

Chimney Rock Appraisal

348 Mirror Lake Drive

Mondovi, WI 54755

Dear Property Owner,

Our firm has been hired by the Village of Baldwin to complete a full property assessment revaluation in 2016. The objective is to bring the current assessed value of each parcel of property to current market value. Revaluations are periodically necessary to update records, to stay in compliance with the State's equalized values, and most importantly, to maintain equity and fairness to all taxpayers in the Village of Baldwin. Revaluations help to ensure that all taxpayers are assessed accurately. An accurate assessment ensures that each taxpayer pays only his or her fair share in property tax. In fact, The State of Wisconsin recommends that municipalities conduct property revaluations approximately every five years to ensure fairness and equity to all taxpayers.

In order to complete the 2016 revaluation, all land and improvements will be revalued, including measuring and verifying all existing building information and verifying all lot sizes and classes of land.

Improvements (i.e., buildings)

Beginning in September of 2015 and continuing into 2016, we will be conducting the field review. The field review is done to ensure that we have up-to-date and accurate assessment data for properties. All houses and buildings will be measured and exterior photographs will be taken. If you are not home when the field review of your property is being done, we will leave a calling card on your door to let you know we were on your property. If more information is needed, we will call you or leave a note. If you have any questions about our fieldwork process or need to provide us with additional information regarding your property, please feel free to call me. Also, if you would like to schedule an appointment, please contact me by September 11, 2015.

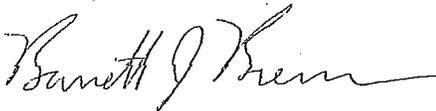
Land

All categories of land need to be reviewed and properly classified. All lot size dimensions will be verified and reviewed for proper classification. Any corrections or changes as to property use will be made. It has been several years since the Village of Baldwin's last full revaluation and many things have changed. Again, this is being done in an effort to be fair to all property owners in the village.

For taxpayers who desire to learn more about the assessment process, the Wisconsin Department of Revenue has published a "2015 Guide for Property Owners" located at the website <http://www.revenue.wi.gov/pubs/slf/pb060.pdf>.

Thank you for your support during the revaluation process. If you have any questions or concerns regarding this letter, feel free to contact me.

Sincerely,



Barrett Brenner

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