

Frequently Asked Questions

- 1) **Q.** Why did my taxes go up so much? Did my Neighbors?
A. In your municipality and school district tax rates per thousand dollars of assessed value are consistent (i.e. if you and your neighbor are both in the same township/city or village and in the same school district and both have houses assessed at \$100,000, your tax bills will be the same for a particular year.
 - Also, tax and assessment records are public records and can be examined by anyone.

- 2) **Q.** How can I protest my Assessment?
A. The assessments for each municipality are usually set in the spring of the year for the tax bill that comes out the following December. Therefore, if you want to challenge your assessed value it would be prudent to contact the assessor in the spring when he/she is working on the assessment. In questioning the value, please provide any evidence available to assist your claim. The Board of Review sets the values for the year. Please note that after the Board of Review adjourns for the year, the values are nonchangeable for that particular year. When the tax bills are mailed subsequently in Dec., it is technically too late to change the assessment for that year, and one must approach the problem for the next year. There are exceptions, but these are few. The key to getting an assessment changed is to have solid evidence, properly presented in a timely fashion to the Assessor/Board of Review.

- 3) **Q.** I own 80 acres, why do I get 2 tax bills?
A. Waupaca County, as do most other counties, tax by 40's, therefore if your contiguous parcel lies in portions of 3 separate 40's you will get 3 tax bills.

- 4) **Q.** Can you tell me who made the tax payment on that parcel?
A. The Treasurer's Office does not keep track of who made the payment (it could be from an escrow company a mortgage company or an individual) we only keep record of the date the payment was made and the amount of that payment.