



FOR IMMEDIATE RELEASE
Date: April 13, 2022
Contact: Assessment Department
Email: Assessor@sheboyganwi.gov
Phone: 920.459.3388

2024 Revaluation Notice

In August of 2021, the City Assessor's office began performing a five-year city-wide review of all property assessments which involve a sales analysis and exterior inspections. As a reminder, the exterior inspections will continue each year until 2026 as well as a market update to the assessment values.

In an effort to achieve equitable assessments statewide, the State of Wisconsin, Department of Revenue 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 were below the required standard and out of compliance with the Department of Revenue. Therefore, an update of the assessment values of all taxable property was required to be done. Catalis Tax & CAMA, Inc. fka Grota Appraisals with the assistance of the Wisconsin Department of Revenue and state of the art appraisal software performed a revaluation to update all taxable property to be compliant as of January 1, 2022 and continue this through 2026.

In May 2024, 2,938 walk-around/exterior inspection letters will be distributed to property owners within the 1st and 3rd Tax District (East of 12th Street from most Southern area in City and North along the Lake to Superior Avenue). Our staff will be in that area starting this week and will continue until the exterior inspections are complete.

The inspection process will include an exterior inspection only of the primary structure or residence that involves exterior measurements, exterior listing, and taking exterior photos. All other buildings such as sheds, garages, etc. 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 new assessments from the exterior inspections of your property for the 1st and 3rd Tax Districts will be effective as of January 1, 2025, and will not affect your tax bill received in December 2024.

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.

When all assessments have been completed, a "Notice of Assessment" will be sent on July 15, 2024 to all property owners informing them of their new assessments. After the Notice of Assessment is mailed, an "Open Book" in-person conference will be held from 8:30AM to 4:00PM, July 29th through the August 2nd, to give all property owners an opportunity to compare their information with neighboring assessments, or to discuss any differences of opinion that may exist with the assessment staff. Appointments are strongly encouraged. The "Determination" letters from the Open Book conference will be mailed on August 16th, 2024.

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CITY HALL
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After the “Open Book” conference, there will be the formal “Board of Review” hearing on September 11, 2024 at 9:00AM. 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. The taxpayer must contact the City Clerk for an objection form to appear at the Board of Review hearings.

A market update of assessed values will be each year 2023, 2024, 2025, and 2026, which 2026 being the last year for the Notice of Assessments for this revaluation project.

Timeline for upcoming exterior inspections:

- Year 2024 for Tax Districts 3 & 1 (East of 12th Street from most Southern area in City and North along the Lake to Superior Avenue)
- Year 2025 for Tax Districts 0 & 7 (North of Superior Avenue from the Lake to North 15th Street)

Please note that the exterior inspection schedule was changed from the original one that is posted on the Assessor’s page of the City of Sheboygan’s website.

Obtaining Implied Consent

Under sections 943.13 and 943.15, Wisconsin 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.

For additional information:

- <https://www.sheboyganwi.gov/departments/assessment/2022-2026-revaluation/>
- <https://www.sheboyganwi.gov/wp-content/uploads/2023/05/Fieldwork-Schedule-2021-2025.pdf>
- <https://www.sheboyganwi.gov/wp-content/uploads/2023/05/Assessors-Districts-by-Year.pdf>
- <https://www.youtube.com/watch?v=rSrD4Fn5qJI>

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