

Prochnow Assessing

Randy Prochnow
E5339 674th Ave
Menomonie, WI 54751

Phone: (715) 309-2863
Email: prochnowassessing@yahoo.com

Dear Town of Trempealeau Property Owners:

I have completed a revaluation of all property in the Town of Trempealeau for 2024.

The purpose of the Revaluation is to ensure equity between individual assessments and to distribute the tax burden fairly. **A Revaluation is NOT an Exercise in Raising Revenue.**

The new assessed values are based on the sales of property in the Town of Trempealeau for the last couple of years. (If there comes a time in the future where the market decreases, we could possibly make a market adjustment at that time.)

The new assessed values should be approximately what the property should sell for.

The average increase of values was 70%. Most people's taxes will stay relatively the same with even the additional increase of 70%.

Please continue reading the very informative info on the backside of this letter that explains what this means for your taxes.

If you still have questions after reading that info, then proceed to the following info listed below.

If you are dissatisfied with your assessment there are three ways you may object.

1. **CALL ME**. I can take care of most things over the phone. **This is the best time to make assessment changes.** I would highly recommend that this be the way that you use to communicate with me, instead of option 2, as this will save you an unnecessary trip. If you do call, please leave a message if I do not answer and I will return your call as soon as I am available.
2. There will be an Open Book session in which you can come and talk to me and view the assessment roll. Again, Option 1, is the same as this. You can save yourself a trip by just calling me.

Open Book Date/Time:

3. Lastly, an appeal may be filed to appear at the Board of Review session. You must file a written objection form with the **Clerk 48 hours before the Board of Review**. This process only happens if you are still dissatisfied after the first two options. The Board of Review operates similar to court. Its function is not one of valuation, but of deciding the validity of facts presented before it. You or your representative may provide testimony under oath to prove that your property is inequitably assessed when compared to other properties. That meeting will be held:

Board of Review Date/Time:

Thank you for the cooperation and time you have given me during this revaluation.

Please call with any questions.

Randy Prochnow
715-309-2863

Assessor for the Town of Trempealeau

FREQUENTLY ASKED QUESTIONS AFTER A REVALUATION:

Question: Does the assessor take into consideration the longer marketing time that is common in today's 2024 market and all the foreclosures, sheriff sales, short sales, and deed in lieu of foreclosure property transfers?

Answer: No! The assessor *may only* consider sales that meet the following criteria: 1) buyer and seller are unrelated, 2) the seller must be willing, but not under any pressure to sell, the buyer must be willing but not under any obligation to buy, 4) the property must be on the market for a reasonable time, 5) the payment must be cash or its equivalent and 6) the financing must be typical for that type of property.

Question: My valuation increased 70% from 2023 to 2024. Does this mean that the value of my property inflated 70% in one year?

Answer: No! This increase represents the total increase due to inflation since the last revaluation was done in **2013**. I have attempted to account for the value changes due to new buildings, additions, remodeling, demolitions, and other factors affecting the value of your property.

Question: How can my assessment change when I haven't made any changes?

Answer: The last time a revaluation was completed was in 2013. Since then, market values and general economic conditions have changed, in some cases changed dramatically. Assessments are not changed yearly based on the market, so this is not a one year change, but a change over multiple years.

Question: Isn't the assessor's estimated market value supposed to be below the actual market value of my property?

Answer: No! In a revaluation year like 2024, my estimate of market value should be comparable to a recent purchase price or market value appraisal on your property. I am doing a good job if my estimate is within 10% of a recent sale or appraisal. If my assessment is higher or lower than 10% of a recent **2023** appraisal or sale, and the seller was under no pressure to sell, please *contact me before the Open Book date*.

Question: Don't I pay more taxes when the assessor assesses my property at its full market value?

Answer: No! If I had attempted to assess the township at 15% below market value, the township, county, and school districts tax levy would have required a 15% higher mill rate to support their respective budgets. The total tax paid in either case would be the same.

Question: The percentage increase on my neighbor's property was smaller than the increase on my property. Why did my valuation go up more?

Answer: You may have had improvements such as central air, decking, new siding or windows, finished basement, etc. that was not previously assessed. In some cases, errors in substance or value were discovered and corrected.

Question: Is it OK to skip calling you and come to the Board of Review?

Answer: No! Calling me first is your BEST option.

*The Board of Review is like a courtroom. You will be sworn in prior to giving your testimony. For that reason I always strongly suggest that you call me as soon as possible before the Open Book meeting.

Question: What evidence do I need to present to Board of Review should I decide to do this?

Answer: State law puts the burden of proof on the property owner to show that the assessment is incorrect. Keep in mind that your evidence must be strong enough to prove that the assessor's value is incorrect. Only relevant testimony given at the hearing will be considered by the Board. *Stating that my PROPERTY TAXES ARE TOO HIGH is not a relevant testimony.*