

The Town of Big Flats has not had a full reevaluation in 10 or more years. We have only had a market update. The state requires one every 10 years or when our town values fall below 90% of the state average.

The 2026 reevaluation cost the town over \$93,500.00 - that we budgeted for last, so unlike other town reevaluations we did not have to raise the town tax levy to cover the cost, of the reevaluation, nor does the board at this time plan on raising the local tax levy for the next few years. If the board had not opted to hire our current assessor to do the reevaluation the state would have stepped in and done it with a cost of over \$150,000.00, that the town and taxpayers would have had to cover, and the values would probably have been higher.

All parcels in the municipality had a HUGE increase due to the current market and the date of the last reevaluation. Please call the assessor with questions for open book **BEFORE** you try and set up a Board of Review Appointment.

Please note that just because the value of your property may have doubled it **does not** necessarily mean your property taxes will double. There is a huge calculation that involves property value and budget numbers from the county, the school districts, and the town - multiplied, divided and formulated with the entire town property values and county property values. This is where the mill rate / tax rate is created.

BOARD OF REVIEW APPOINTMENTS – feel free to make an appointment and fill out the Wisconsin Department of Revenue form PA-115 - **After you have spoken to the assessor for open book.** Note that it is the Board's responsibility to side with the assessor unless YOU can prove their assessment is incorrect. If you set up a Board of review appointment you will need to prove your case. Will need to show comparable sales/ assessments in the immediate area and/ or proof of materials or square footage you think is incorrect in your assessment -among other things. Please visit the Wisconsin Department of Revenue website and search for **"2026 GUIDE FOR PROPERTY OWNERS"** for more about the BOR. (Page 26 explains Providing information to the BOR).

If I can answer any questions before you call the assessor, please feel free to reach out 608-564-7754 and I will try to help.

Terri Horacek
Clerk Town of Big Flats