



Wisconsin Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Wisconsin lets you appeal. Use this checklist to file correctly and on time.

Wisconsin at a glance

Appeal deadline	Notice of intent at least 48 hours before the Board of Review's first meeting, plus Form PA-115A within its first two hours
Effective tax rate	1.32% (about \$3,792/yr on a \$266,500 home)
Assessment basis	100% of full value
Appeals heard by	Board of Review !' Circuit Court !' Court of Appeals

Open Book is NOT a filing deadline — it is an informal review period when the assessor can still change the roll. To preserve an appeal you must give the Board of Review clerk notice of intent to object, written or oral, at least 48 hours before the board's first scheduled meeting (§70.47(7)(a)), then file a completed, signed Objection Form PA-115A before or during the first two hours of that meeting. Object to the property's TOTAL value, not land and improvements separately. The board may waive the 48-hour notice for good cause, and under §70.47(3)(ak) may waive both requirements up to the end of the fifth day of the session on proof of extraordinary circumstances. The board meets in the 45-day period beginning the fourth Monday in April — April 27 to June 10, 2026 — but no sooner than 7 days after Open Book; exact dates are set locally. Deadlines and forms vary by county — always confirm with your local assessor before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Review your assessment during the Open Book period (informal — not a filing deadline)
- ☐ Give the Board of Review clerk notice of intent to object at least 48 hours before its first meeting
- ☐ File the signed Objection Form PA-115A before or during the first two hours of that meeting
- ☐ Attend the Board of Review hearing and object to the TOTAL property value
- ☐ Appeal to Circuit Court within 90 days of the Board decision
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** Homestead Credit: income-based credit up to \$1,460 for income under \$24,680

- **Senior / other relief:** Homestead Credit available to all qualifying homeowners regardless of age

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value
- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local assessor or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.