

## **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 (920) 468-9698 - discuss your assessment with Joe or Mike Denor. 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, Debbie Baenen. An appeal form must be completed and returned to the Clerk's office no later than 8:00 am, Tuesday, May 29, 2018. All questions on the form must be answered.

Board of Review appeals are by appointment only and must be scheduled 48 hours prior to the beginning of the Board of Review which is scheduled to meet May 31<sup>st</sup> from 8:00 am until 10:00 am

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

1. Objector (or agent) will be sworn in and provide testimony under oath supporting your value.
2. 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 the total fair market value of your property.

### **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 verbally state your testimony and do not rely on documentations.

### **Procedure after Board of Review**

The Board of Review consists of 5 citizens of Allouez none of whom occupy any public office or are publicly employed by the Village. The Board of Review is not responsible for assessing property, but for deciding the validity of the facts presented before it at an appeal.

1. You will be notified of the determination made by the Board of Review. This notice will be sent by the Village Clerk.
2. If you are dissatisfied and wish to appeal the decision, follow the instructions on the notice you receive.

**Notice of the Board of Review  
for the  
Village of Allouez**

NOTICE IS HEREBY GIVEN that the **Board of Review** for the Village of Allouez, Brown County, Wisconsin, shall hold its first meeting on **May 31, 2018 from 8:00 a.m. to 10:00 a.m. at the Allouez Village Hall, 1900 Libal Street.**

Please be advised of the following requirements to appear before the Board of Review and procedural requirements if appearing before the Board of Review:

1. After the first meeting of the Board of Review and before the Board of Review's final adjournment, no person who is scheduled to appear before the Board of Review may contact or provide information to a member of the Board of Review about the person's objection, except at a session of the Board of Review.
2. The Board of Review may not hear an objection to the amount or valuation of property unless, at least 48 hours before the Board of Review's first scheduled meeting, the objector provides to the Board of Review's Clerk written or oral notice of an intent to file an objection, except that upon a showing of good cause and the submission of a written objection, the Board of Review shall waive that requirement during the first 2 hours of the Board of Review's first scheduled meeting, and the Board of Review may waive that requirement up to the end of the 5th day of the session or up to the end of the final day of the session if the session is less than 5 days with proof of extraordinary circumstances for failure to meet the 48-hour notice requirement and failure to appear before the Board of Review during the first 2 hours of the first scheduled meeting.
3. Objections to the amount or valuation of property shall first be made in writing and filed with the Clerk of the Board of Review within the first 2 hours of the Board of Review's first scheduled meeting, except that, upon evidence of extraordinary circumstances, the Board of Review may waive that requirement up to the end of the 5th day of the session or up to the end of the final day of the session if the session is less than 5 days. The Board of Review may require objections to the amount or valuation of property to be submitted on forms approved by the Department of Revenue, and the Board of Review shall require that any forms include stated valuations of the property in question. Persons who own land and improvements to that land may object to the aggregate valuation of that land and improvements to that land, but no person who owns land and improvements to that land may object only to the valuation of that land or only to the valuation of improvements to that land. No person may be allowed in any action or proceedings to question the amount or valuation of property unless the written objection has been filed and that person in good faith presented evidence to the Board of Review in support of the objections and made full disclosure before the Board of Review, under oath, of all of that person's property liable to assessment in the district and the value of that property. The requirement that objections be in writing may be waived by express action of the Board of Review.
4. When appearing before the Board of Review, the objecting person shall specify in writing the person's estimate of the value of the land and of the improvements that are the subject of the person's objection and specify the information that the person used to arrive at that estimate.
5. No person may appear before the Board of Review, testify to the Board of Review by telephone, or object to a valuation if that valuation was made by the Assessor or the objector using the income method of valuation, unless the person supplies the Assessor with all the information about income and expenses, as specified in the Assessor's manual under s. 73.03 (2a), Wis. Stats., that the Assessor requests. The Village of Allouez has an ordinance for the confidentiality of information about income and expenses that is provided to the Assessor under this paragraph that provides exceptions for persons using information in the discharge of duties imposed by law or the duties of their officer or by order of a court.\* The information that is provided under this paragraph, unless a court determined that it is inaccurate, is not subject to the right of inspection and copying under s. 19.35 (1), Wis. Stats.
6. The Board of Review shall hear upon oath, by telephone, all ill or disabled persons who present to the Board of Review a letter from a physician, surgeon, or osteopath that confirms their illness or disability. No other persons may testify by telephone unless the Board of Review, in its discretion, has determined to grant a property owner's or their representative's request to testify under oath by telephone or written statement.
7. No person may appear before the Board of Review, testify to the Board of Review by telephone, or contest the amount of any assessment unless, at least 48 hours before the first meeting of the Board of Review, or at least 48 hours before the objection is heard if the objection is allowed under s. 70.47 (3) (a), Wis. Stats., that person provides to the Clerk of the Board of Review notice as to whether the person will ask for the removal of a member of the Board of Review and, if so, which member, and provides a reasonable estimate of the length of time the hearing will take.

Notice is hereby given this 1<sup>st</sup> day of May, 2018.

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Debra M. Baenen, Village of Allouez Clerk

Publication Date: May 15, 2018



Allouez Village Hall • 1900 Libal Street • Green Bay, WI 54301-2453 • (920) 448-2800 • Fax (920) 448-2850  
[www.villageofallouez.com](http://www.villageofallouez.com)

## **Notice that the Assessment Roll is open for Examination and Open Book**

Village of Allouez, Brown County

Pursuant to Sec. 70.45, Wis. Statutes, the assessment roll for the Year 2018 assessment will be open for examination starting on the 22<sup>nd</sup> day of May, 2018 at the Allouez Village Hall, 1900 Libal Street during regular office hours.

Additionally, the Assessor will be available on Tuesday, May 22, 2018 from 8 a.m. to 10 a.m. at the Allouez Village Hall to discuss your 2018 assessment.

Instructional material will be provided at the open book to persons who wish to object to valuations under s. 70.47, Wis. Stats.

Notice is hereby given this 13<sup>th</sup> day of April, 2018 by:

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Debra M. Baenen, Village of Allouez Clerk

Publication Date: April 30, 2018

If you have any questions, please contact Village Clerk, Debbie Baenen at (920)448-2800 extension 111 or Village Assessors, Mike or Joe Denor at (920)468-9698.