

NOTICE OF ASSESSED VALUE – REAL PROPERTY

(As required by s. 70.365, Wisconsin Statutes)

CITY OF BROOKFIELD

THE ASSESSED VALUE OF YOUR PROPERTY FOR JANUARY 1, 2019 IS LISTED BELOW. THE TAX BILL BASED ON THIS ASSESSMENT WILL BE SENT BY THE CITY TREASURER'S OFFICE IN DECEMBER.

CITY OF BROOKFIELD
2000 N CALHOUN ROAD
BROOKFIELD WI 53005
PHONE: (262) 796-6649

Name
Address
BROOKFIELD WI 53005

PROPERTY ADDRESS		TAX KEY NUMBER	DATE
Property Address		XXX XXX	August 1, 2019
YEAR	LAND	BUILDINGS	TOTAL ASSESSED VALUE
2018			
2019			

Dear Property Owner:

The City of Brookfield has completed the 2019 citywide revaluation. Your new assessment represents the market value of this property as of January 1, 2019 and that there have been significant market value changes in Brookfield since the last revaluation took place in 2006.

The revaluation will result in a higher tax base and a proportionately reduced tax rate. Revaluations establish uniformity in assessments throughout the community to ensure that you are only paying your fair share of the costs of operations. The budgets will not be established until later in the year, so it is not possible at this time to project the tax rate on the new valuations.

If you feel this assessment does not reflect the value of your property, you may call the Assessor's Office to discuss your concerns. While many questions are typically answered over the phone, or by going to our website at <https://www.ci.brookfield.wi.us/210/Assessor>, an appointment can be scheduled to meet with an appraiser. The Assessor's Office staff will be available at City Hall by appointment. To schedule appointments or to discuss an assessment call 262-796-6649 from 8:00 A.M. to 5:00 P.M., Monday through Friday. If you are unable to get through immediately, please be patient. Please provide the Tax Key Number when calling.

Appeal options instructions on the reverse side.

THIS IS NOT A TAX BILL

ASSESSMENT NOTICE PROCEDURES

Under Wisconsin Statutes, the values established by the Assessor are presumed correct until proven otherwise. This means the burden of proof is placed on the property owner to show that the assessment does not represent the market value of their property. The following are the steps to help understand your assessment.

Step 1: Contact the Assessment Office and schedule a meeting with a city appraiser. Several factors affect value and may cause assessments to differ. During this informal discussion, you will learn the type of records that we have regarding your property. You will learn how your assessment was determined. While property location is an important consideration, the size, type of property, condition, design, age, remodeling/updating and quality of construction are also considered. This step provides an opportunity to clarify your concerns before filing an assessment appeal. Typically, most questions are cleared up at this time. If you still think the assessment is incorrect, you may follow step 2.

Step 2: For those who want to appeal, know that you can only object to the total value and not any individual component (case law and WI statutes). To appear before the Board of Review, the "Notice of Intent" and "Objection Form for Real Property Assessment" must be completed and filed with the clerk of the Board of Review a minimum of 48 hours prior to when the Board is scheduled to convene. These forms are available by contacting the City Clerk. The Board of Review is a separate and impartial board that operates similar to a court. You, or your representative, must provide oral testimony to the Board of Review to object to your assessment. You must: 1) have an opinion of fair market value and it must be stated on the Objection Form and, 2) be able to prove the assessment is incorrect

Open Book: August 5 – August 26
(Opportunity to view assessment roll)

City Hall – 2000 N. Calhoun Road.....Monday – Friday 8:00 am – 5:00 pm
Brookfield Public LibraryPosted business hours

Board of Review Date:	September 3, 2019
Time:	9:00 am
Location of Board of Review:	Brookfield City Hall
Board of Review, City Clerk:	Kelly Michaels – (262) 796-6653
City Assessor:	Allan Land – (262) 796-6649

***** BOARD OF REVIEW HEARINGS ARE SCHEDULED BY APPOINTMENT *****

Pursuant to current law, it is imperative to contact the City Clerk to file a "Notice of Intent" and fill out an "Objection Form" a minimum of 48 hours prior to the first meeting of the City of Brookfield Board of Review.