



2026 REVALUATION FREQUENTLY ASKED QUESTIONS (PART 1)

WHAT IS A REVALUATION?

A *revaluation* is an update of all assessed value in a municipality by a State certified assessor whose duties are to discover, list and value all taxable real property in the municipality in a uniform and equitable (reasonable, fair, unbiased) manner. The assessor is not involved in the determination or collection of property taxes.

WHEN IS A REVALUATION RECOMMENDED?

A revaluation is recommended if . . .

- the municipality has not conducted a full revaluation in the past 10 years
- the property record data is out-of-date
- assessment values are not uniform and at full value
- current assessment is not in compliance with the law

WHEN DID THE TOWN LAST UNDERGO A REVALUATION?

Town of Peshtigo's last revaluation was performed in 1997 while having had an *Interim Market Update* in 2007.

WHAT IS AN INTERIM MARKET UPDATE?

An *interim market update* is conducted when there is confidence in the property record data and all that is needed is valuation updating. With having had a revaluation 10 years prior, an Interim Market Update was appropriate in 2007.

WHY HAS THE TOWN OPTED TO UNDERGO A REVALUATION?

After lengthy conversations with the Town Assessor and Department of Revenue, a revaluation was determined to be the most appropriate next step based on the following:

1. Current assessment is not in compliance with the law, and a revaluation will likely be statutorily required in upcoming years.
2. The last revaluation was performed almost 30 years ago, indicating a high likelihood for inequities, meaning some property owners are paying more than their fair share of property taxes while others are paying less.

WHAT IS MEANT BY "COMPLIANCE WITH THE LAW"?

State law requires the municipality's *Total Assessed Value* to be within 10% (higher or lower) of the *Equalized Value* at least once in every 5-year period.

Total Assessed Value during *Maintenance Years* (years in which a revaluation is not conducted) is based on the assessor's update of property record data limited to changes such as new construction, combining or splitting of parcels, remodeling, demolition, annexation and zoning changes and changes in classification with much of the data obtained through building permit acquisitions.

Equalized Value is based on the estimated value calculated by Wisconsin Department of Revenue determined by sales data, property trends and other economic factors.

HOW LONG HAS THE TOWN BEEN OUT OF COMPLIANCE WITH THE LAW?

The last year that the Town was in compliance (*Total Assessed Value within 90% to 110% of Equalized Value*) was 2021 at 93.52%.

2022 = 74.96%

2023 = 64.39%

2024 = 61.86%

2025 = 57.59%

WHAT HAPPENS IF THE TOWN REMAINS OUT OF COMPLIANCE?

The state will issue a first *notice of non-compliance* on Year 4 (*received October 31, 2025*), a second notice on Year 5 and trigger a *State-Supervised Assessment* on Year 6 if the non-compliance status remains.

Once a *State-Supervised Assessment* is triggered, the revaluation will be performed by one or more persons appointed by the Department of Revenue, supervised by the Department of Revenue, with all costs incurred by the municipality.

IS THE NONCOMPLIANCE DUE TO THE BOARD OF REVIEW FAILING TO ADJUST ASSESSMENT VALUES ON AN ANNUAL BASIS?

No, the Board of Review does not have the ability to merely adjust the assessment values to gain compliance. The Board of Review must accept the valuations in the assessment roll provided by the Town Assessor as correct. This *presumption of correctness* is binding on the Board of Review unless sufficient evidence to the contrary is presented by a property owner at an objection hearing. To overcome the *presumption of correctness*, the property owner has the burden of proof to provide sworn evidence proving the assessor incorrect. The final assessment must be based on the sworn evidence submitted at the Board of Review hearing.

WILL A REVALUATION CAUSE MY PROPERTY TAXES TO INCREASE?

Revaluation redistributes the existing property tax burden so that all property owners pay their fair share based on the market value of their property. If the total tax levy remains the same, only those properties which are not presently paying their fair share may pay more taxes after revaluation. Property owners presently paying more than their fair share may pay less after revaluation.

NOTE: Increases in total tax levy amounts directly impacting property taxes may occur with municipal, school or county referendums or loan acquisitions.

WHAT CAN I EXPECT?

Written notification of assessment from Frank Assessments LLC with more detailed information.

DO I NEED TO ALLOW THE ASSESSOR INTO MY HOME?

Refer to page 20 of [Wisconsin Department of Revenue's 2026 Guide for Property Owners](#).

WHAT CAN YOU TELL ME ABOUT OPEN BOOK AND BOARD OF REVIEW?

Open Book is an opportunity for property owners to discuss the new assessed value with the assessor; changes to the assessment may be made during this time following established state guidelines.

Board of Review is an opportunity for property owners to appeal the assessment.

More information can be found on pages 21-28 of [Wisconsin Department of Revenue's 2026 Guide for Property Owners](#).

While it is anticipated Open Book and Board of Review will be conducted Fall 2026, more information will be posted to the [Town of Peshtigo Website](#) at a later date.

WHAT RESOURCES ARE AVAILABLE IF I HAVE MORE QUESTIONS?

Town of Peshtigo's official website www.townofpeshtigo.wi.gov

[Wisconsin Department of Revenue's 2026 Guide for Property Owners](#)

Frank Assessments' website www.frankassessments.com

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Fall River, WI 53932

Phone: 920-484-5042

Email: frank.brian@frankassessments.com

Contact the Town Hall (*revaluation procedural questions will likely be directed to Frank Assessments*):

W2435 Old Peshtigo Road

Marinette WI 54143

Phone: 715-582-4332

Email: topinfo@townofpeshtigo.wi.gov

Office Hours: Tuesdays / Thursdays 10 a.m. – 2 p.m.

Contact Town Chairperson Jennifer Friday (*revaluation procedural questions will likely be directed to Frank Assessments*):

Phone: 715-316-1698

Email: topchair@townofpeshtigo.wi.gov

Please note the Town of Peshtigo does NOT have an official Facebook page nor group; information obtained from Facebook should be considered with caution.