

# 2021 TOWN OF MEDARY REVALUATION OF PROPERTY

As required by state law, the Town of Medary will be undergoing a market revaluation of every property for tax year 2021. A revaluation is a complete and thorough review of all taxable property. All assessed values are reviewed, and adjustments are made where necessary to ensure that all property is assessed at market value. The purpose of the revaluation is to create equitable and uniform assessments in accordance with state statutes.

The Town of Medary has contracted with Milde Appraisal Service, LLC to perform the revaluation. Although most properties will be assessed based on existing property data, some properties may have a field inspection done by the assessor. Any field inspections for the 2021 market revaluation will be conducted during May and June of 2021. All assessment personnel will carry their credentials and drive a vehicle marked with the company logo.

## **Do I have to allow the Assessor to inspect my property?**

To ensure fair and equitable assessments, we encourage property owners to allow the appraiser to inspect the property.

- *You have the right to refuse entry into your residence pursuant to section 70.05 (4m) of the Wisconsin Statutes. Entry to view your property is prohibited unless voluntarily authorized by you. Pursuant to section 70.05 (4m) of the Wisconsin statutes, you have the right to refuse a visual inspection of the interior of your residence and your refusal to allow an interior inspection of your residence will not be used as the sole reason for increasing your property tax assessment. Refusing entry to your residence also does not prohibit you from objecting to your assessment pursuant to section 70.47 (7) of the Wisconsin statutes.*
- While inspecting your property, Assessor's Office staff will follow the provisions of WI Stats. Sec. 943.13 and 943.15, which allow access to land and construction sites if all of the following conditions are met:
  1. The assessor or the assessor's staff enters the property in order to make an assessment on behalf of the state or a political subdivision.
  2. The assessor or assessor's staff enters the property on a weekday during daylight hours, or at another time as agreed upon with the land owner.
  3. The assessor or assessor's staff spends no more than one hour on the property.
  4. The assessor or assessor's staff does not open doors, enter through open doors, or look into windows of structures on the property.
  5. The assessor or the assessor's staff leaves in a prominent place on the principal building on the property, or on the land if there is not a principal building, a notice informing the owner or occupant that the assessor or the assessor's staff entered the land and giving information on how to contact the assessor.
  6. The assessor or the assessor's staff has not personally received a notice from the owner or occupant, either orally or in writing, not to enter or remain on the premises.

## **When do I get my new assessment?**

Assessment notices will be mailed in summer of 2021 to every property owner whose assessment changed from the prior year.

### **What are my appeal rights?**

Property owners who think that their property is not assessed at fair market value are encouraged to call or visit the assessor during the Open Book period listed on the assessment notice. Often, minor errors or misunderstandings can be resolved at the Open Book. If, after discussing with the assessor, you still do not believe that your assessment reflects fair market value, you may file a formal objection to the Board of Review.