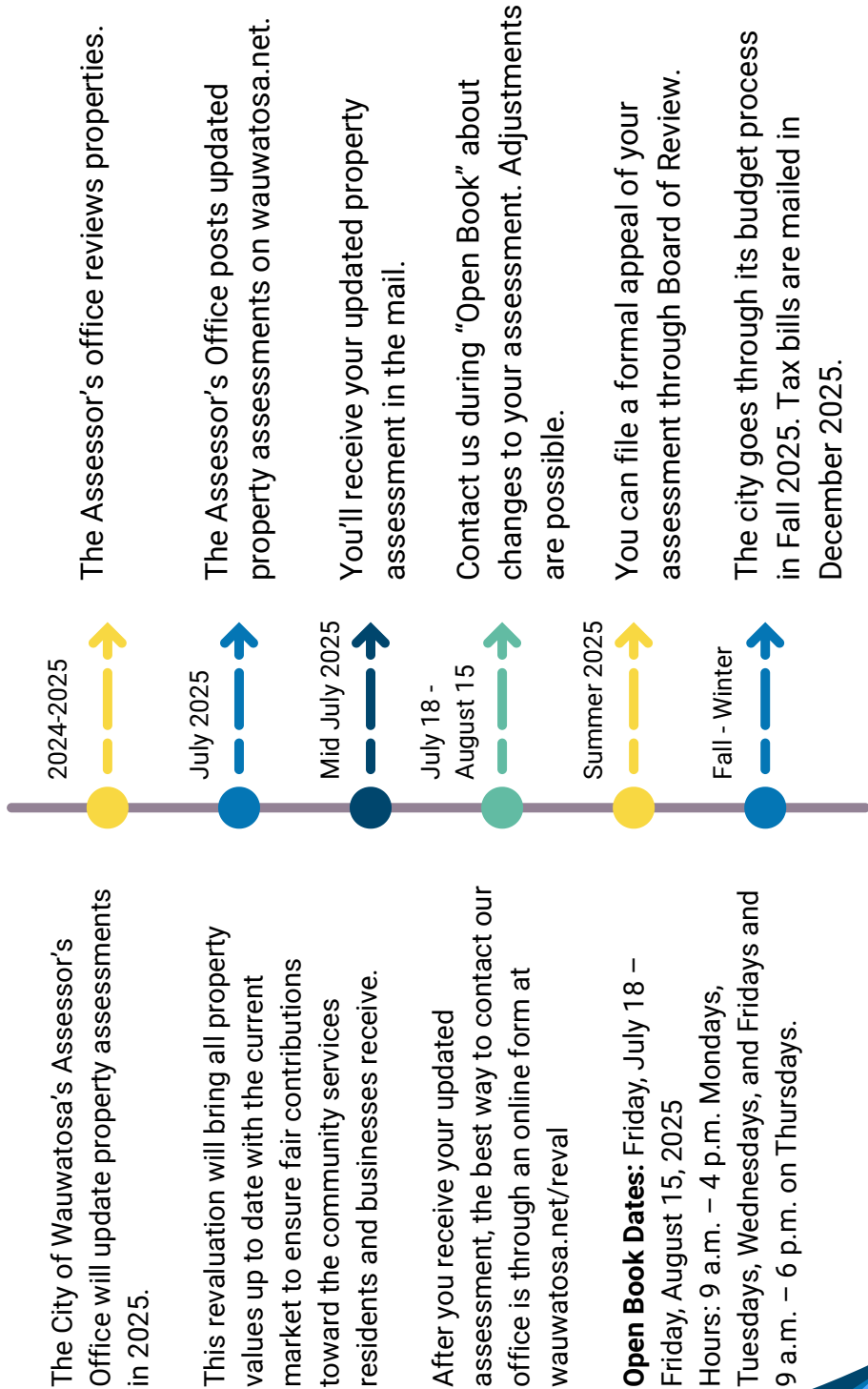


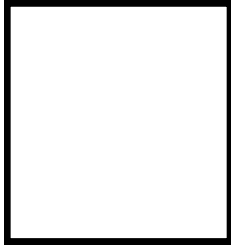
2025 Wauwatosa Citywide Revaluation



Scan QR code or go to
wauwatosa.net/reval



Important Information about
Wauwatosa Revaluation



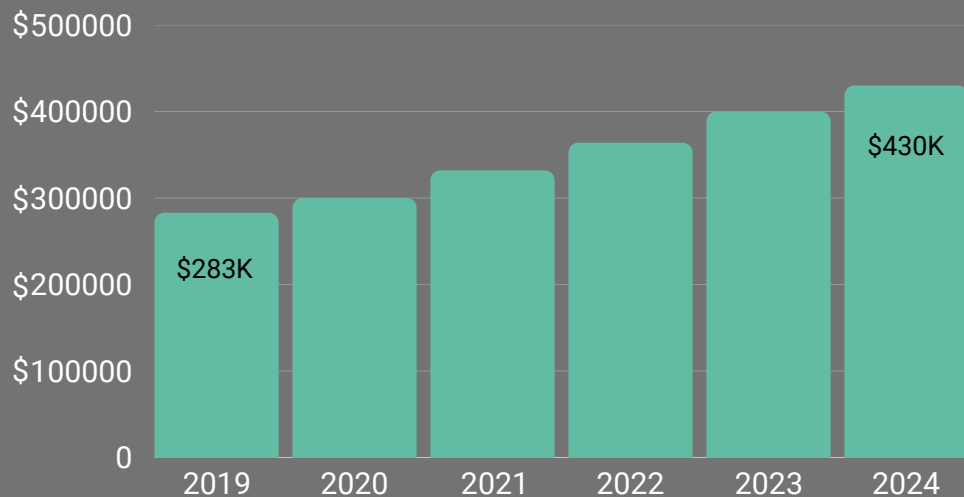
City of Wauwatosa
Assessor's Office
7725 W. North Ave
Wauwatosa, WI 53213



What You Need to Know: Citywide Revaluation

- 1** Wisconsin law requires property assessments to keep up with market values to keep taxes fair for everyone.
- 2** Changes in assessments show how the market is moving, not just physical changes to your property. Even if you haven't made improvements, your property's value can go up or down based on market conditions.
- 3** Revaluations help distribute taxes more fairly. An increase in your assessment doesn't always mean higher taxes. It just makes sure your property's value matches today's market trends.

Average Sale Price - Single Family Home in Wauwatosa



The competitive real estate market in Wauwatosa has caused our assessments to be out of balance with the current market trends.

Frequently Asked Questions

How might my assessment change?

Assessment changes reflect market trends, not necessarily physical changes to a property. Even without home improvements, property value can fluctuate due to market conditions.

Why does Wauwatosa perform a revaluation?

Wisconsin law mandates regular revaluations to keep property assessments aligned with market values, ensuring fair tax distribution. On average, our assessments are currently about 65% of sale amounts. We have to be within 10% of fair market value (or 100%) of sale values.

When will I be notified if my assessment changes?

Look for a notice of changed assessment in the mail in July 2025. All property owners will receive a notice, regardless if their assessment changes or not.

How do property assessments affect taxes?

If your property assessment increases or decreases, it does not mean that your taxes will change at that same percentage. Your property's value determines your share of taxes, but total tax bills are influenced by the combined budgets of the school district, city, county, sewer district, and technical college.

Contact City of Wauwatosa Assessor's Office

The best time to contact our office about your assessment is during "Open Book Period" when adjustments are possible.

Website: wauwatosa.net/reval

Phone: (414) 479-8969

Email: tassessor@wauwatosa.net

Example Wauwatosa Home

Revaluation in
2019



2019

Sale Price

\$213,000

Current
Market



2024

Sale Price

\$369,000