



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

UNDERSTANDING YOUR ASSESSMENT

Combined Locks properties were last revalued in 2017. Your new assessment for 2021 reflects the **fair market value** of your property based on sales in your area. The **change** on your notice represents a market adjustment from **4 years ago** (2017 to 2021), not a change from 2020 to 2021.

Assessment change			
Year	General Property		
	Land	Bldgs/Imps	Total
2020	\$32,600	\$220,300	\$252,900
2021	\$32,600	\$247,000	\$279,600
Total assessment change			\$26,700
Reason for change(s)			
05	Increase due to revaluation		

This is not a 1 year change in value. Values have not been changed since 2017.

WHAT IS A REVALUATION?



The impact that **Covid-19** had on the market in 2020 is reflected in your 2021 value. State law only allows us to compare **valid sales that happened before Jan 1, 2021** for this 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 any time *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 (920) 749-8098
question@accurateassessor.com

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 has my value changed?

We analyze the **current market** in your municipality to determine your new value. Properties have not been revalued for many years.

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!

How does this affect my taxes?

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

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

Check out our 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. →

