

# Assessor's Office

P.O. Box 1077  
Oconomowoc, WI. 53066

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## Corrected Letter

Village of Wales  
Assessor's Office  
P.O. Box 1077  
Oconomowoc, WI 53066

Re: 2021 Village revaluation of real estate

Corrections to the internet links for "[Wisconsin Department of Revenue](#)" and "[Schultz Appraisal Agency](#)" websites in last paragraph of the original letter mailed out during the week of the July 13.

Dear Wales Tax payer:

The property assessments within the Village are currently below the required Wisconsin Department of Revenues' standard that values be kept within 10% of the market value. The last Village revaluation took place in 2011, and the Department of Revenue is now requiring the Village to be reassessed again. Therefore, the Village Board has requested that a revaluation be conducted to update the values of all taxable property for the 2021 tax year.

The Assessor's Office will start work on the **Village-wide revaluation project during the 2020 summer** with the completion date tentatively scheduled for September 2021. The exterior of all properties will be reviewed and photographed. Field personal will carry Village identification when visiting properties. **It is important to understand that the 2021 revaluation process starting this summer will not affect your currently completed 2020 assessment and tax bill.**

The Assessor's Office, with the assistance of the Department of Revenue, will update all real and personal property to 100% market value as of January 1, 2021. The Assessor's Office will complete a new sales analysis for all types of property in the village. These statistics will be derived from sales in the Village and the surrounding Waukesha county area during the past three years. With the revised land and building formulas, we will assign new assessments to all property which will more accurately reflect today's market prices.

When all new assessments have been completed a "Notice of Assessment" will be sent to all property owners. This will be followed by an "Open Book" period, which will be held over a long enough time period to enable property owners to review their new assessments.

Additional information to assist you in understanding the property assessment process, as well as, the appeal process can be found at the WI. DOR website: [www.revenue.wi.gov/Pages/HTML/govpub.aspx#property](http://www.revenue.wi.gov/Pages/HTML/govpub.aspx#property) under the link Titled "Property Owners" and <https://schultzappraisalagency.com> website under the links titled Revaluation Info."

**Should you have any questions about the revaluation process please contact the Village Assessor at 262-392-9828**

Respectfully,  
Judson R. Schultz, CWA I, II & III  
Village of Wales Assessor