YYNN

PR-301.62.010 (R. 02/24)

**BOARD OF REVIEW DATE AND TIME:**
10/27/2026 4PM - 6PM
TOWN OF FOREST
TOWN HALL

# 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.

**DATE:** 08/31/2026

**TAX DISTRICT:** TOWN OF FOREST
**COUNTY:** VERNON COUNTY

| | Assessment Change General Property | | | |
|---|---|---|---|---|
| Year | Land | Improvement | Total | PFC / MFL |
| 2025 | 37,200 | 12,300 | 49,500 | 0 |
| 2026 | 95,300 | 241,700 | 337,000 | 0 |
| Total assessment change | | | 287,500 | 0 |
| **Reason for change(s)** 05 | | | | |

**Reason For Change**
1. ☐ Gain in territory by annexation
2. ☐ Higher land use, new plats, land improvements, and new construction
3. ☐ Property formerly assessed as personal property
4. ☐ Property formerly exempt now assessed
5. ☒ Increase due to revaluation
6. ☐ Shift in classification
7. ☐ Loss in territory by annexation
8. ☐ Property destroyed, removed, or reduced utility
9. ☐ Property formerly assessed now exempt
10. ☐ Decrease due to revaluation

**PARCEL NUMBER**
010-00675-0000
62010TFO 675

**CLERK, BOARD OF REVIEW**
DENISE VALENTINE
E15784 HWY 33
HILLSBORO WI 54634

**CLERK PHONE**
608-489-2608

**ASSESSOR**
BARRETT BRENNER
348 MIRROR LAKE DR
MONDOVI WI 54755

**ASSESSOR PHONE**
715-926-3199

**OPEN BOOK DATE AND TIME**
10/13/2026
3PM - 7PM

**LEGAL DESCRIPTION**
29-14N-01W NW SW
S1963 VALLEY AVE
PLAT: NOT AVAILABLE
W PART OF NW SW

TROY OBERT
BROOKE OBERT
415 KING ST APT 605
LA CROSSE WI 54601

**Preliminary General Level of Assessment:**

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.).

## 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.

## 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.*

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