



2026 REVALUATION FREQUENTLY ASKED QUESTIONS (PART 2)

I RECEIVED A *REQUEST TO VIEW PROPERTY NOTICE* FROM THE ASSESSOR. DO I NEED TO ALLOW THE ASSESSOR INTO MY HOME OR ONTO MY PROPERTY?

Page 20 of [Wisconsin Department of Revenue's 2026 Guide for Property Owners](#) states *"The assessor may not enter the premises if they received a notice from the property owner or occupant denying them entry. The assessor must leave if the property owner or occupant asks them to leave."*

Please notify the assessor in writing immediately if you wish to deny access to your property as indicated on the *Request to View Property Notice*.

IF I DO NOT ALLOW ACCESS TO MY HOME OR PROPERTY, DOES THAT MEAN A REVALUATION WILL NOT BE PERFORMED ON MY PROPERTY?

Page 20 of [Wisconsin Department of Revenue's 2026 Guide for Property Owners](#) states *"The assessor may seek a special inspection warrant to view the property, if necessary. The assessment should be based on the best information available – recent sale of the subject or comparable properties, building permits, or previous viewings."*

HOW WILL I BE NOTIFIED IF MY PROPERTY ASSESSMENT VALUE CHANGES?

Page 9 of [Wisconsin Department of Revenue's 2026 Guide for Property Owners](#) states *"According to state law (sec. [70.365](#), Wis. Stats.), when an assessor changes the total assessment of any real property by any amount, the owner must be notified. The assessor is not required to provide notice if land is classified as agricultural land, as defined in sec. [70.32.\(2\)\(c\)1g](#), Wis. Stats.) for the current year and previous year and the difference between the assessments is \$500 or less. However, failure to receive a notice does not affect the validity of the changed assessment.*

The notice must be in writing and mailed . . . 30 days in revaluation years . . . prior to the Board of Review (BOR) meeting. The notice contains the amount of the changed assessment and the time, date, and place of the local BOR meeting. The notice must include information notifying the owner of the procedures to be used to object to the assessment."

IF I DENY ACCESS TO MY HOME OR PROPERTY, DO I LOSE THE ABILITY TO APPEAL THE ASSESSMENT TO BOARD OF REVIEW?

Page 22 of [Wisconsin Department of Revenue's 2026 Guide for Property Owners](#) states *"If you disagree with your assessment, under state law (sec. [70.47](#), Wis. Stats.), you may appeal the assessment. The BOR (Board of Review) is the first step in the appeal process."*

It is important to note that under state law (sec. [70.47\(8\)\(i\)](#), Wis. Stats.), “*the board (Board of Review) shall presume that the assessor’s valuation is correct.*” Therefore, the burden of proof lies with the property owner.

HOW CAN I AVOID THE NEED TO APPEAL MY NEW PROPERTY ASSESSMENT?

1. Allow the assessor to provide a most accurate property assessment by allowing access.
2. Upon receipt of *Notice of Changed Assessment*, contact your assessor if you have questions.
3. Attend Open Book (a period of time prior to Board of Review) when the assessment roll is open for examination allowing property owners an opportunity to discuss property values with the assessor and provide reasoning for changing the value, if appropriate.

More information regarding Open Book and Board of Review 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

Brian Frank

P.O. Box 177

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.