



May 2, 2024

Dear Property Owner:

The Revaluation of all Property in the Village of Jackson has been completed for 2024. Enclosed you will find the Official Notice of your new assessment as prescribed by law. This new assessment is an estimate of the full (100%) market value of your property as of January 1, 2024.

At this time, it is impossible to know what impact, if any, the new assessments will have on your tax bill for 2024 because the budget process for Schools, State, County and the Village will not take place until later in the year.

My duty, and only concern, was to assign a fair value to each property that is in line with the current market and uniform with other properties. Extensive research into sales and cost approaches were used to arrive at these new assessments.

The last general revaluation of all Property in the Village of Jackson was in 2021. Property values have risen on many properties in the years since the last revaluation.

Note: State Law regarding Use Value, the value of tillable lands used in a farming operation will be based on agricultural values recommended by the Department of Revenue. However, the value of Farm Homesites, Barn sites and buildings were increased to keep pace with the current market trends.

"Open Book Conferences"

Call or e-mail the Assessor any time before the end of the Open Book period, **Email is preferred:** Mike Smigielski 262-253-1142 or mikes@catalisgov.com

A limited amount of in-person appointments are available on:
May 22, 2024 from 9 AM – Noon and 1:00 – 4:30 PM at the Village Board Room at the Village of Jackson Municipal Complex located at N168 W19851 Main St, no appointment is needed, but call 262-253-1142 if you would like to reserve a specific time.

Please read other side

We will make available for your inspection:

- 1) Sample assessment rolls
- 2) Homeowners Property Record Cards
- 3) Sales Data used in the valuation process

Appraisers will be available to:

- 1) Review Property Owner's Record Card
- 2) Explain Assessment Policies and Procedures
- 3) Accept any new evidence or documents that the Property Owner feels should have been considered in the valuation. Determination Notices will then be mailed by June 6, 2024.

Remember, the best evidence of value is a conventional sale of your property. The next best evidence is a conventional sale of a comparable property. If there are no sales of your property or a comparable property, you should present evidence that indicates the value of your property. This may include cost, income, recent appraisals, amount of insurance, and sales of adjacent properties.

"BOARD OF REVIEW"

On July 8, 2024 from 3:00 PM to 5:00 PM at the Village Board Room at the Village of Jackson Municipal Complex located at N168 W19851 Main St, the Village of Jackson will hold their annual Board of Review for the purpose of hearing sworn oral testimony regarding the objection to the Assessed Value of the property. (See the notice of assessment for explanation). This meeting is by APPOINTMENT ONLY, 48-hour notice prior to the Board of Review is required. Contact the Village Clerk for a formal "Objection to Property Assessment" form, to be completed and returned prior to receiving an appointment before this Board. Clerk: Anastasia Gonstead, 262-677-9001 (ext 213).

Respectfully,

Mike Smigielski
Assessor Village of Jackson