
Assessor's Office

PO Box 1077
Oconomowoc WI. 53066

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The property assessments within the Town are currently below the required Wisconsin Department of Revenues' standard that values be kept within 10% of the market value. The last Town revaluation took place in 2005, and the Department of Revenue is now requiring the Town to be reassessed again. Therefore, the Town Board has requested that a revaluation be conducted to update the values of all taxable property for the **2022 tax year**.

The Assessor's Office will start work on the **Town-wide revaluation project this 2021 year** with the completion date tentatively scheduled for **September 2022**. The exterior of all properties will be reviewed and photographed. Field personnel will carry Town identification when visiting properties. **It is important to understand that the revaluation will not affect your assessment and tax bill until the year 2023.**

The Assessor's Office, with the assistance of the Department of Revenue, will update all real and personal property to 100% market value for the 2022 tax year. The Assessor's Office will complete a new sales analysis for all types of property in the Town. These statistics will be derived from sales in the Town and the surrounding Waukesha county area during the past three years. With the revised land and building formulas, we will assign new assessments to all property which will more accurately reflect today's market prices.

When all new assessments have been completed a "Notice of Assessment" will be sent to all property owners. This will be followed by an "Open Book" period, which will be held over a long enough time period to enable property owners to review their new assessments.

Additional information to assist you in understanding the property assessment process, as well as, the appeal process can be found at the WI. DOR website: www.revenue.wi.gov/Pages/HTML/govpub.aspx#property under the link Titled "Property Owners" and <https://schultzappraisalagency.com> website under the links titled Revaluation Info."

Please review the back page concerning the "Notice of Assessor's Authority to Enter Land".

Should you have any questions about the revaluation please contact the Town Assessor at 262-392-9828

Respectfully,

Judson R. Schultz, CWA I, II & III

Town of Genesee Assessor