



Revaluation to Update Assessments to 100% Market Value in 2022

The Village's Assessor, Associated Appraisal Consultants, will be conducting a revaluation of all properties in 2022 for the purpose of updating all assessed values to reflect current market conditions. The last time the Village's assessments were updated to market value was in 2007. Based on the assessor's latest estimates, the Village's assessment level is approximately 30% below recent sale prices.

Although assessments will generally be increased, the revaluation will have no impact on the total amount of property taxes collected. This is because the tax levy is determined separately and independently of assessed values. By updating all assessed values to current market conditions, this revaluation will ensure a fair and equitable distribution of the property tax levy among all individual properties. The village will not collect more in taxes due to a revaluation.

The 2022 revaluation will take the form of an "exterior revaluation," meaning that the assessor will be physically inspecting only the exterior of all properties.

Equitable revaluations depend on the cooperation of taxpayers. Property owners have a stake in the outcome of the revaluation program. Without interior inspections, especially, require that residents cooperate with Associated Appraisal Consultants and return a completed property record questionnaire form that will be mailed to all applicable property owners. Validity of the assessor's market value estimate depends on the collection of accurate data. Any assistance a taxpayer can provide by completing the property record questionnaire will aid greatly in the total data collection process.

Please keep in mind, the people making the exterior inspections are not necessarily responsible for developing the market value estimate of your property. Their job at the time an inspection is being made is not to make an instant judgment as to valuation but rather to collect and review pertinent information to be used in the valuation process.

During field inspections, all staff members from Associated Appraisal will carry a photo ID and drive a red vehicle displaying the Associated Appraisal company name. If no one is home when visiting a property, a doorhanger will be placed on the main entrance to document the assessor's exterior visit and provide the assessor's contact information. All courtesies and considerations shown the appraisers will be greatly appreciated.

The assessed values of all taxable properties in the village will be updated to reflect current market conditions at 100% market value. Notices of assessment will be distributed when the property reviews are complete and new assessed values are determined for each property. Property owners will have an opportunity to discuss the assessed values with an Associated Appraisal representative during the Open Book process. After the Open Book process, any property owner who still disagrees with their new assessment value after speaking with an assessor will have the opportunity to appeal an assessment to the Board of Review. The notice of assessment will contain the dates and times of the Open Book and Board of Review meetings along with an insert containing helpful information about the revaluation.

The Village of Dane thanks you for your help and cooperation in ensuring a successful revaluation program.

If you have any questions regarding the revaluation please call Associated Appraisal Consultants at 920-749-1995 or email at info.apraz@gmail.com.

2022 REVALUATION TIMELINE

January 1	March 2022 – June 2022	August	September	October	December
Property assessment valuation date	Field data collection	Notices of assessment mailed	Open Book process	Board of Review	Tax bills mailed