



City of Fort Atkinson
City Clerk's Office
101 N. Main Street
Fort Atkinson, WI 53538

PRESS RELEASE

DATE: July 19, 2023

TO: Local Media Outlets

FROM: Michelle Ebbert, City Clerk/Treasurer/Finance Director

RE: Assessor to mail notices of partial reassessment

Associated Appraisal Consultants, the City's contracted appraisal service, will be mailing notices of partial reassessment to every property owner in the City of Fort Atkinson starting Aug. 15. The notices are a part of the Interim Market Update the City is undergoing to return to compliance with assessment ratios set by state statute.

The overall assessment ratio of properties within the City is required to fall within 10% of market value or within a range of 90 to 110%.

"The City of Fort Atkinson has not been in compliance with state statutes relating to assessment ratio since 2019. If a municipality is out of compliance for five years in a row, the state will perform a revaluation at the municipality's expense," said Michelle Ebbert, City Clerk/Treasurer/Finance Director.

State law requires assessed values to be estimated as of Jan. 1 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 for property owners to discuss the assessed value of a property in the City with the assessor.

Property owners may request information relating to the assessed value during the Open Book. **Open Book will be held Wednesday, Aug. 30, 2023, from 10 a.m. to 4 p.m. in-person only at 101 N. Main St., and on Aug. 31 from 11 a.m. to 3 p.m. by phone only.** Open Book appointments can be made by calling 920-749-1995.

If a property owner is not satisfied with the assessed value after Open Book, the property owner can make an appointment with the Board of Review. The Board of Review will hear evidence and testimony for any formal objections to assessments and decide if changes should be made. Under state law, the Board of Review must presume the assessor's valuation is correct unless the objector provides sufficient evidence to overcome that presumption.

Board of Review will be held Sept. 26, 9 a.m.-11 a.m. and as needed at the Fort Atkinson Municipal Building, 101 N. Main St., Fort Atkinson, WI 53538. Those wishing to appear before the Board of Review must complete and submit an Objection to Real Property Assessment, form PA-115A and submit it to Clerk Ebbert. Clerk Ebbert will contact individuals to schedule an appointment.

For more information on the Interim Market Update visit www.fortatkinsonwi.gov/IMU. Those with questions about their assessment should contact Associated Appraisal Consultants, Inc. at 920-749-1995 or email info.apraz@gmail.com. For more information on the appeal process contact Michelle Ebbert, City Clerk/Treasurer/Finance Director at 920-397-9901 or email mebbert@fortatkinsonwi.gov.

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