



2025 CITYWIDE REVALUATION

June 24, 2025



2025 REVALUATION | WHAT AND WHY?



What Is a Revaluation?

Why is a Revaluation Important?

Legal Requirements and Oversight

Why Are We Conducting a Revaluation Now?

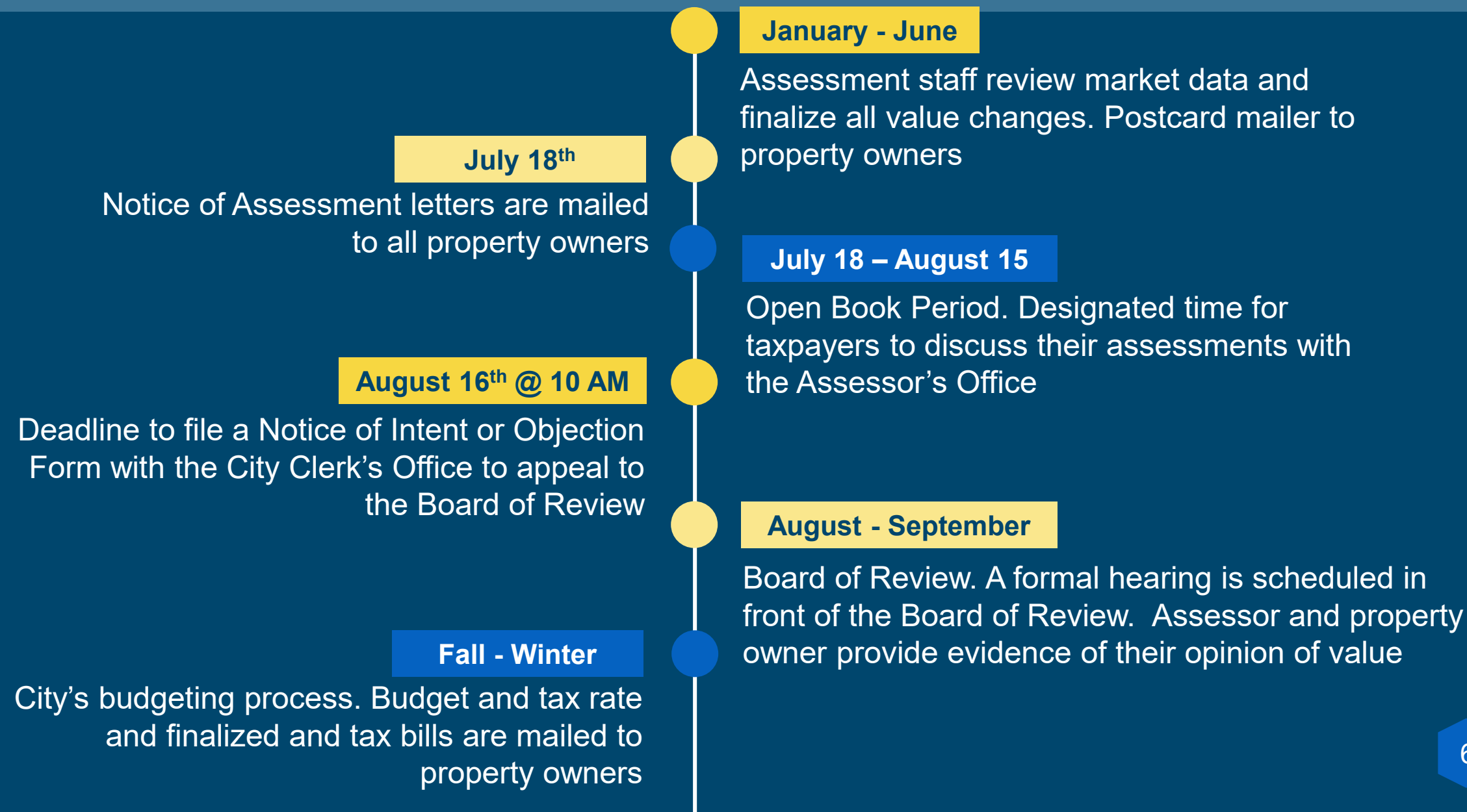
ASSESSMENT RATIO = $\frac{\text{ASSESSED VALUE}}{\text{SALE PRICE}}$

Year	Citywide Assessment Ratio
2018	89.33%
2019 (Revaluation)	101.43%
2020	97.37%
2021	93.51%
2022	84.29%
2023	76.68%
2024	68.98%

2025 REVALUATION | WE'RE IN THIS TOGETHER

Municipality	Revaluation Year	Average Assessment Increase
City of Milwaukee	2024 & 2025	17% & 15%
City of Brookfield	2023	27%
City of West Allis	2024	57% Residential & 26% Commercial
City of Greenfield	2023	61% Residential & 20% Commercial
Village of Whitefish Bay	2023	45% Residential & 28% Commercial
City of Waukesha	2023 & 2025	41% & 21%
City of West Bend	2023	50%
City of New Berlin	2024	37% Residential & 30% Commercial
City of Appleton	2023	44% Residential & 31% Commercial
City of Kenosha	2024	52% Residential & 53% Commercial
City of Janesville	2023 & 2025	30% & TBD
City of Green Bay	2022	20%
City of La Crosse	2022 & 2025	23% & TBD

2025 REVALUATION | REVALUATION TIMELINE



2025 REVALUATION | COMMON MISCONCEPTIONS

	MYTH	 FACT
	Assessors raise property values to collect more taxes	Property assessments do not generate additional revenue for the City.
	If my assessment goes up or down, my tax bill will change by the same percentage.	A change in assessed value does not directly translate to the same change in your tax bill. Tax bills are based on the budgeting needs of the City, School District, County, MATC and MMSD.
	My property hasn't changed in 20 years, so its value should stay the same.	Property value is based on the market, not physical changes alone. Even without updates, a property's value can increase or decrease.

2025 REVALUATION | HOW CAN YOU HELP?



Please refer all assessment-related inquiries directly to the Assessor's Office



Avoid making promises or discussing the specifics of any individual assessment



Encourage the use of an online inquiry at Wauwatosa.net/reval



Open Book period is a very busy time – expect response times to be delayed



QUESTIONS?