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July 2, 2020

Dear City of Saint Francis Property Owner:

To maintain fair and equitable assessments, the City of Saint Francis has conducted a Market Revaluation for 2020, meaning all assessments have been brought to market value. In the timeframe since the last revaluation (2015), the market has changed greatly which may be why you may be seeing a change in assessed value.

The assessment value is just one of many variables used to determine property tax rates. A change in your property's assessed value does not necessarily indicate an increase or decrease in the amount of property taxes you will pay. However, it does reflect the most recent market value of your property and helps to ensure all property owners are paying their appropriate share of taxes to support local school, technical college, county, and municipal government services in our community.

An educational video about the assessment process can be found at the assessor's website <http://accurateassessor.com/what-do-assessors-do/>

If You Have Questions Regarding Your Property Assessment

Accurate Appraisal, LLC, the city's assessment contractor, will conduct Open Book discussions to assist taxpayers in understanding their assessments. The 2020 valuation discussions will be conducted at Saint Francis City Hall on the following dates and times.

Tuesday, July 7th from 9:00 AM to 12:00 PM & 1:00 PM to 3:00 PM
Wednesday, July 8th from 9:00 AM to 12:00 PM & 1:00 PM to 3:00 PM
Wednesday, July 15th from 9:00 AM to 12:00 PM & 1:00 PM to 3:00 PM
Thursday, July 16th from 9:00 AM to 3:00 PM (Phone appointments only)

To set up an Open Book appointment please log on to www.accurateassessor.com and click the online APPOINTMENTS link on top of the screen, then choose your location (Saint Francis), choose your Open Book date and time, then enter your personal information including a phone number and email in case we need to contact you. If you do not have Internet access, please call **Accurate Appraisal at 1-800-770-3927** to schedule an open book appointment.

Current property information and the 2020 assessment roll book are available online at www.accurateassessor.com. For additional assessment information or questions, please email us at info@accurateassessor.com

If, after the Open Book session, you wish to object to the assessment, contact the City Clerk, Anne Uecker at City Hall to file a "Form of Objection" and to schedule an appointment before the local Board of Review. You will need to file a written or oral intent to object with the Municipal Clerk at least 48 hours prior to the Board of Review. **The Board of Review will be meeting at the Saint Francis City Hall on Monday August 17th from 10:00 AM to 12:00 PM**

Appearances at the Board of Review are by prior appointment only. The Board of Review functions like a court in that it is required to evaluate evidence based on facts. You must provide factual information showing your property is incorrectly assessed.

Thank you,

ACCURATE APPRAISAL, LLC.