

«ReturnName»

«ReturnAddress1»

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«ReturnCityState» «ReturnZip»

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Email: «ReturnEmail»

Re: Assessment of real estate in the Town of Neva
Tax key number

Dear:

In an effort to achieve state wide equitable assessments, one of the new laws passed by the State Legislature, mandates that all communities in the State be valued at 100% of market value, and that assessments be kept _____ within 10 % of that value.

The assessments of property in the Town of Neva are below the required standards. It is therefore time to update the values of all taxable property. With the help of the Wisconsin Department of Revenue, Peterson Appraisals, Inc will complete a new sales analysis for all types of property in the Town of Neva. These values will be derived only from sales in the Town of Neva and similar area towns during the past three years. With the revised land and building values, we will assign new assessments to all property. These assessments should more accurately reflect today's market prices.

This letter should also serve as an explanation of the process, and as a notice that the appraiser performing the inspection will visit your property sometime in the next several months. Please be prepared to permit the necessary inspection of the premises. Absentee owners should inform their tenants of the impending visit and inspection. Owners of gated properties should call the Assessor, Mike Muelver, at (715)493-2320 to make arrangements for access to their properties.

The inspection of properties is expected to begin in May of 2024 and continue into September of 2024. The new Assessments will be effective as of January 1, 2024, and will affect your tax bill received in December 2024.

When all assessments have been completed, a "Notice of Assessment" will be sent to all property owners informing them of their new assessments. An "open book" conference will be held over a long enough period of time following this notice in order to give all property owners a chance to compare their information with neighboring assessments, or to iron out any differences of opinion that may exist.

Best Regards,

Michael Muelver
Assessor for the Town of Neva