

# WHAT IS OPEN BOOK?



Open book is a period of **time to discuss your property value** with an assessor.



A typical **open book meeting** lasts about 15 minutes.



Share a recent appraisal, evidence of value, and any recent sales. The assessor will share their **sales analysis** and explain how they came to your new value.



A roll book of all property values in your municipality is available for your review. **The roll book will be posted online** for your convenience.



The **open book process** starts as soon as you receive your notice and ends before the Board of Review, usually **30 to 45 days**.



Set an appointment for an open book on **accurateassessor.com** then **simply click Appointment**.





# NOTICE OF NEW VALUE MAILED!

A notice of new value has been mailed to all property owners.

A printed insert will be inside. Please watch the videos by scanning QR codes and review the FAQ's.

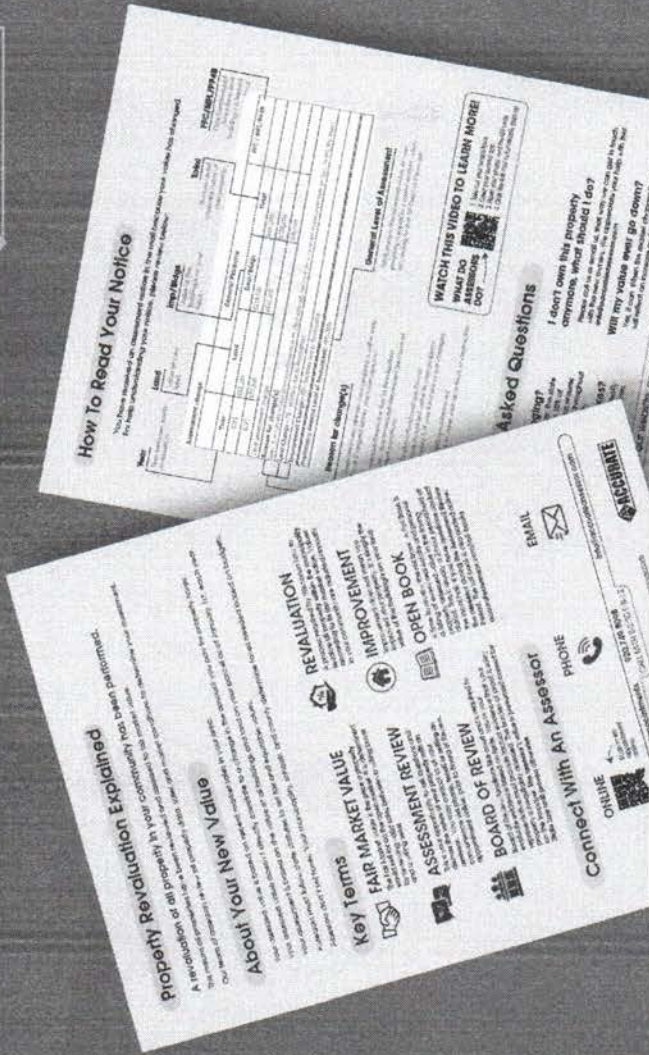
**You can make an appointment online!**

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

**Click:** appointment

**Search:** your address or parcel

**Select:** a date and time that works for you!



**ASSESSMENT INFORMATION ENCLOSED**

John & Sally Smith  
1234 Main St.  
Your Location WI 55555

↑ NOTICE WILL LOOK LIKE THIS ↑



# OPEN BOOK PROCESS

## OLD

## VS.

## NEW

+/- **12** Hours

1 or 2 days with a total (8 to 12 hours) to meet with an assessor.



Less convenient.  
Taking time off work to meet an assessor face-to-face.



Viewing a printed roll at the municipal hall that is time sensitive.

up to **30** days +

From the time you receive your notice to 7 days before board of review.



More convenient to talk with an assessor anytime that works best for your schedule.



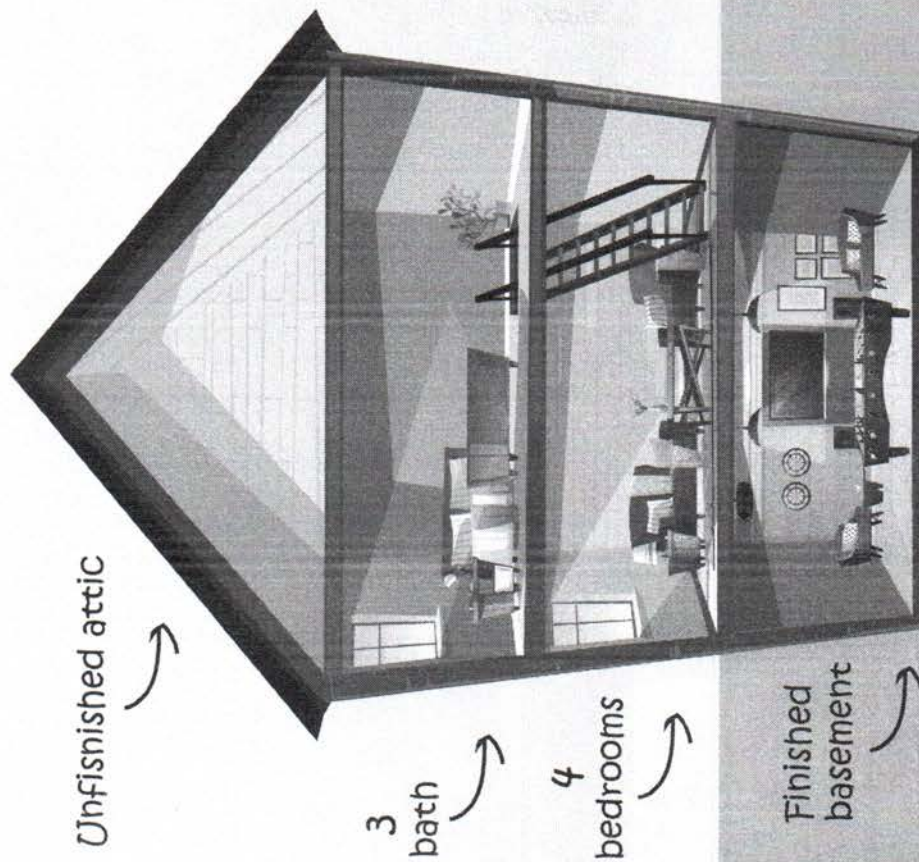
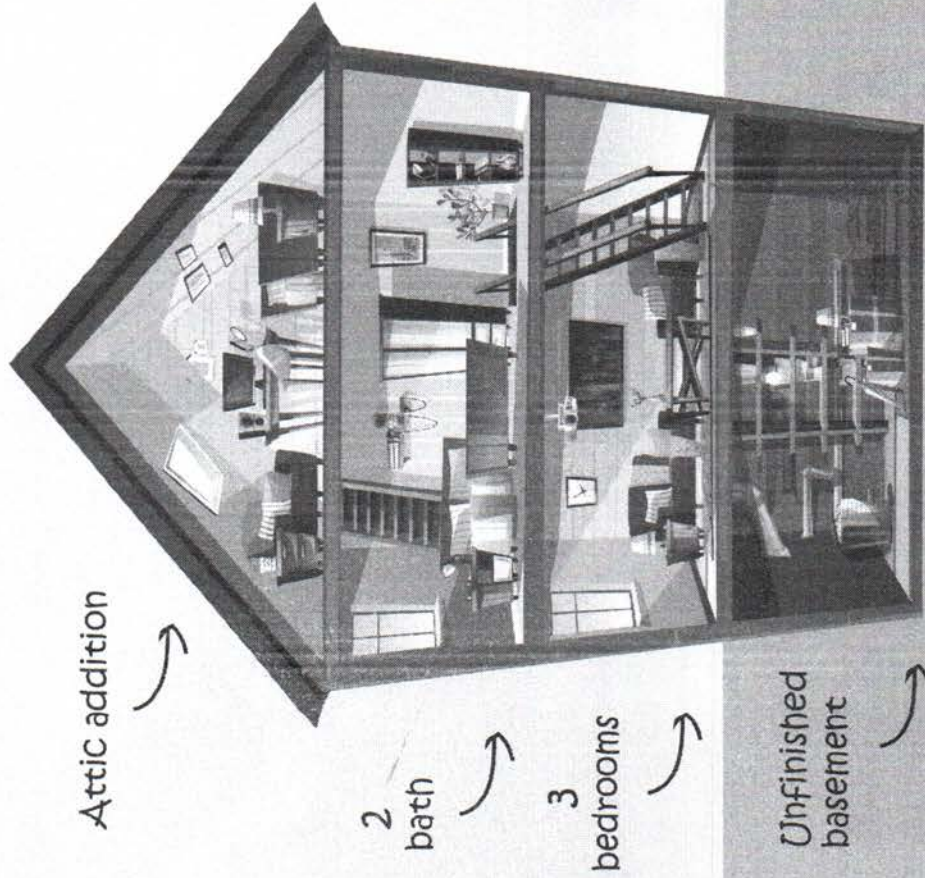
Viewing a digital roll online that is searchable and updated daily.



920-749-8098  
accurateassessor.com



# My Neighbor's house is the Same different





# 5 FACT CHECKS ABOUT ASSESSMENTS

**X**

**MYTH**

Assessors raise property value to collect more taxes.

Assessed values only go up, they never go down.

The assessor didn't visit my house, they don't know the condition of my property.

Assessed values can only be changed every 5 to 10 years.

My neighbor's house is the same as mine but I am assessed more.



**FACT**

Assessed values cannot be used to increase or decrease taxes. Assessors don't set tax rates.

Assessed values tend to follow market values. Over time, assessments increase and decrease just as the market does.

Assessors have a database of every property that is updated regularly through permits, sales, and reviewing property periodically.

Each community is unique. Some are assessed annually while others go years without re-assessment.

Each property is unique. Location, age, square footage, and quality of finishes help determine a higher or lower assessment.





# 5 FACT CHECKS ABOUT ASSESSMENTS

PART 2

X

MYTH

Assessors want to get into my house to raise my assessed value.

Higher interest rates are causing home values to fall.

Assessors raise property value to collect more taxes.

I only painted my house and made minor changes, my value should stay the same.

I recently bought my house and the taxes went up. The house is the same the taxes should be the same.

✓

FACT

Updating your kitchen or flooring may not even affect your value. **Assessments are based on market value, not on your cost to improve it.**

Based on actual sales data from 2021 & 2022, there has been **no evidence** of this.

Assessed values cannot be used to increase or decrease taxes. **Assessors don't set tax rates.**

Assessments are based on market value.

**Property sales in your area determine your assessment** based on location, age, square footage, and quality of finishes

**Your purchase set the market value of your home.** The fairest way to assess the property is to use the sale price during the next revaluation.

ACCURATE



# 5 FACT CHECKS ABOUT ASSESSMENTS

Part 3

X

MYTH

My taxes went up because my assessed value increased.

My property is not worth that much this year. The assessment doesn't match the current year's value.

My property was taken down due to a fire, but I still got a tax bill this year.

The assessor never comes around or walks through my property, how can they know how to set fair values?

My neighbors house is worth more and they are paying less taxes this year.



FACT

**Assessors don't set budgets.** Your taxes are set by County, Municipality, and School budgets.

Assessors can only use sales from an entire year/s worth of market sales. **Assessed values are based on a lagging market** not current market.

State statutes require a **January 1 cutoff for a property's value on the roll for the taxing year.**

Assessors have a database of all property. They update data during sales, permits, etc. **You can always request an interior inspection from us.**

**Your home's value is not the only factor that determines your taxes.** School districts, utilities, garbage fees and other tax burdens and incentives can drastically change a tax bill.

ACCURATE



# 5 FACT CHECKS ABOUT ASSESSMENTS

## Part 4

X

MYTH

This year's market is down, and my house value went up how can that be?

No one has been in my house to know it's current condition.

Assessors only increase assessed values, they never decrease them.

When my assessment goes down so will my taxes.

My municipality was just revalued. Am I paying more taxes than people in other communities now?

✓

FACT

**Assessors must use sales from a full year's worth of data.** Your value is based on the previous market year/s not the current market.

Assessors have access to a property database. **If you feel your data is not current** you can request a visit.

**The housing market reflects market value.**

Assessors use market data to determine assessments. If the market falls, values will fall.

A lower assessment does not mean a lower tax bill. **If your property decreases at a lower rate than the community, your taxes may actually increase.**

The state of Wisconsin is a market value state. **That means each property is taxed at 100% market value.** This is reflected in the equalized value ratio, which is shown on your tax bill in December.

 ACCURATE