

PROCEDURES LEADING UP TO AND FOR THE BOARD OF REVIEW

If you have concerns about your assessed value, we recommend the following steps:

1. Call the Village Assessor's Office at (262) 835-6409 – Schedule an appointment to discuss your assessment with Assessment Staff. Get an explanation of your property value and verify that all information about your property is accurate.
2. If you and the Assessor disagree with the value of your property, you may appeal your assessment at the annual Board of Review. You will need to contact the Village Clerk, Joslyn Hoeffert. **An appeals form must be completed and returned to the Clerk's office no later than 9:00 a.m., Tuesday, September 19, 2023. (48 hours before the Boards first scheduled meeting).** All questions on the form must be answered. Board of Review appeals are by appointment only and must be scheduled 48 hours before the Board of Review begins, which is scheduled to meet on Thursday, September 21st from 9:00 am until 11:00 a.m.

WHAT SHALL I DO WHEN I APPEAR BEFORE THE BOARD OF REVIEW?

The objector (or agent) will be sworn in and provide testimony under oath supporting your value.

1. Merely stating my taxes are too high or that my increase is too high are not valid statements for the Board to lower your assessment. The evidence presented must be factual in nature, not just a matter of opinion. You must be able to prove what you believe to be your property's total fair market value.

Suggestions on how to prepare for the Board of Review

1. The value of your property should be based on comparable sales that have occurred. Not on the assessed values of similar properties.
2. Present facts and comparisons to the Board, not just opinions.
3. Be sure to state your testimony verbally and do not rely on documentation.

Procedure after Board of Review

The Board of Review consists of four citizens of Caledonia and one Village Board liaison. The Board of Review is not responsible for assessing property, but for deciding the validity of the facts presented before it at an appeal.

You will be notified of the determination made by the Board of Review. This notice will be sent via Certified Mail, or hand delivered by the Village Clerk.

If you are dissatisfied and wish to appeal the decision, follow the instructions on the notice you receive.