

Catalis Tax & CAMA, Inc

N88 W16573 Main St
Menomonee Falls, WI 53051

Phone: (262)253-1142
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June 5, 2024

SAMPLE

NAME
ADDRESS

Re: Assessment of real estate at X in the City of Lake Mills

Tax key number 246-XXXX-XXXX-XXX

Dear City of Lake Mills Property Owner:

In an effort to achieve statewide equitable assessments, one of the new laws, passed by the State Legislature, mandates that all communities in the State be valued at 100% of market value, and that assessments be kept within 10% of that value.

The assessments of property in the City of Lake Mills are below the required standards. It is therefore time to update the values of all taxable property. With the help of the Wisconsin Department of Revenue, Catalis Tax & CAMA, Inc will complete a new sales analysis for all types of property in the City of Lake Mills. These statistics will be derived from sales in the City of Lake Mills during the past three years. With the revised land and building formulas, we will assign new assessments to all property. These Assessments should more accurately reflect today's market prices.

The revaluation process will include an **interior inspection of the primary structure or residence**, all other buildings will be verified for size and condition and photos will be taken. Inspections of properties will begin in June 2024 and continue until completed. Interior inspections of existing homes have not been done for revaluation purposes in many years. This letter should serve as a notice that the Assessor performing the revaluation will visit your property in the next few weeks. Please be prepared to permit the necessary inspection of the premises. Absentee property owners should inform their tenants of the impending visit and inspection. We will not be making appointments prior to our first visit. If a property owner is not available, a call-back note will be left to schedule an interior inspection at a later date.

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.

The new Assessments will be effective as of January 1, 2025 and will not affect your tax bill received in December 2024.

Please see other side for Property Owner Rights

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When all assessments have been completed, a "Notice of Assessment" will be sent to all property owners informing them of their new assessments. An "Open Book" conference will be held following this Notice, to give all property owners a chance to compare their information with neighboring assessments, or to discuss any differences of opinion that may exist.

The next step will be the formal City of Lake Mills Board of Review. 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.

Obtaining Implied Consent

Per state 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.

Municipality: City of Lake Mills

PROPERTY OWNER RIGHTS 2017 ASSEMBLY BILL 480

You have the right to refuse entry into the interior of your residence pursuant to section 70.05 (4m) of the Wisconsin statutes. Entry to view the interior of 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 the interior of your residence and your refusal to allow an interior inspection of your residence will not be used as the sole reason for increasing your property 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. Each assessor shall create and maintain a database identifying all such property owners that deny entry to an assessor of the interior of the owner's residence.

Please indicate your consent or refusal to allow an interior visual inspection of your residence.

I consent or refuse (circle one) to allow an interior visual inspection of my residence

Name (date)

If you are refusing to allow the assessor to inspect the interior of your residence, please sign this form and return to us by mail or email within 7 days.

Calling to make an appointment for the inspection of your property will indicate your consent to allow the interior visual inspection of your residence.