

Property Assessment Notices?

Annually, Taxpayers with a change to their assessment of real property receive a notice from the Town Assessor. This assessment value is used to determine your real estate taxes. If you have questions about your reassessment, please contact the Town Assessor, Cal Magnan at (262) 542-3332. You may also set an appointment during Open Book to review the assessment file for your property.

What is Open Book? When is it held?

The Town of Eagle Assessor will hold an Open Book of the Town's 2020 assessment records pursuant to Sec. 70.45, Wis. Stats. The assessment roll will be open for examination as follows:

OPEN BOOK FOR 2021

Date: May 11, 2021 Time: 3-5 pm

Place: Eagle Municipal Building, 820 E. Main St., Eagle

Please call Magnan Assessments at (262) 542-3332 to set an appointment

The assessor will be present and available to answer questions during Open Book meetings. In addition, instructional information and objection forms will be available during this time. These documents will assist property owners in the event they find it necessary to schedule a hearing before the Board of Review. Property owners are strongly encouraged to attend an Open Book session before making an appearance before the Board of Review.

What is the Board of Review? When do they meet?

The Board of Review for the Town of Eagle, Waukesha County, Wisconsin, shall hold its first meeting for the 2020 Tax Roll, as follows:

BOARD OF REVIEW FOR 2021

Date: June 2, 2021 Time: 6 pm

Place: Eagle Municipal Building, 820 E. Main St., Eagle

Please call Magnan Assessments at (262) 542-3332 to set an appointment

The Board of Review is a quasi-judicial body that operates under State of Wisconsin Statutes. The function of the Board is to listen to sworn testimony presented by both the property owner and assessor and then make a determination if the assessed value of the property is correct. While you can appeal your assessment directly to the Board of Review, it is highly recommended that you first contact the Town Assessor, Cal Magnan at (262) 542-3332. Minor errors and misunderstandings can often be corrected at an informal meeting with the Assessor first. By statute, the first session of the Board of Review must be within the thirty day period beginning on the second Monday in May. Once the Board has heard all appeals and adjourned, no further assessment objections can be considered until the following year. When you receive your tax statement in December, it is too late to file an objection for the current assessment. Paying your taxes under protest does not constitute a formal assessment objection.

What evidence to I need to present to the Board of Review?

Keep in mind that your evidence must be strong enough to prove that the assessor's value is incorrect. STATING THAT PROPERTY TAXES ARE TOO HIGH IS NOT RELEVANT TESTIMONY. You should establish in your own mind what you think your property is worth. The best evidence for this would be a recent sale price of your property. The next best evidence would be recent sales prices of properties that are similar to yours. The closer in proximity and similarity the recent sales is to your property, the better the evidence. Another type of evidence is oral testimony from a witness who has made a recent appraisal of your property.

Does the Board of Review have the final say?

If you don't agree with the Board of Review decision, the next step is an appeal to either the Wisconsin Department of Revenue or the Circuit Court