



# REPORT TO VILLAGE BOARD and APC

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**ITEM NAME:** Finance/Treasurer Office Update:  
**2026 TID Increment Values – additional information from WDOR for**  
**TID #1 Increment Valuation Reduction**

**PREPARED BY:** John Jacobs, Finance Director/Treasurer

**DATE PREPARED:** 8/20/2026

## 2026 TID Increment Value & Change in Valuation:

Two (2) of the active TID's have an equalized valuation increase for 2026, while TID #1 had a decrease. This means that additional tax revenue will be generated in TID #2 and TID #4 in the 2027 budget, while TID #1 will generate a decrease in tax revenue for the 2027 budget.

I have reached out to Associated Appraisal (our Village Assessor) to ask about the reduction in TID #1 valuation. They have provided me with two reasons for some of the decrease. However, there was also a reduction made in valuation by WDOR. I have attached the 8/11/2026 email response from the Wisconsin Department of Revenue.

## TID #1 Increment Valuation Reduction for 2026 – response by Local Assessor:

- I went through all of the TID #1 parcels; I can account for 2 parcels that resulted in the majority of the non-manufacturing reduction. 1500 Kowalski Rd, I had potential development plans shared with me that would require \$2.1 Million in land build up before development could even consider being started. Potential buyers of this property haven't offered over \$650K. I granted a \$1,038,800 reduction due to economic obsolescence on this parcel.
- The other is 2070 Queenland Dr., the individual that I spoke with stated this lot is virtually unusable due to drainage problems or the flow of water. I granted a \$186,600 reduction for economic obsolescence on this parcel as well.
- Total combined reductions by Local Assessor = (\$1,225,400)

## TID #1 Increment Valuation Reduction for 2026 – response by Wisconsin Department of Revenue – Equalization Office in Wausau:

- See the attached email response from the WDOR Office to John on 8/11/2026.
- The State is requiring a retroactive reduction correction of \$1,443,000 to the 2025 equalized valuation that was reported last year. Unfortunately, that retroactive reduction must be included as an adjustment to the 2026 TID #1 increment equalized valuation (this year).
- The State is not making the adjustment to any particular parcels. Rather, the reduction of \$1,443,000 is the result of a Wisconsin Statute 70.57 correction to the provided full value for last year.

The net total increment reduction to TID #1 for 2026 then is = (\$2,546,900).

On a good note though, the manufacturing full value increased this year from \$13,518,200 to \$14,387,500 (an increase of \$869,300).

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Here are the amounts for each TID:

- 1) TID #1:
  - 2026 Increment Value = \$16,781,600 (**decrease** of \$2,546,900 from last year)
- 2) TID #2:
  - 2026 Increment Value = \$80,730,800 (**increase** of \$8,083,600 from last year)
- 3) TID #3:
  - No increment – TID was closed in February 2026
- 4) TID #4:
  - 2026 Increment Value = \$11,525,700 (**increase** of \$804,700 from last year)

Total TID Increment Value for 2026 = \$109,038,100

This additional increment valuation will be added to the Village's available assessment valuation at the time that each TID is closed in future years.

The Village is presently at 9.22% of its legal TID Limit Valuation, while the State maximum allowable limit is 12% (or \$141,957,200). This means that the Village's TID increment valuation can grow about \$33 million, before the Village would be restricted from adding any additional new TID's within the Village boundaries.

**2026 Statement of Changes in TID Value**  
**Wisconsin Department of Revenue**  
**Equalization Bureau**

County        37        Marathon  
Village        145        Kronenwetter  
TID #           001        TID Type - Industrial Post-04 SD  
School District 4970    Sch D of D C Everest Area (Rothschild)

Special District - 1    5100  
Special District - 2  
Special District - 3  
Union High            None

**Current Year Value**

|                               | Assessed<br>Value * | Ratio  | DOR<br>Full Value | Amended<br>Full Value ** | Final<br>Full Value |
|-------------------------------|---------------------|--------|-------------------|--------------------------|---------------------|
| Non-Manufacturing Real Estate | \$3,885,900         | 63.71% | \$6,099,400       |                          | \$6,099,400         |
| Manufacturing Real Estate     |                     |        | \$14,387,500      |                          | \$14,387,500        |
| Prior Year Corrections:       |                     |        |                   |                          |                     |
| Non-Manufacturing Real Estate |                     |        | -\$1,443,000      |                          | -\$1,443,000        |
| Manufacturing Real Estate     |                     |        | \$0               |                          | \$0                 |
| Frozen Overlap Value          |                     |        |                   |                          | \$0                 |
|                               |                     |        |                   |                          |                     |
| Current Year TID Value        |                     |        |                   |                          | \$19,043,900        |
| 2005 TID Base Value           |                     |        |                   |                          | \$2,262,300         |
| TID Increment Value           |                     |        |                   |                          | \$16,781,600        |

\* Municipal Assessor's final values filed on 05/28/2026

\*\* Amended Full Value based on information from Municipal Assessor

**Changes in TID Equalized Values**

|                       |                       |                      |                 |
|-----------------------|-----------------------|----------------------|-----------------|
| <b>2025 TID Value</b> | <b>2026 TID Value</b> | <b>Dollar Change</b> | <b>% Change</b> |
| \$21,590,800          | \$19,043,900          | -\$2,546,900         | -12             |

## John Jacobs

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**From:** Pfothenhauer, Timothy J - DOR <Timothy.Pfothenhauer@wisconsin.gov> on behalf of DOR Equalization Wausau <DOREqualizationWausau@wisconsin.gov>  
**Sent:** Tuesday, August 11, 2026 8:29 AM  
**To:** John Jacobs; DOR Equalization Wausau  
**Cc:** James Davel; Justin Servin  
**Subject:** RE: [External] Village of Kronenwetter #37-145 (TID #1) - Question on Prior Year Correction DECREASE in 2026 equalized valuation for Non-Manufacturing Real Estate

Good morning John,

We did not make an adjustment to any particular parcels. The reduction of \$1.4 million is the result of a 70.57 correction to the provided and full value.

For the 2025 assessment year, the assessor gave us an estimated MAR/TID report with a provided value of \$5,618,600 and for the TID's we bring that to full value which was \$8,091,300.

On the final MAR/TID report for 2025, the assessor reduced the provided value to \$4,611,900 with a full market value of \$6,648,600. The difference in value (-1,443,000) has to be a 70.57 correction applied to this year's TID final full value.

In other words, TID 1 in Kronenwetter was \$1,443,000 over valued last year. That correction gets applied this year to make the tid whole.

There are no manufacturing 70.57 corrections for TID 1. The manufacturing full value increased this year from 13,518,200 to 14,387,500.

Let me know if you need further explanation.

Thanks

Tim Pfothenhauer  
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State of Wisconsin- Department of Revenue  
Equalization Bureau  
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**From:** John Jacobs <jjacobs@kronenwetter.gov>  
**Sent:** Monday, August 10, 2026 5:25 PM  
**To:** DOR Equalization Wausau <DOREqualizationWausau@wisconsin.gov>  
**Cc:** James Davel <jdavel@kronenwetter.gov>; Justin Servin <jservin@apraz.com>  
**Subject:** Village of Kronenwetter #37-145 (TID #1) - Question on Prior Year Correction DECREASE in 2026 equalized valuation for Non-Manufacturing Real Estate

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Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good afternoon:

I have a question on where the 2026 Prior Year Correction for Non-Manufacturing Real Estate downward adjustment of \$1,443,000 is coming from.

Could you identify the parcel(s) that you are making a downward adjustment for this total amount?

I have received an explanation from our contracted Village Assessor for the primary reason for the decrease in the 2026 Non-Manufacturing Real Estate Assessed Valuation for (\$1,732,700) reduction.

However, I am trying to understand why there is an additional downward adjustment for \$1,443,000 that is labeled a Prior Year Correction. What was this for? Will this adjustment then be reversed in the next year (2027) at all?

I look forward to your response and explanation, since a \$2,546,900 total reduction in 2026 valuation is a significant 12% reduction to our TID #1.

Thank you,  
John



**John Jacobs**  
**Village of Kronenwetter**  
*Finance Director/Treasurer*

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