



Assessor's Office

Cavalier Johnson
Mayor

Nicole F. Larsen
Commissioner of Assessments

Billy J. Bowers
Chief Assessor

April 17, 2024

Honorable Members of the
City of Milwaukee Common Council
200 East Wells Street, Room 205
Milwaukee, WI 53202

Re: 2024 Property Assessments

Honorable Members of the Common Council,

I write to provide you information on the 2024 property assessment so that you and your legislative assistants have the information you need if and when you receive calls from your constituents.

The Notices of Assessed Value are scheduled to be mailed to property owners this Friday, April 19, 2024.

You may recall that 2023 was a “maintenance” year, when the values for 2022 were simply carried over to 2023. This year, the Assessor’s Office has conducted a full revaluation of the City’s approximate 151,000 properties. For 2024, every aldermanic district has increased in value. The values established reflect the real estate market as it existed in 2022 and 2023, which continued to be active and with residential properties having experienced “record pricing growth.”¹ Buyers and sellers create the market, and the assessor’s job is to determine property assessments that reflect the market activity.

Overall, the City had a 17.36% increase in assessed values for all classes of property. Residential properties saw a 18.68% increase, while commercial properties saw a 15.28% increase. Despite the rising interest rates, high demand and low supply of homes continue to be large influences on the market.

I have attached a packet of information for you that shows the detail of the citywide valuation. The packet contains the following:

- Maps showing the percent change in assessment by residential neighborhoods within each aldermanic district;
- The median and average assessed value changes from 2023 to 2024;
- Assessment change information by aldermanic district;
- Assessment change information by aldermanic district and property class; and
- Residential parcel count and percent change for each of the City’s 141 neighborhoods.

¹ CoStar News, “Milwaukee Housing Market Grapples with Record Pricing Growth,” March 27, 2024.

Assessed values are established on an annual basis, and most of the work an assessor does is dictated by state statutes. State law provides that all property owners are entitled to examine the assessment roll and obtain information on their properties. This period of time is known as Open Book, which will be held this year from April 22-May 20, 2024. We assist property owners all throughout the year, but Open Book is a particular time that immediately precedes the deadline for property owners to appeal their assessments, which is, by state statute, the third Monday in May. This year, that date is May 20, 2024. We encourage all property owners to call or visit the Assessor's Office during Open Book, where we will be ready to answer questions and provide information.

If your offices receive questions that you would like us to follow up on, please complete the attached form titled Alderman Referral Form and email it to assessor@milwaukee.gov, where we will track it and ensure it is addressed. If your constituents need more information or would like to get in touch with us directly, please direct them to the following resources:

1. **ASSESSOR'S OFFICE WEB PAGE:** Milwaukee.gov/Assessor
2. **ASK THE ASSESSOR WEB FORM:** Milwaukee.gov/AskAssessor
3. **TELEPHONE:** Constituents can call (414) 286-6565 to reach the assessor's hotline, which is staffed by appraisers ready to answer questions. If your constituent's first language is not English, they can call the hotline and ask to use the Language Line (Linea de Idiomas), and the appraiser will then get a third-party interpreter on the line to assist. We do have two Spanish-speaking appraisers on staff who will assist when they are available.
4. **IN PERSON:** The office is open from 8:00 am – 4:45 pm Monday-Friday and appraisers will be on site to assist.

Please do not hesitate to contact me if you have any questions or concerns via email at nilarse@milwaukee.gov or call me directly at (414) 286-3101. You and your staff are welcome to reach out to me at any time with any questions you may have. Property assessments is a topic that is often difficult to understand and even more difficult to convey to constituents. We are here to help you.

Sincerely,



Nicole F. Larsen
Commissioner of Assessments

Cc: Mayor Cavalier Johnson
Mr. Jim Owczarski, City Clerk

This material is available in alternative formats for individuals with disabilities upon request. Please contact 414-286-3475, ADACoordinator@milwaukee.gov or TTY: 711.