



We understand your primary concern is certainly your new assessed value. **Please take time to read this letter and additional insert. If you have questions, please follow the open book instructions.** The materials enclosed will provide information about the Interim Market Update to help you understand the process of assessing.

As the contracted assessors we used sales data up to January 1, 2024, to set fair and equitable assessments. **Wisconsin Laws require periodic market updates to keep assessments within 10% of actual market value.** This year's assessment changes have reestablished equitable and uniform values for all properties.

Due to significant *changes* in sale prices of real estate, it is necessary to make significant *changes* in assessed values to bring assessments in line with market values. **This market update has resulted in an overall community average increase of about 50%.**

It is important to understand that no additional taxes are generated or collected because of an increase in assessed value due to a market update. You will not automatically pay higher taxes due to a higher assessment (see 'Mill Rate' on insert). The property tax burden is redistributed after the market update based on all properties being assessed to fair market value.

OPEN BOOK SCHEDULE AN APPOINTMENT

Open book is not mandatory, however if you have evidence to support a different value, we ask that you please attend open book.

1. Please go to accurateassessor.com and click on the Open Book Assistant Tab. If you don't have a computer, please call 920-749-8098.
2. Select your municipality and from there you will need to complete the requirements before selecting an open book appointment/email.

In Person Open Book at Village Hall

7/12/24 12:00pm – 4:00pm

7/13/24 9:00am – 12:00pm

BOARD OF REVIEW

Do not wait until Board of Review to talk with the assessor. You have the opportunity to discuss your opinion of value prior to filing a **Form of Objection** with the clerk.

If you cannot come to an agreement of value, a written/oral intent to object must be filed with the Clerk **at least 48 hours prior** to the Board of Review.

A **PA-115A form** with your opinion of value **must be filed with the Clerk** in order to attend the Board of Review.

Clerk: email: villageclerk@vi.fontana.wi.gov phone: 262-275-6136

The Board of Review will meet at Village Hall on:
8/21/2024 for a minimum of 2 hours starting at 1:00pm