

**J. & D. Pounder Inc.**

John T. Pounder - Assessor  
N4734 County Rd M  
DELAVAN, WI 53115

Town of Lafayette Assessor

Phone: (262)728-2256

Fax: (262)728-0067

Email: jtdpounder@gmail.com

Thursday, March 16, 2023

3 D RANCH LLC  
203 W CENTRALIA ST  
ELKHORN WI 53121

RE: Parcel: K LF2900002A Located at: W4340 Hwy 11

Described as: THAT PT LANDS LYING NLY OF ROW LINE HWY 11 IN THIS LEGAL NW 1/4 NE 1/4 & E 1/2 NW 1/4. ALSO S 1/2 SW 1/4 NW 1/4 & E 1/2 SW 1/4 SEC 29 T3N R17E. EXC. HWY R/W AS DESC IN VOL 329 RECORDS PG 419.

Dear 3 D Ranch, LLC

The Assessor for the Town of Lafayette is sending you this letter because your property is in the area assigned for review in 2023, has either recently sold or there is an open building permit or an uncompleted building project on your property. This process ensures all property is assessed fairly. This notice is an official request to view the **interior (and exterior)** of the improvements on your property (including your residence). The purpose of this request is to review the assessment data on the property so we can properly assess the property. The viewing will take approximately 15-20 minutes.

**To schedule your viewing appointment: We will be using electronic scheduling, please refer to the attachment for details. If you are unable to use the electronic scheduler, please contact us at 262-728-2256 or "Toll Free" 877-202-6682 within two (2) weeks of the date of this letter.** Our regular office hours are 8:30 a.m. to 4:30 p.m., Monday through Friday, after hour calls may be accepted. Please leave your contact information on voice mail if we are not in our office.

Section 70.32 of the Wisconsin Statutes states, the value of real property should be based on "actual view." If an assessor is not allowed access to view a property, property value is based on "the best information that the assessor can practicably obtain ..." This means an assessor must estimate the value of property using the information they have available to them.

To ensure receiving an accurate and equitable valuation, it benefits the homeowner to provide interior viewing access of their residence and/or other improvements. For the purposes of valuation if access is denied, the assessor will then base the valuation on the next best information available. However, if facts exist making an interior view necessary to complete an accurate valuation, the assessor may seek a special inspection warrant per section 66.0119 of the Wisconsin Statutes to view the interior of the home.

Section 70.05(4n) of the Wisconsin statutes requires the following notice:

*You have the right to refuse entry into your residence pursuant to section 70.05(4m) of the Wisconsin statutes. Entry to view your property is prohibited unless voluntarily authorized by you. Pursuant to section 70.05(4m) of the Wisconsin statutes, you have the right to refuse a visual inspection of the interior of your residence and your refusal to allow an interior inspection of your residence will not be used as the sole reason for increasing your property tax assessment. Refusing entry to your residence also does not prohibit you from objecting to your assessment pursuant to section 70.47(7) of the Wisconsin statutes.*

If you have any questions, please contact me at the above address or phone number.

Sincerely,

John T. Pounder -Town of LaFayette, Assessor

Attachment: Assessor Electronic Scheduling Information.

## Town of LaFayette

### Assessor Electronic Scheduling Information

To schedule an appointment with the assessor to view your property please connect to the following link:

<https://bit.ly/3mUyNTA>

**(3mUyNTA)** for clarity

1. When you go to the correct website – it will show a picture of a calendar with a red pen. It will say - Town of LaFayette 2023 Inspections.
2. Find the date you would like your inspection (you need to scroll down) & click the red box that states “Sign Up” for the time you would like. At the bottom of the page click “Save & Continue”.
3. The “Sign Me Up” page will appear – fill in ALL blanks. At the bottom of the page click the box – Sign Up Now. It will say “Thank You” & a confirmation email will be sent to you.
4. You have completed the sign up.

OR

Scan the QR Code, on your Android/iPhone – it will take you directly to the “sign up genius” page for Town of LaFayette 2023 Inspections. Follow directions 2-4 above.



The scheduler will give you instructions to complete your appointment, you will required to include your local address and phone number. If you have challenges please call us.

**Please remember we will be out doing inspections, therefore phone calls will NOT BE RETURNED UNTIL AFTER 6:00 PM.**

#### Assessor's Note:

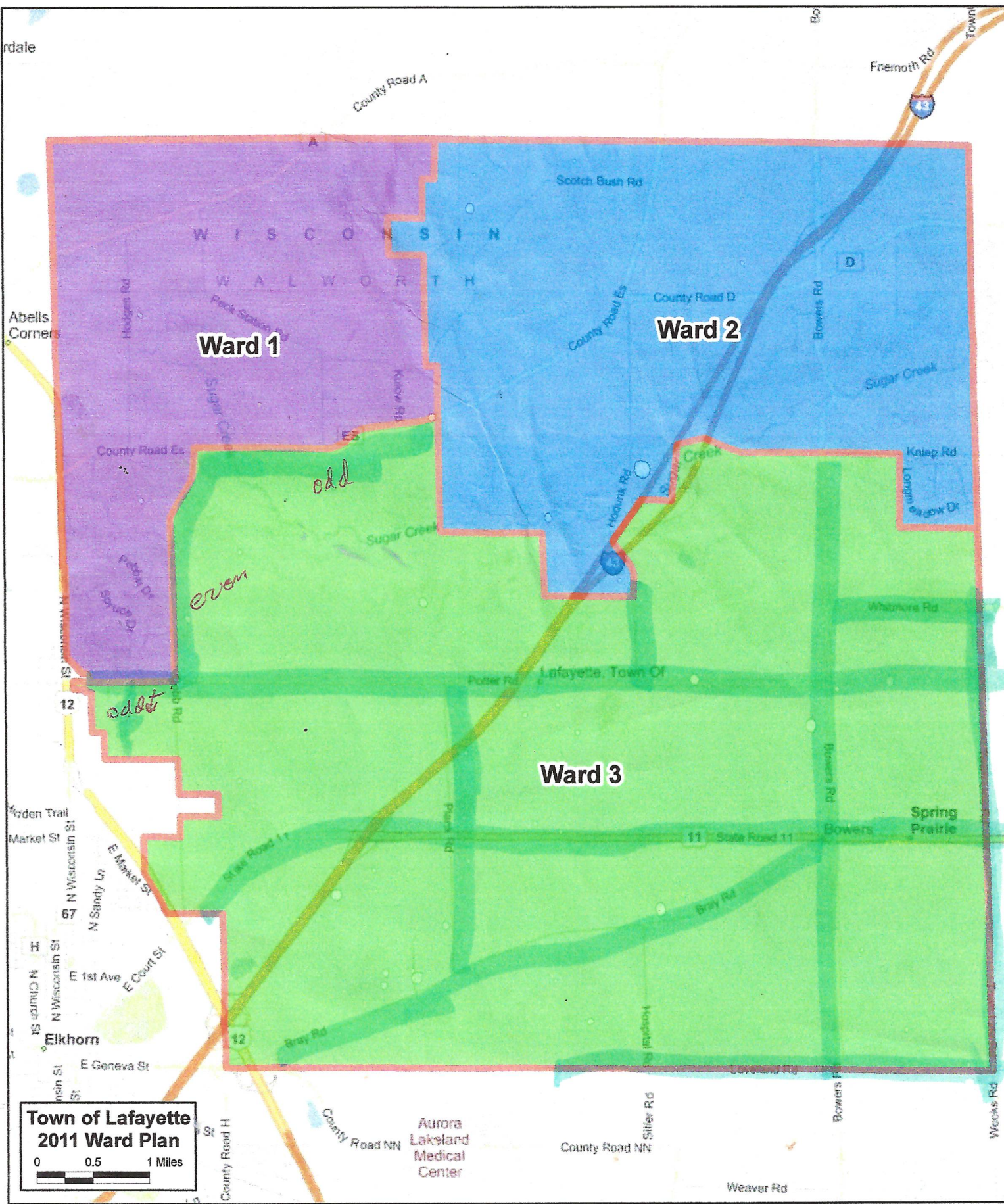
- 1) 2023 is a data review year in the Town of LaFayette, if you are receiving this letter you are either in the area scheduled for review or there is an open building permit or a building project that was not completed as of Jan. 1, 2022.
- 2) The first step for a fair assessment on your property is to be sure the assessor has the current and correct information on your property.
- 3) 2023 is not a “Revaluation” year and assessed values will not change unless there are changes in the data on your property.

Best Regards,

*John T. Pounder*

John T. Pounder – Assessor, Town of LaFayette





**Town of Lafayette  
2011 Ward Plan**  
0 0.5 1 Miles