

FAQ's FOR TAXPAYERS - 2016

Why didn't I receive an assessment notice?

We sent out assessment notices to all property owners based on the mailing address on file if they did not receive a notice it might be because of an address change that the City was not aware of. In addition to the assessment notice, our entire assessment roll was made public in April via the Internet.

I've been trying to sell my home for less than your assessment. I think you need to reduce my assessment.

If the owner did not appeal their assessment for 2016 it is too late at this time to make any change to it. However, if the owner has information, like the listing contract or an appraisal, that they would like us to consider in establishing the 2017 value we would be happy to do so. The first step in this process is to make an appointment so an appraiser can make an inspection of the property. Any information the owner may have concerning the value can be supplied to the appraiser at that time. An assessment notice will be sent in April of 2017 with the value the appeal process if they disagree with the value. The assessment can be appealed whether it went up, down or stayed the same.

What about all the foreclosures?

The economy and foreclosure-related sales are a couple of market trends that the assessor's office is reviewing so that the effects of them are considered when establishing assessments. The total count of foreclosure-related sales represent a small percentage of the total properties. Neighborhoods exhibiting the most foreclosure-related sales will be carefully examined to see if they affect values on property not foreclosed. Since the foreclosure-related sales are not arms-length transactions, the sales themselves are not normally considered in establishing market values.

What does the "estimated fair market value" on the tax bill mean?

This number is calculated by dividing the property's total assessed value by the average assessment ratio as determined by the Wisconsin Department of Revenue (DOR). The ratio is applied to all property, including personal property, regardless of type or location of the property. In theory, the DOR number should approximate the current market value of the property. It is used to apportion tax levies among municipalities and is used in the distribution of shared revenues. The important thing to remember is that the DOR estimate is statistical only and did not include an inspection of any property nor did it make adjustments for property at the neighborhood level. That makes their estimate less reliable than the one made by the Assessor's office.

What is the “First Dollar Credit” and “Lottery Credit”?

The first dollar credit was authorized by the legislature to provide relief to property owners for school levies. Unlike the lottery and gaming credit the first dollar credit applies to every parcel of real property with improvements within the City of Milwaukee. All taxable real estate with improvements in the City regardless of class of property (residential, commercial, or manufacturing) qualifies for the credit. Whereas, the lottery and gaming credit is for owner-occupied residential property only.

I checked that I paid my taxes under protest. What does that mean?

Checking this on the tax bill has no significance unless there is an outstanding objection on the property that has not been heard by the Board of Review. Paying taxes under protest does not give you the right to appeal the assessment the taxes are based on. For that, a formal objection for the year in question must be filed before the statutory deadline of the third Monday in May.

I looked online and I think the information on my house is wrong.

It is too late to make any changes for 2016. If they would like an interior inspection of their property for the 2017 assessment date, have them make an appointment. You can either transfer the call to the appropriate appraiser or you can transfer the call to extension 3651 to get an appointment made.