

NOTICE OF MUNICIPAL REVALUATION FROM THE TOWN OF LINN

For the 2019 tax assessment year, the Town of Linn will undergo a full revaluation of all taxable property under Wisconsin Statutes 70.05.

Municipal revaluations are periodically required by the State of Wisconsin and typically take place about once every five years. The Town's assessed values have been monitored annually by the Wisconsin Department of Revenue and are no longer in compliance with state regulation standards.

The statutory assessor for the Town of Linn is Associated Appraisal Consultants, Inc. The assessor will be completing the revaluation in the summer of 2019. The revaluation will establish new assessed values in an equitable fashion for all properties in the Town at 100% of market value.

The revaluation will have no effect on the total dollar amount of taxes collected from property owners. However, the revaluation will re-distribute the tax burden in an equitable fashion according to the current market value of each property in the Town. The revaluation will also serve to update the Town's property records to accurately reflect current property characteristics.

To ensure that an accurate revaluation is performed, it will be necessary for the appraisal staff to conduct both an interior and exterior review of all homes and accessory buildings within the Town. A brief interior walk-through is necessary for consideration of the features, quality, and condition of a home or structure, all of which may affect the market value. Please note, the appraisers have no interest in your housekeeping or your personal belongings.

Each appraiser will carry a letter of identification from the Town Clerk, a Photo ID tag, and will be driving a red fleet vehicle clearly identified with the Associated Appraisal company logo. If no one is home when the appraiser visits your property, a door hanger will be left with instructions on how to arrange an appointment for an interior review.

When the property reviews are completed and new assessed values are determined, all property owners will receive a written notice of assessment change. You will then have an opportunity to discuss the assessed values with Associated Appraisal staff members at the Open Book session. After the Open Book session, the Board of Review will conduct hearings to evaluate evidence concerning any final challenges to the assessed values.

For revaluation questions, please call Associated Appraisal at 920-749-1995.

Thank you for your help in creating a successful 2019 Revaluation Program.