

**CHIMNEY ROCK APPRAISAL
MARK T. GARLICK
W1905 PINE RD
ELEVA, WI. 54738
(715) 287-3376**

Dear property owner;

In 2018 all property values in the Town of St. Joseph were updated to reflect the current real estate market. The last time assessed values were updated was in 2014. And, as I'm sure you are aware, the real estate market has increased significantly in the Town of St. Joseph and the Saint Croix County area since that time.

On average, assessed values for the entire Township are up approximately 30% overall since the last time the values were adjusted in 2014. Specifically, sales show that land values have increased at even higher percentage than previously mentioned.

Please remember that a revaluation helps to ensure equity and fairness to all taxpayers. Also, the assessment increase **does not** mean your tax bill will increase. The average property owner's tax bill should remain similar to what it was in 2017 unless something has changed from the prior year, such as new construction, remodeling, change in use, or a budget change.

Please look carefully at the enclosed assessment notice. If something does not look correct or you have questions concerning your assessment feel free to call me. You can also speak directly to me, or us, in person at the informal Open Book meeting conducted by Chimney Rock Appraisal at the St. Joseph Town Hall on;

Oct. 23rd - 9am to 2pm
Oct. 24th - 9am to 2pm
Oct. 25th - 2pm to 8pm

If after the Open Book meetings you are still dissatisfied and wish to object to the assessment, you may contact the Town Clerk, Nicole @ (715) 549-6235 for a "Form of Objection" form. A hearing before the Board of Review will be arranged. The Board of review for the Town of St. Joseph will be on **Thursday, November 1st, from 6pm to 8pm** at th St. Joseph Town Hall.

**I will be out of the office from Sept. 22nd to Oct. 1st, feel free to call me with any questions or concerns anytime before or after the above dates.

Thank you,



Mark T. Garlick
Chimney Rock Appraisal