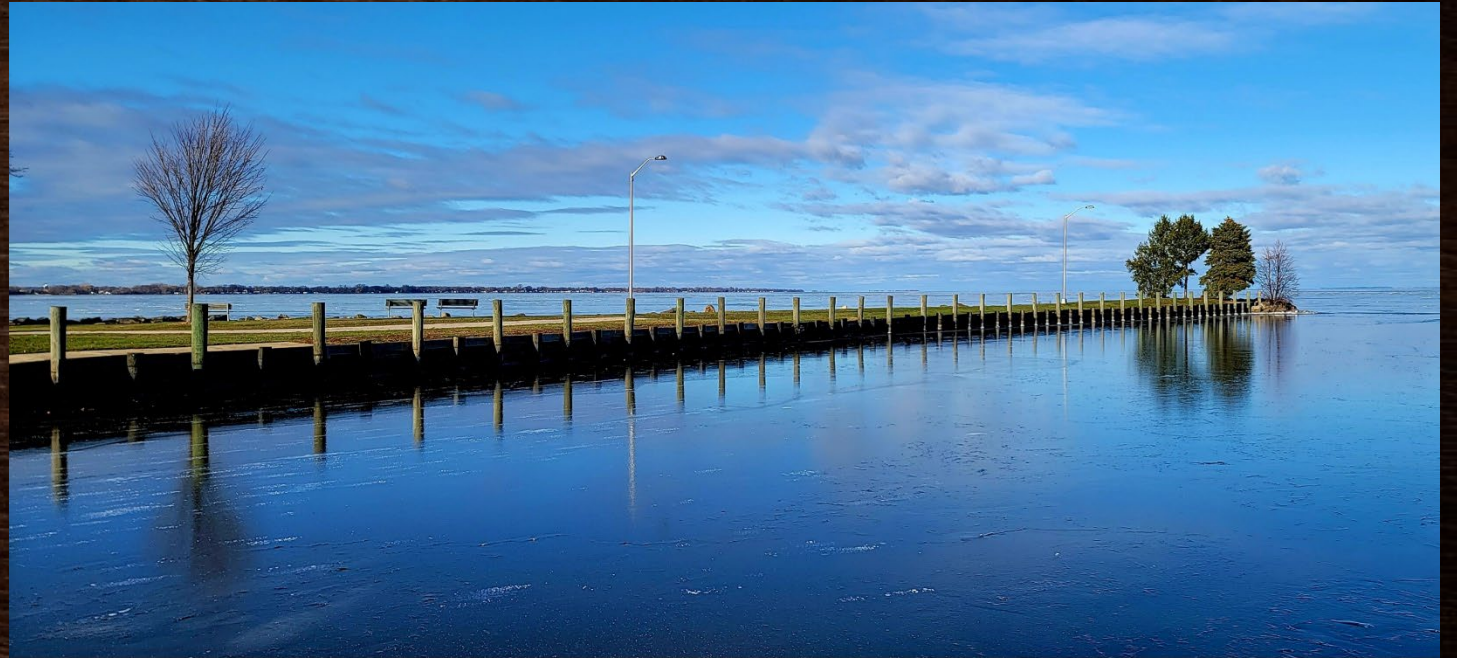


# Fond du Lac

Revaluation





# Property Values

- Equalized Value, aka, market value – determined by DOR
- Assessed Value – determined by the city assessor
- Ideally, they are similar – no more than 10% different
- The relationship between those two is called the assessment ratio
- Presently, our assessment ratio is < 70% as of 1/1/24 but now closer to 60%
  - Assessed Values are more than 30% below Equalized Values as of 1/1/24 but now closer to 40%
- Revaluation is the process by which the assessor realigns assessed values with market values
- The most recent revaluation prior to the current effort concluded in 2019 (+11%)
- The results of the current revaluation will be mailed to each property owner in April



# Why a Revaluation?

- The Equalized Value is an estimate of the full market value of all residential, commercial, and manufacturing.
- While both the local assessor and DOR make estimates, the local assessor estimates the value of each parcel, DOR estimates the value of the entire city.
- Why a revaluation?
  - The City must maintain its assessed values within 10% of full market.
  - During a revaluation year, all assessments are examined and adjustments are made where necessary to guarantee that all properties are assessed at market value. This is done to assure that taxes are distributed equitably and uniformly.

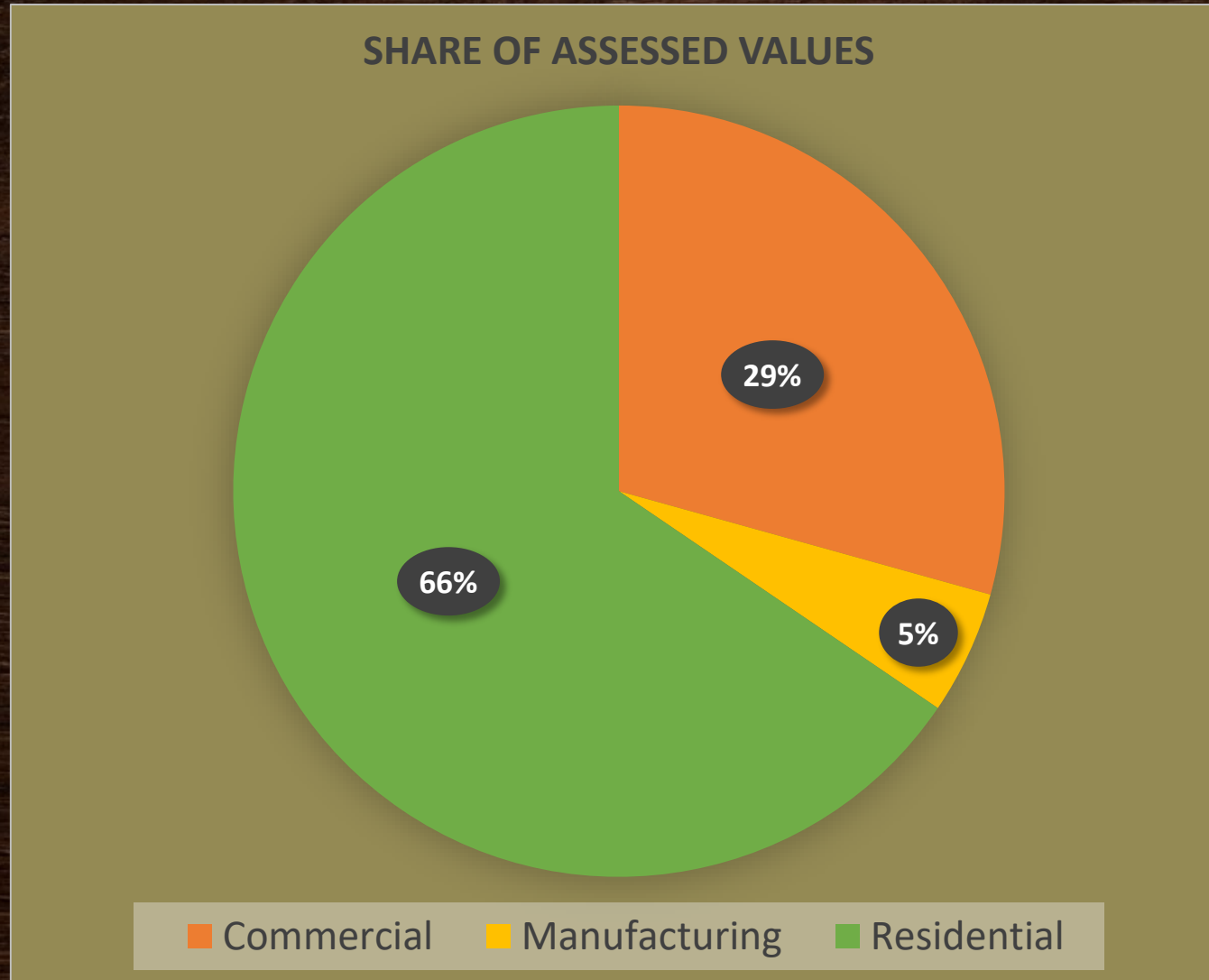


# Assessed Values

- Assessed Value
  - An estimate of value assigned to taxable property by the assessor for purposes of property taxation. State law requires all assessments be within 10% of market value. Assessed values most closely reflect market value following a revaluation. In non-revaluation years, assessments typically reflect a fraction of market value due to the changing real estate market.
- Assessment Ratio
  - The relationship between the assessed value and equalized value of all taxable property within a municipality.
  - $\text{Assessment Ratio} = \text{Assessed Value} \div \text{Equalized Value}$



## SHARES OF REAL PROPERTY





## ASSESSED AND EQUALIZED VALUES ARE OUT OF BALANCE

Combined total value of each parcel

Assessed Value  
= \$3,078,504,300

DOR estimate of the fair market value of the entire city

Equalized Value  
= \$4,414,229,000

As of 1/1/24



## AN EXAMPLE OF ASSESSED AND FAIR MARKET VALUES

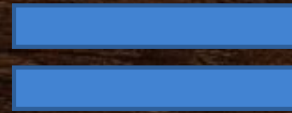
<p>ASSESSED VALUE LAND 25,100</p>	<p>ASSESSED VALUE IMPROVEMENTS 100,200</p>	<p>TOTAL ASSESSED VALUE 125,300</p>	<p>AVERAGE ASSMT. RATIO 0.697404762</p>	<p>NET ASSESSED VALUE RATE 0.02489869 (Does NOT reflect credits)</p>
<p>ESTIMATED FAIR MARKET VALUE LAND 36,000</p>	<p>ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 143,700</p>	<p>TOTAL ESTIMATED FAIR MARKET VALUE 179,700</p>	<p><input type="checkbox"/> A star in this box means unpaid prior year taxes.</p>	<p>School taxes also reduced by school levy tax credit 226.34</p>



# COMPARISON OF ASSESSED AND EQUALIZED VALUES

Assessed  
Value =  
\$3,078,504,300

Equalized Value =  
\$4,414,229,000



0.697

Assessment Ratio  
Too Low

0.9

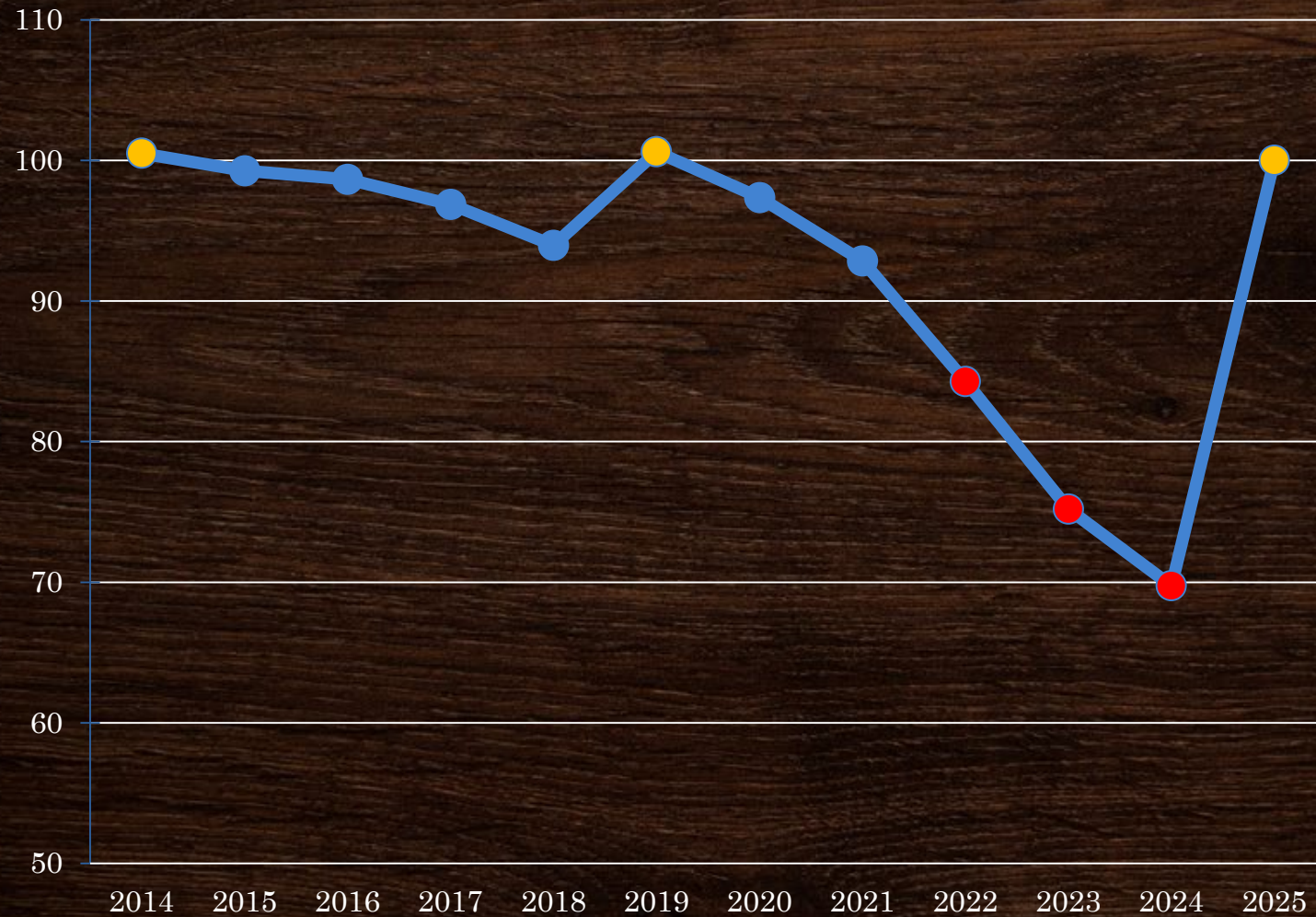
Assessment Ratio  
Meets Requirement

An assessment ratio below 90%  
indicates a need for revaluation

As of 1/1/24



## ASSESSMENT RATIOS FOR THE PAST DECADE





## EXPECTED OUTCOME OF THE REVALUATION

0.697404762  
Assessment Ratio



1.0  
Assessment Ratio



## COMMON PERCEPTIONS ABOUT REVALUATIONS



### MYTH

Assessors raise property value to collect more taxes.

Assessed values only go up, they never go down.

The assessor didn't visit my house, they don't know the condition of my property.

Assessed values can only be changed every 5 to 10 years.

My neighbor's house is the same as mine but I am assessed more.



### FACT

Assessed values cannot be used to increase or decrease taxes. Assessors don't set tax rates.

Assessed values tend to follow market values. Over time, assessments increase and decrease just as the market does.

Assessors have a database of every property that is updated regularly through permits, sales, and reviewing property periodically.

Each community is unique. Some are assessed annually while others go years without re-assessment.

Each property is unique. Location, age, square footage, and quality of finishes help determine a higher or lower assessment.



## TAX LEVY

- \$34,354,217 – Before Revaluation
- \$34,354,217 – After Revaluation
- YOU Set the Tax Levy
- The levy limit is capped by NNC



## ASSESSED TAX RATE

- Tax rate will fall commensurate with the average change in total assessment
- The effect on individual property owners will depend upon the change in their assessment relative to the average change
- We forecast an average increase of 60% but will have the precise increase at our next update in April



## NEXT STEPS

- Follow up presentation on 4/23/25
- Mail notice of assessment letters on 4/23/25
- Conduct Open Book
  - May 12 - 16
- Convene Board of Review
  - August 13



## NEXT STEPS

### To Appeal Your Assessment

- **First, discuss with your local assessor.** Questions can be asked anytime, phone or email is best. Minor errors and misunderstandings can often be correct with the assessor instead of making a formal appeal.

**To file a formal appeal,** complete and file an appeal form with the Board of Review (BOR) clerk at least 48 hours before or during the first two hours of the BOR's first scheduled meeting.

- Please call the City Clerk at 920-322-3430 to receive the Objection Form for Real Property Assessment.
- Review the 'Property Assessment Appeal Guide for Wisconsin Real Property Owners'. This guide can be found at [www.revenue.wi.gov](http://www.revenue.wi.gov)



QUESTIONS