Village of North Prairie, 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 Mailing Address	Mailing Date
Steven F Pakula 100 Morrissey Dr North Prairie WI 53153-9731	July 01, 2026

Parcel Location and Description		Important Dates	
Parcel number:	1568-086	**Open Book:**	Thursday, July 16, 2026 10:00am - 4:00pm In Person Friday, July 17, 2026 10:00am - 4:00pm Phone
Property location:	100N MORRISSEY DR	**Board of Review:**	Thursday, August 6, 2026 6:00pm - 8:00pm
Legal Description:	LOT 86 PRAIRIE VILLAGE ADDITION NO 1 PT NE1/4 & SE1/4 SEC 32 & NW1/4 & SW1/4 SEC 33 T6N R18E	**Meeting Location:**	North Prairie Village Hall 130 N Harrison St North Prairie, WI 53153

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	PFC / MFL
2025	$80,000	$193,300	$273,300	$0
2026	$96,000	$264,300	$360,300	$0
		Net change in property assessment value	$87,000	$0

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 year.

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 reasoning and evidence.

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
Evelyn Etten
Ph. 262-392-2271
clerk@northprairiewi.gov