

Resources

Village.germantown.wi.us

The Following Resources are available on the Village of Germantown website on the Revaluation Page and Board of Review Page and at the Village Clerk's Office.

[Guide for Property Owners - Wisconsin Department of Revenue.](#)

[Property Assessment Appeal Guide - Wisconsin Department of Revenue.](#)

[Objection Form for Real Property Assessment - Wisconsin Department of Revenue.](#)

[Objection Form for Personal Property Assessment – Wisconsin Department of Revenue.](#)

[Notice of Intent to File Objection with the Board of Review.](#)

[Video of How Assessed Values Work](#)



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Associated Appraisal Consultants, Inc.

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Understanding your Assessment and the Revaluation Process

***Open Book:
September 5th
10:00 a.m. – 6:00 p.m.***

&

***September 6th
9:00 a.m. – 3:00 p.m.***

***Open Book will be held in the
Village Hall Board Room
Appointments for Open Book are
made with the Assessor's Office.***

***Board of Review:
October 17th***

***9:00 a.m. at the Library
Make an appointment and file
paperwork for
Board of Review with the Clerk's
Office no later than 48 hours
prior to Board of Review.***

Associated Appraisal Consultants, Inc.

Associated Appraisal Consultants, Inc. has been retained by the Village of Germantown to complete a revaluation of all taxable property for the 2019 assessment year. The revaluation will establish new assessed values in an equitable fashion for all properties in the Village.

Revaluation

A revaluation is a complete and thorough review of all taxable property assessments. During a revaluation all assessments are examined, and adjustments are made where necessary to guarantee that all property is assessed at Market Value. This is done to ensure that the taxes are distributed equitably and uniformly.

Assessor

The assessor is State Certified with the duties to discover, list and place value on taxable real and personal property in the Village in a uniform manner. The assessor is not involved in the collection of taxes.

Open Book

If you do not agree or understand your assessed value, call the Assessor at 920-749-1995 or 800-721-4157.

If you want to attend Open Book to discuss your assessed value with the Assessor, it is recommended to make an appointment, by calling 920-749-1995 or 800-721-4157.

Open Book will be held on:
September 5th from 10:00 a.m. – 6:00 p.m.
September 6th from 9:00 a.m. – 3:00 p.m.

Open Book will be held in the Village Hall Board Room

The Appeal Process

If you still wish to appeal your assessment after a conversation with the Assessor, the next step is Board of Review.

Board of Review will be held on October 17th starting at 9 a.m. at the Village Community Library.

Board of Review operates much like a court. Property owners who wish to appeal their assessment to the Board are required to do the following:

- Provide the Clerk's Office a written or oral notice of intent to file an objection 48 hours prior to the start of the Board of Review.

The Appeal Process (continued)

- Complete and file with the Clerk's Office the proper objection form, Objection Form for Real Property Assessment. It is recommended to file this form at the same time you provide notice of intent to object your assessment.
- Provide the Clerk's Office with Copies of documents you will be presenting to the Board during your hearing.
- If you submit an appraisal, the appraiser should be present at the hearing for follow up questions.
- The burden of proof is on the property owner to show that the assessment is incorrect. Per State Statute, the assessed value is presumed to be correct; it is your responsibility to prove that the property is over-assessed in comparison with similar properties.
- The Wisconsin Department of Revenue Guide for Property Owners contains more information.

Additional Appeal Process

- After the Board of Review makes its determination, the Board will either mail or give you notice of the decision. If you do not agree with the Board's decision, the notice will contain information on how to appeal the Board's decision.