

Associated Appraisal Consultants, Inc.



REQUEST TO VIEW PROPERTY NOTICE

Dear Property Owner,

July 6, 2023

Associated Appraisal Consultants, Inc. is the appointed assessor for the Town of Osceola and has been contracted to complete an exterior only revaluation of all taxable property for the 2023 assessment year. The revaluation will establish new assessed values in an equitable fashion for all properties in the municipality as of the effective statutory date of January 1, 2023.

To make an accurate assessment, it is necessary for Associated Appraisal to conduct an exterior inspection of all residences, apartments, and businesses in the town. It will not be necessary to inspect the interior of any buildings unless there is new construction or a building permit has been taken out for a remodel of the interior of your property. If any of these changes have occurred since your last interior inspection, this notice is an official request to view the interior of your residence so we can accurately assess your property. If these facts exist making an interior view necessary, please contact us if you are refusing to allow the interior inspection.

Included with this letter is our property record questionnaire form. This questionnaire will be used to assist the assessor's office in verifying the attributes and condition of your property for assessment purposes. Please complete this form and provide any additional supporting documents to help us determine your property's estimated fair market value.

The assessors will begin working in your neighborhood within the next several weeks. All staff members from Associated Appraisal will carry a letter of introduction from the Town of Osceola, a photo ID, and drive a red company vehicle displaying the Associated Appraisal logo and contact information. When the assessor arrives at your property, they will knock on your door, step back at least six feet from the door, and will communicate with you at that distance. If you are not home or not comfortable answering questions at the door, the assessor will leave a tag with instructions on how to contact our office. After a tag is left, they will carry on measuring the exterior of the buildings, take exterior photos, and be on their way. If you own rental property in the town, please inform your tenants that we will be visiting that property soon, so we can have their full cooperation for this review.

After the review process is complete and new assessed values are determined, a Notice of Assessment will be mailed to all property owners in the town. Property owners will then discuss their assessed values with an assessor during the Open Book session. If the property owner is not satisfied with their assessed value after the Open Book session, they will have the opportunity to appeal the assessment to the Board of Review. The Notice of Assessment will contain the Open Book and Board of Review dates. Property assessment and appeal information is available from the Wisconsin Department of Revenue at: <http://www.revenue.wi.gov/pubs/slf/pb060.pdf>.

Associated Appraisal and the Town of Osceola appreciate your cooperation. We have included property owner rights and a list of common assessment questions on the back side of this notice for your review. Should you have any additional questions, please call (920) 749-1995 to speak with one of our knowledgeable assessors.

Thank you for your help in creating a successful 2023 Revaluation Program.

Sincerely,

Associated Appraisal Consultants, Inc.

PROPERTY OWNER RIGHTS

Section 70.32 of the Wisconsin Statutes states, the value of real property should be based on "actual view." If an assessor is not allowed access to view a property, the assessment value is based on "the best information that the assessor can practicably obtain ..." This means an assessor must estimate the value of property using the information they have available to them.

To ensure receiving a complete and accurate valuation, it benefits the homeowner to allow the assessor access to view the residence. For the purposes of valuation if access is denied, the assessor will then base the valuation on the next best information available.

Section 70.05(4n) of the Wisconsin statutes requires the following notice:

You have the right to refuse entry onto your residence pursuant to section 70.05(4m) of the Wisconsin statutes. Entry to view your property is prohibited unless voluntarily authorized by you. Pursuant to section 70.05(4m) of the Wisconsin statutes, you have the right to refuse a visual inspection of your residence and your refusal to allow an inspection of your residence will not be used as the sole reason for increasing your property tax assessment. Refusing entry to your residence also does not prohibit you from objecting to your assessment pursuant to section 70.47(7) of the Wisconsin statutes.

COMMON ASSESSMENT QUESTIONS

Some of my neighbors have told me the only reason for the reassessment is to raise taxes. Is this true?

No, a reassessment has no impact on the total amount of taxes collected. However, it may change your property's percentage share of total taxes collected to increase, decrease, or have a minimal effect.

How does the assessor value property?

Wisconsin law requires that property assessments be based on Fair Market Value. Estimating the market value of your property is a matter of determining the price a typical buyer would pay for it in its present condition. Some factors the assessor considers are what similar properties are selling for; what it would cost to replace your property; the rent it may earn; and any other factors that affect value. It is important to remember that the assessor does not create assessed value, but rather interprets what is happening in the marketplace through real estate sales.

What can I do to ensure a fair and reasonable assessed value for my property?

Even with the best of care and intentions, errors are possible. Inform the assessor of any problems that might affect market value. There will be an opportunity to discuss your assessment with the assessor at the Open Book. Should you feel your assessment is in error, bring to the Open Book any documentation that supports your opinion of value. Property owners will be notified if there is a change to their assessment when the project is completed. If the discussion with the assessor does not resolve your concerns, a Board of Review will be held where you can again present sales or other market value evidence that shows the assessment to be in error.

Do all assessments change at the same rate?

No, not necessarily. There are differences between individual properties and between neighborhoods. In one area, the sales may indicate a substantial increase in value each year. Yet in another neighborhood for example, there may be no change in value, or even a decrease in property values. Different types of properties within the same neighborhood may also show different value changes. For example, one-story houses may be more in demand than two-story houses, or vice versa. Older homes in the same area may be rising in value more slowly than newer homes. Perhaps the older style homes that have been traditionally selling low are now selling much higher. There are numerous factors to be considered in each property, which will cause the values to differ. Some of the factors which can affect value are location, condition, size, quality, number of baths, number of bedrooms, basement finish, garages, overall condition as well as many others.

What is the bottom line?

Assessments are required by state law and are mandatory. The real issue is whether your property is assessed at the statutory required market value. Look at your final assessment after the revaluation. If it appears to be an accurate value when compared to sales of similar property, then it is a fair assessment. If, in your opinion, it does not reflect the market value of your property when compared to sales of similar properties, you should talk to our assessment staff. We may be able to provide information or take further actions to resolve your concerns.

NOTICE OF PROPERTY ASSESSMENT AND REVALUATION

January 1, 2023

Revaluation: The municipality is required to keep properties in compliance of full value at least once in every 5-year period. The municipality is conducting a revaluation for the 2023 assessment roll. As such, we will be periodically conducting inspections on properties until such time that we have completed our assessment roll.

Notice of Assessor's Authority to Enter Land:

The trespass law in Wisconsin entitles the assessor to enter a property once during an assessment cycle unless the property owner has notified the assessor in advance to deny entry. Additional visits may be authorized by the property owner. Assessors are restricted to the following conditions when entering property:

- 1) The reason for the entry must be to make an assessment on behalf of the state or a political subdivision.
- 2) The entry must be on a weekday during daylight hours, or at another time as agreed upon with the property owner.
- 3) The assessor's visit must not be more than one hour.
- 4) The assessor must not open doors, enter through open doors, or look into windows of structures.
- 5) If the property owner or occupant is not present, the assessor must leave a notice on the principal building providing the owner with information on how to contact them.
- 6) The assessor may not enter the premises if they have received a notice from the property owner or occupant denying them entry.
- 7) The assessor must leave if the property owner or occupant asks them to leave.

In 2009, Wisconsin Act 68 was enacted to amend Section 70.05(5)(b) Wis. Stats. and to create Section 70.05 (4m), 895, 488, 943.13 (4m)(d) and 943.15(1m) of the statutes; relating to: partially exempting an assessor and an assessor's staff from liability for trespassing, creating immunity from civil liability, and changing the notice requirements relating to the revaluation of property by an assessor. Copies of the applicable statutes can be obtained at public depositories throughout the State of Wisconsin, and from the State of Wisconsin Legislative Reference Bureau website (www.legis.state.wi.us/rsb/stats.html)

Town of Osceola Property Record Questionnaire

This questionnaire is necessary to assist the assessor's office in determining the attributes and condition of your property for assessment purposes. Please complete this form and provide any supporting documents to help determine your property's estimated fair market value. Enter the requested information below and return the completed form to the assessor **within 2 weeks of receipt**. This form is also available electronically in a fillable PDF at the following link: <https://www.apraz.com/home-owners/record-questionnaire/>. Please follow the instructions to return it to our office.

Property Owner Information:

HIGHLAND WINE COMPANY
ATTN JONATHAN BORDEAUX
2323 BROWN BOTTLE RD
SUITE 210
GREENVILLE WI 54942

Return form to local assessor:
Associated Appraisal Consultants, Inc.
PO Box 440
Greenville, WI 54942-0440

Phone: 920-749-1995
Fax: 920-731-4158
Email: PRQ.apraz@gmail.com



Parcel Number: 12-3456-7890

Property Address: 2323 Rolling Hills Dr

I. Provide the following information on your dwelling.

	Bedroom(s)	Full Bath(s)	Half Bath(s)	Fireplace(s) & Type
Quantity				

DWELLING – any building or portion of a building designed or occupied in whole or in part as a place of residence.

BEDROOMS – Refers to the total number of separate rooms designed to be used as bedrooms. If a room was designed to be a bedroom but is being utilized for some other purpose, such as a den, it must be included in this count.

FULL BATHS – Refers to the number of three-fixture bathrooms which include a sink, toilet, and bathtub or shower stall.

HALF BATHS – Refers to the number of two-fixture bathrooms including only a sink and toilet.

FIREPLACES & TYPES – Is there a gas or wood burning fireplace? If so, is it functional or not functional? If it is not functional, have you had an estimate to get it fixed?

II. Check the option below that **BEST** describes the condition rating of each dwelling component.

	Excellent	Good	Average	Fair	Poor
Mechanical System (HVAC, Electrical and Plumbing)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior (Roof, Siding & Windows)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXCELLENT – Brand new or like new condition; very attractive and or highly desirable.

GOOD – Well maintained, only minor deterioration visible; slightly less attractive and desirable.

AVERAGE – Normal wear and tear is apparent, average attractiveness and desirability.

FAIR – Noticeable deterioration but still usable; rather unattractive and undesirable.

POOR – Definite deterioration is obvious; undesirable and barely usable.

(Over)

