

Township of Lincoln, Forest County 2026 Exterior Revaluation Notice

Per Wisconsin State Statutes, each taxation district shall assess property at full value at least once in every 5-year period. Before a town assessor conducts a revaluation of property under Wisconsin State Statute 70.05(5)(b), the town shall publish a notice that a revaluation will occur and the approximate dates of the property revaluation. The notice shall also describe the authority of an assessor, under ss. 943.13 and 943.15, to enter land.

This is to notify all the property owners in the Township of Lincoln, Forest County that the local assessor will be conducting mainly exterior inspections of all the properties that have not been viewed recently. These inspections will be used to collect and analyze data on all properties in the town, including both exterior and internal physical reviews if necessary.

These inspections will take approximately 10 – 15 minutes. If no one is home, the Assessor will measure the exterior of the home and leave a door hanger with the assessment office's information should you have any questions and would like to schedule an interior inspection. While it is not mandatory for residents to allow the Assessor interior access, the data being collecting is vitally important to the accuracy and uniformity of the assessments, your cooperation is greatly appreciated.

Inspections will be taking place from the beginning of April until the end of August 2026. Once the data has been collected it will be analyzed along with current market trends to determine the market value for each parcel of real estate. Notices with the new assessment values will be mailed, per sec. 70.365, Wis. Stats.. At that time, Childers Appraisals, LLC will be conducting an open book meeting for any property owner wishing to get assessment clarification.

PROPERTY OWNER RIGHTS

You have the right to refuse entry into your residence pursuant to section 70.05 (4m) of the Wisconsin statutes. Entry to view your property is prohibited unless voluntarily authorized by you. Pursuant to section 70.05 (4m) of the Wisconsin statutes, you have the right to refuse a visual inspection of the interior of your residence and your refusal to allow an interior inspection of your residence will not be used as the sole reason for increasing your property tax assessment. Refusing entry to your residence also does not prohibit you from objecting to your assessment pursuant to section 70.47 (7) of the Wisconsin statutes.

Please note that Wisconsin State law requires property be valued from actual view or from the best information that can be practicably obtained. An interior inspection results in a better-quality assessment; however, it is not always possible to conduct interior inspections. To ensure receiving a complete and accurate valuation, it benefits the property owner to provide interior viewing access of their residence. For the purposes of valuation, if access is denied, the assessor will then base the valuation on the next best information available. However, if facts exist making an interior view necessary to complete an accurate valuation, the assessor may seek a special inspection warrant under state law (sec. 66.0119, Wis. Stats.), to view the interior of the home.

For more information regarding the exterior revaluation or direct inquiries about assessments, please feel free to contact the Assessor, Stacy Karcz at (715) 478-2881 or crandonappraisal@charter.net.