



# REPORT TO BOARD OF REVIEW

**ITEM NAME:** Finance/Treasurer Office Update:  
**Revaluation/Reassessment of Village Properties during 2026-2027**

**PREPARED BY:** John Jacobs, Finance Director/Treasurer

**DATE PREPARED:** 05/11/2026

Here is an update of the tentative timeline for the 2026-2027 Revaluation/Reassessment process for the Village of Kronenwetter.

## **RFP for Revaluation/Reassessment of Village Properties during 2026-2027:**

I will be sending out the RFP's for the 2026-2027 revaluation/reassessment of all Village Properties in early May 2026, so that the proposals are available to be reviewed by the APC and Village Board during the month of **May 2026**. The existing assessor contract auto-renewed with an estimated 3% increase going into 2026 for regular monthly maintenance services, instead of the 15%-20% increase that I had placed in the 2026 budget, assuming that there would have been time in Fall 2025 to review the RFP for Assessor Services at that time, which did not happen due to the time constraints that fell on me to get the 2026 budget across the "finish line", without a Village President or Village Administrator on board at that time.

After speaking with our existing Assessor firm several months ago, an "estimated" timeline for accomplishing a 2026-2027 Revaluation/Reassessment of all Village Properties would be the following:

- Early May 2026: Send out RFP's for Regular Assessor and Revaluation/Reassessment Services.
- Late May 2026: Committee & Village Board reviews and approves RFP for Regular Monthly Assessor Maintenance and Revaluation/Reassessment services.
- June - July 2026: Contracted Assessor works with Village on notifying/ mailing out information to Village property owners about Revaluation/Reassessment process.
- July 2026 – August 2027: Next 14 months spent by Assessor on physical outdoor reviews of all Village parcels.
- August 15, 2027: Wisconsin Department of Revenue releases final 2027 equalized valuation of Village of Kronenwetter.
- August 16, 2027 – Early September 2027: Assessor conducts final review of proposed 2027 assessed valuations of all Village parcels, to make sure that the numbers are very close to 100% equalized valuation number from the Wisconsin Department of Revenue for 1/1/2027.
- After Labor Day 2027: Assessor mails out proposed 2027 assessed valuation notices to all property owners.
- After Labor Day 2027 – Early October 2027: Assessor holds Open Book Reviews/Appointments for Village property owners to review updated assessment roll records.
- Early/Mid October 2027: Assessor holds Board of Review with Village Board, and finalizes the 2027 assessment roll; Assessor reports final assessment valuation of Village to Wisconsin Department of Revenue.
- December 2027: Tax Bills sent out to Village property owners with "updated" assessment valuations.