

2024 Revaluation Notice for Village of Cedar Grove Residents

The Village of Cedar Grove is required by Wisconsin Department of Revenue guidelines to complete a 'Revaluation' of all taxable property for the 2024 Assessment Roll.

The reason for the revaluation is to establish current market value and help to ensure fair and equitable property tax distribution. The Village of Cedar Grove has hired Associated Appraisal Consultants, Inc. (AAC) to perform the Revaluation Assessment of property values for our entire community.

Village of Cedar Grove residents will receive a letter from Associated Appraisal Consultants, Inc. in mid-June explaining the timing as well as the process of the revaluation.

What is a Revaluation and Why is it Needed?

State law requires each municipality to assess all major classes of property within 10% of full value in the same year, at least once in a five-year period. If not, the Department of Revenue will take responsibility for the revaluation requiring more time and resources at a higher cost for the community. The Village of Cedar Grove last conducted a Revaluation Assessment in 2008.

Property Owner Rights Related to Inspectors and Follow-Up

Property owners don't have to speak with assessors or allow them onto or into their property, but it is to the property owner's advantage to ensure the most complete and correct assessment. Talking with assessors and allowing them to view the property will ensure that they are using current and complete information when making a valuation.

Safety is a concern taken very seriously. If you're concerned about safety during an inspection, please know that Associated Appraisal takes several precautions before entering your home:

- Associated Appraisal will send a written notice to property owners regarding an interior inspection.
- The Associated Appraisal logo is clearly shown on their vehicles, the apparel their team wears as well as their name tags.
- The Associated Appraisal team members will identify themselves as working on a revaluation assessment for the Village of Cedar Grove when they arrive. They will also carry written identification.

Assessment Notice Sent to All Property Owners

When the revaluation is completed for the Village of Cedar Grove, Associated Appraisal will mail assessment notices to all property owners – even if your assessment doesn't change. Property owners can ask questions and appeal an assessment change at Open Book and Board of Review meetings. Those meetings will be scheduled at a later date.

If you have questions about the assessment process, you can find answers at www.apraz.com.

Thank you,

Village of Cedar Grove