



Town of Florence, Wisconsin

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Did You Know. . . Florence Facts

You Don't Agree with that Assessment, Now What? (shared 06-18-26)

The last two weeks of Florence Facts articles spoke about the assessors and the assessment of your property. As mentioned last week, the first step if you have questions or do not agree with the assessment of your property is to speak with the assessor.

Did you know if you have spoken with the assessor and still don't agree with their assessment valuation of your property there are other steps that you can take? Each year, the assessor hold an Open Book Meeting in the Town of Florence. During this meeting time, they are physically here in Florence at the Community Center. It typically takes place in September or October. Property Owners do not need to setup an appointment time to come to the Open Book. During this time, the assessor can show you the property card/information they have on your property. You may be able to provide information the assessor was unaware of or they might ask to meet you at your property at a later time. In addition, the assessor may ask you to provide information showing why you feel your property is over (or under) assessed. If they ask you for more information, you do not have to have it immediately. You can get it and call, e-mail or fax the information to them. If you are unable to fax or e-mail information, you can stop by the Town Office for help.

Many times the property owner and assessor can come to an agreement or understanding once a conversation is had and information is shared. **Did you know if you can't come to an agreement with the assessor on your property, you can file to appear before the Board of Review (BOR)?** The BOR is made up of the Town Board and the Town Clerk functions as the BOR Clerk. There are also alternate members appointed by the Town Board to serve on the BOR. Each year at least one member of the BOR has to attend BOR training sessions prior to the BOR's first meeting of the year. In 2026, both the Town Chair and one of the Town Supervisors attended this training in-person, which was held by the Wisconsin Towns Association.

Did you know that even though there was a BOR meeting on May 21, 2026 that it has not been completed for the year yet? The BOR is required to meet each year during a 45-day period beginning with the fourth Monday in April; however, for the Town of Florence the assessment roll is not completed, which means the assessment work for the Town has not been done for the year. For this reason, the BOR met on May 21 and adjourned until August 10, 2026. Ideally, when the BOR meets on August 10, it will adjourn until the actual full BOR meeting. This typically takes place in September or October in Florence.

Did you know that you still have time to talk to the Assessor? Property assessments are set after the BOR of each year. If the BOR has not happened yet, there is still time to talk to the assessor. If the BOR has happened, then if you talk to the assessor the change would not be able to be made until the following year.

Did you know that by keeping up with building permits, which include both constructing something new, making changes or removing something from the property, it keeps properties equitably assessed? As laid out in last week's article, if there is an addition, it allows for the increase in assessment for that property. If there is a structure removed, it allows for the decrease in assessment for that property. The tax amounts paid are based on your assessments, so keeping the assessments up-to-date and equitable helps keep everything fair for all the property owners.



Did you know this is the third Florence Facts article about Property Assessing? Of course, you knew that if you read last week's article. If you were unable to read it, it is available on our website at www.townofflorencewisconsin.com. As mentioned, there's a lot to the subject of Property Assessments, so stay tuned for next week's article about What Happens at the Board of Review (BOR).