



**REVALUATION NOTICE
CITY OF ALTOONA**

A revaluation of property assessments in the City of Altoona shall occur for the 2019 assessment year. The approximate date of the revaluation notices being sent to property owners is expected to be in early summer, 2019. Please also notice that the Assessor has certain statutory authority to enter land as described in Sections 943.13 and 943.15, Wisconsin Statutes.

The ability to enter is subject to several qualifications and limitations, as described within the foregoing statutes. Copies of the applicable statutes can be obtained at public depositories throughout the State of Wisconsin, and from the State of Wisconsin Legislative Reference Bureau website (www.legis.state.wi.us/rsb/stats.html) or a copy may be obtained from the municipal clerk upon payment of applicable copying charges.

Dated this 29th Day of January, 2019.

A handwritten signature in blue ink that reads "Cindy Bauer".

Cindy Bauer
City Clerk

Posted 2019-1-31

[Click here to learn more about property assessments and the revaluation process >>](#)

**CITY OF ALTOONA
&
BOWMAR APPRAISAL, INC.**

Understanding Your Property Assessment and the Revaluation Process

The City of Altoona has retained [Bowmar Appraisal, Inc.](#) to conduct a complete "revaluation" of all property in the City for the 2019 Assessment Roll. The revaluation will consist of on-site property inspections, identification of improvements to property, analysis of property sales, and the determination of new property values.

The following information is presented in an attempt to assist property owners in understanding the revaluation process. We have attempted to address commonly asked questions regarding property assessments and revaluations. The City of Altoona urges your cooperation in the revaluation process. Please contact the City Administrator's Office at 715-839-6092 if you should have any questions.

What is a revaluation?

A revaluation is a complete and thorough review of assessments. During a revaluation, assessments are examined and adjustments are made where necessary to guarantee that property is assessed at fair market value. This is done to assure that property taxes are distributed equitably and uniformly throughout the community.

How does the assessor value property?

Wisconsin law requires that property assessments be based on fair market value. Estimating the market value of your property is a matter of determining the price a typical buyer would pay for it in its present condition.

Factors considered in establishing fair market value include: what similar properties are selling for; what it would cost to replace your property; the rent it may earn; and any other factors that may impact value.

What is market value?

Market value is defined as the amount a typical, well-informed purchaser would be willing to pay for a property. The seller and buyer must be unrelated, the seller must be willing but not under pressure to sell, and the buyer must be willing but not under any obligation to buy. The property must be on the market for a reasonable length of time, the payment must be in cash or its equivalent, and the financing must be typical for that type of property. If all these conditions are present, this would be a market value, arm's-length sale.

What is the assessor's role?

The assessor is a state-certified individual whose duties are to discover, list, and place a value on all non-manufacturing taxable real and personal property in the municipality in a uniform manner. **THE ASSESSOR IS NOT INVOLVED IN THE ESTABLISHMENT OF TAX RATES OR THE COLLECTION OF PROPERTY TAXES.**

What process will be used in the revaluation process?

The assessor retained by the City, [Bowmar Appraisal, Inc.](#) will make an attempt to inspect your property. An on-site inspection by a qualified assessor is the best method to establish the market value of your property in relation to sales data, comparable properties, market conditions, etc.

Can the assessment on property be changed even if the assessor has not been inside my property?

The law requires that property be valued from actual view or the best information available. The assessor keeps records on the physical characteristics of each property in the municipality. To make a proper assessment on a building, it is desirable for the assessor to see the inside and the outside of the property. Even though the assessor may have been unable to go through your property, the assessment will still be reviewed based on the existing records and the sales of similar properties.

Will I be penalized if I don't let the assessor in when an inspection is requested?

When an interior inspection is not allowed, the assessor will attempt to update the records by looking at the property from the outside and using any other available information in an attempt to establish an accurate assessment. It is to your advantage to allow the assessor inside your property when an inspection is requested. **By denying an inspection requested by certified mail, you lose the right to appeal your assessment to the Board of Review.**

I have recently built a new home. Will the construction costs be considered?

Your construction cost is an historical figure which may not reflect the current market value of your property. It is only one of several elements that will be considered.

What will happen to my assessment if I improve my property?

Generally speaking, improvements that increase the market value of a property will increase the assessed value. The following are typical improvements that will increase the assessed value of your property:

- Central air conditioning
- Fireplaces
- Extensive remodeling
- Added rooms or garages
- Replacing older siding with aluminum or vinyl siding
- Substantial modernization of kitchens or baths

Will my assessment go up if I repair my property?

Good maintenance will help retain the market value of your property. Generally, property assessments will not increase as a result of minor repairs. However, a combination of several minor repair items could result in an increased assessment.

How can my assessment change when I haven't done anything to my property?

General economic conditions such as interest rates, inflation rates, supply and demand, and changes in tax laws will influence the value of real estate. As property values change in the market place, those changes must be reflected on the assessment roll.

Do all assessments change at the same rate?

There are differences between individual properties and between neighborhoods. In one area, the sales may indicate a substantial increase in value in a given year. In another neighborhood, there may be no change in value, or even a decrease in property values.

Different types of properties within the same neighborhood may also show different value changes. For example, one-story houses may be more in demand than two-story houses, or visa-versa. Older homes in the same area may be rising in value more slowly than newer homes.

There are numerous factors to be considered in each property which will cause the values to differ. Some of the factors which can affect value are location, condition, size, quality, number of baths, basement finish, garages, as well as many others.

Will I be notified if there is a change in my assessment?

Wisconsin law requires that whenever an assessment is increased or decreased by \$300.00 or more the owner must be notified. The assessor will notify property owners of assessment changes to be expected around early summer of 2019.

How do I know if my assessment is correct?

You should first attempt to decide for yourself what your property is worth. This can be done by looking at area sales, contacting appraisers, and comparing assessments of similar homes. Sales and assessment information is available in the Assessor's Office and open to the public for review during regular office hours.

What if I don't agree with my assessment?

All property owners will have an opportunity to review your assessment with the assessor by scheduling an appointment during the "Open Book". During the informal "Open Book" session, you can discuss your assessment with the assessor. The assessor will review how your assessment was determined, what factors were considered, and what type of records are kept regarding your property. At this time, if the assessor feels an error was made or new evidence is presented to change the assessment, he/she will do so.

After the "Open Book" review, if I still think the assessment is incorrect, what can I do?

You should arrange to appear at the "Board of Review". The Board of Review is made up of either local officials or citizens appointed by the governing body. It is the Board's duty to hear **evidence** presented by the taxpayer and the assessor and to decide if the assessment is correct. The assessor or the municipal clerk will provide you with an objection form that you must complete. You will then be scheduled for a hearing at the Board of Review.

What **evidence do I need to present to the Board of Review?**

State law puts the burden of proof on the property owner to show that the assessment is incorrect. Keep in mind that your evidence must be strong enough to prove that the assessor's value is incorrect. Only relevant testimony given at the hearing will be considered by the Board.

STATING THAT PROPERTY TAXES ARE TOO HIGH IS NOT EVIDENCE OR RELEVANT TESTIMONY.

You should establish in your own mind what you think your property is worth. The best evidence for this would be recent sales prices for properties similar to yours. The closer in proximity and similarity, the better the evidence. Another type of evidence is oral or written testimony from a witness who has made a recent appraisal of your property.

What happens after the Board of Review makes its decision?

The Board will either give or mail you a notice of its decision. If you do not agree with the Board's determination, the notice will contain information on how you may appeal the Board's decision.

How will my taxes change as a result of the new assessment?

Though the value of your property affects your share of taxes, the actual amount you pay is determined by the budget needs of the schools, village, county, state and technical college. The governing bodies for these public entities establish the mill rate. The assessor is not responsible for the establishment of mill rates or property taxes which you pay.

Your property taxes are then determined by multiplying the tax rate by your assessment.

$$\frac{\text{Tax Rate} \times \text{Assessed Value}}{1,000} = \text{Property Taxes}$$

Summary

The revaluation process has been initiated and field work will conclude by spring of 2019. Notices and Board of Review will take place at a later date to be determined (expected in summer 2019). Please contact the City Clerk's Office at 715-839-6092 if you should have any questions.

The Bowmar staff involved in the revaluation will include:

-Roger Koski

-Jason Winters

-Tony Allen

-Mike Kochaver