

STATE OF WISCONSIN : MILWAUKEE COUNTY : VILLAGE OF HALES CORNERS

**\*\*\* NEWS RELEASE \*\*\***

**VILLAGE-WIDE PROPERTY REVALUATION**

For the 2016 tax assessment year, the Village of Hales Corners will undergo a full revaluation of all taxable property under Wisconsin State Statute 70.05.

Municipal revaluations are periodically required by the State of Wisconsin and typically take place about once every five years. The last revaluation in Hales Corners was 2007, and the last full revaluation was 1995.

Associated Appraisal Consultants, Inc., a private assessment firm from Appleton, WI, has been retained by the Village of Hales Corners to complete the revaluation for 2016. The revaluation will establish new assessed values in an equitable fashion for all properties in the Village at 100% of market value.

The revaluation will not have any effect on the total dollar amount of taxes collected by the Village of Hales Corners. However, the revaluation will re-distribute the tax burden in an equitable fashion according to the current market value of each property in the Village. The revaluation will also serve to update the Village's property records to accurately reflect current property characteristics.

To insure that an accurate revaluation is performed, it will be necessary for the appraisal staff to conduct both an interior and exterior review of all homes and commercial buildings within the village limits. A brief interior walk-through is necessary for consideration of the features, quality, and condition of a home or structure, all of which may affect the market value.

Each appraiser will carry a letter of identification from the Village Clerk, a Photo ID tag, and will be driving a red fleet vehicle clearly identified with the Associated Appraisal company logo. If no one is home when the appraiser visits a property, a door hanger will be left with instructions on how to arrange an appointment for an interior review.

Field work is scheduled to begin the week of October 26, 2015 and continue into next year. When the property reviews are completed and new assessed values are determined, all property owners will receive a written notice of assessment change. Owners will then have an opportunity to discuss the assessed values with Associated Appraisal staff members at the Open Book session. After the Open Book session, the Board of Review will conduct hearings to evaluate evidence concerning any final challenges to the assessed values.

For revaluation questions, please call Associated Appraisal at 1-800-721-4157.

Dated this 19th day of October, 2015.

Michael F. Weber  
Village Administrator

CNI – Hales Corners NOW  
Milwaukee Journal/Sentinel  
Post