# Village of Fox Point, Milwaukee County
# 2026 Notice of Changed Assessment

*THIS IS NOT A TAX BILL*

| Property Owner Mailing Address | Mailing Date |
|---|---|
| The David M Caulfield and Julie S Caulfield 2024 Revo<br>7120 N Yates Rd<br>Fox Point WI 53217-3827 | September 15, 2026 |

| Parcel Location and Description | | Important Dates | |
|---|---|---|---|
| **Parcel number:** | 129-0008-000 | **Open Book:** | Thursday, September 24th<br>12:00PM-5:00PM Village Hall<br>Tuesday, October 6th<br>12:00PM-5:00PM Village Hall |
| **Property location:** | 7120 N YATES RD | **Board of Review:** | Thursday, November 5th<br>3:00PM-5:00PM |
| **Legal Description:** | Lot 1 and that part of Lot 2, Block 2, Fox Point Estates Subdivision Addition No. 1, in the Northwest 1/4 of Section 21, Town 8 North, Range 22 East, Village of Fox Point, County of Milwaukee, State of Wisconsin, bounded and described as follows: Co, mmencing at the Northwest corner of | **Meeting Location:** | Fox Point Village Hall<br>7200 N Santa Monica Blvd<br>Fox Point, WI 53217 |

**General Information**

*The assessor has completed a revaluation of all taxable property in the municipality for the current year. The purpose of the revaluation is to establish new assessed values for all property, on a fair and equitable basis, at 100% market value. If you have any questions concerning your valuation, there will be an Open Book session held by Associated Appraisal Consultants where you can meet with the assessor individually to discuss your concerns.* **Please call Associated Appraisal Consultants at 920-749-1995 for an Open Book appointment.** Please have this assessment notice with you during your Open Book appointment.

**Assessment Change**
General Property

| Year | Land | Improvement | Total |
|---|---|---|---|
| 2025 | $119,000 | $508,500 | $627,500 |
| 2026 | $127,000 | $553,500 | $680,500 |
| | | **Net change in property assessment value** | $53,000 |

| | |
|---|---|
| **Reason for change(s)** | Revaluation of All Property |
| **Preliminary General Level of Assessment** | 100.00% |

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.). See back side of this notice for more information.

**To Appeal Your Assessment**

**First, discuss with your local assessor** - questions can often be answered by the assessor during the Open Book process 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 on the right.
- Review the "Guide for Property Owners" (https://www.revenue.wi.gov/Pages/HTML/govpub.aspx). Contact the Wisconsin Department of Revenue for a paper copy at bapdor@wisconsin.gov or (608) 266-7750.

## Notice of Assessment

**This notice of assessment has important information for you as a property owner.**

**No action is required** unless you disagree with your new assessed value.

### IMPORTANT DATES

**Effective Assessment Date**
State law (Sec. 70.10, Wis. Stats.) requires assessed values to be estimated as of January 1st each

**Open Book**
Refers to a period of time when the completed assessment roll is open for examination. This period of time is an opportunity to discuss your assessed value with the assessor. You may request a change to your assessed value during the Open Book. The assessor may consider such a request based on a review of

**Board of Review (BOR)**
*The BOR is a quasi-judicial body that operates like court. The BOR's function is to hear evidence and testimony for any formal objections to assessments and decide whether to uphold or change the assessment.* Under state law, the BOR must presume the assessor's valuation is correct unless the objector provides sufficient evidence to overcome that presumption. If you do not take action at the BOR, this may result in the loss of any further appeal options for your assessment.

### CONTACT INFORMATION

**Assessor**
Associated Appraisal Consultants, Inc.,
Ph. 920-749-1995
Monday to Friday
8:00 a.m. to 4:30 p.m.
info@apraz.com

**Municipal Clerk**
Jennifer Boehm
Ph. 414-351-8900
jboehm@foxpointwi.gov