REVALUATION INFORMATION: PLEASE READ

All taxable property in the Town of Woodboro has been revalued for 2026. Revaluations are required when assessments are out of compliance with State law. The new values are determined by recent sales activity within the Town. That sales activity is analyzed by the assessor, and by the Wisconsin Department of Revenue. The assessor develops values based on those sales, then adjusts to Estimated Fair Market Value which is determined by the Department of Revenue.

This **is not** a change over one year. **It is** a change since the last revaluation which was prior to 2011. For several recent years, the sales have shown double-digit appreciation occurring annually in local property values. The new assessed values are now reflecting those market trends.

The tax rate will decrease. The total taxes collected in the Town are the result of multiplying the assessed value times the tax rate. The revaluation process does not generate additional taxes. When the assessments go up, the tax rate comes down. Based on revaluations completed over the last 30 years and information currently available, it is expected that the tax rate will decrease approximately 42% compared to the 2025 tax rate.

For anyone not familiar with recent activity, there are several sources of information available. For those with internet access, real estate sales sites can provide a host of information. Everything from recently sold properties to current listings and property specific estimates of value can be viewed. Local real estate offices often host their own websites. Area publications are also often widely available.

For your specific property, another source for an opinion of value is a Homeowner's insurance policy. If the property has been visited by your current insurance company and the building value has been determined based on up-to-date information, the insured value may reflect current value. While there are differences in insured and market value, it may serve as a realistic source of information. Additional sources of information could be a recent purchase-money appraisal, recent listing contract, recent purchase or sale of a similar property.

The Open Book meeting; **It is not a required meeting for property owners.** This is an open meeting session where the assessor and the assessment roll are present. If you would like to view the assessment roll or have specific property information as mentioned above to provide to the assessor, that can be done in person at the Open Book. Information can also be submitted electronically via email to jefm@frontier.com, and the assessment roll can be viewed online at SummitAssessments.com.

The Board of Review is a formal judicial proceeding for unresolved issues that allow an owner or their agent to provide sworn testimony to prove a value other than the current assessed value. There are requirements that must be met to appear at this proceeding. Please review the information on your notice about this process.

IMPORTANT: If you have information relative to your property's value, please provide that to the assessor as soon as possible. You may call or email at your convenience. Most concerns can be resolved with a short discussion about your information.

Thank you for the opportunity to serve as your assessor,

Jef Muelver

Woodboro Assessor, Summit Assessments
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