

Notice of Municipal-Wide Revaluation

Village of Cadott
110 Central Street
Cadott, WI 54727
September 22, 2025

NOTICE IS HEREBY GIVEN that Bowmar Appraisal, Inc. will conduct a municipal-wide revaluation of all real property for the 2026 Assessment Roll. This will require the appraiser to verbally confirm/update the interior data of your home as well as perform an exterior inspection of the property.

Please cooperate with Dave Tracy and Brayden Davis so that a fair and equitable assessment may be established for your property. See Wisconsin State Statutes for trespass laws and assessing: 943.13 (4m) (d) and 943.15 along with the 2009 Wisconsin Act 68: 70.05 (4m).

Vehicle Information: Dave drives a burnt orange Subaru Crosstrek with Wisconsin License Plates and Brayden drives a grey Mazda 6 with Minnesota License Plates.

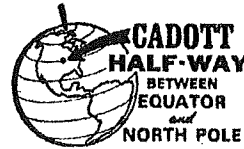
If you have any questions, please contact the Village of Cadott at 715-289-4282 or Bowmar Appraisal, Inc. at 715-835-1141.

Thank you for your cooperation.

April Bruhn, Clerk

Village of Cadott

INCORPORATED IN 1895



P.O. Box 40 • Phone 715-289-4282

Cadott, Wisconsin 54727

2009 Wisconsin Act 68

Section 1. 70.05 (4m) A taxation district assessor may not enter upon a person's real property for purposes of conducting an assessment under this chapter more than once in each year, except that an assessor may enter upon a person's real property for purposes of conducting an assessment under this chapter more often if the property owner consents.

Section 5. 943.13 (4m) (d) and 943.15 allow an assessor to visit properties for the following reasons:

- The reason for entry must be to make an assessment on behalf of the state or political subdivision
- The assessor or assessor's staff enters the land on a weekday during daylight hours, or at another agreed upon time with the landowner.
- The assessor or assessor's staff visit must not be more than one hour.
- The assessor or assessor's staff does not open doors, enter through open doors, or look into windows of structures on the land.
- The assessor or assessor's staff leaves in a prominent place on the principal building on the land, or on the land if there is no principal building, a notice informing the owner or occupant that the assessor or assessor's staff entered the land and giving information on how to contact the assessor.
- The assessor or assessor's staff has not personally received a notice from the owner or occupant, either orally or in writing, not to enter or remain on the premises.



Mailing Address:
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November 01, 2024

April Bruhn
Clerk, Village of Cadott
County of Chippewa
PO Box 40
Cadott, WI 54727-0040

First Notice of Non-Compliance

Notice information

Full value assessment - state law (sec. 70.05(5)(b), Wis. Stats.), requires a taxation district to assess property at full value at least once in every 5-year period. To meet this requirement, the total assessed value of each major class must be between 90% and 110% of full value. A 'major class' of property is defined as a property class that includes more than 10% of the full value of the taxation district. If the assessed value of each major class of property in a taxation district is not within 10% of full value at least once during a four year period, the Wisconsin Department of Revenue (DOR) is required to notify the taxation district.

Non-compliance timeline - after four consecutive years of non-compliance, DOR issues the First Notice of Non-Compliance. After five consecutive years of non-compliance, we issue the Second Notice of Non-Compliance. If a taxation district is out of compliance for six consecutive years, DOR issues an Order for Supervised Assessment.

Compliance status

The Village of Cadott has been out of compliance for four consecutive years, which does not meet the statutory requirement. DOR calculated the following percentages of assessed to full value for major classes of property in the taxation district for the current and three preceding years. If a ratio is not displayed, it is not a major class.

Table with 5 columns: Class, 2021, 2022, 2023, 2024. Rows include Residential, Commercial, Undeveloped, Ag Forest, Forest, & Other, and Personal Property.

Note: If the Statement of Assessment was not available as of this notice, ratios could not be calculated and are displayed as zeros.

Next steps

If the assessed value of each major class of property is not within 10% of the full value in 2025, the taxation district will not be in compliance with state law (sec. 70.05 (5)(d), Wis. Stats.), and DOR will issue a Second Notice of Non-Compliance. If compliance is not achieved in 2026, DOR will order "Special Supervision" of the following year's assessment for the taxation district.

Direct Inquiries To: Lynette Heffner
Supervisor of Equalization
Eau Claire District Office

cc: Head of Government
Assessor

2024 Taxes

