



2026 REVALUATION FREQUENTLY ASKED QUESTIONS (PART 3)

I WAS TOLD THAT IF I ALLOW THE ASSESSOR TO VIEW THE INTERIOR OF MY HOME, THERE MAY BE PHOTOS TAKEN. IS THIS ACCURATE?

No, this is not accurate. While the *Request to View Property Notice* sent to residents indicates “The exterior and interior inspection requires approximately 30 minutes and will include updating pictures (State requirement) as well as verifying changes, measurements, and condition of all improvements,” any pictures taken will be limited to exterior photos of primary buildings only. Interior inspection will be limited to visual inspection only. This is per state law.

WHAT IF I AM WILLING TO HAVE AN EXTERIOR INSPECTION BUT WANT TO DENY AN INTERIOR INSPECTION?

An appointment may be scheduled but is not required as the assessor will be doing exterior inspections at a future date. If you are not home at the time of the visit, a card will be left on your door as to when they will be there within the next 60-90 days.

WHAT IF I WANT TO REFUSE BOTH INTERIOR AND EXTERIOR INSPECTIONS AND DENY ACCESS TO MY PROPERTY?

Please notify the assessor immediately upon receipt of the *Request to View Property Notice* your denial of entry. Contact information is available on the notice, listed on page 2 of this document and on the [Town of Peshtigo website](#).

Page 20 of the [Wisconsin Department of Revenue’s 2026 Guide for Property Owners](#) states “*The assessor may not enter the premises if they receive 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.*”

WHY IS AN INTERIOR INSPECTION RECOMMENDED?

Page 8 of the [Wisconsin Department of Revenue’s 2026 Guide for Property Owners](#) states “*State law requires property be valued from actual view or from the best information that can be practicably obtained. An interior inspection results in a better-quality assessment; however, it is not always possible to conduct interior inspections. To ensure receiving a complete and accurate valuation, it benefits the property owner to provide interior viewing access of their residence. For the purposes of valuation, if access is denied, the assessor will then base the valuation on the next best information available. However, if facts exist making an interior view necessary to complete an accurate valuation, the assessor may seek a special inspection warrant under state law (sec. 66.0119, Wis. Stats.), to view the interior of the home.*”

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

A couple of good reminders from Frequently Asked Questions (Part 2):

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