

2013 CITY OF WAUWATOSA REVALUATION

This notice is being sent to you for informational purposes only. It has no impact on the included 2012 property tax bill.

The City Assessor's Office will be conducting a City-wide revaluation for the 2013 tax year.

- The goal of a **revaluation** is to create uniform, equitable and fair assessments so that each property bears its fair share of the property tax burden. The 2013 assessments will reflect current market value.
- Market value is based on recent arms-length sales in the City of Wauwatosa.
 - Market value is the most probable price, in cash or its equivalent, which a property would bring in a competitive and open market under all conditions requisite to a fair sale: the buyer and seller each acting prudently, knowledgeably, and without compulsion.
- A **Notice of Assessed Value** will be mailed to property owners indicating the 2013 assessed value of the property. The anticipated mailing date for these notices is late summer 2013.
- The Assessor's Office will have a month long **Open Book** period where property owners may view the 2013 assessments. **The dates of the open book will be listed on the Notice of Assessed Value.** The 2013 assessment rolls will be available for viewing in the Assessor's Office and the City of Wauwatosa Library. The assessed values will also be available on our website: www.wauwatosa.net
- **Tax bills will be mailed mid-December 2013** based on the revaluation, by the Treasurer's Office. Due to expected changes in the city-wide re-distribution of property values, it will not be possible to estimate the impact of the 2013 revaluation for individual property owners.

CHANGES IN THE ASSESSOR'S OFFICE

- New assessment software program will be used for the 2013 revaluation.
- New City Assessor's website coming soon. Please check www.wauwatosa.net often for up to date property information.

Please contact the City of Wauwatosa Assessor's Office with any additional questions at tassessor@wauwatosa.net or visit www.wauwatosa.net