

ASSESSMENTS:

PULLING A NUMBER OUT OF A HAT



Truth or Fiction?

WHAT IS AN ASSESSMENT ANYWAY?

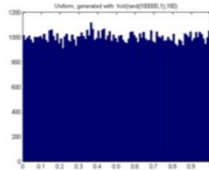
- An assessment is:
- An **estimate** of value as of the date of the Assessment (January 1)





WHAT IS THE PURPOSE OF AN ASSESSMENT

- Divide the tax burden equitably amongst taxable property
- Value all property Uniformly
 - Uniformity Clause of the Wisconsin Constitution



WHO CAN CREATE AN ASSESSMENT?

- Certified individuals
 - Technicians
 - Appraisers
 - Assessor I
 - Assessor II
 - Assessor III



PRIMARY FUNCTIONS OF AN ASSESSOR

- 1st
 - Administer the official duties of the office
 - Prepare assessment rolls
 - Add new subdivisions
 - Legal Description changes
 - Review requests for exemption
 - File State Required reports
 - MAR, TAR, & AAR
 - Monitor assessment performance
 - Provide a "Status of Assessor's office report to the municipality
 - Suggest Revaluation when necessary

PRIMARY FUNCTIONS OF AN ASSESSOR

- 2nd
 - Discover
 - Finding and describing the 'What' of an assessment
 - Value
 - The market value of the thing being assessed
 - Classify
 - Real Property, Personal Property, Tax Classification

WHAT DOES AN ASSESSOR VALUE

- **All** property not expressly exempt by law is taxable and the assessor is **required** to value all such property.

HOW DOES AN ASSESSOR ASSIGN VALUE

- Laws / Statutes / Administrative Rules
- CAMA
 - Collect and record information describing assets
 - Study the Market (Sales / Costs)
 - Model the information collected
 - Review value

CAMA

- Computer Assisted Mass Appraisal
- Contains Models (mathematical formulas used to represent market values)
- Better CAMA systems can analyze all assets and produce reports to measure results.
 - Market Drive CAMA used by over 70% of the municipalities in the State of Wisconsin

Market Valuation Detail (as of Jan 1, 2018)

SN	Land Use	Stock Measure	Width	Depth	sq ft	Area	Status	Description	% of	Market Value
1	Residence	Square Feet	71'	137'	9,813	3,223	Home	Total sqft	7%	\$43,232
Total market value of all land: \$64,000										
Residential building - 1 story w/pts, above/bd/epse cod										
Cost Modifiers										
Code Modifier Field Value % Modifier										
Cost & design 100%										
Equipment - range 100%										
Kitchen - range 100%										
Bath - range 100%										
Interior - range 100%										
% complete 100%										
Code modifier 100%										
Net cost modifier 100.0%										
Residence Field Value % Modifier										
Basement 100%										
Attic 100%										
Floor 100%										
Garage 100%										
Other 100%										
Net market modifier 100.0%										
Total market value of residence: \$43,232										

Market Valuation Detail (as of Jan 1, 2018)

SN	Land Use	Stock Measure	Width	Depth	sq ft	Area	Status	Description	% of	Market Value
1	Residence	Square Feet	112'	175'	20,600	3,106	Home	Total sqft	7%	\$211,317
Total market value of all land: \$368,000										
Residential building - 2 story bchs contemporary										
Cost Modifiers										
Code Modifier Field Value % Modifier										
Cost & design 100%										
Equipment - range 100%										
Kitchen - range 100%										
Bath - range 100%										
Interior - range 100%										
% complete 100%										
Code modifier 100%										
Net cost modifier 100.0%										
Residence Field Value % Modifier										
Basement 100%										
Attic 100%										
Floor 100%										
Garage 100%										
Other 100%										
Net market modifier 100.0%										
Total market value of residence: \$211,317										

2018 Market Valuation Detail

Parcel number: 088 0007
 Property address: 3401 Pine Dr Lot 27, City of Marshfield, Washouak County
 Total assessed value: \$14,300

Mobile home: 1981 1980 see 1980s administrative estimator

Market Modifier	Factor Value	% Weighted	Market Modifier	Factor Value	Adj. % Weighted
Cost 100%	100%	100%	Age	0	100%
Cost 100%	100%	100%	Age 2	0	100%
Cost 100%	100%	100%	Age 3	0	100%
Cost 100%	100%	100%	Age 4	0	100%
Cost 100%	100%	100%	Age 5	0	100%
Cost 100%	100%	100%	Age 6	0	100%
Cost 100%	100%	100%	Age 7	0	100%
Cost 100%	100%	100%	Age 8	0	100%
Cost 100%	100%	100%	Age 9	0	100%
Cost 100%	100%	100%	Age 10	0	100%
Cost 100%	100%	100%	Age 11	0	100%
Cost 100%	100%	100%	Age 12	0	100%
Cost 100%	100%	100%	Age 13	0	100%
Cost 100%	100%	100%	Age 14	0	100%
Cost 100%	100%	100%	Age 15	0	100%
Cost 100%	100%	100%	Age 16	0	100%
Cost 100%	100%	100%	Age 17	0	100%
Cost 100%	100%	100%	Age 18	0	100%
Cost 100%	100%	100%	Age 19	0	100%
Cost 100%	100%	100%	Age 20	0	100%
Cost 100%	100%	100%	Age 21	0	100%
Cost 100%	100%	100%	Age 22	0	100%
Cost 100%	100%	100%	Age 23	0	100%
Cost 100%	100%	100%	Age 24	0	100%
Cost 100%	100%	100%	Age 25	0	100%
Cost 100%	100%	100%	Age 26	0	100%
Cost 100%	100%	100%	Age 27	0	100%
Cost 100%	100%	100%	Age 28	0	100%
Cost 100%	100%	100%	Age 29	0	100%
Cost 100%	100%	100%	Age 30	0	100%
Cost 100%	100%	100%	Age 31	0	100%
Cost 100%	100%	100%	Age 32	0	100%
Cost 100%	100%	100%	Age 33	0	100%
Cost 100%	100%	100%	Age 34	0	100%
Cost 100%	100%	100%	Age 35	0	100%
Cost 100%	100%	100%	Age 36	0	100%
Cost 100%	100%	100%	Age 37	0	100%
Cost 100%	100%	100%	Age 38	0	100%
Cost 100%	100%	100%	Age 39	0	100%
Cost 100%	100%	100%	Age 40	0	100%
Cost 100%	100%	100%	Age 41	0	100%
Cost 100%	100%	100%	Age 42	0	100%
Cost 100%	100%	100%	Age 43	0	100%
Cost 100%	100%	100%	Age 44	0	100%
Cost 100%	100%	100%	Age 45	0	100%
Cost 100%	100%	100%	Age 46	0	100%
Cost 100%	100%	100%	Age 47	0	100%
Cost 100%	100%	100%	Age 48	0	100%
Cost 100%	100%	100%	Age 49	0	100%
Cost 100%	100%	100%	Age 50	0	100%
Cost 100%	100%	100%	Age 51	0	100%
Cost 100%	100%	100%	Age 52	0	100%
Cost 100%	100%	100%	Age 53	0	100%
Cost 100%	100%	100%	Age 54	0	100%
Cost 100%	100%	100%	Age 55	0	100%
Cost 100%	100%	100%	Age 56	0	100%
Cost 100%	100%	100%	Age 57	0	100%
Cost 100%	100%	100%	Age 58	0	100%
Cost 100%	100%	100%	Age 59	0	100%
Cost 100%	100%	100%	Age 60	0	100%
Cost 100%	100%	100%	Age 61	0	100%
Cost 100%	100%	100%	Age 62	0	100%
Cost 100%	100%	100%	Age 63	0	100%
Cost 100%	100%	100%	Age 64	0	100%
Cost 100%	100%	100%	Age 65	0	100%
Cost 100%	100%	100%	Age 66	0	100%
Cost 100%	100%	100%	Age 67	0	100%
Cost 100%	100%	100%	Age 68	0	100%
Cost 100%	100%	100%	Age 69	0	100%
Cost 100%	100%	100%	Age 70	0	100%
Cost 100%	100%	100%	Age 71	0	100%
Cost 100%	100%	100%	Age 72	0	100%
Cost 100%	100%	100%	Age 73	0	100%
Cost 100%	100%	100%	Age 74	0	100%
Cost 100%	100%	100%	Age 75	0	100%
Cost 100%	100%	100%	Age 76	0	100%
Cost 100%	100%	100%	Age 77	0	100%
Cost 100%	100%	100%	Age 78	0	100%
Cost 100%	100%	100%	Age 79	0	100%
Cost 100%	100%	100%	Age 80	0	100%
Cost 100%	100%	100%	Age 81	0	100%
Cost 100%	100%	100%	Age 82	0	100%
Cost 100%	100%	100%	Age 83	0	100%
Cost 100%	100%	100%	Age 84	0	100%
Cost 100%	100%	100%	Age 85	0	100%
Cost 100%	100%	100%	Age 86	0	100%
Cost 100%	100%	100%	Age 87	0	100%
Cost 100%	100%	100%	Age 88	0	100%
Cost 100%	100%	100%	Age 89	0	100%
Cost 100%	100%	100%	Age 90	0	100%
Cost 100%	100%	100%	Age 91	0	100%
Cost 100%	100%	100%	Age 92	0	100%
Cost 100%	100%	100%	Age 93	0	100%
Cost 100%	100%	100%	Age 94	0	100%
Cost 100%	100%	100%	Age 95	0	100%
Cost 100%	100%	100%	Age 96	0	100%
Cost 100%	100%	100%	Age 97	0	100%
Cost 100%	100%	100%	Age 98	0	100%
Cost 100%	100%	100%	Age 99	0	100%
Cost 100%	100%	100%	Age 100	0	100%

2018 Market Valuation Detail

Other building improvement Garage

Item	Description	Cost Breakdown	Total Cost
Base cost	Detached, Name on ch 2651, page 3-63	100 SF at \$25.43 per SF	\$2,543
Depreciation	Garage's equipment	-10% of \$2,543	-\$254.30
Cost modifiers	EF per 1990, EF per 20, Condition Average	-48% of \$2,288.70	-\$1,102.56
Cost modifiers	COEMA, 2% and local modifier of 100%	2.0% of \$1,186.14	\$23.72
		Total market value of GBP	\$1,367.86

Other building improvement Utility shed, residential

Item	Description	Cost Breakdown	Total Cost
Base cost	Frame 2651, page 3-63	80 SF at \$13.65 per SF	\$1,092.00
Depreciation	Garage's equipment	-48% of \$1,092.00	-\$524.16
Cost modifiers	EF per 1990, EF per 20, Condition Average	-70% of \$567.84	-\$397.49
Cost modifiers	COEMA, 2% and local modifier of 100%	2.0% of \$273.92	\$5.48
		Total market value of GBP	\$185.83

Village of Elm Grove, Washouak County
2018 Model-to-Sale Ratios
 Sale prices are NOT time adjusted

The weighted model-to-sale ratio for the Village of Elm Grove, Washouak County is **103.6%** based on 423 valid sales from 1/1/2015 to 8/20/2018. The overall weighted coefficient of dispersion is **10.4%**. The overall weighted price-related differential is **101.2%**. The overall confidence rating for this analysis is **89.4%**.

Weighted Model-to-Sale Ratios by Tax Class

Tax Class	# of Parents	Total Compacted Market Value	# of Valid Sales	Weighted Ratio	Aggregate Ratio	Mean Ratio	Median Ratio	C.O.D.	C.O.C.	P.R.D.	Confid Rating
Residential	2,462	\$1,072,282,900	410	99.5%	99.2%	101.2%	101.1%	10.2%	76.9%	101.6%	99.8%
Commercial	80	\$127,298,200	8	108.1%	100.8%	144.8%	143.8%	12.9%	62.5%	96.8%	14.5%
Exempt	80	\$18,236,700	0								

The **model-to-sale ratio** for a single sale is the total value of all property included in the sale (as determined by the Market Drive valuation model used for tax assessment purposes) divided by the adjusted sale price. Sale prices are adjusted to remove any items sold that are not valued for tax purposes and may also be time adjusted. If sale prices used in this analysis were time adjusted it would be indicated in the heading on page 1 of this report.

The **total compacted market value** is the value of all properties in the tax class as determined by the Market Drive valuation model used for tax assessment purposes. Each property is placed into one and only one stratum. Therefore, the total compacted market value shown here for a tax class will not match the market value shown on the statement of assessments for the same tax class if there are any properties that have land and/or buildings in multiple tax classes.

The **weighted ratio** for a tax class is derived from the weighted model-to-sale ratio of each neighborhood group within the tax class. The neighborhood group ratios are combined using a weight that is proportional to the total compacted market value of all land and buildings in the neighborhood group. See the next section titled "Weighted Model-to-Sale Ratios by Neighborhood Group".

The **aggregate ratio** is the sum value of all property sold divided by the sum of all sales prices. The aggregate ratio is another kind of weighted ratio.

The **mean ratio** is the arithmetic average of the model-to-sale ratios for all valid sales in the stratum.

The **median ratio** is the model-to-sale ratio of the middle sale in the stratum when those sales are sorted by their model-to-sale ratio.

The **coefficient of dispersion (C.O.D.)** is the average deviation from the median ratio of all model-to-sale ratios for all valid sales in the stratum.

The **coefficient of concentration (C.O.C.)** is the percentage of all valid sales whose model-to-sale ratio falls within 10% of the median ratio.

The **price-related differential (P.R.D.)** is the mean ratio divided by the aggregate ratio. Assessments are said to be progressive when the ratio falls below 98% meaning higher valued properties are being over-assessed therefore favoring low value properties. Assessments are said to be regressive when the ratio falls above 102% meaning higher valued properties are under-assessed therefore favoring high value properties. Ratios falling between 98% and 102% suggest that properties are being assessed fairly.

The **confidence rating** is the percentage of property value represented by a sample size (valid sales) of at least 5% by count and by value. A low confidence rating means there are not enough sales to be confident that the statistical measures shown truly represent all properties.

Village of West Salem, La Crosse County
2017 Assessment Quality

The following information shows a measure of the quality of assessments produced under conditions not conveyed in this document. It is imperative that the reader understand that the results shown here are not based solely on the assessor's efforts but also reflect:

1. Little or no enforcement of assessment standards and assessment contracts
2. Bad case law
3. Inconsistencies contained in the Wisconsin Property Assessment Manual
4. Funding limitations
5. Traps in law
6. Inadequate evidence
7. Limitations in the computer software used to do mass appraisal

The purpose of these measures are not to determine fault but to help stakeholders make more informed decisions

2017 Assessments		Sales (1/1/2016 to 8/10/2017)	
Completeness *1	99.9% ✓ (95 to 100%)	Completeness *1	97.6% ✓ (95 to 100%)
Accuracy *2	88.8% ✓ (95 to 100%)	Accuracy *4	97.6% ✓ (95 to 100%)
Credibility *3	99.9% ✓ (95 to 100%)	Credibility *4	96.7% ✓ (95 to 100%)
Overall score	38.6% ✓	Overall score	38.7% ✓

How 2017 Assessments Compare with Sales (1/1/2016 to 8/10/2017)	
Overall level of assessment	100.0% ✓ (95% to 100%)
Uniformity (coefficient of dispersion)	7.7% ✓ (8% to 12%)
Uniformity (price-related differential)	100.0% ✓ (95% to 100%)
Confidence rating	83.3% X (90% to 100%)

✓ = OK
 ! = May need attention
 X = Failure

Confidence rating is 83.3% because of a lack of sales for each property type

Village of West Salem, La Crosse County
2017 Properties Inspected
 Sorted by tax key number

Summary by Type of Inspection

Type of Inspection	# of Properties	% of Total
Not inspected	140	8.2%
Exterior inspection	1,441	84.0%
Full inspection	123	7.2%
Totals	1,704	100.0%

Village of West Salem, La Crosse County
2017 Real Estate Assessment Roll Audit

New Tax Key Numbers

Tax Key Number	Street Address	Owner	Owner Address	Owner City State	Owner Zip
0451-001	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-002	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-003	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-004	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-005	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-006	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-007	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-008	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-009	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-010	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-011	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-012	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-013	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-014	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-015	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-016	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-017	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-018	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-019	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-020	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-021	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-022	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-023	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-024	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-025	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-026	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-027	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-028	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-029	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-030	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601

Number of new tax key numbers listed: 16

Deleted Tax Key Numbers

Tax Key Number	Street Address	Owner	Owner Address	Owner City State	Owner Zip
0451-031	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-032	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-033	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-034	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-035	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-036	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-037	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-038	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-039	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-040	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-041	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-042	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-043	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-044	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-045	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-046	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-047	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-048	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-049	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601
0451-050	124 Lincoln Ave N	Hamilton Gray LLC	2125 Maplewood Dr	Crandon, WI	54601

Number of deleted tax key numbers listed: 19

Village of West Salem, La Crosse County
2017 Incomplete Municipal Permit Records

Properties with complete records: 97.4%

NOTE: This report is limited by the fact that the software cannot detect missing improvements. In addition, the percentage shown above reflects only municipal permits selected to review. Any selection criteria used to limit the municipal permits checked will be shown just below the report's title.

Problem: Mobile home has no photo

Municipal Permit Number	Street Address	Additional Info
067	800 West Ave N Lot 067	Tax class is residential, description is [1993 single wide 1986-2000, aluminum/vinyl exterior]
169	800 West Ave N Lot 169	Tax class is residential, description is [1989 single wide 1986-2000, aluminum/vinyl exterior]
260	800 West Ave N Lot 260	Tax class is residential, description is [2015 single wide 2013+ aluminum/vin exterior]

Total problems listed: 3

Problem: Mobile home has no sketch

Municipal Permit Number	Street Address	Additional Info
062	800 West Ave N Lot 062	Tax class is residential, description is [1994 single wide 1986-2000, aluminum/vinyl exterior]
114	800 West Ave N Lot 114	Tax class is residential, description is [1976 single wide 1976-1985, aluminum/vinyl exterior]
162	800 West Ave N Lot 162	Tax class is residential, description is [2001 single wide 2001-2012, aluminum/vinyl exterior]
246	800 West Ave N Lot 246	Tax class is residential, description is [1996 single wide 1986-2000, aluminum/vinyl exterior]

Total problems listed: 4

Village of West Salem, La Crosse County
2017 Incomplete Real Estate Records

Properties with complete records: 99.9%

NOTE: This report is limited by the fact that the software cannot detect missing land or improvements. In addition, the percentage shown above reflects those properties selected to review. Any selection criteria used to limit the properties checked will be shown just below the report's title.

Problem: Residential building missing rec room rating

Tax Key Number	Street Address	Additional Info
1554-000	129 Meadow Ln	Tax class is residential, description is [1 story aluminum/ranch]

Total problems listed: 1

Problem: No record of sale to support change in ownership

Tax Key Number	Street Address	Additional Info
0132-000	148 Leonard St S	Check buyers and sellers on last sale. Subsequent sale may be missing
1972-000	829 Mill St N	Check buyers and sellers on last sale. Subsequent sale may be missing

Total problems listed: 2

Problem: Commercial building has no sketch

Tax Key Number	Street Address	Additional Info
1021-000	780 West Ave N	Tax class is commercial, description is [471 - Light Commercial Utility Bldg]


Total problems listed: 1

SUMMARY

- Assessor and Assessment Staff put a lot of hours into making sure the taxable stuff is assessed fairly and equitably during Revaluation years.
- Values erode as the time between revaluations grows.
- Revaluations, are not fun, but are necessary to maintain uniformity and full values.

ASSESSMENTS:
PULLING A NUMBER OUT OF A HAT

Truth or Fiction?



FICTION!

THANK YOU

•Questions?