

**City of Saint Francis 2024  
Market Update Revaluation:**

**Important Information About Your  
Enclosed Notice of Assessment**



While your primary concern is certainly the new assessed value, please take a minute to read this letter. Its purpose is to provide you with some basic information about the Market Update Revaluation and the forthcoming review period.

Wisconsin laws require periodic market updates to keep assessment levels at or very near actual market values. The City of Saint Francis has asked the assessor to update assessed values each year to reflect changes in market conditions for real estate. This year's assessment changes have reestablished equitable and uniform values for all properties in the City of Saint Francis as of January 1, 2024.

Due to continuing increases in sale prices of real estate, it has been necessary to increase assessed values significantly in order to bring assessed values in line with sale prices as of the beginning of this year. **This market update revaluation has resulted in an overall increase of 41.0% in the total assessed value of real estate within the City of Saint Francis.**

**It is important to understand that no additional tax revenue will be generated or collected as a result of the market update revaluation.** The primary concern of most property owners is how the new valuations will be used to divide and distribute the next tax levy. Unfortunately, the specific effect on taxes cannot be accurately determined at this time. The total tax levy cannot be calculated until all the taxing authorities (School District, Technical College, County, State, and Municipality) have finalized and adopted their budgets. Because many of those budgets are not finalized until late November, the new tax rate cannot be determined until that time. **Please do not attempt to estimate your property taxes by applying last year's tax rate to your new value. Last year's tax rate is no longer applicable.**

Please review your new assessment carefully and thoughtfully. It is a valuation of your property as of January 1, 2024. If you disagree with the new value, need additional information, or have questions regarding the new assessment, we are available to assist you. When reviewing your new assessment, you should consider recent sales, current listings, recent appraisals and other information relevant to value.

If the Improvement portion of your assessment increased, it doesn't necessarily mean that you made changes or any improvements to your existing home or commercial building. Improvements can include: anything artificial that is attached to a piece of land. It is a neutral term used to classify any addition to raw land. Because improvements are typically considered to be immovable, they become part of the real estate that transfers with a sale. Improvements typically include such things as buildings, sidewalks, parking lots, driveways, street lights, pavement, well or septic systems, and fences, among other things.

In closing, Associated Appraisal Consultants has determined new assessments for all properties in the City, with the aim of making fair, equitable, and current valuations based on local market conditions as of January 1, 2024. We hope you find the information and explanations we have provided in this letter to be useful and informative in understanding your new assessment. Thank you again for your time and cooperation in making this revaluation possible.

## **ADDITIONAL INFORMATION**

### **For the 2024 Open Book meeting**

If you want to discuss your assessed value with an assessor, please call for an Open Book appointment. Please call in advance to set up an in person appointment for the Open Book. The assessor will be present for Open Book sessions in person during the designated date and time as shown on the enclosed notice of assessment.

Tuesday September 10th, 2024 - 10:00am-4:30pm - Phone Appointments.  
Thursday September 12th, 2024 - 12:00pm-5:00pm (In person at City Hall)

You may call the assessor during regular business hours (Monday – Friday, 8:00 AM to 4:30 PM). You may call any time after receiving the enclosed notice, but no later than 7 days prior to the Board of Review to conduct an Open Book session. If the assessor is not available at the time of your call, we will make every effort to return your call within 24 hours. When leaving a message please provide your name, phone number, the Municipality in which the property is located, and the Parcel Number from your assessment notice or tax bill.

You may contact the assessor by phone at 920-749-1995, or by email at [Info@apraz.com](mailto:Info@apraz.com).

### **2024 Assessment Roll**

Preliminary 2024 Assessment Roll and Department of Revenue instructional materials are available at the following link: <https://www.apraz.com/assessment-roll> or by scanning the QR Code shown to the right.



### **For the 2024 Board of Review meeting**

The Board of Review meets annually to hear any final objections to the current year's assessments. It is recommended that you contact the assessor to attempt to resolve any disputed assessment before making a formal appeal at the Board of Review. If you wish to enter a formal appeal, you must give notice of your intent to appeal by contacting the municipal clerk at least 48 hours before the Board of Review (BOR) begins. Please call the clerk at least 48 hours prior to the BOR to obtain an Objection Form and to make an appointment for the BOR. This form must be filled out in its entirety. Failure to provide 48 hours advance notice to the clerk may result in denial of a hearing at the BOR. The Board of Review date and times are as follows:

Wednesday, October 16th, 2024 - 1:00pm-3:00pm (By appointment only)

The BOR is a quasi-judicial body that operates like court. The BOR's function is to hear evidence and testimony for any formal objections to assessments and decide whether to uphold or change the assessment. Under state law, the BOR must presume the assessor's valuation is correct unless the objector provides sufficient evidence to overcome that presumption. If you do not take action at the BOR, this may result in the loss of any further appeal options for your assessment.