

PROPERTY TAX QUESTIONS AND ANSWERS – 2012

ISSUE	ANSWER (Per Dane County Property Listing Reference Guide)
A name is wrong on the tax bill	
Marriage	<p>Changing a name due to a recent marriage, Dane County can add your new name to what is already on the record, but CANNOT remove the name that is reflected on the deed without a new deed being recorded.</p> <ul style="list-style-type: none"> • To remove the current name and replace it with a married name, obtain a copy of a Quit Claim Deed from a business supply store (most have these in stock). Once filled out, take the form to the Register of Deeds to be recorded. In addition, a Wisconsin Real Estate Transfer Return will be needed. This form is available at the Register of Deeds office. • To add the married name (not replace the existing name), call Property Listing at 608-266-4120 or 608-267-3529.
Divorced spouse appearing on tax bill	<p>A 'Quit Claim Deed' or 'Final Judgment' (from divorce decree) must have been recorded in the Register of Deeds Office. In cases where there will be a name change (return to maiden name), make sure the Quit Claim Deed reflects this change. If the original document wasn't recorded, no change can occur until the original document is recorded.</p>
Deceased spouse showing on tax bill	<p>Record either the '<u>Final Judgment</u>' or '<u>Termination of Decedents Interest</u>' form. The form needed depends on how the title was recorded. You can determine how the title was held by looking at the deed. Forms are available at the Register of Deeds office along with instructions on how to fill them out. Phone 608-266-4141</p> <ul style="list-style-type: none"> • If title was held as '<u>joint tenancy</u>' or '<u>survivorship marital property</u>', record a Termination of Decedents Interest Form – also available at the Register of Deeds office. Phone 608-266-4141 • If title was held as '<u>tenants in common</u>', the Termination of Decedents Interest CANNOT be used. In this case it is likely a Final Judgment recording will be required. Consult with your attorney to see if this has been done already.
Form has been submitted, but name remains wrong	<p>If any of these documents has been recorded and the name still has not been changed in Dane County records, please contact the Register of Deeds. Information about the documents like date recorded or document number will expedite the investigation.</p>

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How do I change a property assessment?	<ol style="list-style-type: none"> 1. Contact the assessor to discuss directly. The Town of Middleton Assessor is Paul Musser – Phone 608-712-0236. 2. Use the WI Department of Revenue website (www.dor.state.wi.us) links on the assessment process (forms and publications section).
How do I obtain a survey of my property?	Work with a certified surveyor.
How is my property zoned?	<p>The most common valuations are as follows:</p> <ul style="list-style-type: none"> G1 – Residential G2 – Commercial G3 – Manufacturing G4 – Agricultural G5 - Undeveloped
Is there an on-line location to view property taxes?	<p>Go to www.accessdane.gov Once there, take following steps:</p> <ul style="list-style-type: none"> Choose Public Access Choose Parcel Information Choose the query type best for the information you have. <ul style="list-style-type: none"> • If address – enter the street number and street name only. ‘ • Do NOT enter road, avenue, etc. <p>Across from the owner’s name - choose the property tax information (tax bill) or tax payment history for more detail.</p>
I receive multiple tax bills for adjacent parcels of land. Can they be combined?	<p>To have the parcels assessed as one, contact the assessor, Paul Musser - Phone 608-712-0236.</p> <ul style="list-style-type: none"> • If the properties are assessed together, there can be one assessment notice and one tax bill, but the properties will continue to be listed individually in the assessment roll. • To combine the real estate parcels to create one assessment parcel, please contact the Register of Deeds office so a review of the parcels can be made. <p>Sometimes due to taxing district boundaries (for example, school districts), parcels cannot be combined.</p>
Why is the property tax bill in the previous owner’s name?	<p>Assessments are based on how the property existed on January 1 of the given tax year. The tax bill will be sent as a whole to the person that owned the property. If the property was split, all tax bills will still be sent to the individual of record as of January 1. Newly created deeds and parcels are assessable and taxable in the following tax year. If you have questions, contact Town Hall at 608-833-5887.</p>