Town Of Lyons, Walworth 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

985*3*3**********AUTO**SCH 5-DIGIT 53121
DENNIS R ZEISSE
GEORGENE L ZEISSE
1419 CREEK SIDE DR
BURLINGTON WI 53105-8217

Parcel Information

Parcel #: NHC 00002

Address: 1419 Creek Side Dr

Legal Description:
LOT 2 HIDDEN CREEK AS RECORDED IN CAB B SLIDE 198 WCR. LOCATED IN NE 1/4 NW 1/4 & NW 1/4 NE 1/4 SEC 10 T2N R18E. 16396 SQ FT. OMITS NL-1 & N LY10-1B

General Information

Open Book: Monday, June 15, 2026, 9:00am-1:00pm
Tuesday, June 16, 2026, 1:00pm-5:00pm

Board of Review: Thursday, July 23, 2026, 4:00pm-6:00pm

Meeting Location: Lyons Town Hall , 6339 Hospital Road

Contact Information

Assessor: Accurate Appraisal
920-749-8098
lyonstown@accurateassessor.com

Municipal Clerk: Karla Hill
262-763-9936
townoflyons@wi.rr.com

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	$ 60,200	$ 199,900	$ 260,100	$
2026	$ 78,100	$ 294,100	$ 372,200	$
Total assessment change			$ 112,100	$

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.