

Assessor's Offices

P.O. 1077

Oconomowoc, WI. 53066

Phone: (262)392-9828

EDWARD BODUS
THERESA BODUS
W326 S1480 FOREST HILLS DR
DELAFIELD WI 53018

2026 Notice of Assessment

This is not a tax bill

Under state law (Section 70.365 of the Wisconsin Statutes),
your property assessment for 2026 is listed below.

Tax key number: GNT1458-015 located in the Town of Genesee, Waukesha County

Legal description: LOT 15 FOREST HILLS ESTATES PT NW1/4 SEC 5 & NE1/4 SEC 6 T6N R18E 2.185 AC DOC# 2707325

Property address: W326S1480 Forest Hills Dr

Year	General Property			PFC/MFL
	Land	Buildings / Impts	Total	
2025	\$177,000	\$314,500	\$491,500	\$0
2026	\$192,000	\$328,000	\$520,000	\$0
Net change in assessment			\$28,500	\$0

Reasons for Change	
Land	Revalue
Buildings/Impts	Revalue

If an Agricultural Land Conversion Charge Form PR-298 is enclosed, you must pay a conversion charge under state law (sec 74.485 of the Wisconsin Statutes).

Open Book : June 30, 2026, 4-6 PM , **Scheduled Appointments Requested**
Board of Review : July 16, 2026, 4-6 PM by **Scheduled Appointment Only.**
Meeting Location: Town Hall, S43 W31391 Hwy 83, Genesee Depot, WI 53127
Clerk: Meri Majeskie 262-968-3656
Assessor: (262) 392-9828 Monday thru Thursday , 10:00 a.m. to p.m. 3:00

Assessment Information

State law (Section 70.32 of the WI Statutes) requires the assessment of taxable property (except agricultural, agricultural forest, and undeveloped) at full value as of January 1 each year. Assessments at a percentage of full value are acceptable when applied uniformly. To determine if your assessment is fair, you must analyze it in relation to full value. This is done by dividing your assessment by the general level of assessment for your municipality, which is estimated to be 100.00%.

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>.

To Appeal Your Assessment

- 1.) **To file a formal appeal**, give notice of your intent to appeal by contacting the BOR clerk at least 48 hours before the BOR begins. Complete and file your appeal form with the BOR clerk no later than the first two hours of the BOR's first meeting. Make sure you file a completed form or the BOR may not review your appeal.
- 2.) **For more information on the appeal process**, contact the municipal clerk listed above. Review the "Guide for Property Owners" (<https://www.revenue.wi.gov/Pages/HTML/govpub.aspx>). For a paper copy, email bapdor@wisconsin.gov or call (608) 266-7750.

June 7, 2026