

Annual Revaluation Explained

A revaluation of property is performed every year in your community.

This means all properties will be reviewed and assessed to fair 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 depending on recent market conditions.

Your assessed value doesn't directly correlate to a change in the amount you pay for property taxes.

Your assessment is based on the value of all buildings and land on your parcel as of January 1st, each year.

Assessors must follow state statutes to set fair and equitable values.

Your new value is based on valid sales, from the prior year, that occur in your area.

Key Terms



FAIR MARKET VALUE

The Fair Market Value is **the price a property would sell for on the open market**. It is determined by reviewing valid sales between a willing buyer and a willing seller.



REVALUATION

A process required by Wisconsin Law to **revalue all property within the municipality according to its fair market value**. Values in your community are adjusted annually.



ASSESSMENT REVIEW

This is your opportunity to ask questions and **discuss the value of your property with an assessor**. You may contact us at your convenience **via phone, email or setting an appointment online**, prior to Board of Review.



IMPROVEMENT

Improvement does not mean you improved your property. It's **simply the value of the building/s on your land**.



BOARD OF REVIEW

Board of Review **functions like court** and is required to **evaluate evidence based on facts**. You or your representative must provide factual evidence that your property is inequitably assessed. The burden of proof is solely on the taxpayer. **The assessor's value is presumed correct by State Law until proven otherwise**.



OPEN BOOK

A time to review the roll book. A Roll Book is a listing of every real estate and personal property assessed value in the taxing district. This is usually a 2-hour period held at the local hall. **If you have questions contact the assessor during the Assessment Review Period**. The roll book is also posted online: accurateassessor.com/roll-books

Connect With An Assessor

ONLINE



Scan to set appointment online.

PHONE



EMAIL



accurate.rovingcalendar.com/appointments

920.749.8098

info@accurateassessor.com

CALL M-TH 8-3:30 F 8-12

How To Read Your Notice

You have received an assessment notice in the mail because your value has changed. For help understanding your notice, please review below:

<u>Year</u>	<u>Land</u>	<u>Imp/Bldgs</u>	<u>Total</u>	<u>PFC/MFL/PP4B</u>
Time between each revaluation.	Value of your land.	Value of the Building/s on your land.	The new total assessed value of your property.	Only for managed forest land and buildings on leased land.
Assessment change				
		General Property		PFC / MFL/PP4B
Year	Land	Imp/Bldgs	Total	
2021	\$53,200	\$114,600	\$167,800	
2022	\$75,000	\$163,200	\$238,200	
Total assessment change			\$70,400	
Reason for change(s)				
Note: If an Agricultural Land Conversion Charge Form PR-298 is enclosed, you must pay a conversion charge under state law (sec. 74.485, Wis. Stats.).				
Land Change - 05 - Increase due to Revaluation				
Improvement Change - 05 - Increase due to Revaluation				
Preliminary General Level of Assessment: 100.00%				

Reason for change(s)

There are many reasons your property's value may have changed, below are main reasons:

A) Increase/Decrease due to Revaluation:

Your value increased/decreased because of market conditions.

B) New Construction/Land use/Permit

If you recently added value to your property, as of January 1. If your land use or size changes.

C) Property Destroyed/Removed

Any removal of value such as a deck or destruction of property.

General Level of Assessment

100% means the assessed value of your property is equal to current market value, according to the WI Dept of Revenue.

WATCH THIS VIDEO TO LEARN MORE!

WHAT DO ASSESSORS DO? →



1. Take out your smartphone
2. Open your camera app
3. Hover your phone over the QR code
4. Click the link that automatically pops up

Frequently Asked Questions

Why does my value change every year?

To mimic market value. This ensures fair and equitable assessments throughout all of the properties in your community.

How does this affect my taxes?

A change in assessed value does not directly correlate to a change in your property taxes.

I don't own this property anymore, what should I do?

Please call us or email us, that way we can get in touch with the new owners. We appreciate your help with this!

Will my value ever go down?

Yes, it can. As the market changes from year to year your value will change to follow the market.

Find more FAQ's on our website: accurateassessor.com/faq