

Village of Wind Point Tax Bill Payment Information



Please see the reverse side for information about the 2016 Revaluation 

How to Pay Your Tax Bill

Pay the first installment or full amount to the Wind Point Treasurer by January 31. Payments after January 31 must be made to the Racine County Treasurer. Please include the tax bill stub with your payment(s). The stubs are located at the bottom of the tax bill. If your escrow amount is greater than the full tax payment, the Village will issue you a refund check within approximately 15 business days. If you have any questions, contact the Village Office at 262.639.3524 or info@windpointwi.us.

THROUGH JANUARY 31... Make full or partial payment to "Wind Point Treasurer" in any of the following ways:



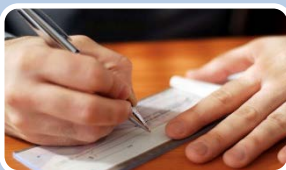
By Mail (Check or Money Order)

- To: Wind Point Treasurer, 215 E Four Mile Rd., Racine, WI 53402
- Include a self-addressed & stamped envelope if you would like a printed receipt returned.



By Drop Box (Check or Money Order)

- Use the black and silver Village of Wind Point Drop Box at the end of the Village Office driveway at 215 E. Four Mile Rd.
- Put your payment and stub in an envelope before dropping in.
- Include a self-addressed & stamped envelope if you would like a printed receipt returned.



In Person (Cash, Check or Money Order)

- Pay in person at Johnson Bank, 4001 N. Main St. or at the Village Office, 215 E. Four Mile Rd. during regular business hours.
- Only exact amounts for full or first installment payments will be accepted at Johnson Bank in the lobby or in the drive-through lanes.

AFTER JANUARY 31... All payments must be made to "Racine County Treasurer," either in person or by mail to Racine County Treasurer, 730 Wisconsin Ave., Racine, WI 53403.

2016 Dog License Application

Per State law, all dogs over 5 months old must be licensed each year. Please submit this form with payment and copy of current rabies vaccination in person or by mail to the Village Office, 215 E. Four Mile Rd., Racine, WI 53402 before April 1st. A **\$10.00** late fee will be applied for dogs registered after April 1st. The Village mails dogs licenses only if you include a self-addressed and stamped envelope.

OWNER NAME: _____ **PHONE:** _____

ADDRESS: _____

NAME OF DOG: _____ **BREED:** _____ **COLOR:** _____

Altered Female \$15 Altered Male \$15 Unaltered Female \$35 Unaltered Male \$35

Village of Wind Point

2016 Revaluation Information



On July 9, 2015, the Wind Point Village Board unanimously approved an agreement with Associated Appraisal to conduct a full revaluation of Village properties in 2016. Following are Frequently Asked Questions about the revaluation process:

What is a revaluation and why do we need to do it? The revaluation involves a complete interior and exterior review of all properties to ensure they are assessed at 100% market value in a uniform and equitable fashion. The Wisconsin Department of Revenue recommends that a full revaluation with interior inspections is completed at least every 10 years; the last time a full revaluation was completed in Wind Point was 1981.

Revaluations are completed for three main reasons: 1. To revalue all properties to be within 10% of market value as required by Wis. Stat. Sec. 70.05. 2. To ensure all properties are assessed consistently between classes and property types. 3. To ensure that all assessment data is collected. This data includes a digital sketch, a photo of the property and the various attributes such as age, size, bathroom count, basement finish, condition, quality of construction, etc. and appropriate data for attachments and out buildings. This data is collected through a field inspection, which is a physical inspection of the exterior and interior of each property.

Will my taxes go up as a result of the revaluation? A revaluation does not change the total amount of taxes that the Village levies. However, a property owner's share of taxes may change as a result of the revaluation, depending on how their property assessment changes in relation to other properties in the Village.

When will field inspections take place? Inspections are expected to take place Summer 2016. Associated Appraisal will send letters to all property owners with information about when inspectors will be in their neighborhood to conduct inspections. If a property owner is not at home at the time of the initial inspection, appraisal staff will leave a door hanger with a phone number and instructions to call and set up an inspection appointment.

What does the field inspection entail? Field inspections consist of physically viewing and verifying dimensions for all structures, digitally photographing exteriors and completing an interior walk-through to view quality of construction and to verify data. The interior inspection takes approximately 10-15 minutes for an average-sized home.

What happens if a property owner refuses a physical inspection of their property? If a property owner refuses a physical inspection, the assessor is statutorily required to send a certified letter requesting an interior inspection stating the following: "70.47(7)(aa) 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 real or personal property if the person has refused a reasonable written request by certified mail of the assessor to view such property." Basically, the property owner will lose their right to appeal the assessment without an interior inspection. The assessor will estimate based on the best available information per the Wisconsin Property Assessment Manual.

What is the process for property owners after the fieldwork is complete? After all data is compiled and new values are set according to methods prescribed in the Wisconsin Property Assessment Manual, property owners will receive notices of assessment in the mail. The notice will indicate the date(s) and time(s) for the Open Book, an informal and informative one-on-one meeting with assessors to discuss how the value was reached. All values established during the revaluation will be available for inspection and comparison. The assessor will review property attributes with the homeowner. Corrections can be made at Open Book if needed. If a property owner still does not agree with their property's established value after attending the Open Book session, they will have an opportunity to attend the Board of Review to formally contest the value. The date and time of the Board of Review is also on the assessment notice. In 2016, Open Book and Board of Review are expected to take place late summer or early fall.

Stay Up-to-date with Village Happenings

Sign up for Wind Point E-News, a monthly e-mail newsletter with important information about Village services and upcoming events. Sign up at the Village website, located at: <http://windpointwi.us>. You can also find the Village of Wind Point on Facebook and Twitter!

For more information... The Department of Revenue publishes a Guide for Property Owners. Visit the Village website or Department of Revenue website for a link to the full manual. If you have questions, please contact the village administrator at 262-639-3524 or administrator@windpointwi.us or Associated Appraisal at 1-800-721-4157 or info@apraz.com.