

Prochnow Assessing

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October 21, 2020

Re: Assessment of Real Estate in the Town of Glenwood

Dear Town of Glenwood resident:

In an effort to achieve statewide equitable assessments, one of the new laws passed by the State Legislature, mandates that all communities in the State be valued at 100% of market value, and that assessments be kept within 10% of that value.

The assessments of property in the Town of Glenwood are below the required standards. It is therefore time to update the values of all taxable property. Prochnow Assessing will complete a new sales analysis for all types of property in the Town of Glenwood. These values will be derived only from sales in the Town of Glenwood during the past three years. With the revised land and building values, we will assign new assessments to all properties. These assessments should more accurately reflect today's market prices.

This letter should also serve as an explanation of the process, and as a notice that I will be performing inspections to properties starting sometime after October 15th of this year 2020. While there, I will be taking exterior pictures and measurements of improvements. I kindly ask that you be prepared/willing to permit me the necessary exterior inspection of the premises.

At this time with Covid-19 still being prevalent an interior inspection will not be done unless requested/allowed. Absentee owners should inform their tenants of the impending visit and inspection. If you have any issues with me inspecting your property please let me know in advance.

The new assessments will be effective as of January 1, 2021 and will affect your tax bill received in December 2021.

When all assessments have been completed, a "Notice of Assessment" will be sent to all property owners informing them of their new assessments. An "open book" conference will be posted on your Notice of Assessment with the date and time of the conference, which will take place at the town hall. You are encouraged to call me with any concerns regarding your assessment rather than come to the conference, and it is especially encouraged in our current times with COVID-19. I can handle many of your questions or concerns directly over the phone.

If you have any questions, please contact me at 715-309-2863

If you see me on your property, please make sure to follow the CDC's COVID-19 guidelines.

Thank you in advance for your help,
Randy Prochnow, Assessor for the Town of Glenwood