



# City of Sheboygan

Assessment Department  
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Sheboygan, WI 53081

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July 29, 2021

City of Sheboygan City Hall  
828 Center Ave  
Sheboygan, WI 53081-4442

Parcel #: 59281108031  
Property: 828 Center Ave in the City of Sheboygan

Dear Property Owner:

The City of Sheboygan Assessment office is responsible for maintaining all property records. Our office is in the process of verifying property record data. In an effort to achieve equitable assessments statewide, one of the new laws, passed by the State Legislature, mandates that all municipalities in the State of Wisconsin be valued at 100% of market value, and that assessments be kept within 10% of that value.

The property assessments in the City of Sheboygan are below the required standards. Therefore, it is time to update the values of all taxable property. The last revaluation for the City was in 2014. Grota Appraisals with the assistance of the Wisconsin Department of Revenue and state of the art appraisal software will update all property to 100% market value as of January 1, 2022. The impending inspection and any reconciliation of records will not affect the valuation for 2021.

Grota Appraisals will complete a new sales analysis for all types of property in the City. These statistics will be derived from sales within the City of Sheboygan and adjacent areas during the past three years. With the revised land and building formulas, we will assign new assessments to all property. These assessments should more accurately reflect today's market prices.

This letter also serves as an explanation of the process and as a notice that the Appraiser performing the revaluation will visit your property sometime in the next few weeks. Please be prepared to permit the necessary inspection of the premises. Absentee owners should inform their tenants of the impending visit and inspection.

The inspection process will include an **exterior inspection only**. The primary structure or residence will include exterior measurements, exterior listing, and a color photo. All other buildings will be verified for size and condition. This data will be compared to sales information, cost and depreciation schedules, and an estimated value will be made.

The viewing of properties will begin in August of 2021 and continue until completed. The new assessments will be effective as of **January 1, 2022**, and **will not** affect your tax bill received in **December 2021**.

Please read other side

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Assessment staff will be entering your lands to perform their assessment duties for the revaluation, implied consent will be given unless a written refusal is provided to the Assessor.

A badge with photo ID will be worn by assessment staff while in the field.

If you are in a Government program such as the Conservation Reserve Program (CRP) we will need to see a copy of your paperwork that shows how many acres are in the program and a map that shows where the fields are and which tax key number(s) are involved.

When all assessments have been completed, a "Notice of Assessment" will be sent in 2022 to all property owners informing them of their new assessments. In 2022, an "Open Book" conference will be held over a long enough period of time following this notice, to give all property owners a chance to compare their information with neighboring assessments, or to discuss any differences of opinion that may exist with the assessment staff.

After the "Open Book" conference, there will be the formal "Board of Review" hearings. This Board will convene to hear oral testimony from taxpayers who feel, and can prove, their new assessment is substantially unfair, either by market value or by equity standards.

#### **Obtaining Implied Consent**

Per state statutes – An Assessor can obtain implied consent by notifying the property owner or occupant that assessment staff may be entering their lands at a future date to perform assessment duties unless a written refusal is provided stating Assessors are to keep off their land. Once the Assessor sends proper notification and a reasonable response period elapses, the Assessor can then conclude the property owners who do not provide written refusals have provided their implied consent.

Respectfully,



Michael L. Grota  
Grota Appraisals, LLC  
Assessor for City of Sheboygan