2025-2026 Revaluation Notice

In January of 2025, the Town of Pine River's Assessor began performing a town-wide review of all property assessments. This involved a sales analysis and exterior inspections of all taxable property. The exterior inspections will continue until September of 2026 as well as a market update to all of the assessment values each year.

In an effort to achieve equitable assessments statewide, the State of Wisconsin, Department of Revenue mandates that all municipalities in the State of Wisconsin be valued at 100% of market value, and that assessments be kept within 10% of that value. The property assessment values for the Town of Pine River have not been within that 10% value since 2020 and are out of compliance with the Department of Revenue. Therefore, an update of the assessment values of all taxable property was required to be done. Riglemon Appraisal Service is performing the revaluation to update all taxable property to be compliant.

The inspection process includes an exterior inspection of the primary structure or residence that involves exterior measurements, verifying exterior data, and taking exterior photos. All other buildings such as sheds, garages, etc. will be verified for size and condition. This data will be compared to sales information, cost and depreciation schedules, and an estimated value will be made. Assessment staff will be on your property to perform their assessment duties for the revaluation. Implied consent will be given unless a written refusal is provided to the Assessor.

When all assessments have been completed, a Notice of Changed Assessment will be sent to all property owners informing them of their new real estate assessment values. After the Notice of Changed Assessment is mailed, "Open Book" in-person meetings will be held to give all property owners a chance to compare their information with similar properties or discuss any concerns with the assessment staff.

After the "Open Book" meetings, the "Board of Review" hearings will be held. The property owner must contact the Town Clerk for an objection form to appear at the Board of Review hearings.

Obtaining Implied Consent

Under sections 943.13 and 943.15, Wisconsin Statutes – An Assessor can obtain implied consent by notifying the property owner or occupant that assessment staff may be entering their lands at a future date to perform assessment duties unless a written refusal is provided stating Assessors are to keep off their land. Once the Assessor sends proper notification and a reasonable response period elapses, the Assessor can then conclude the property owners who do not provide written refusals have provided their implied consent.

A complete revaluation ensures that all property assessments are uniform and fair so that all property owners are paying their fair share of property taxes. More information can be found in the Wisconsin Department of Revenue's *Guide for Property Owners* on their website.

Frequently Asked Questions for a Revaluation:

My assessment changed how will that affect my taxes?

An increase in your assessment does not necessarily mean an increase in your property taxes. Just as a decrease in your assessment does not necessarily mean a decrease in your property taxes. The property tax rate will not be last year's property tax rate multiplied by the new assessment.

Although the property's assessment affects your share of taxes, the actual amount you pay is determined by the budget needs or levy of the schools, city, county, and technical college. All these taxing entities decide their needs based on services to be provided to the community. The tax rate is determined by dividing the total assessment of a district into the levy. The rate is often expressed in terms of dollars per thousands (mill rate). If the total levy remains the same, only those properties that are not currently paying their fair share of the tax burden will pay more taxes after the revaluation. Therefore, those properties currently paying more than their fair share will pay less.

Until the budget needs for all the taxing bodies are determined, the effect on your taxes is not known. The tax rate is usually determined by the beginning of December.

Why did my assessment change when I have not done anything to my home?

General economic conditions, such as interest rates, inflation, supply and demand, and changes in the tax laws will influence the market value of the real estate. As property values change in the market place, those changes must be reflected on the Assessment Roll on an annual basis. Assessed values can go up or down even if you have made no changes to your property.

Do all assessments change at the same rate?

No. There are differences between individual properties and between neighborhoods. In one area, property sales may indicate an increase in value in a given year, yet, in another area there may be very little change or even a decrease in property values.

Different types of properties within the same neighborhood may also show different value changes. For example, one-story houses may be more in demand than two-story houses, or vice versa. Older homes in the same area may be rising in value more slowly than newer homes. There are numerous factors for each property that will cause the values to differ. Some of the factors that can affect the value are: location, condition, size, age, quality of construction, bedroom count, number of bathrooms, basement finish, and outbuildings.

Why is the Town conducting a revaluation?

Wisconsin Law requires municipalities to periodically revalue all property to keep pace with changes in the market. During a revaluation, all assessments are examined and adjustments are made where necessary to guarantee that all property is assessed at market value. This is done to assure that taxes are distributed equitably and uniformly.