See the attached "Factors that affect value" handout for additional information.

Our job is to make sure you only pay your fair share of the property tax levy imposed by the municipality (city/town, county or school). We do not control the tax rate imposed by the municipality.

Market Value of Your Property: Our "AD Valorem" property assessment is based on the value of your property. We do not control our assessment. Our job is to make sure that the assessed value represents the value you would have paid if you had sold your house.

We do not control your taxes, and have no control over the differences in assessments between your neighbor's and your same house.

Your allowance in an interior inspection by the Assessor's Office.

The value you are questioning was made by an exterior, third-party inspection only.

You do not compete in Mauk sales, sales between relatives etc. You do not compete in interior sales, sales between relatives etc.

Do not compete in third-party sales, sales between relatives, sales between relatives, etc. They should also be recent sales, and recent transactions. We want to look into your account we will need photograpic evidence of the condition issues that you have identified. We do not control your assessment.

If there are any interior condition issues that you read about, please review your assessment. If there are any interior condition issues that you read about, please review your assessment. If there are any interior condition issues that you read about, please review your assessment.

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

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.

Your new assessed value is based on what you should expect to receive if you sold your house. The value you are questioning is the assessed value of your house. Your assessed value is also your market value.

Challenging Your Assessment? Points to Keep in Mind
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.
<table>
<thead>
<tr>
<th>Exterior wall (siding, brick etc.)</th>
<th>8</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Out buildings (barns, pole barns, etc.)</td>
<td>7</td>
<td>No Bathrooms</td>
</tr>
<tr>
<td>Pool</td>
<td>6</td>
<td>No Bedrooms</td>
</tr>
<tr>
<td>Basement type</td>
<td>5</td>
<td>Garage</td>
</tr>
<tr>
<td>1 vs 2</td>
<td>4</td>
<td>1 vs 2</td>
</tr>
</tbody>
</table>

**Secondary:**

<table>
<thead>
<tr>
<th>Acrage versus Village lot</th>
<th>Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Lot Size</td>
</tr>
</tbody>
</table>

**Excellent – Many Upgrades**

<table>
<thead>
<tr>
<th>Good – Above Normal Improvements</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Normal – Most Properties</td>
<td>Poor – Needs some work</td>
</tr>
<tr>
<td>Fair – Needs some work</td>
<td>Poor – Needs a lot of work</td>
</tr>
</tbody>
</table>

**Unheated enclosed areas**

<table>
<thead>
<tr>
<th>Does not include garage, porches, sheds – or any exterior measurements of heated living area</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Size</td>
</tr>
</tbody>
</table>

**Old Style to Old Style, etc.**

<table>
<thead>
<tr>
<th>Caps to Caps</th>
<th>Ranch to Ranch</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Style</td>
</tr>
</tbody>
</table>

**Similar type homes (age, style, condition)**

<table>
<thead>
<tr>
<th>Waterfront, Village, Utilities</th>
<th>Neighborhood</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Location</td>
</tr>
</tbody>
</table>

**Property items that can affect value:**