

### ASSESSMENT FREQUENTLY ASKED QUESTIONS

#### **What is the difference between a Revaluation and a Maintenance year?**

Assessments fall into two broad categories: maintenance and revaluation. Maintenance consists of utilizing the assessment roll from the previous year and updating values to the current level of assessment when changes warrant. Examples of changes include new construction, combining or splitting of parcels, remodeling, demolition, annexation and zoning changes, changes in classification, and other occurrences that might affect value or the attributes of the parcel. These changes may, or may not, result in a change in value; nonetheless each of these requires the Property Record Card (PRC) to be updated.

In a revaluation, we still review all the changes that occur in a maintenance cycle except we complete additional steps. We analyze economic changes and apply market updates to set assessments at fair market values.

#### **Why is the City completing a Maintenance assessment for 2021?**

Typically, the City of Fitchburg revalues each year. Due to COVID-19 and the extent of the 2020 revaluation, the City Assessor has decided that 2021 will be a Maintenance Assessment Year. We intend to resume our annual revaluation for 2022.

#### **How will this affect property owners?**

On properties that do not require any data changes or corrections, the assessment should remain the same.

If a property warrants a change, then it may affect the assessed value. Examples of changes include new construction, combining or splitting of parcels, remodeling, demolition, annexation and zoning changes, changes in classification, and other occurrences that might affect value or the attributes of the parcel. These changes may, or may not, result in a change in assessed value.

#### **If my property is still under construction, how will it be assessed?**

Assessments are based on what existed as of January 1. For example, if on the 1st of January, a parcel consists of land and a building foundation, the assessment would only be for the value of the land and the foundation, not for a completed structure. After construction is completed, it will receive a full assessment the following year.

#### **Why did my assessment change when my neighbor's did not?**

If changes were identified on a property that would alter the value, then the assessment would change. If not, then the assessment would remain the same.

#### **How do I know my assessment is correct?**

First, review your property data on [Assessordata.org](http://Assessordata.org). If you see an error, please contact us at 608-270-4235. If your property data is correct, then you can compare sales of similar properties to yours. Sale information can be found on the Assessing page of the City's website.

### IMPORTANT DATES

#### **What is Open Book?**

The open book session is a period of time scheduled prior to the Board of Review to view the property assessment rolls, sale information, and/or speak with an appraiser regarding your assessment.

#### **Open Book Dates**

May 14 – May 20, 2021

7:30 AM to 4:30 PM

Monday – Friday

#### **Assessor Contacts**

City Hall

5520 Lacy Rd

Fitchburg, WI 53711-5318

608-270-4235

#### **What is Board of Review?**

Board of Review is a quasi-judicial appeal process. To schedule an appointment, please contact the City Clerk at least 48 hours prior to the start of Board of Review. The City Clerk will provide you with the required paperwork to file.

#### **Board of Review**

June 7, 2021

9:00 AM until Adjournment

#### **City Clerk Contacts**

City Hall

5520 Lacy Rd

Fitchburg, WI 53711-5318

608-270-4200

## Where can I view property assessments for the City of Fitchburg?

Dane County provides general assessment information on their web site [Access Dane](#) (see link below). Please keep in mind that if the assessment roll is not complete for that year, the assessments for the previous year are carried over into the current year on the web site until final values are received from the municipality. Property assessment rolls are also kept in the City Assessor's Office for viewing. If you would like specific information for properties located in the City of Fitchburg, it can be found at [AssessorData](#) (see link below) or you may contact the Assessing Department's main line at 608-270-4235. Manufacturing property is not assessed at the local level. The Wisconsin Department of Revenue assesses all manufacturing property in the State of Wisconsin.

## Will every property owner receive an assessment notice?

No. Properties whose assessed value changed will receive a Change of Assessment Notice per State Statute 70.365.

## If City Hall is closed, how can I attend Open Book?

We do not know what the future holds with COVID but we will still offer opportunities to attend Open Book, even if City Hall is closed.

- You may contact the Assessing Department by phone (608-270-4235) to discuss your assessment.
- You may e-mail additional information to us. Email addresses are located on the City of Fitchburg Assessor's website (<http://wi-fitchburg.civicplus.com/Directory.aspx?DID=5>).
- Please call us to schedule an appointment if you need to meet in-person or would like a video conference via Zoom.

**To view property information, please visit:**

**[www.assessordata.org](http://www.assessordata.org)**

## What is the difference between assessed value and estimated fair market value?

The assessed value is the market value of your property as determined by the Assessor.

The estimated fair market value is the property's assessed value divided by the average assessment ratio for the entire municipality. The average assessment ratio is the relationship between the total assessed value and the Wisconsin Department of Revenue's estimate of total value for the municipality. More information on this subject can be found in the Guide for Property Owners.

## Will my property taxes increase if my assessment goes up?

The Assessor's job is to place a fair and equitable value on each taxable property in the municipality. An increase or decrease of assessment does not alone determine if the amount of property taxes you will pay will change. Tax rates are determined by how much is spent by each taxing jurisdiction to include: school districts, technical college, Dane County, and the local municipality.



## FOR MORE INFORMATION

### City of Fitchburg:

City Assessing: (608) 270-4235  
City Clerk: (608) 270-4200  
5520 Lacy Rd, Fitchburg, WI 53711  
7:30 am to 4:30 pm  
Monday through Friday  
(except holidays)  
[www.fitchburgwi.gov](http://www.fitchburgwi.gov)

### Access Dane:

<https://accessdane.countyofdane.com/>  
<https://dcimapapps.countyofdane.com/dcmaviewer/>

### Wisconsin Department of Revenue's "Guide for Property Owners":

[www.revenue.wi.gov/pubs/slf/pb060.pdf](http://www.revenue.wi.gov/pubs/slf/pb060.pdf)