

City-wide Revaluation for 2026 will begin in November

The City of Middleton has contracted with Associated Appraisal Consultants (AAC) to perform a revaluation of all property for the 2026 assessment cycle. The purpose of the revaluation is to bring all assessed values to 100% market value. As part of this revaluation program, AAC's staff appraisers will be visiting each property in the City to make an exterior viewing to update the City's property records. They will be taking exterior photos and measurements.

The appraisers will begin working in your neighborhood over the next several months. All staff members from AAC will carry a letter of introduction from the City of Middleton, a photo ID and drive a marked fleet vehicle displaying the AAC company name. If no one is home when visiting a property, a door hanger will be placed on the main entrance to let you know we were on your property. No further action is needed after this tag is hung unless you have interior changes. If you own rental property in the municipality, please inform your tenants that the assessors will be visiting that property, so we can have their full cooperation for this review.

Notices of Assessment will be mailed when the property reviews are complete, and an assessment is determined for each property. Property owners will have an opportunity to discuss the assessed values with the City Assessor at the Open Book meetings. After the Open Book meetings, property owners may appeal an assessment to the Board of Review. The Notice of Assessment will contain the Open Book and Board of Review dates. Property assessment and appeal information is available at: <http://www.revenue.wi.gov/pubs/slf/pb060.pdf>

Wisconsin laws require periodic market updates to keep assessment levels at or very near actual market values and to re-establish uniformity of valuation among different types of properties. The City of Middleton appreciates your cooperation with this revaluation process. Thank you for your help in creating a successful 2026 Revaluation Program.