Town of Wagner 2026 Revaluation

Important information about your enclosed Notice of Assessment

APPRAISAL SPECIALISTS
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Please take a moment to read this letter. Its purpose is to provide you with information to help better understand the Revaluation and upcoming review period.

Wisconsin law requires periodic revaluations to keep assessment levels at or very near actual market value. The last Town-wide revaluation was performed in 2016. Since then, the level and uniformity of assessments has gradually diminished. A revaluation was completed to regain compliance with state law, and to reestablish equitable and uniform values.

Due to significant increases in real estate sale prices, it has been necessary to make the appropriate increases in assessed values to bring assessments in line with current market values. This revaluation has resulted in an overall increase of 88 % in total assessed value in the Town of Wagner since the last revaluation.

It is important to understand that no additional tax revenue will be collected because of this revaluation. A revaluation does not raise more money, rather it redistributes the existing tax levy based on current home values. An increase in assessed value does not automatically indicate an increase in taxes. Some properties have increased more than the average, while others have increased less. There are many reasons for this, such as different styles of homes or different neighborhoods appreciating at a higher or lower rate than others**. If your assessment increase is around the 88 %, your property tax burden will be about the same as it was last year**, provided the various taxing jurisdictions maintain their respective tax levies at existing amounts.

Last year's tax rate is no longer applicable. Please do not apply it to your new assessed value to estimate your property taxes. The 2026 tax rate will not be set until all taxing jurisdictions (County, Local, School and Tech) have adopted their budgets, usually in November.

Please review your new assessment. While doing so, you should consider recent sales, current listings, recent appraisals, and other information relevant to value. If you have any questions about, or disagree with the new value, please contact us for assistance.

The purpose of this revaluation was to place fair and equitable assessments on all properties in the Town, and to bring the Town back in compliance with state law. Thank you for your time and cooperation throughout the process.

Bowmar Appraisal Inc.
Town of Wagner Assessors

Additional information on the other side

2026 Open Book review:

If you have questions regarding your new assessment, please call or email our office, Monday through Thursday, 9:00-4:00.

Ph: 920-733-5369

Email: BowmarAppleton@gmail.com

If you would like to discuss your assessment in person, Bowmar Appraisal will be holding an informal meeting at the Town Hall where you will be able to meet individually with an appraiser. This will be on the following date:

October 1st from 9:00 am to 1:00 pm

Town Hall
W2379 County Rd JJ, Wausaukee, Wisconsin

2026 Board of Review:

The Board of Review meets annually to hear any final objections to the current year's assessments. It is **highly advised that you contact the assessor first** to attempt to resolve any dispute before making a formal appeal.

If you wish to make a formal appeal to the Board of Review, you must give notice of your intent to appeal by contacting the Town Clerk at least 48 hours prior to the Board of Review meeting. Please contact the Town Clerk to obtain an objection form. This form must be filled out in its entirety. Failure to provide 48-hour notice to the clerk may result in denial of a hearing at the Board of Review. The Board of Review date and time is as follows:

October 14th from 4:00 pm to 6:00 pm

The Board of Review is a quasi-judicial body that operates like a court in that it is necessary to evaluate evidence based on facts. Under state law, the Board of Review must presume the assessor's valuation to be correct unless the objector provides sufficient evidence to overcome that presumption.

No changes in assessment can be made **after** the Board of Review.