Village of Lisbon, Waukesha County
2026 Notice of Changed Assessment

THIS IS NOT A TAX BILL

Under state law (Sec. 70.365, Wis. Stats.), your property assessment for the current year is listed below.

Property Owner

3351*9*9*************AUTO**SCH 5-DIGIT 53072
DYLAN R. RUETH
LINDA M. RUETH
N60W22805 SILVER SPRING DR
LISBON WI 53089-3912

Parcel Information

Parcel #: LSBT0242990

Address: N60 W22805 Silver Spring Dr

Legal Description:
PT NW1/4 SEC 25 T8N R19E; COM SW CRNR OF SAID SEC; N88?E ON S LINE OF SAID SEC 1393.90 FT TO THE BGN; N32?25'E 311.10 FT TO CNTRLNE OF ROAD; S57?45'E ALNG CNTRLNE OF ROAD 148.50 FT; S32?15'W 210.17 FT; S88?W 179.70 FT TO BGN : EX DOC #0777316 FOR ROAD

General Information

Open Book: April 28th, 9:00 a.m. - 2:00 p.m.
April 29th, 2:00 a.m. - 7:00 p.m.
April 30th, 8:30 a.m. - 1:30 p.m.

Board of Review: June 3rd, 6:00 p.m. - 8:00 p.m.

Meeting Location: ***Open Book:*** Lisbon Village Hall
W234N8676 Woodside Road, Lisbon, WI 53089

Board of Review: Lisbon Community Room
Richard Jung Memorial Fire Station
N54W26455 Lisbon Road (CTH K)

Contact Information

Assessor: Accurate Appraisal, LLC
920-749-8098
lisbonvillage@accurateassessor.com

Municipal Clerk: Elisa Cappozzo
262-246-6100
ecappozzo@lisbonwi.gov

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Assessment Information

State law (sec. 70.32, Wis. Stats.) 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.

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 Change General Property			
Year	**Land**	**Improvement**	**Total**	**PFC / MFL**
2025	$ 65,300	$ 168,100	$ 233,400	$
2026	$ 84,900	$ 243,200	$ 328,100	$
Total assessment change			$ 94,700	$

Reason for change(s)		
18 - Market Adjustment		
Preliminary General Level of Assessment	100 %	

Note: If an Agricultural Land Conversion Charge Form PR-298 is enclosed, you must pay a conversion charge under state law (sec. 74.485, Wis. Stats.).

To Appeal Your Assessment

First, discuss with your local assessor – questions can often be answered by the assessor and not require an appeal to Board of Review (BOR).

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.

For more information on the appeal process:

- Contact your municipal clerk listed above
- Review the "Guide for Property Owners" (https://www.revenue.wi.gov/Pages/HTML/govpub.aspx). Contact DOR for a paper copy at bapdor@wisconsin.gov.