

STATE OF WISCONSIN

Town of Albany

Green County

NOTICE OF 2025 OPEN BOOK

Pursuant to § 70.45, Wis. stats., the assessment roll for the year 2025 assessment will be open for examination starting on the 9th day of May, 2025, at 1:00 p.m. at the Albany Town Hall. Appointments may be made by contacting the town clerk at: (608) 558-4787 or clerk@townofalbanywi.com. Additionally, the assessor (Bruce Gardiner Appraisal Service, LLC 608-732-4481) shall be available at the Albany Town Hall from 1:00 p.m. to 3:00 p.m. on Friday, May 9th 2025. Instructional material will be provided at the open book to persons who wish to object to valuations under Wis. Stat. §70.47.

Notice is hereby given this 29th day of April, 2025 by:

Deb Cline

Clerk

TOWN OF ALBANY BOARD OF REVIEW

Monday, May 19, 2025

5:00 p.m. to 7:00 p.m.

Albany Town Hall, N6065 County Hwy E, Albany, WI 53502

Agenda

- 1) Call Board of Review (BOR) to order and meeting recording announcement.
- 2) Roll Call – Confirmation of appropriate BOR and Open Meetings notices.
- 3) Select a chairperson for BOR.
- 4) Select a BOR vice-chairperson.
- 5) Verify that at least one BOR member has met the mandatory training requirements.
- 6) Filing and summary of Annual Assessment Report (including the level of assessment) by Assessor.
- 7) Receipt of the Assessment roll by the Clerk from the Assessor.
- 8) Receive the Assessment Roll and sworn statements from the Clerk.
- 9) Review the assessment roll and perform statutory duties
 - a. Examine the roll
 - b. Correct description or calculation errors
 - c. Add omitted property
 - d. Eliminate double assessed property
- 10) Discussion/Action – Certify all corrections of error under state law (Wis. Stat. §70.43).
- 11) Discussion/Action – Verify with the Assessor that open book changes are included in the assessment roll.
- 12) Allow taxpayers to examine assessment data.
- 13) During the first two hours, consideration of:
 - a. Waivers of the required 48-hour notice of intent to file an objection when there is good cause
 - b. Requests for waiver of the BOR hearing allowing the property owner to appeal directly to the circuit court
 - c. Requests to testify by telephone or submit a sworn written statement
 - d. Subpoena requests
 - e. Act on any other legally allowed or required BOR matters
- 14) Review Notices of Intent to File Objection.
- 15) Proceed to hear objections, if any and if proper notice/waivers given, unless scheduled for another date.
- 16) Consider/act on scheduling additional BOR date(s).
- 17) -- Adjourn (to future date if necessary).

Debra Cline, Town Clerk, Town of Albany

Posted on April 29, 2025

STATE OF WISCONSIN

Town of Albany

Green County

Notice is hereby given that the Board of Review for the Town of Albany, Green County, Wisconsin, shall hold its first meeting on Monday, May 19th, 2025 beginning at 5:00 p.m. at the Albany Town Hall. 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 of Review'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 of Review about the person's objection, except at a session of the Board of Review. Open Book shall occur no less than seven (7) days prior to the Board of Review.
2. The Board of Review may not hear an objection to the amount or valuation of property unless, at least 48 hours before the Board of Review's first scheduled meeting, the objector provides to the Board of Review 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 of Review shall waive that requirement during the first two (2) hours of the Board of Review's first scheduled meeting, and the Board of Review may waive that requirement up to the end of the fifth day of the session or up to the end of the final day of the session if the session is less than five (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 two (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 two (2) hours of the board's first scheduled meeting, except that, upon evidence of extraordinary circumstances, the Board of Review may waive that requirement up to the end of the fifth day of the session, or up to the end of the final day of the session if the session is less than five (5) days. The Board of Review 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 of Review in support of the objections and made full disclosure before the Board of Review, 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 used to arrive at that estimate.
5. No person may appear before the Board of Review, testify to the Board of Review 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 seven (7) days before the first meeting of the Board of Review, the person supplies the assessor with all the information about income and expenses that the assessor requests, as specified in the Assessor's Manual under Wis. Stat. §73.03(2a). The Town of Albany 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 in under this paragraph, unless a court determined that it is inaccurate, is not subject to the right of inspection and copying under Wis. Stats. §19.35 (1).
6. The Board of Review shall hear upon oath, by telephone, all ill or disabled persons who present to the board a letter from a physician, physician assistant, or advanced practice nurse prescriber certified under §441.16(2) that confirms their illness or disability. No other persons may testify by telephone unless the Board of Review, in its discretion, has determined to grant a property owner's or their representative's request to testify under oath by telephone or written statement.
7. No person may appear before the Board of Review, testify to the Board of Review 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 Wis. Stats. §70.47(3)(a), that person provides notice to the Board of Review Clerk 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.
8. No person shall be allowed to appear before the Board of Review, to testify to the Board by telephone or to contest the amount of any assessment of real or personal property if the person has refused a reasonable written request by certified mail of the assessor to enter onto property to conduct an exterior view of the real or personal property being assessed.

Notice is hereby given this 29th day of April, 2025 by:

Deb Cline, Clerk