

VILLAGE OF PLEASANT PRAIRIE

Office Of Assessment Services

9915 39th Ave

Pleasant Prairie, WI 53158

June 1, 2026

2026 NOTICE OF ASSESSED VALUE

(Pursuant to Section 70.365, Wisconsin State Statutes)

*****THIS IS NOT A TAX BILL*****

DENNIS F. BELL

DIANE J. BELL

9461 RIVER RD

PLEASANT PRAIRIE WI 53158

Parcel Number: 92-4-122-191-0070 **Property Location: 9461 River Rd, Village of Pleasant Prairie**

A Village-wide revaluation has been performed this year and the updated 2026 assessed value is stated below. The updated 2026 value is established using recent property sales of 2025 and 2024 reflecting the current real estate market. The older assessed value was determined two years ago and relied on past property sales from 2022 and 2023

Year	General Property			PFC/MFL
	Land	Building(s)	Total	Total
2025	\$164,900	\$183,800	\$348,700	\$0
2026	\$195,600	\$225,800	\$421,400	\$0
Net change in assessment			\$72,700	\$0

Reasons for Change

Land	Revalue
Building(s)	Revalue

"Under Wisconsin law, generally, the assessor may not change the assessment of property based solely on the recent arm's length sale of the property without adjusting the assessed value of comparable properties in the same market area. For information on the assessment of properties that have recently sold, visit the Internet site of the Department of Revenue at <https://www.revenue.wi.gov/Pages/ERETR/data-home.aspx>"

ASSESSMENT OBJECTION PROCEDURE

Step 1: If you have questions regarding your new assessment, you should first contact the Assessor's Office. Your questions are answered and most often resolved by the assessor and would not require an appeal to the Board of Review.

Step 2: This step is an appeal to the municipal Board of Review, a quasi-judicial body of citizens providing an avenue to formally appeal your assessed value. The "Objection Form for Real Property Assessment" must be completed and filed with the Board of Review. The objection form can be obtained by phoning the Clerk of the Board of Review at the number listed below. Your intent to appear must be made by 9:00 AM, Monday, June 29, 2026, at least 48 hours before the first meeting of the Board.

The Board of Review is a separate board of local citizens and operates like a court. You or your representative must provide oral testimony to the Board in objection to your assessment. Your testimony must provide evidence to support: 1) that the assessment of your property is incorrect and 2) that your opinion of fair market value, as stated on your objection form, is correct.

Open Book Period: June 1, 2026 through June 24, 2026
Board of Review Time & Date: 9:00 AM; July 1, 2026
Meeting Location: Pleasant Prairie Village Hall
9915 39th Avenue
Board of Review Phone: (262) 925-6719
Assessment Office: (262) 925-6707

***** HEARINGS SCHEDULED BY APPOINTMENT ONLY *****