

Property Tax Guidelines

Wisconsin

Important Dates

<i>Valuation Date</i>	January 1st
<i>Tax Bills Due</i>	January and July
<i>Assessment Cycle</i>	Dependent on the jurisdiction, but a full reassessment/revaluation must be completed at least every 10 years
<i>Valuation Notice</i>	Assessment notices are typically mailed between April and August
<i>Appeal Deadline</i>	48 hours prior to BOR (Locally Assessed); 60 days from the notice (Manufacturing)



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Who is assessing?

Municipal or Third-Party Assessor (Locally Assessed);
Wisconsin Department of Revenue (Manufacturing)

How is the assessed value determined?

In Wisconsin, commercial real estate is assessed at 100% of market value. The assessed market value should be determined through the income approach, the sales comparison approach and/or the cost approach. In reality, commercial real property is often assessed through mass appraisal, leaving many properties unfairly over-assessed.

Which properties are the best candidates for appeal?

Properties that demonstrate high vacancy rates, deferred maintenance, functional or economic obsolescence, or tenant/operational issues. Assets that are not uniformly assessed with their competitive set should also be reviewed.

What are the levels of appeal?

Open Book and Board of Review (Locally Assessed);
Wisconsin Department of Revenue (Manufacturing)

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