

Property Revaluation 2017 for the Village of Minong

Common Revaluation Questions

What is a property revaluation?

A revaluation is an update of all property assessments in the Village of Minong conducted under the direction of a property assessor. The assessor is a State certified individual whose duties are to discover, list and value all taxable real property in a uniform and equitable manner.

Why is a revaluation necessary?

Municipalities are required by State Statutes to maintain property assessments within 10% of fair market value at least once in a 5 year period. The 2017 tax year in the Village of Minong will be a revaluation year.

How will my taxes change as a result of a new assessment?

The purpose of a revaluation is to make sure that the assessed values reflect the changes that have occurred in property values. The value of your property only partly affects your share of taxes. The actual amount you pay is really determined by the budget needs of the schools, city, county, technical college and the State of Wisconsin. If the total levy remains the same, only those properties which are not presently paying their fair share will pay more taxes after a revaluation. Properties presently paying more than their fair share will pay less.

How can my assessment change when I haven't done anything to my property?

Property values change in the marketplace. Those changes must be reflected on the assessment roll. Economic conditions such as recent home sales in the Village, sales of reasonable comparable buildings and inflation will also influence the value of your real estate. The State of Wisconsin Statutes require that all property owners be notified if there is a change in the assessed value of their property.

Is it necessary for the assessor to view the inside of my property?

Yes! Absolutely! To make a proper assessment on a home or building, and to ensure a more accurate assessment it is to your advantage to allow the assessor on and inside your property and buildings when requested. By denying an inspection, you lose your right to appeal your assessment to the Board of Review.

What if I don't agree with my assessment?

You can schedule an informal session with the Village assessor, Larry D. Lee. During this informal session, the assessor will explain how your assessment was made, view the property records, review with you the factors that were considered in determining a value for your property and view comparable house values. If this information is still unsatisfactory, you can arrange to appear before the board of review. To do so, you will be required to complete an objection form which must be completed in full and submitted to the Village Clerk's office. You will then be scheduled for a hearing where you will present your case regarding the assessed value of your property.

What evidence do I need to present to the Board of Review?

The best evidence of value is the recent sales price of your property. Again, it is to your advantage to allow the assessment person inside to ensure an accurate assessment of your overall property. By denying an inspection, you lose your right to appeal your assessment to the Board of Review. The next best evidence is the arm's length sales of reasonable properties. These are properties similar to yours in location, age, style, condition, and other features that affect "Market Value", such as the size of a garage, number of bathrooms, bedrooms or recent construction related to market value.

ASSESSED VALUE VS. FAIR MARKET VALUE

Assessed Value: is computed by analyzing the individual sales transactions and inspections of property within the Village. This value is important because it establishes and maintains equity among all taxpayers in the municipality. This is the value that is used to calculate your tax bill.

Fair Market Value or Equalized Value: is a value estimate determined by the State of Wisconsin - Department of Revenue. It is used to apportion tax levies among municipalities and is used in the distribution of shared revenues. State law requires that assessor's be within 10% (higher or lower) of the State's Fair Market Value.

The Village of Minong Newsletter

MARCH 31ST, 2017

REMINDER—DOG LICENSES DUE BY APRIL 1ST, 2017

Pursuant to WI Stat/ 174-052, notice is hereby given to all Washburn County dog owners that you are required to license and vaccinate for rabies under the provisions of WI State. 95.21 (2), any dog over 5 months of age. The license year is from Jan 1—Dec 31. Dogs not licensed within 30 days of ownership or after 5 months of age will be subject to a late of not less than \$5 per dog and will be subject to citation and forfeiture.

- Neutered Male-\$5.00
- Spayed Female-\$5.00
- Male-\$10.00
- Female-\$10.00
- Kennel-\$50.00



WATER & SEWER

The water and sewer quarterly bill for January, February and March will be due by May 5th, 2017. All existing past due amounts must be paid in full by May 5th, 2017. The water shut off date is Monday May 8th, 2017 for all past due accounts.



NOTICE FROM OUR PUBLIC WORKS DIRECTOR

ITEMS THAT STOP SEWER FLOW

The Village of Minong is experiencing an increase in issues with clogged or plugged sewer pipes. It appears that residents may be flushing items down the toilet or dumping liquids down the sink that should be disposed of by other means. These items ultimately cause issues with the Village sewer lines as they build up and cause back flow issues.

These items are: Paper towels, flushable wipes, or non flushable wipes, baby wipes, disposable diapers, cotton swabs/balls, cigarette butts, dental floss, fats, oils, grease, pharmaceuticals, paint, automotive fluids, solvents, feminine hygiene products, large food items such as apple cores or corncobs; other items such as cat litter, bandages, hypodermic needles or other obvious medical supplies that should not be flushed or dumped down a sink. Most wastewater treatment plants are not designed to screen out these toxins or large items. Please check with your local municipal public works department director: William Hallock at: 715-520-0365 on where you can dispose of many of these items safely.

Other situations that cause blockages or backflow can be attributed to a homeowner's plumbing system/pipe deterioration, tree roots, construction mishaps and a overflow due to heavy rain or snow melt.

Please help to keep the municipal sewer flowing properly to help avoid unnecessary cost to you, as the home owner, and the Village of Minong.

SUMMER JETTING OF SEWER LINES

What is jetting?

High pressure sewer jetting is a method of keeping the sewer and drain lines clean using high pressure water. Accumulations of many things such as grease, soaps, sludge, road debris, and items flushed down a sink or toilet that are not designed to be filtered out or degrade will also cause poor sewer line flow or blockage. High pressure jetting works to obliterate blockages for a longer

lasting solution in keeping sewer lines clear and keep costs of sewer maintenance down over the long run.

The Village of Minong is planning a summer jetting project in certain areas of the Village. The exact areas have not been determined, but you as a homeowner can still be prepared by keeping the toilet lids down in your home this summer because high pressure through the sewer lines can cause



what is known as a "burp".

By keeping your lids down it will keep undesired sewer sludge from coming up out of the toilet.

*Please be on the lookout for a big red truck this summer working to keep the sewer lines free of blockages and keep your toilet lids closed.