

FOR IMMEDIATE RELEASE



FOR INFORMATION CALL

May 6, 2025

Ald. Russell W. Stamper, II  
(414) 286-2659

## **Attention property owners: Property assessments can be appealed**

**Alderman Russell W. Stamper, II** reminds Milwaukee property owners that they CAN appeal their assessments from the City of Milwaukee Assessor's Office.

"Every residential and commercial property owner has the ability to file an appeal of their property assessment, and there is a clear process for doing so," Alderman Stamper said. "I am sharing the important appeal process information here so people are aware of key steps and deadlines."

### **Step 1: Contact the Assessor's Office and talk to an appraiser:**

The Assessor's Office website is [city.milwaukee.gov/assessor](http://city.milwaukee.gov/assessor).

Web: [Ask the Assessor](#)

Email: [assessor@milwaukee.gov](mailto:assessor@milwaukee.gov)

Phone: (414) 286-6565

- Monday – Friday 8:00AM – 4:45PM
- This number is only available April 21-May 19, 2025. After May 19<sup>th</sup>, you may call the main line at (414) 286-3165, however objections cannot be accepted after that date.

### **Step 2: Request an Appeal Form by May 9, 2025 and Return by May 19, 2025**

**Appeals must be in writing on prescribed forms.** A property-specific form can be filled out online, or will be emailed or mailed to you by one of our team members. Forms must be **filled out in full**. Be sure to include a telephone number and/or email address on the fully completed form.

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## Appeal your assessment/ADD ONE

The deadline to return your appeals form(s) is **4:45 p.m., Monday, May 19, 2025.**

Appeals forms can be returned by:

- Email:
  - [assessor.objection@milwaukee.gov](mailto:assessor.objection@milwaukee.gov)
- U.S. Mail:
  - City of Milwaukee Assessor's Office  
200 E Wells Street, Room 507  
Milwaukee, WI 53202
- Drop Box:
  - City of Milwaukee Assessor's Office  
Milwaukee City Hall, 5<sup>th</sup> Floor  
200 E Wells Street, Room 507
- You can also file an appeal online at [milwaukee.gov/assessorobjection](http://milwaukee.gov/assessorobjection).

### Step 3: Include Evidence with Your Appeal

It is recommended that evidence be submitted with all appeals. The appeals form is due by the third Monday in May but the supporting evidence may be submitted after the appeals deadline. Following are examples of evidence types for residential or commercial properties. Note: [Wisconsin DOR form PR-323](#) is required for all commercial properties.

#### Acceptable Evidence Types

##### **Residential Property Owners:**

- A copy of an appraisal representative of market conditions as of January 1 of the current year.
  - If you only have a paper copy of your appraisal, we encourage you to reach out to your lender or the appraisal company to get a digital copy to submit with your appeal form.
- A copy of a market analysis from a local real estate agent representative of market conditions as of January 1 of the current year.
  - If you do not have a copy, we encourage you to reach out to your realtor and ask them to send you a digital copy to submit with your appeal form.
- Photos of the interior or exterior of your home that show deferred maintenance area as of January 1 of the current year – electronic copies preferred.
- Photos of the interior or exterior of your home that show a certain feature that we have listed on our Property Record Card was not present as of January 1 of the current year.

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## Appeal your assessment/ADD TWO

### Commercial Property Owners:

- A copy of an appraisal representative of market conditions as of January 1 of the current year.
  - If you only have a paper copy of your appraisal, we encourage you to reach out to your lender or the appraisal company to get a digital copy to submit with your appeal form.
- Photos of the interior or exterior of the property that show it is not currently rentable or usable as of January 1 of the current year.
- Rent roll as of January 1 of the current year.
- Income and expense statement that includes all income and expense data on the property for the year prior to January 1 of the current year.
  - Download and print or save [fillable Income and Expense forms](#) (PR-323).
  - If you have not submitted an income and expense statement (PR-323), you may be prohibited from testifying before the Board of Review. See, Wis. Stat. § 70.47(7)(af).

### Step 4: After Appeal Has Been Submitted

#### 4A: Board of Assessors

Appeals received prior to the filing deadline of the third Monday in May will be reviewed by a property appraiser and the appraiser's determination will be reviewed by the Board of Assessors. The Board of Assessors reviews all appeals and makes necessary changes to arrive at market value. The Board of Assessors will send a written notice of their determination.

#### 4B: Board of Review - Optional

If you do not agree with the Board of Assessor's determination, you may ask the Board of Review Clerk for a Board of Review hearing.

- Email: [boardreview@milwaukee.gov](mailto:boardreview@milwaukee.gov)
- Phone: 414-286-3742

Please refer to [Appealing an Assessment \(FAQ\)](#) and the [Board of Review](#) sections under the Appeals tab for more specific information.

The [Wisconsin Department of Revenue Board of Review Calendar](#) will be updated if meeting dates change. If you would like to be contacted when any Wisconsin municipality posts its dates/times or makes a change to their dates/time, you can provide an email address on this page.