

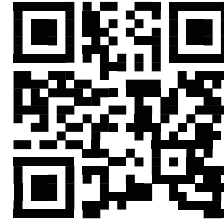
# SET YOUR APPOINTMENT ONLINE

**VISIT:** [accurateassessor.com](http://accurateassessor.com)

**CLICK:** Appointments

**SELECT:** Your municipality

**SET:** A date and time that works for you!



Scan with your phone or tablet to set an appointment!

## Interim Market Update Explained

**All property in your community has been re-assessed to market value.**

This means every property was reviewed and based on similar property sales your value has been adjusted. Our team of assessors review all property data, sales and market conditions to determine your new value.

## About Your New Value

Your assessed value is based on recent market sales in your area.

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.

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

Assessors don't set taxes. Your municipality, local schools, and county set budgets that determine your taxes.

## 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.



### MARKET UPDATE

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.



### OPEN BOOK

This is your opportunity to ask questions and **discuss the value of your property with an assessor**. You may set an appointment online and an assessor will call you. Before signing up for Board of Review please talk with an assessor.



### 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.**



### ROLL VIEWING

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](http://accurateassessor.com/roll-books)

# 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>
<p>This is not a 1 year change. Your value has not been adjusted since the last market update.</p> <p>Value of your land.</p> <p>Value of the Building/s on your land.</p> <p>The new total assessed value of your property.</p> <p>Only for managed forest land and buildings on leased land.</p>				
<b>Assessment change</b>				
<b>General Property</b>				<b>PFC / MFL/PP4B</b>
Year	Land	Imp/Bldgs	Total	
2021	\$53,200	\$114,600	\$167,800	
2022	\$75,000	\$163,200	\$238,200	
Total assessment change			\$70,400	
<b>Reason for change(s)</b>				
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.).				
<b>Land Change - 05 - Increase due to Revaluation</b>				
<b>Improvement Change - 05 - Increase due to Revaluation</b>				
<b>Preliminary General Level of Assessment: 89%</b>				

## 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

This % is the entire community's assessed value compared to current market value, according to the WI Dept of Revenue.  
**Lower than 100%**= assessments before revaluation are lower than market value.  
**Higher than 100%** = assessments before revaluation are greater than market value.

## 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 is my value changing?

Market values change every year. The state requires assessed values be within 10% of market value. A periodic market update 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!  
[info@accurateassessor.com](mailto:info@accurateassessor.com)

## Will my value ever go down?

Yes, it can. As property sales occur the next market update will reflect an increase or decrease to mirror market value.

Find more FAQ's on our website: [accurateassessor.com/frequently-asked-questions](http://accurateassessor.com/frequently-asked-questions)