

How To Use Property Search on City's Website

The Assessor's office offers an easy to use tool for all residential property information and all assessment and sales information at www.wauwatosa.net/property

- 1) Once on the site it will look similar to this:

The screenshot shows the City of Wauwatosa Property Tax Inquiry website. At the top, there is a navigation bar with "City of Wauwatosa Property Tax Inquiry" on the left and a "New Search" button on the right. Below the navigation bar is the City of Wauwatosa logo and the text "City of Wauwatosa Property Tax Inquiry". A disclaimer box states: "Wauwatosa Property Information Disclaimer. The City has converted the real estate parcel numbers to a 10-digit (111-1111-111) format beginning in July of 2020. The prior 9-digit format will now be the Alternate Parcel number (111-1111-11). You will be able to search for property information using either the nine or 10-digit numbers. The 9-digit number will be on documents from the City, 2019 and prior years." Below the disclaimer are two tabs: "Parcel Search" (selected) and "Personal Property Search". The "Parcel Search" tab contains two sections: "Parcel Criteria" and "Sales Criteria". The "Parcel Criteria" section has input fields for "Parcel Number (111-1111-111)", "Alternate Parcel Number (111-1111-11)", "House Number (Low)", "House Number (High)", "Street Name", "City", and a dropdown for "Neighborhood". The "Sales Criteria" section has input fields for "Document Number", "Sale Price (Min)", "Sale Price (Max)", "Sale Date (Min)", and "Sale Date (Max)".

- a. When you know a property's parcel number you can enter in in the top line and hit enter or search to show the parcel information. Parcel numbers are also know as tax key number or tax numbers.
- b. If you only know the specific address put in the exact house number in the house number low and high boxes and fill out the street name without the directional/suffix. This can also be used when searching for a range of addresses on a street.

This is a close-up screenshot of the search form. The "Parcel Search" tab is selected. Under "Parcel Criteria", the "Parcel Number (111-1111-111)" field is empty. The "Alternate Parcel Number (111-1111-11)" field is empty. The "House Number (Low)" field contains the value "7500". The "House Number (High)" field contains the value "7500". The "Street Name" field contains the value "north". The "City" field is empty. The "Neighborhood" dropdown menu is open, showing "Neighborhood" as the selected option.

- c. If you are looking for all properties within a neighborhood (neighborhoods are designated by the assessor’s office based upon similarities in homes and factors) then use the neighborhood drop box option as shown below. They are also broken out into styles of homes too. Reach out to the assessor’s office if you need more help with this option. If you are looking for similar homes to a particular property, the specific neighborhood codes can be found online by looking up that particular property.

Neighborhood

Select All Deselect All

- 101-1 Timmerman Ranch
- 101-10 Timmerman Farmhouse
- 101-11 Timmerman Vicotrian
- 101-12 Timmerman Colonial
- 101-13 Timmerman Contemporary
- 101-18 Timmerman Townhouse
- 101-19 Timmerman Duplex
- 101-2 Timmerman Bi-Level/Split
- 101-4 Timmerman Cape cod
- 101-5 Timmerman Bungalow
- 101-6 Timmerman Cottage
- 101-Timmerman Field
- 102-1 Pine Lawn Ranch
- 102-10 Pine Lawn Farmhouse
- 102-11 Pine Lawn Vicotrian
- 102-12 Pine Lawn Colonial
- 102-13 Pine Lawn Contemporary
- 102-18 Pine Lawn Townhouse
- 102-19 Pine Lawn Duplex
- 102-2 Pine Lawn Bi-Level/Split
- 102-4 Pine Lawn Cape cod
- 102-5 Pine Lawn Bungalow
- 102-6 Pine Lawn Cottage

- d. When trying to find recent sales information, use the “sale Criteria and Building/Structure Criteria” options to narrow down a search. If you get too many results, try using more search criteria or vice versa if your results are too little.
 - a. Property classification is the class of property like residential or commercial
 - b. Residential building style is the type of structure
 - c. Property style is the style of structure designated by the department of revenue
 - i. When searching for a house colonial in the Pasadena neighborhood, use this option along with selecting the neighborhood option of 301-12 *call assessor’s office for more help if necessary*

Sales Criteria

Document Number

Sale Price (Min) 0

01/01/2020 12/31/2020

Building/Structure Criteria

A - Residential

Residential Building Style

Property Type

Year Built (Min) Year Built (Max)

1000 1500

Bedrooms (Min) # Bedrooms (Max)

2) When on a property’s record, the ownership and general information will be at the top-right.

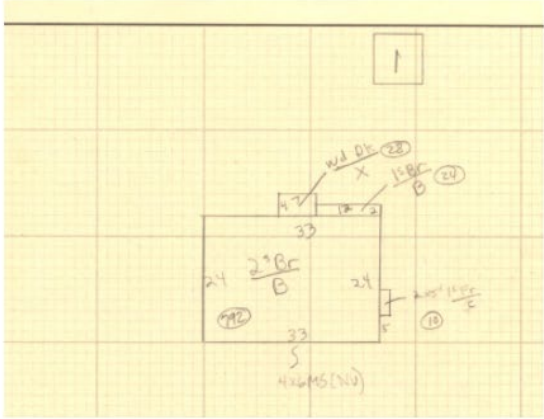
City of Wauwatosa Property Tax Inquiry 333-0333-000 : 2021
New Search

Property Information			Overview
Parcel Number 333-0333-000	Site Address 2618 N 88TH ST WAUWATOSA, WI 53226	Owner Name & Address KNUTSON, CHAD 2618 N 88TH ST WAUWATOSA, WI, 53226	Property Photos Assessment Sales History Zoning Land Details Structures Print Parcel
Tax Year 2021 <input type="text"/>			
Aldermanic District 6	Property Class Residential	Tax Status T - Taxable	
Appraisal Neighborhood 301-12 Pasadena Colonial	Voting Ward 16	Acreage 0.1700	
Legal Description GLENNSHIRE LOT 12 BLK 2 SW 1/4 SEC 16			


- a. Next will show the property photos. If you click on the + sign, the sketch will also appear.

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Property Sketches & Photos

CONV Sketch Drawings



CONV Images



- b. All current assessment, past sales history and zoning will be shown after the photo section

Assessments			
Assessment Period	Land	Building	Total
Prior Year Value	113,100	198,600	311,700

Sales History						
Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
2020	10952925	Land and Improvement	2/14/2020	JAMES ARTER	CHAD KNUTSON	\$315,000.00

Zoning		
Code	Classification	Special Use?
R1-6	Single-unit Residential-6	No

c. Lastly all structure information will show that the bottom.

Structure 1 of 1				
Story Height	Property Use	Total Living Area	Base Area	Year Built
Two Story	RES - Residential	1,618	826	1936
Attic Types		Fireplaces		
No Attic		Woodburning Fireplace		1.00
First Floor		Second Floor		
Brick or Stone Construction		826.00 Square Ft.	Brick or Stone Construction	
			792.00 Square Ft.	
Basement Adjustments		Exterior Walls		
Crawlspace		10.00 Square Ft.	Brick	
Fuel Types		Styles		
Gas		Colonial		
Detached Garages		Heating Adjustments		
Frame/Concrete Block		528.00 Square Ft.		
			Y	
Heat Types		Other Information		
Forced Air		Living Units		1.00
		Bedrooms		3.00
Patios		Full Baths		1.00
Concrete/Brick Patio		265.00 Square Ft.	Family Rooms	
			0.00	
			Half Baths	
			1.00	
			Total Rooms	
			6.00	