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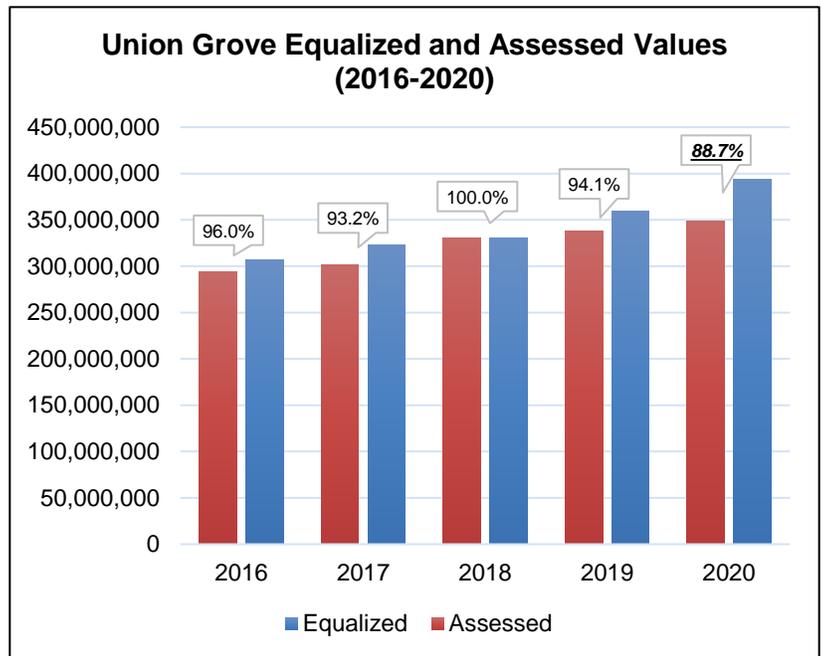
925 15TH Avenue
Union Grove, WI 53182

2021 Property Re-Assessments

An interim market reassessment that was originally planned for 2020 was rescheduled to take place in 2021. During an interim market re-assessment, the village assessor reviews and adjusts property assessments throughout the Village based on recent sales and market conditions. The purpose of the reassessment is to ensure property assessments in Union Grove are keeping pace with market changes and to avoid having to make more drastic adjustments in a future year.

According to data released in 2020 by the State of Wisconsin, Union Grove assessments were 12% below fair market (equalized) value. If assessments remain more than 10% below fair market value, the state can eventually mandate a costly “full revaluation” of the Village (including interior inspections of all properties).

A common misconception about re-assessments is that an increase in one's property assessment leads directly to an increase in property taxes. This is not necessarily true in a reassessment year unless one's assessment has increased higher in relation to other properties in the taxing jurisdiction. For example, if the average assessment in the Village increases 25%, the owner of a home with an assessment increase of 25% would not see an increase in their share of taxes. A re-assessment does not change the total amount of taxes that the Village levies (which is capped by State levy limits).



Union Grove's assessed value was 11.3% lower than equalized value in 2020. A re-assessment will bring assessed values in line with equalized ("fair market") values.

Please see the enclosed assessment notice for more information about your 2021 assessed value. Property owners who have questions or concerns about their assessment are encouraged to meet with the village assessor at Open Book. If questions or concerns do not get resolved at Open Book, property owners can object to their assessment before the Board of Review, which will meet on August 4, 2021.