

Why is there a citywide assessment of residential and commercial property in 2024? Wisconsin cities are mandated by the State to conduct periodic valuations of real estate to achieve equitable assessments.

Revaluation Notice Wis. Stats.
§ 70.05(5)(b)

What Does the Anticipated Revaluation Timeline Look Like?

- **MAY 2024:** Notice of Assessment mailed showing your updated property value.
- **MAY-JUNE 2024:** Open Book period to meet with staff at City Hall with questions/concerns.
- **JUNE 2024:** Open Book change notices mailed if you attended open book and a change was made.
- **DEC 2024:** Tax bills mailed with final updated property values.

How Does the Tax Rate Impact My Tax Bill?

Four taxing jurisdictions impact your tax rate: the City of Oshkosh, Winnebago County, the Oshkosh Area School District, and Fox Valley Technical College. Increases to the tax levy due to voting referendums will impact the tax rate which means increases in your property tax can be due to reasons other than your property's assessed value.

Feel free to reach out with questions or concerns about your property's assessed value! We look forward to hearing from you.

Assessor's Office
215 Church Ave
PO Box 1130
Oshkosh, WI 54903

(920) 236-5070
assessor@ci.oshkosh.wi.us

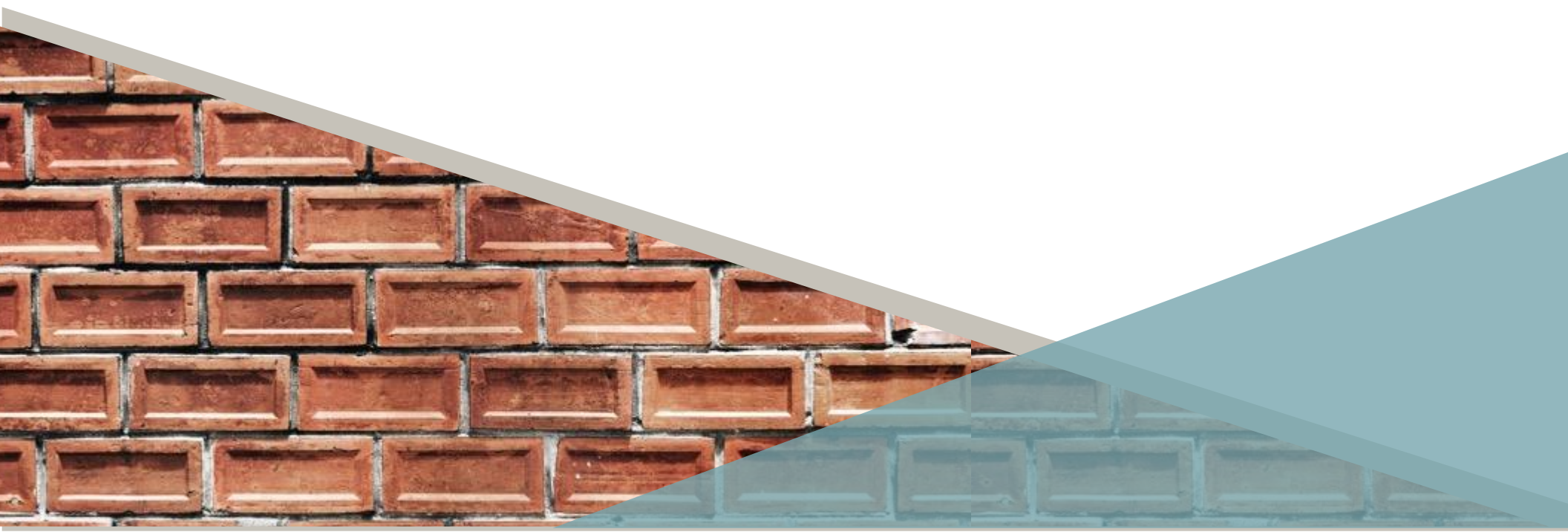
Learn more at:
www.ci.oshkosh.wi.us/assessor
(Click the "Property Records" Tab)



2024 Property Assessment & Revaluation FAQ Guide



Assessment Services
Division, Department of
Community Development,
City of Oshkosh



What is a Revaluation?

A revaluation year means that all commercial and residential properties' values are updated at once, per State requirements. It provides a "catchup" to the marketplace to ensure all property owners pay their fair share of taxes.

The time period between revaluations is used for updating property data. Assessors enter information about new construction and permitted home remodeling updates.

What Does the Assessor's Office Do?

The City Assessor's office collects data and reviews sales to determine the Assessed Value for each property. We determine neighborhood values using mass appraisal. We can share details on how your value was determined!

How is My Property Value Determined?

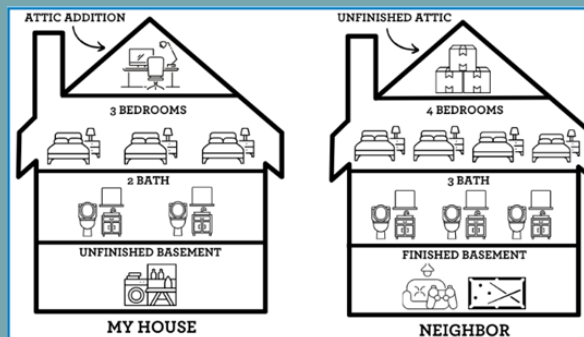
Reviewing comparable property sales is a main source of determining your property's value. Property owners are encouraged to contact the Assessor's office to understand the comparable properties used to determine their property's value.

What If I Disagree with My Assessment?

Annually, a review period called "Open Book" takes place in spring at City Hall. Property owners who disagree with their property's assessed value can meet with staff to present their evidence and get more information about the process used to determine their property value.

Why is My Property Value Different Than My Neighbor's?

While your neighbor's house may look similar to yours, subtle differences can have major impacts on value. Ex.: Number of bathrooms, new garage, popular style per market trends, etc.



How Could a Higher Property Value Impact My Tax Bill in 2024?

A higher property value does not necessarily mean a higher tax bill. The City tax rate is voted on by the City's Common Council.

Your Property Tax = Your Property's Assessed Value x Tax Rate

