



Kim-Talk

The Village of Kimberly Newsletter

Special Issue

Village Revaluation 2026

Greetings Kimberly Residents:

In this special issue of KimTalk, you will have the opportunity to learn perhaps more than you ever wanted about property revaluation. We are publishing this issue to help all of us better understand the process and to hopefully put to rest some awful impressions of the way a revaluation impacts taxes.

Learning that the Appraiser is coming has historically caused folks to jump to the conclusion that the Village is trying to tax them more. That is simply not true. Our decision to revalue your property is governed by Wisconsin Department of Revenue, and the intent is to simply ensure every property owner pays his or her FAIR share.

Taxation is controlled through spending restraint and levy limits governed by Wisconsin State Statutes. If the budget and associated levy amount adopted does not rise substantially, your tax bills will not either. If your property has appreciated in value a great deal, then, yes, your tax bill probably will go up based on the fair market and current value of your property. Conversely, if your property has not appreciated much, you may very well see a slight dip in your tax bill.

I do not want to confuse the issue; rather I want you all to feel free to call on the Assessor's office or your elected officials if you have questions or concerns. We are all in this together. So, when Bowmar Appraisal, Inc., has completed their work, please be understanding – they really are not the enemy!

Thanks for your anticipated cooperation in this Village-wide effort, making Kimberly a great place to live, learn, work and play!

Chuck Kuen, Village President

Notice:

Notice is hereby given that the Village of Kimberly will be doing a Market Update Revaluation for all taxable properties in the village. We are working with our Assessors, Bowmar Appraisals, to complete this revaluation. It has been five years since the properties have been assessed and updated to reflect current value.

Since this is a market update revaluation, the Assessor will not be visiting each individual property as was the process during the last revaluation. Property owners can expect to receive a new Notice of Assessment in late summer/early fall time frame showing the new value of their property. Along with the letter will be information about the revaluation and contact information for any questions or concerns.

Upcoming notable dates:

Task	Date
Open Book	August 26, 2026 1:00 - 6:00 p.m.
Board of Review	September 16, 2026 10:00 a.m. - 12:00 p.m.



Common Questions Regarding Revaluation

Q1. What does revaluation really mean?

A1. It means that the Village of Kimberly will make a present day, full market assessment of your property. In other words, if your property would sell for \$100,000 at the present time, this amount would approximate your new assessment.

Q2. Why is this revaluation necessary?

A2. State Statutes require municipalities to be within 10% of full market value at least once within a five-year period. The Village has been outside that range for 3 years. The assessment ratio in 2025 was 69%. A revaluation is being carried out to bring assessments closer to 100% of full market value. The last time there was a village-wide revaluation was in 2021.

Q3. Will this revaluation automatically increase my taxes?

A3. Not necessarily. Only the property owners who are not presently paying their fair share of the tax burden will pay more taxes. Property owners paying more than their full share of taxes at this time will pay less.

Q4. Do all assessments change at the same rate?

A4. No. Several factors can affect the rate of change such as location, style of property, age, condition, etc.

Q5. If the new assessments are made at full value, won't this raise taxes?

A5. No, this will not raise the total amount of taxes levied on property in the Village of Kimberly. With the total of all the assessments in the Village of Kimberly increasing, the tax rate will be reduced by the same percentage to generate the same tax dollars.

Q6. What process is being used to arrive at a fair assessment?

A6. The revaluation program is based on the sales approach. The value of properties in the community is compared to actual sale prices supplied to the Village of Kimberly by the Wisconsin Department of Revenue. These are actual property sales, and they are then compared to the assessed value of like properties using a computer model.



Q7. What information does the Assessor use to determine assessments?

A7. Assessors consider information from many sources to determine your assessment including comparable property sales, including recent arm's length sale(s) of comparable properties; current construction costs; improvements to property; location; depreciation; legal restrictions (i.e. zoning ordinances); general economic changes in the community.

Q8. Will my home or apartment be inspected?

A8. This is an Interim Market Update revaluation. This means the Assessor will not be visiting homes. They will use existing property records and sales data to bring properties up to current market value.

Q9. How soon will I know what my new assessment will be?

A9. Each property owner will be mailed a notice of their property's assessment, called the Notice of Assessment. The notice will list your current property value and your new property value. The Notice of Assessment will be sent as soon as the figures are available.

Q10. Will I have a chance to discuss this new assessment with someone if I feel that it is too high?

A10. Yes, on the same notice you receive informing you of your new assessment, a date and time will be indicated when you will be able to appear at an informal hearing (Open Book) to discuss whatever questions you may have regarding your property. We highly recommend that you attend this Open Book hearing to discuss your new assessment. The Appraisers will show you information used to calculate your assessment. You, in turn, can share information with them that they may use to make an adjustment.

Q11. At the Open Book, will I be able to discuss my property with someone in private?

A11. Yes, all conferences will be held in private.

Q12. Will I be able to compare my property with similar types?

A12. Yes, we encourage this comparison. It is one of the basic criteria used to arrive at a fair assessment. The assessment roll of the Village is always open for inspection. You can also look up property information by using Outagamie County's online property search tool: ascend.outagamie.org/LandRecords



Q13. What if, after Open Book, I am still dissatisfied with my assessment?

A13. The formal Board of Review will be held shortly after these conferences. After filing a written petition of objection with the Municipal Clerk at least 48 hours in advance of the Board of Review, you can appear before the Board of Review. In addition, you must complete the Objection to Real Property Assessment and file it with the Municipal Clerk prior to or within the first two hours of the Board of Review's first scheduled hearing. At the Board of Review you will give testimony and have the Board decide whether your assessment is fair.

Q14. What if I am still not satisfied?

A14. You can then appeal the decision to the Circuit Court.

Q15. When will we be billed on the basis of the new assessment?

A15. The tax bill you receive in December 2026 will be based on the new assessment.

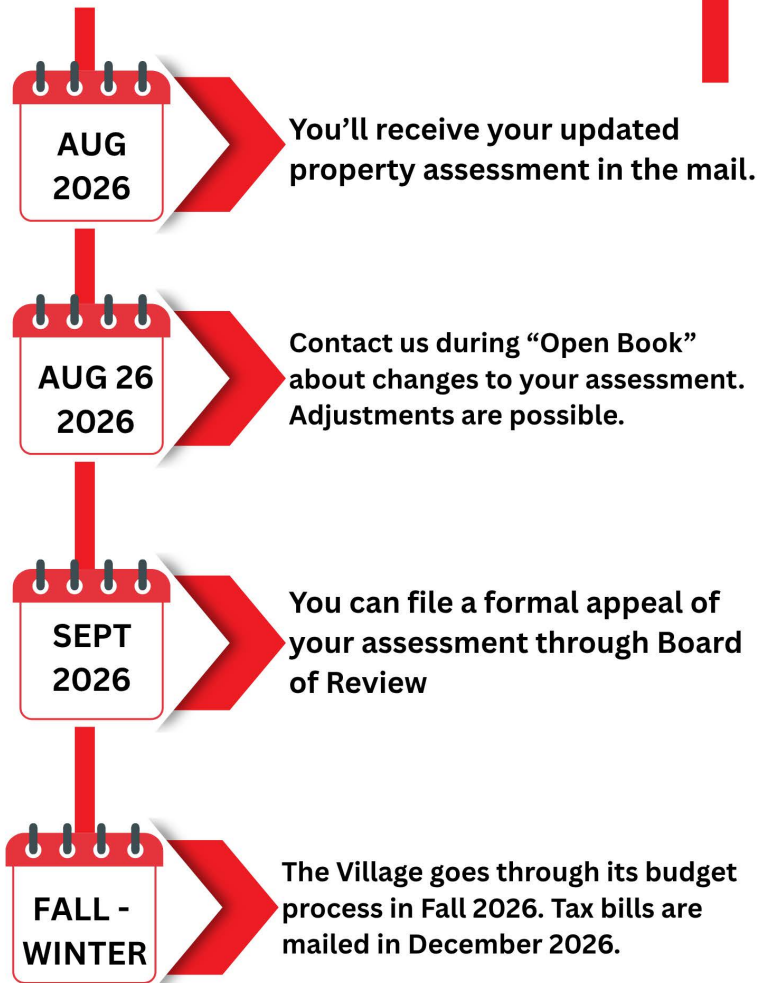
Q16. What will happen if I decide to build a new home while the reassessment is in process?

A16. Nothing out of the ordinary will happen as your new home will be appraised as of January 1, 2026. If the new home is started after January 1, 2026, it will not be assessed until January 1, 2027. If it is partially completed on January 1, 2026, it will receive a partial assessment as of that date.

Q17. What if I wish to obtain additional information regarding the revaluation?

A17. Every effort will be made during this revaluation to fully acquaint you with its workings. The success of the revaluation will depend greatly on your complete understanding of why it is being done. Should you desire further information or would like any of the foregoing questions explained in more detail, the Village Assessor will be available to discuss. The Village encourages you to download a copy of the Wisconsin Department of Revenue: Guide for Property Owners <https://www.revenue.wi.gov/DOR%20Publications/pb060.pdf> and review the information available at the Village of Kimberly Property Assessment Information webpage: <https://www.vokimberlywi.gov/information/property-assessment-info/>

Project Timeline:



If you have any questions after receiving your Notice of Assessment, we strongly encourage you to contact Bowmar Appraisal. If an in-person meeting is preferred, Appraisers will be available at Village Hall on August 26th from 1:00 p.m. - 6:00 p.m. - no appointment necessary.

WI DOR 2026
Guide for Property
Owners





Village of Kimberly
 515 W. Kimberly Avenue
 Kimberly, WI 54136-1422

PRSR STD
 U.S. Postage
 PAID
 Permit No. 4
 Kimberly, WI 54136
 Car-rt Sort

**ECRWSS
 POSTAL CUSTOMER**

Village Offices & Departments

Kimberly Municipal Complex | 515 W. Kimberly Avenue, Kimberly, WI 54136

Village Clerk/Treasurer Jennifer Weyenberg	jweyenberg@vokimberlywi.gov	920-788-7500
Customer Service Hours	Monday - Thursday 8 a.m. - 4 p.m. Friday 8 a.m. - 12 p.m.	920-788-7500

Bowmar Appraisal, Inc. | 3005 W. Brewster Street, Appleton, WI 54914

Carrie Arzberger	bowmarappleton@gmail.com www.bowmarappraisal.com	920-733-5369
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Village Board Meetings | Rick J. Hermus Council Chambers | Mondays | 500 pm.

Village President	Chuck Kuen	
Village Trustees	Tom Gaffney Lee W. Hammen Dave Hietpas	Mike Hruzek Norb Karner Marcia Trentlage



**Property Assessment
 Information Webpage**



**Village Board Meeting
 Agendas & Minutes**



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