

Subject: Recent Revaluation Notices.

The Town Board of Ahnapee has been in contract with our Assessor, Mike Muelver, for quite some time. While this contract is in its final year our assessments need to remain within the State's valuation of property (between 90% & 110% of the state's value). We received a notice this year that several of the town's categories were not in compliance with this mandate. By contract, we directed the assessor to remedy this to get us back into compliance to avoid state action. Some of these categories were 20% below the State's value, additionally the State of Wisconsin increased values as much as 20% from 2022 to 2023. He choose to remedy the shortfall via "Revaluation" as opposed to a "Reassessment", Mr. Muelver can explain the differences between them.

Ideally the assessed value of properties is equal their actual value. If you feel the assessed valuation you've received from the assessor is incorrect please attend the Open Book on September 20th from 4:00 PM to 8:00 PM at the Ahnapee Town Hall. This step is the first in the process of your ability to contest your assessment. If you still disagree with the assessment, the next step is to formally request a hearing in front of the Board of Review (which will be held on October 12, 2023, from 6:00 PM – 8:00 PM). A form will need to be completed and sent to the Clerk (Clerk will post this form on the website, or you can contact the clerk requesting a copy of this form).

This form must be completed within 24 hours of the Board of Review and turned into the Clerk prior to the Board of Review (no later than October 11, 2023 by 6:00 PM).

The Mill Rate will not be completed prior to the Board of Review. No one can know what it will be prior to the final assessed values being established and receipt of the levies from each of the governmental units funded by our Property Taxes. As we have not completed this, we can't say for certain that it will drop, but we do expect that it will. Please understand that the Town of Ahnapee has no control over the amount of your taxes that will go to NWTC, the Algoma school District, Kewaunee County or the State of Wisconsin.

We encourage you to contact the Assessor, Mike Muelver (1-715-493-2320) to discuss your concerns prior to the Open Book.

Respectfully,

Town of Ahnapee Board

Tom Stoller Chairman