

## Village of Johnson Creek

125 Depot Street  
P.O. Box 238  
Johnson Creek, WI 53038  
Phone (920) 699-2296  
Fax (920) 699-2292



Crossroads with a Future

### NOTICE OF BOARD OF REVIEW VILLAGE OF JOHNSON CREEK

**Notice is hereby given** that the Board of Review for the Village of Johnson Creek, Jefferson County will meet on **Thursday, May 21, 2020 from 4:00 p.m. to 6:00 p.m.** at the Village Hall, 125 Depot Street. Please be advised of the following requirements to appear before the Board of Review and procedural requirements if appearing before the Board:

1. 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.
2. The board of review may not hear an objection to the amount of 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 the requirement during the first 2 hours of the board's first scheduled meeting, and the board may waive the requirement up to the end of the 5<sup>th</sup> 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 before the board of review during the first 2 hours of the first scheduled meeting.
3. 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 5<sup>th</sup> 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.
4. 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.
5. 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 no later than 7 days before the first meeting of the board of review 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. The Village of Johnson Creek has an ordinance for the confidentiality of information about income and expenses that is provided to the assessor under this paragraph that provides exceptions for persons using information in the discharge of duties imposed by law or the duties of their officer or by order of a court.\* The information that is provided under this paragraph, unless a court determined that it is inaccurate, is not subject to the right of inspection and copying under s. 19.35 (1), Wis. stats.
6. 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 ALSO FURTHER GIVEN** that the **2020** Assessment Roll will be on file in the office of the Village Clerk for examination by property owners and may be reviewed during office hours of 8:00 a.m. to 4:00 p.m., Monday thru Friday one week prior to open book.

#### **OPEN BOOK FOR ASSESSMENTS**

The Village Assessor will be conducting **Open Book on April 30<sup>th</sup>, 2020 from 11:00 a.m. to 1:00 p.m.** at the Village Hall, 125 Depot Street. This is the time for any property owners having questions about their assessments to meet with the assessor.

If you have any questions about the changes in your assessment, this is the time for you to ask questions of the assessor.

Respectfully submitted, Village of Johnson Creek, Sam Bell, Clerk

Class 1 notice 15 days prior to open book per Chapter 985 Wis. Stats., post in 3 public places in the Village and post on door of the Village Hall per Sec. 70.47 (2) SS **Notice is hereby given this 15<sup>th</sup> day of April 2020.**