

Understanding Your Assessment:

Answers to the most frequently asked questions



City of Milwaukee Assessor's Office

Room 507 – City Hall 200 E. Wells St

The Assessment Process

What authority does the City have to conduct a revaluation?

Wisconsin Law requires market value assessment of all property. The City of Milwaukee Assessor's Office revalues all property annually to reflect changes in the market.

During a revaluation all assessments are examined and adjustments are made where necessary to assure that all property is assessed at market value. This is done to establish uniform and equitably distributed taxes.

What is the assessor's role?

The assessor is a State certified individual whose duties are to discover, list, and place a value on all taxable real and personal property in the city in a uniform manner. The assessor is not involved in the collection of property taxes.

What is the difference between real and personal property?

For property tax purposes, "real property" refers to land, buildings and the rights associated with ownership, while "personal property" is the furniture and equipment owned or used by businesses.

How does the assessor value property?

Wisconsin Law requires property assessments based on fair market value. Estimating the market value of your property is a matter of

determining the price a typical buyer would pay for it in its present condition.

Some factors the assessor considers are: what similar properties are selling for, what it would cost to replace your property, the rent it may earn, and any other factors that affect value.

IT IS IMPORTANT TO REMEMBER THAT THE ASSESSOR DOES NOT CREATE THIS VALUE, BUT RATHER INTERPRET WHAT IS HAPPENING IN THE MARKET PLACE.

I've heard you develop values by computer, is that correct?

Just as in many other fields, computers are useful in the assessment process. Assessors are trained to look for relationships between property characteristics and market value. By coding these characteristics and studying sale prices, assessors can estimate value by developing formulas and models.

Computers are much faster and are capable of advanced analysis in this area. But despite these capabilities, common sense and assessor judgement are always required to verify assessments. Assessors most familiar with the neighborhoods and properties review all assessments.

Can the assessment on my property be changed even if the assessor has not been inside my property?

To make a proper assessment on a building, it is desirable for the assessor to see the inside and outside of the property.

The law requires that property be valued from actual view of the best information available; the assessor keeps records on the physical characteristics of each property in the municipality. Even though the assessor may have been unable to go through your property, the assessment will still be reviewed based on the existing records and the sales of similar properties.

Will I be penalized if I do not let the assessor in when an inspection is requested?

When an interior inspection is not allowed,

the assessor will attempt to update the records by looking at the property from the outside and using any other available information. To ensure an accurate assessment, it is to your advantage to allow the assessor inside your property when an inspection is requested.

What will happen to my assessment if I improve my property?

Generally speaking, improvements that increase the market value of a property will increase the assessed value. The following are typical items that will increase the assessed value of your property:

- Added rooms or garages
- Replacing asbestos or wood siding with aluminum or vinyl siding
- Substantial modernization of kitchen or baths
- Central air conditioning
- Fireplaces
- Extensive remodeling

More Assessment Information

Available at Milwaukee Public Libraries or visit our website at www.milwaukee.gov/assessor

Referral Assistance Numbers

Permit Information

Milwaukee Development Center
1st Floor 809 N Broadway
Milwaukee, WI 53202
414-286-8211

Homestead Tax Credit

Wisconsin Department of Revenue
819 N 6th Street Milwaukee, WI 53203
414-227-4907 or 414-227-4000

WHEDA

Property Tax Deferral Program
P.O. Box 1728 Madison, WI 53701
1-800-755-7835

Lottery Tax Credit

City of Milwaukee Treasurer's Customer Service
200 E Wells Street Milwaukee, WI 53202
414-286-2240

Neighborhood Improvement Project
Department of Neighborhood Services

CDA Code Enforcement Project
4001 S 6th Street Milwaukee, WI 53221
414-286-2163

Home Rehabilitation Assistance and Rental Rehabilitation Program
(low interest home improvement loan programs)
Neighborhood Improvement Development Corporation
414-286-5618

WHEDA

Home Improvements Loans
P.O. Box 1728 Madison, WI 53701
1-800-334-6873

Property Information

For additional information on your property assessment, contact the Assessor's Office.

Office Address:

Room 507, City Hall 200 E Wells Street
Milwaukee, WI 53202
Hours: 8 AM – 4:30 PM Mon-Fri

Phone Numbers

Appointments for Inspections
414-286-3105

Assessments and Property Information
414-286-3651

Change of Address

414-286-3911 or 414-286-3176

Personal Property (Business Furniture and Equipment)

414-286-3651

Special Assessments Public Improvements (Department of Public Works)

414-286-3316

Tax Bill Questions (Treasurer's Office)

414-286-2240

Tax Exemptions

414-286-3651

TTYL (deaf/hard of hearing)

414-286-8039

The City of Milwaukee does not discriminate on the basis of disability. Upon reasonable notice, efforts will be made to accommodate disabled individuals. For more information, please call 414-286-361 or TTY at 414-286-8039

www.milwaukee.gov/assessor