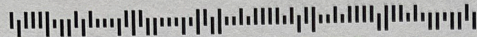


CITY OF WAUKESHA, WAUKESHA COUNTY

2025 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.



*****AUTO**5-DIGIT 53072 33 T1 P1

CARDINAL 1920 LLC

PO BOX 512

HARTLAND WI 53029-0512

Parcel Number: 1001.075.000**Property Address:** 1920 CARDINAL DR**Legal Description:**LOT 9 BLK C GREENWAY TERRACE PT NE1/4 & SE1/4 SEC 35
& NW1/4 SEC 36 T7N R19E DOC NO 4770166

Previous Value:	Land: \$95,600 Buildings: \$247,100	Total: \$342,700
Current Value:	Land: \$95,600 Buildings: \$307,100	Total: \$402,700
Total Difference (Previous to Current):	\$60,000	
Reason for Valuation Change:	2025 Citywide Revaluation	
Preliminary Assessment Ratio:	100.00 %	

Open Book: April 28, 2025—May 16, 2025**Board of Review:** Friday, June 6, 2025 @ 9.00a**BOR Location:** Waukesha City Hall

201 Delafield St, Council Chambers

*See Reverse Side for Open Book and Board of Review information***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 a 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 during Open Book – questions can often be answered by the assessor during Open Book 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 formal appeal process:

- Contact your municipal clerk listed below.
- Review the "Guide for Property Owners" (<https://www.revenue.wi.gov/Pages/HTML/govpub.aspx>). Contact the DOR for a paper copy at bapdor@wisconsin.gov or (608) 266-7750.

Contact Information

City Assessor: Samuel Walker • assessors@waukesha-wi.gov • (262) 524-3510

City Clerk/Treasurer: Katie Panella • clerktreas@waukesha-wi.gov • (262) 524-3550

PR-301 2/24 Rev

