



1-800-770-3927 | (920) 749-8098 | info@accurateassessor.com | www.accurateassessor.com

UNDERSTANDING YOUR ASSESSMENT

We perform a revaluation 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. There are numerous factors that can affect your assessment each year.

As your assessor...

It is our duty, **by law**, to set values fairly & equitably based on valid market data.

We do not set the tax rate for your municipality.

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

Your assessed value can be adjusted **higher or lower** each year depending on current market conditions.

We can only compare **valid sales that happened before Jan 1, 2021** for a revaluation.

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*.



OPEN BOOK

A **conference**, either face-to-face or over the phone, with an assessor **to discuss the value of your property**. Contact customer service anytime *before* the Board of Review.

Call - **1-800-770-3927** or

Email - question@accurateassessor.com



IMPROVEMENT

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

IMPROVEMENT + LAND = PROPERTY VALUE
(BUILDINGS)



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.

We have **live assessors** waiting to answer your questions
1-800-770-3927 or (920) 749-8098
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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



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FREQUENTLY ASKED QUESTIONS

Why does my value change every year?

To mimic market value. This ensures you pay **only** your fair share of taxes annually.

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!

Did Covid affect my value?

All market conditions, including **Covid** have been taken into account when determining the **value** of your property.

PLEASE KEEP IN MIND

- You don't need to set an appointment or call if you agree with your assessment.
- Before contacting the clerk, contact our office to talk with an assessor.
 - You do not have to attend the **Open Book** in person.
- You have until 48 hours before the Board of Review to **contact us with questions** about your value.

WHAT DO I DO NOW?

STEP 1

Carefully read through your notice

STEP 2

If you have questions

STEP 3

Look through more FAQ's online



STEP 4

Still have questions? Contact us to speak with an assessor.

If you still oppose your assessment after speaking with an assessor...

Your last course of action is to file an objection form with the clerk **48 hours before** the Board of Review.

LEARN MORE!

Visit our website:
www.accurateassessor.com

Scan to set an appointment online. →

