for examples.
11. Clicking on a taxkey will take you to detailed information about that specific property. See the section of this documentation, “Viewing Property Details,” for more information.

[Print page 1 of 3](#)

Click on the Column Head
Click on the Parcel ID to

Location	Owner	Built Type	Total Value	E B
100 E WISCONSIN AV	HERTZ MILWAUKEE 100 EAST WISCONSIN LLC	1988 Office Building - Class A Parking Garage, Parking Ra	\$75,594,300	
101ADJ W WISCONSIN AV	CITY OF MILWAUKEE C/O CITY REAL ESTATE	0 Commercial Exempt		
101 W WISCONSIN AV	H/R2 PARTNERS LLC	1900 Parking Garage, Parking Ra		
101 W WISCONSIN AV	H/R2 PARTNERS LLC	1900 Office Building - Class B		
101 W WISCONSIN AV	CSM MILW DOWNTOWN LLC	1900 Hotel - Extended Stay	\$21,303,000	
101 W WISCONSIN AV	MILWAUKEE SOCIETY FOR INC	1900 Office Building - Class B	\$10,087,200	
101 W WISCONSIN AV	SAVOIE PARTNERS LLC	1900 Office Building - Class B	\$8,931,900	
101 W WISCONSIN AV	MILWAUKEE C/O CITY REAL ESTATE	0 Commercial Exempt	\$36,100	
1032 W WISCONSIN AV	MARQUETTE UNIVERSITY ATTN: FINANCE OFFICE	0 Commercial Exempt	\$375,000	
1041 W WISCONSIN AV	STATE OF WIS HI-WAY COMM	0	\$925,000	

Clicking on “1988” will display all properties built in 1988

Clicking on “Hotel – Extended Stay” will display all properties with this building type.

Clicking on “Marquette University” will display all properties with this owner.

Viewing Property Details

Summary

12. To see detailed property data, click on the desired taxkey from the results list. This will open the Summary tab.

[Print page 1 of 1](#)

**Click on the Column Headings to sort accordingly.
Click on the Parcel ID to view the parcel detail.**

Taxkey	Location	Owner	Built Type	Total Value	Beds	Lot size	LUC	Sale date
					Baths	Fin area	Description	Sale price
3920604110	100 E WISCONSIN AV	HERTZ MILWAUKEE 100 EAST WISCONSIN LLC	1988 Office Building - Class A Parking Garage, Parking Ramp	\$75,594,300	0	27,526	4 Special Mercantile	4/14/2017

[Print page 1 of 1](#)

13. The **Summary** tab looks like this:

HOME
SEARCH
SUMMARY
INTERIOR
EXTERIOR
ABOUT

Previous Assessment
Sale Owner History
Permits

Card 1 of 2
[Next Card](#)
[Last Card](#)

Location 100 E WISCONSIN AV	Taxkey 3920604110	
Current Property Mailing Address		
Owner HERTZ MILWAUKEE 100 EAST WISCONSIN LLC Address 21860 BURBANK BL STE 300 S	City WOODLAND HILLS State CA Zip 91367-7647 Zoning C9F(B)	
Current Property Sales Information		
Sale Date 4/14/2017 Sale Price 0	Grantor(Seller) Hertz Milwaukee 100 East Wiscons	
Current Property Assessment		
Year 2019 Land Area 0.63191 AC	Card 1 Value Building Value 72,841,500 Yard Items Value 0 Land Value 2,752,600 Total Value 75,594,100	Total Parcel Value Building Value 72,841,700 Yard Items Value 0 Land Value 2,752,600 Total Value 75,594,300
Narrative Description		
This property contains 0.63191 AC of land mainly classified as Special Mercantile with a(n) Office Building - Class A style building, built about 1988 , having Precast Masonary exterior and N/A roof cover, with 438 commercial unit(s) and 0 residential unit(s), 0 total room(s), 0 total bedroom(s), 0 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).		
Legal Description		
PLAT OF MILWAUKEE IN SECS (28-29-33)-7-22 BLOCK 2 LOTS 4-5 & 6 & UND 1/2 INT IN SKYWALK ACROSS MILWAUKEE RIVER ASSESSMENT REFLECTS ONLY LOCALLY ASSESS VALUE 25-09 BID #15, #21		
Property Images		
No Sketch Available		

14. The Summary page offers three additional links to detailed information.



Summary – Previous Values

15. From the Summary page, click on **Previous Assessment** to view the property’s assessment history.

Previous Assessments						
Year	Code	Building	Yard Items	Land Value	Category	Total
2018	4 - Special Mercantile	69,554,400	0	2,752,600	FV	72,307,000
2017	4 - Special Mercantile	69,165,400	0	2,752,600	FV	71,918,000
2015	4 - Special Mercantile	70,287,500	0	2,064,500	FV	72,352,000
2014	4 - Special Mercantile	69,706,500	0	2,064,500	FV	71,771,000
2013	4 - Special Mercantile	69,526,500	0	2,064,500	FV	71,591,000
2012	4 - Special Mercantile	70,883,500	0	2,064,500	FV	72,948,000

Summary – Sale Owner History

16. From the Summary page, click on the **Sale Owner History** link to view the property’s sale history.

Sales					
Sale Date	Sale Price	Document Number	Seller	Buyer	Property Class at Sale
4/14/2017	0	10668795	Hertz Milwaukee 100 East Wisconsin, LLC	CW Wisconsin Avenue LLC	
8/25/2016	78000000	10598649	CW Wisconsin Avenue LLC, a Delaware limited liability company	Hertz Milwaukee 100 East Wisconsin, LLC, a Delaware limited liability company	
8/9/2010	80200000	9906875	100 EAST WIS AVE JT VENTURE	CW WIS AVE LLC	

Summary - Permits

17. From the Summary page, click on **Permits** to view all records for this property in the City of Milwaukee’s LMS system.

Search Results

Your search for '3920604110' returned the following results.
 Explore by Category: [Records\(200+\)](#) [Property Information\(1\)](#)

Records

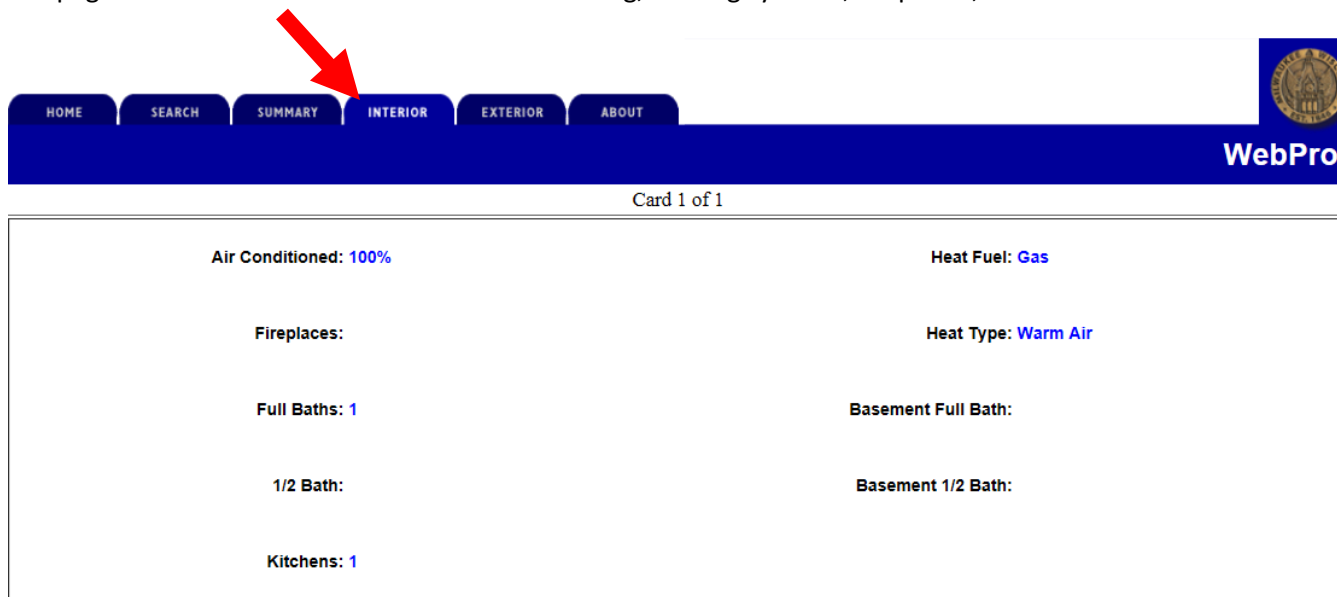
All Records ▾

Showing 1-20 of 200+ | [Download results](#)

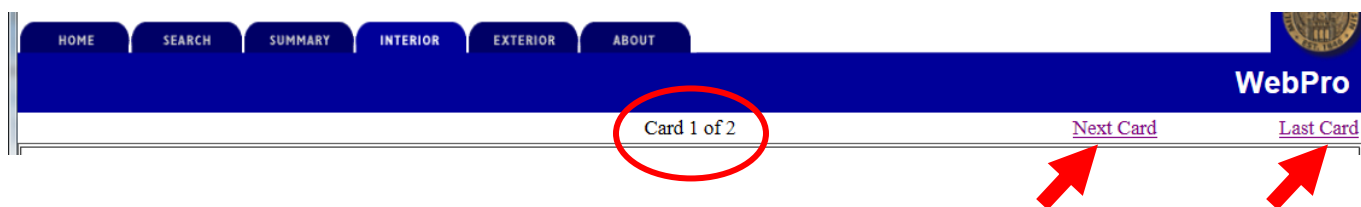
Date	Record Number	Address	Project Name	Status	Record Type	Related Reco
04/22/2019	HVAC-GEN-19-01282	100 E WISCONSIN ST, MILWAUKEE, WI 532020000	(NS) TUA Pasta - HVAC	In Progress	HVAC General Permit	1
04/12/2019	PBFS-19-00475	100 E WISCONSIN AV, MILWAUKEE, WI 532024107		Issued	Plumbing-Fire Protection Permit	0
04/03/2019	ORD-19-05090	100 E WISCONSIN AV, MILWAUKEE, WI 53202	Order Violation	Order Generated	Order Violation	28
04/03/2019	ORD-19-05071	100 WISCONSIN AV E, MILWAUKEE, WI	Order Violation	Closed	Order Violation	28

Interior

18. Click on **Interior** tab to view interior building information about any buildings on the selected property. This page includes information about air conditioning, heating systems, fireplaces, kitchens and bathrooms.



- a. Our web site does not currently provide detailed information about square foot information for basements, finished areas, and unfinished areas. This information can be requested by email to assessor@milwaukee.gov – please include taxkey and address information for all requests.
- b. If more than one building exists on the property, each buildings information will be listed individually. You can switch building is listed on its own “card,” which can be selected with the links just above the interior information.



Exterior

19. Click on **Exterior** tab to view exterior building information about any buildings on the selected property. This page includes information about building type, number of living units, building exterior and year built.



The screenshot shows a web interface with a navigation bar at the top containing tabs for HOME, SEARCH, SUMMARY, INTERIOR, EXTERIOR, and ABOUT. A red arrow points to the EXTERIOR tab. Below the navigation bar is a dark blue header with 'Yard Items | Permits' on the left and 'WebPro' on the right. The main content area is titled 'Building Information' and contains the following data:

Building Type: Cape Cod	Living Units:
Primary Exterior Siding: Brick	Second Exterior Siding: Brick
Year Built: 1945	Grade: N/A