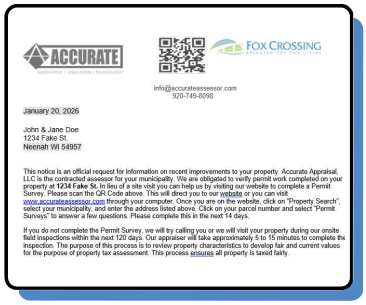
ASSESSMENT GUIDE

TRESPASS LETTER

If you received a Trespass Letter, an assessor will be visiting your property to verify information. Please help us verify information by completing the survey.


ACCURATE

FOX CROSSING

info@accurateassessor.com
920-749-8098

January 20, 2026

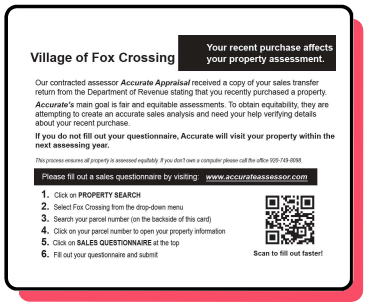
John & Jane Doe
1234 Fake St
Neenah WI 54957

This notice is an official request for information on recent improvements to your property. Accurate Appraisal, LLC is the contracted assessor for your municipality. We are obligated to verify permit work completed on your property at **1234 Fake St.** In lieu of a site visit you can help us by visiting our website to complete a Permit Survey. Please scan the QR Code above. This will direct you to our website or you can visit www.accurateassessor.com through your computer. Once you are on the website, click on "Property Search", select your municipality, and enter the address listed above. Click on your parcel number and select "Permit Surveys" to answer a few questions. Please complete this in the next 14 days.

If you do not complete the Permit Survey, we will try calling you or we will visit your property during our onsite field inspections within the next 120 days. Our appraiser will take approximately 5 to 15 minutes to complete the inspection. The purpose of this process is to review property characteristics to develop fair and current values for the purpose of property tax assessment. This process ensures all property is taxed fairly.

SALES QUESTIONNAIRE

If you received a postcard like the one below, that means you recently purchased your house! Please follow the steps in the postcard to help us verify your sale!


Village of Fox Crossing

Your recent purchase affects your property assessment.

Our contracted assessor ***Accurate Appraisal*** received a copy of your sales transfer return from the Department of Revenue stating that you recently purchased a property.

Accurate's main goal is fair and equitable assessments. To obtain equitability, they are attempting to create an accurate sales analysis and need your help verifying details about your recent purchase.

If you do not fill out your questionnaire, Accurate will visit your property within the next assessing year.

This process ensures all property is assessed equitably. If you don't own a computer please call the office 920-749-8098.

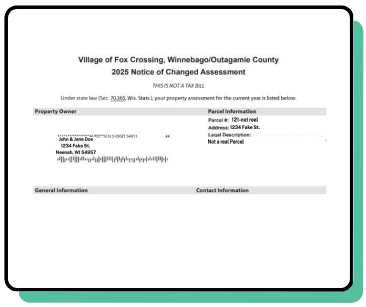
Please fill out a sales questionnaire by visiting: ***www.accurateassessor.com***

1. Click on **PROPERTY SEARCH**
2. Select Fox Crossing from the drop-down menu
3. Search your parcel number (on the backside of this card)
4. Click on your parcel number to open your property information
5. Click on **SALES QUESTIONNAIRE** at the top
6. Fill out your questionnaire and submit

Scan to fill out faster!

ASSESSMENT NOTICE

If you received a Notice of Change of Assessment, it reflects your parcel's updated value for 2026. To speak with an assessor, please attend Open Book by email or in person. (appointments encouraged).


Village of Fox Crossing, Winnebago/Outagamie County
2025 Notice of Changed Assessment

THIS IS NOT A TAX BILL

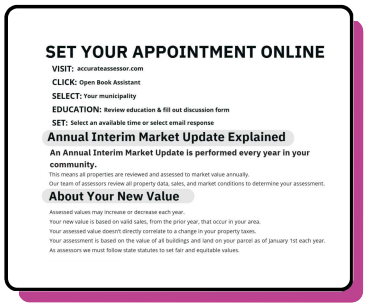
Under state law (Sec. 70.365, Wis. Stats.), your property assessment for the current year is listed below.

Property Owner	Parcel Information
John & Jane Doe 1234 Fake St. Neenah, WI 54957	Parcel #: 121-real real Address: 1234 Fake St. Local Description: Not a real Parcel

General Information	Contact Information

UNDERSTANDING YOUR ASSESSMENT

You will notice a bright colored sheet in with your assessment notice. Please read through the entire sheet. This will help you understand what to do next.


SET YOUR APPOINTMENT ONLINE

VISIT: accurateassessor.com
CLICK: Open Book Assistant
SELECT: Your municipality
EDUCATION: Review education & fill out discussion form
SET: Select an available time or select email response

Annual Interim Market Update Explained

An Annual Interim Market Update is performed every year in your community.

This means all properties are reviewed and assessed to market value annually.
Our team of assessors review all property data, sales, and market conditions to determine your assessment.

About Your New Value

Assessed values may increase or decrease each year.
Your new value is based on valid sales, from the prior year, that occur in your area.
Your assessed value doesn't directly correlate to a change in your property taxes.
Your assessment is based on the value of all buildings and land on your parcel as of January 1st each year.
As assessors we must follow state statutes to set fair and equitable values.

CONTACT US

Phone: 920-749-8098

Email: Info@accurateassessor.com

Website: accurateassessor.com