

2021 Property Revaluation

The Village of West Baraboo will be performing a market revaluation in 2021. The last time West Baraboo performed a revaluation of all property was in 2006, 15 years ago. Since then, the market has changed and assessed values no longer reflect the current market.

The state of Wisconsin is a Market Value state. This means property values are required to mirror the fair market value of comparable properties to ensure property owners are paying their fair share of taxes.

To learn more about what a revaluation is, please watch [this video](#)

The fair market value of all property is calculated by reviewing arm's length sales between a willing seller and a willing buyer on the open market. Assessors consider information from many sources to determine your assessment.

Assessors will be reviewing market sales from January 1, 2020 through December 31, 2020. Sales after the new year will not be used to determine your new value. The property tax bill you receive in December of 2021 will be based on the new assessment value of your property.

Assessors don't set tax rates. There are no additional taxes collected by the village during a revaluation. The revaluation does not change the amount of tax collected by the village, county, school district or technical college.

To learn more about what assessors do, please watch [this video](#)

Timeline of Revaluation:

Jan - Feb: Assessor reviews previous year's sales and market data

Feb- March: Trespass letter will be sent to properties assessors need to visit

March - April: Permits and sales are verified

April - May: Comparable market data used to revalue all property

June - July: Notice of new value will be mailed to property owners

Open Book (phone appointment only)

Wednesday, August 11th from 12 -7 pm

Open book is a conference, due to Covid it will be over the phone, with an assessor to discuss the value of your property. You have until 48 hours before Board of Review to contact the assessor about your new value. When available you can set an appointment with an assessor here:

<https://accurate.rovingcalendar.com/appointments>

Board of Review (in person, village hall)

Tuesday, September 14th, from 6-8 pm

Board of Review functions like court and is required to evaluate evidence based on facts. You or your representative must provide factual evidence that your property is inequitably assessed. The burden of proof is solely on the taxpayer. The assessor's value is presumed correct by State Law until proven otherwise.

Search for your property record information [here](#)