See the attached factors that affect value document for additional information.

Your property's market value is based on the land and improvements that you own. We do not control the taxes imposed by the municipality where you live. We do not control the assessed value of your property. Our ad valorem property tax system is based on the value of your property. Our job is to make sure that the assessed value represents the market value of your property. Our job is to make sure that the assessed value represents the market value of your property.

To find out what your assessed value is or if you disagree with your assessed value, you can contact your local assessor's office.

Your assessed value can be questioned by an attorney after an inspection by the assessor's office. If there is any interior condition issues, the value may be questioned by a court after an inspection by the assessor's office.

The value you are questioning was made by an attorney after an inspection by the assessor's office.

The comparable sales that you will be using should follow the same criteria as we did. We compared your house with recent sales of the same style as yours.

We determined comparable houses to your house used the adjusted comparable method. We considered comparable houses that were similar in size, style and location.

We compared your home with recent sales of the same style as yours.

The value you are questioning is the assessed value of your house. Your assessed value is also your market value.
How Is Market Value Determined?

- The Assessor does NOT create market value

- Market value is determined by the interaction of buyers and sellers.

- The assessor monitors and analyzes real estate transactions to establish market value estimates for real property within the town.

- The Assessor uses several comparable sales that match your property
What Drives Market Value?

- *Location, Location, Location*

- Some locations are more desirable than others.
  - Some people may desire lakefront or lake-view property.
  - Some people may prefer to be near a city
  - Others may want to get back to nature
What Else Drives Market Value?

- Economic influences
- House Style (Ranch vs. 2 Story) and Size-
  Number of Bedrooms/Bathrooms
- Type and size of Land
- Interest rates
- Availability of amenities and jobs
- Commuting distance to industry
- Consumer needs and the condition and
  amenities of a property—Construction
  Grade and Condition
What can taxpayers do when they have questions or concerns regarding their assessed value?

- Most information at the assessors office is open to the public.
- Check the town’s website for information regarding assessments and sales.
- Make an appointment to sit down informally with the assessor or appraiser. For the project this will be March 1st-April 15Th
- If information about your property is incorrect, allow an inspection.
What do you need when challenging your value

- You want to use Comparable sales of homes-similar style, size, age, neighborhood.
- If your home has had an Arms Length sale in the last 2-3 years, that will influence value.
- Make sure your property inventory matches what the assessor has-Square Footage, Bedrooms, Bathroom etc.
- If information about your property is incorrect, or you feel you have condition issues that effect value, allow an inspection.
Exterior wall ( siding, brick, etc. );
Out buildings ( barns, pole barns, etc. );
Pool
Basement type
Garage = Other
8
7
6
5
4
3
2
1

Secondary:
Acrage versus Village lot

Lot size:
5
4
3
2
1

Excellent - Many Upgrades
Good - Above Typical Improvements
Normal - Most Properties
Fair - Needs some work
Poor - Needs a lot of work

Condition

Unheated enclosed areas
Does NOT include garage, porches, sheds - or any
Exterior measurements of heated living area
SFLA (Square Foot Living Area) =

Old Style to Old Style, etc.
Capes to Capes
Ranch to Ranch =

Style

Similar type homes ( age, style, condition)
Waterfront, Village, Utilities
Neighborhood =

Location

Property Items that Can Effect Value: