



NOTICE THAT THE ASSESSMENT ROLL IS OPEN FOR EXAMINATION AND OPEN BOOK FOR THE TOWN OF CEDARBURG

NOTICE IS HEREBY GIVEN that pursuant to s. 70.45, Wis. Stats. the assessment roll for the Year 2021 will be open for examination starting on the 11th day of May, 2021, on the Town of Cedarburg website. It will also be open for viewing at Town Hall at 8am until 4:30pm, Monday through Friday, during normal business hours. Additionally, the Assessor shall be available on the 11th day of May, 2021, via phone or email only due to COVID-19 virus from 9 am to 11 am. Call Ray Koscak 262-253-1142 or email the Assessor any time before the end of the Open Book at Ray@wi-assessor.com. If the Assessor is made available in person, updated notice will be posted on the Town website, but this would be in addition to the email and phone access. Instructional material will be made available by the Assessor to persons who wish to object to valuations under s. 70.47, Wis. Stats.

Notice is hereby given this 22nd day of April, 2021, by:

Jack Johnston
Assistant Administrator/Clerk

NOTICE OF MEETING OF BOARD OF REVIEW FOR THE TOWN OF CEDARBURG

NOTICE IS HEREBY GIVEN that the Board of Review for the Town of Cedarburg, Ozaukee County, Wisconsin, shall hold its first meeting on June 2, 2021, from 6:00 p.m. to 8:00 p.m. at the Town Hall located at 1293 Washington Avenue, Town of Cedarburg, Wisconsin, for the purpose of calling the Board of Review into session. If the Board of review will be meeting via conference call or other remote means, and amended notice will be published.

Please be advised of the following requirements to appear before the board of review and procedural requirements if appearing before the board:

1. No person will be allowed to appear before the board of review, to testify to the board by telephone, or to contest the amount of any assessment of real or personal property if the person has refused a reasonable written request by certified mail of the assessor to enter onto property to conduct an exterior view such property being assessed.
2. After the first meeting of the board of review and before the board's final adjournment, no person who is scheduled to appear before the board of review may contact or provide information to a member of the board about the person's objection, except at a session of the board. Open book shall occur no less than 7 days prior to the board of review.
3. The board of review may not hear an objection to the amount or valuation of property unless, at least 48 hours before the board's first scheduled meeting, the objector provides to the board's clerk written or oral notice of an intent to file an objection, except that upon a showing of good

cause and the submission of a written objection, the board shall waive that requirement during the first 2 hours of the board's first scheduled meeting, and the board may waive that requirement up to the end of the 5th day of the session or up to the end of the final day of the session if the session is less than 5 days with proof of extraordinary circumstances for failure to meet the 48-hour notice requirement and failure to appear before the board of review during the first 2 hours of the first scheduled meeting.

4. Objections to the amount or valuation of property shall first be made in writing and filed with the clerk of the board of review within the first 2 hours of the board's first scheduled meeting, except that, upon evidence of extraordinary circumstances, the board may waive that requirement up to the end of the 5th day of the session or up to the end of the final day of the session if the session is less than 5 days. The board may require objections to the amount or valuation of property to be submitted on forms approved by the Department of Revenue, and the board shall require that any forms include stated valuations of the property in question. Persons who own land and improvements to that land may object to the aggregate valuation of that land and improvements to that land, but no person who owns land and improvements to that land may object only to the valuation of that land or only to the valuation of improvements to that land. No person may be allowed in any action or proceedings to question the amount or valuation of property unless the written objection has been filed and that person in good faith presented evidence to the board in support of the objections and made full disclosure before the board, under oath, of all of that person's property liable to assessment in the district and the value of that property. The requirement that objections be in writing may be waived by express action of the board.
5. When appearing before the board of review, the objecting person shall specify in writing the person's estimate of the value of the land and of the improvements that are the subject of the person's objection and specify the information that the person used to arrive at that estimate.
6. No person may appear before the board of review, testify to the board by telephone, or object to a valuation if that valuation was made by the assessor or the objector using the income method of valuation, unless the person supplies the assessor with all the information about income and expenses, as specified in the assessor's manual under s. 73.03 (2a), Wis. stats., that the assessor requests.
7. The board shall hear upon oath, by telephone, all ill or disabled persons who present to the board a letter from a physician, surgeon, or osteopath that confirms their illness or disability. No other persons may testify by telephone unless the Board, in its discretion, has determined to grant a property owner's or their representative's request to testify under oath by telephone or written statement.
8. No person may appear before the board of review, testify to the board by telephone, or contest the amount of any assessment unless, at least 48 hours before the first meeting of the board, or at least 48 hours before the objection is heard if the objection is allowed under s. 70.47 (3) (a), Wis. stats., that person provides to the clerk of the board of review notice as to whether the person will ask for the removal of a member of the board of review and, if so, which member, and provides a reasonable estimate of the length of time the hearing will take.

Notice is hereby given this 22nd day of April, 2021 by:

Jack Johnston
Assistant Administrator/Clerk