



REPORT TO APC

AGENDA ITEM:	Reassessment Services for Village Properties
MEETING DATE:	June 24, 2025
PRESENTING COMMITTEE:	APC
COMMITTEE CONTACT:	Village President-David Baker
STAFF CONTACT:	Interim Finance Director-John Jacobs
REPORT PREPARED BY:	Interim Finance Director-John Jacobs

AGENDA ITEM: Reassessment Services for Village Properties

ISSUE: The Village's assessment ratio (Municipal Assessed Value vs. Wis Dept of Revenue (WDOR) 100% Equalized Valuation) has fallen under 90% for the third consecutive year in a row, as of August 2024, and will likely continue to remain under 90% (for the 4th year in a row) when the August 2025 valuations are released.

A Wisconsin reassessment is necessary when the current assessment of property is not in substantial compliance with the law. This can occur if the assessment is not within 10% of full value at least once every 5 years, if the assessment level is not in compliance with current law, or if a governing body desires an original inventory of all taxable property. Reassessments are also conducted when a municipality falls out of compliance with the Wisconsin Property Assessment Manual (WPAM) for 3 years in a row. The reassessment process ensures that assessed property values are in line with current market conditions and that all property owners are paying their fair share to support all government services.

In addition, a revaluation will be required in the near future because the assessment levels for each major property class (residential, commercial, or agricultural) are required to be within 10% of the State's Full Equalized Value, once in a 5-year period. For August 2024, the residential class of property is at 75.89% of full market value, while the agricultural class of property is at 79.96%, which are both below 90% acceptable level.

OBJECTIVES: To identify options of how the Village of Kronenwetter can conduct either a revaluation or reassessment process for all Village properties to bring all assessed valuation back up to 100% market valuation, in order to comply with Wisconsin State Statutes in 2026 or 2027. A market revaluation option or a full reassessment option would be considered, for the best cost-effective method and equitable manner in which to accomplish this goal. The revaluation/reassessment process could be spread over more than one year, whereby the 100% full values would not be implemented until the entire Village had been revaluated by the final year of the process.

BACKGROUND/PREVIOUS ACTIONS:

The Village last completed a revaluation of all taxable properties in 2021, whereby the reassessment ratio was brought up to 99.14% of full market valuation (from 82.28% in 2020).

The next previous year that any revaluation/reassessment had been conducted would have been in 2006, according to the chart shown below.

The 2025 assessment ratio will not be calculated and posted by the WDOR until August 2025, but the preliminary 2025 estimate as of 3/11/2025 is projected to be about 70.66%.

Here are the last 23 years of assessment ratios compared to WDOR Full Market Valuation:

- 2025 = 70.66% (WDOR estimate as of 3/11/2025)
- 2024 = 77.63%
- 2023 = 83.28%
- 2022 = 89.44%
- 2021 = 99.14% (revaluation year)
- 2020 = 82.28%
- 2019 = 84.32%
- 2018 = 89.12%
- 2017 = 90.77%
- 2016 = 91.21%
- 2015 = 95.68%
- 2014 = 99.59%
- 2013 = 100.69%
- 2012 = 106.46%
- 2011 = 100.45%
- 2010 = 101.77%
- 2009 = 97.02%
- 2008 = 96.03%
- 2007 = 97.76%
- 2006 = 104.88% (either a revaluation or reassessment was done here)
- 2005 = 81.84%
- 2004 = 83.36%
- 2003 = 92.47%

I believe that previous Village Board meetings in past years have discussed the potential for a revaluation or reassessment to be completed at some point in the future, but the cost for a revaluation/reassessment had not been included in a current budget cycle.

PROPOSAL: Review 6/11/2025 assessment services summary proposal from Associated Appraisal Consultants (the Village's present contracted assessor) to obtain options as to the method, timing, and costs for completing either a revaluation or reassessment of all Village properties in 2026 and/or 2027 budget years. Once the options have been evaluated by APC, then bring a recommendation to the Village Board, so that any cost implications can be included in the 2025 (possible amended budget), and/or in the 2026 and 2027 budgets.

ADVANTAGES: Completing a revaluation or reassessment of all Village properties will bring the assessment roll valuation up to the 100% equalized valuation, per Wisconsin State Statutes. Also, any omitted buildings or enhancements could be identified and included on the assessment roll, to assure that all property owners are paying their fair share to support all government services.

DISADVANTAGES: The cost of completing a revaluation or reassessment of all Village properties in 2026 and/or 2027 will add an additional challenging cost for the 2026 and/or 2027 budget years. However, if the Village does not implement a reassessment on its own in 2026 or 2027, the WDOR will conduct the reassessment in 2028, and bill the Village at 3 or 4 times the cost of what a Village contracted vendor would charge the Village.

ITEMIZE ALL ANTICIPATED COSTS: Cost of implementing a Village-wide reassessment is in the range of \$180,000-\$220,000, which would be in addition to the normal annual maintenance costs of \$32,000-\$36,000. This contracted vendor would be willing to start the 2026 reassessment process in Fall 2025, and negotiate the allocation of this reassessment project cost between budget years 2025-2027, with the final payment due in January 2027.

RECOMMENDED ACTION: Discuss and refer the proposal for reassessment services to Village Board.

OTHER OPTIONS CONSIDERED/TIMING REQUIREMENTS: Do nothing for 2026 budget year, and defer the proposal to 2027 or later years, until the Wisconsin Department of Revenue issues the Village a “non-compliance” letter, since the assessment ratio has already fallen below 90% for three consecutive years, and will likely be under 90% for a fourth consecutive year by August 2025.

FUNDING SOURCE: Cost for implementation would be included in the General Fund budget and possibly the (4) TID Funds for budget years 2025, 2026, and/or 2027.

ATTACHMENTS (describe briefly):

- 6/11/2025 Assessment Services Summary proposal from Associated Appraisal Consultants
- 2024 WDOR Assessment/Sales Ratio Analysis for use in calculating 2025 Assessment Ratio (which will be finalized in August 2025)
- Average Assessment Ratio for Years of 2003-2024 for the Village of Kronenwetter (from the Wisconsin Department of Revenue website)
- Final Major Class Comparison of Village Assessed Valuation vs. WDOR Equalized Base Value for Years of 2018-2024 (from the Wisconsin Department of Revenue website)
- Annual Assessment Summary for the Village of Kronenwetter – data from 2020-2024 (from the Wisconsin Department of Revenue website)
- 2025 Guide for 70.75 Reassessments – from Wisconsin Department of Revenue

ASSESSMENT SERVICES SUMMARY

Prepared for:

Village of Kronenwetter
John Jacobs
Interim Finance Director



Fee Schedule

The figures below are based on 5 years of professional assessment services. Optional add-on assessment services for a revaluation would be in addition to the price of annual maintenance. Prices quoted below are only valid for 60 days after 6/11/2025.

*Assessment Services	2026 Assessment Year	2027 Assessment Year	2028 Assessment Year	2029 Assessment Year	2030 Assessment Year
MAINTENANCE	\$32,000	\$33,000	\$34,000	\$35,000	\$36,000
FULL VALUE MAINTENANCE	Not an option at this time due to last onsite inspections and records				
OPTIONAL ADD-ON REVALUATION ASSESSMENT SERVICES					
FULL INSPECTION REVALUATION	+\$220,000 (for each revaluation assessment year)				
EXTERIOR ONLY REVALUATION	+\$180,000 (for each revaluation assessment year)				
INTERIOR PRC QUESTIONNAIRE	+\$10,000 (for each exterior revaluation assessment year)				
INTERIM MARKET UPDATE	Not an option at this time due to last onsite inspections and records				

Out-of-Pocket Expenses / Invoice Procedures

MAINTENANCE: The compensation due to the Assessor shall be paid in monthly or quarterly installments throughout the 2026, 2027, 2028, 2029 and 2030 assessment year(s). The maintenance contract will continue to be all-inclusive without separate charges for monthly parking permit fee accounts and postage and mailing services.

REVALUATION: Payment shall be made on a monthly basis for services and expenses incurred during a revaluation year. Monthly invoices shall reflect the percentage of work completed, less 5 percent retained by the municipality until completion of the revaluation and final adjournment of the Board of Review.

- The 2025 assessment year will be the 4th year out of compliance in accordance with sec. 70.05(5), Wis. Stats. The municipality will be required to conduct a revaluation prior to or during the 2027 assessment year at the latest to avoid a state ordered reassessment for the 2028 assessment year which will cost 2-3 times the amounts provided above due to Wisconsin Department of Revenue oversight etc.
- Municipality will be responsible for all postage and mailing services costs during the revaluation year and are estimated to cost \$4,500-\$8,000 +/- depending on the revaluation type chosen and how many introduction letters, record questionnaires, agricultural land use forms, assessment notices and other general correspondence letters are mailed.
- For budgeting purposes if the municipality were to conduct one of the revaluation options for the 2026 assessment year the estimated total cost would be as follows:

Maintenance	Exterior Revaluation	Mailings	Total
\$32,000	+\$180,000	+\$8,000 +/-	= \$220,000 +/-
Maintenance	Full Revaluation	Mailings	Total
\$32,000	+\$220,000	+\$8,000 +/-	= \$260,000 +/-

- Options to spread a revaluation cost over multiple years are available upon request and the amount(s) would be based on the revaluation type and assessment year chosen.

Overview of Assessment Cycle Options

As outlined in the annual assessor requirements chart from the Wisconsin Department of Revenue (WIDOR), municipalities and assessors are expected to follow certain guidelines for annual assessment cycles.

Annual Review/Maintenance Option

This is the minimum requirement for all municipalities. It involves copying the previous year's assessment roll and updating values based on the current level of assessment when changes are warranted.

Examples of changes include:

- New construction
- Parcel splits or combinations
- Annexations
- Remodeling or demolition
- Zoning or tax classification changes
- Any other factor affecting market value or physical attributes

Note: These changes may or may not result in a value change, but each requires an update to the Property Record Card (PRC).

Full Inspection and Exterior-Only Revaluation Options

These are recommended when:

- PRC data is outdated or inaccurate
- Assessment equity is lacking
- A revaluation hasn't occurred in 10+ years
- A reassessment is required under Wis. Stats. §70.75

Note: The last complete onsite revaluation for the municipality is unknown at this time.

Advantages

- Lower annual maintenance costs between revaluations
- Allows for annual budgeting toward future revaluations
- Market conditions dictate revaluation timing
- Ensures equitable data collection by visiting all parcels in the same year
- Identifies unpermitted improvements, potentially increasing net new construction values and levy limits
- Corrects inequities across property types (e.g., residential, commercial, other classes)
- Brings all major property classes within 10% of full value, as required by Wis. Stats. §70.05(5)

Disadvantages

- Higher costs during revaluation years due to onsite parcel visits
- Increased time and effort for Open Book, Board of Review, and appeals due to larger value shifts
- Slower response to market changes compared to annual updates
- Reactive rather than proactive approach to market trends

Interim Market Update Revaluation

This option works best when the property record card information is deemed reliable and a full inspection or exterior only revaluation has been completed within the last five (5) years and the overall assessment level shows an unacceptable degree of variance in some neighborhoods, property types or classes. This would be an option for the municipality if an onsite inspection revaluation had taken place within the past 5 to 10 years otherwise property record card information and building pictures would be outdated.

Note: The last interim market revaluation for the municipality was during the 2021 assessment year.



Positives

- Cost. This method is much less costly for the municipality than the full inspection or exterior only revaluation options as there would not be as many field inspections except in cases such as a parcel sale, building permit or a property owner requested a review which is common practice during a typical annual maintenance assessment year.
- The computer aided mass appraisal (CAMA) model would be reviewed and adjustments/calibrations would be made to all taxable parcels when deemed necessary to ensure all taxpayers are assessed fairly and equitably.
- Corrects inequities between individual property assessments and between classes of properties i.e.: Residential, Commercial, Sum of 5,5m, 6 & G7 etc.
- Brings all major classes of property within 10 percent of full market value in the same year as required under state law (sec 70.05(5), Wis. Stats.)

Negatives

- This may delay onsite inspections of every parcel more frequently, which would create less reliable assessment property record data and or assessment values.
- It only works if the data being used for assessments is accurate and up to date.
- There would not be field inspections on every parcel, so changes made without a permit would not be captured.
- May lead to higher attendance at Open Book and or assessment value changes at Open Book due to corrections/updates to property records that were unknown due to lack of recent onsite inspections.

Full Value Maintenance

This proactive approach offers an alternative to traditional revaluation methods. Our annual full value maintenance assessment services ensure the municipality's assessments remain in compliance with Wisconsin Statute §70.05(5) throughout the contract term. The level of assessment will be maintained within 10% of the prior year's equalized value for all major property classes. Taxable assessed values will be updated annually, as needed, to reflect recent sales using existing property records. No additional onsite inspections will be conducted beyond those performed during routine annual maintenance.

Best Practices from Other Municipalities

Associated Appraisal works with many municipalities that plan revaluations on fixed cycles (e.g., every 2, 4, 6, or 10 years), regardless of market conditions. This approach helps them:

- Stay compliant with WIDOR and Wis. Stats. §70.05(5)
- Ensure equitable and consistent PRC updates
- Capture changes that affect assessments
- Maintain accurate records under consistent market conditions

ANNUAL ASSESSOR REQUIREMENTS BY ASSESSMENT TYPE

	Full Revaluations	Exterior Revaluation	Interim Market Update	Annual Review/Maintenance
Appropriate when	PRC is outdated or inaccurate, <u>or</u> assessment uniformity is poor <u>or</u> full revaluation hasn't been done in 10 years <u>or</u> assessment uniformity is poor <u>or</u> reassessment is required per statute 70.75.	Most PRC information can be verified by exterior inspection <u>and</u> full revaluation completed within past 6-9 years	PRC is deemed reliable <u>and</u> full revaluation completed within past 5 years <u>and</u> assessment level shows unacceptable degree of variance in some neighborhoods or classes	PRC is deemed reliable <u>and</u> revaluation was completed within past 5 years <u>and</u> assessment level during previous assessment year is within acceptable parameters
Real Property affected	All Property	All Property	Changes identified in column D PLUS Analysis of problem strata Identified from previous assessment year	Annexed properties Change in exemption status Demolitions & fire damage New construction Change in classification Parcels with ongoing construction Change in legal description Change in zoning
Land Study	On-site Inspection	On-site Inspection	As necessary	As necessary
Inspect Exterior	All Buildings	All Buildings If no changes, may use digital imaging technology to supplement field re-inspections with a computer-assisted office review.	Buildings w/changes	Buildings w/changes
Inspect Interior	All Buildings	Buildings w/changes	Buildings w/changes	Buildings w/changes
Building Measurements	Measure all buildings	Measure or verify as needed	Measure or verify as needed	Measure or verify as needed
Photos	All primary buildings	As necessary	As necessary	As necessary
Sketch	All primary buildings	As necessary	As necessary	As necessary
Analyze neighborhoods, property types, trends	Required	Required	Required. Results determine whether assessment is full value or aggregate assessment level	Optional
Property Record Card (PRC)	Create new	Update/create new as needed	Update/create new as needed	Update/create new as needed
Review classifications	Required	Required	Required	Required
Validate usability of sales	Required	Required	Required	Required
Verify sales attributes (Ch 7 and 9)	Required	Required	Required	Required
Parcels to be valued	All Parcels	All Parcels	Parcels with changes	Parcels with changes
Review / revalue properties	All Parcels	All Parcels	Parcels with changes	Parcels with changes
Assessment level	Full Value	Full Value	Aggregate assessment level or full value as appropriate	Aggregate Assessment
Mail Notice of Change in Asmt	Only if assessment changes	Only if assessment changes	Only if assessment changes	Only if assessment changes
Personal property assessment	Required	Required	Required	Required
Add omitted property to roll (70.44)	Required	Required	Required	Required
Correct errors in roll (70.43)	Required	Required	Required	Required
Hold open book / attend BOR (minimum 7 days between open book and BOR (70.47))	Required	Required	Required	Required

A change in color across a row indicates a change in the level of task work required compared to the preceding assessment type

Full Value Law
Wisconsin Statute §70.05
Village of Kronenwetter, Marathon County

Assessment Year

Action

2022, 2023,
2024, **2025**
(4 Years out of compliance)

(1st) **Non-
Compliance**
Notice to
Municipality

Wisconsin Department
of Revenue will monitor the
level of assessment for the
municipality during the next
assessment year.

2026
(5 Years out of Compliance)

(2nd) **FINAL**
Notice to
Municipality

Wisconsin Department
of Revenue will order a state
supervised revaluation for the
next assessment year if still
out of compliance.

2027
(6 Years out of Compliance)

A revaluation is
Ordered
by the Wisconsin
Department of
Revenue

Wisconsin Department of Revenue
orders a complete revaluation if
the municipality is still out of
compliance. It will become a stated
mandated reassessment the
following year without action
during the 2027 assessment year.

2028
(State Ordered Reassessment)

A revaluation
MUST be
completed
and Supervised by
the Wisconsin
Department of
Revenue

A complete reassessment will be
conducted and supervised by the
Wisconsin Department of Revenue
(all costs will be billed to the
municipality).

DATE: 03/11/2025

WISCONSIN DEPARTMENT OF REVENUE
2024 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 145 VILLAGE OF KRONENWETTER

COUNTY 37 MARATHON

EQ ADMIN AREA 80 WAUSAU

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	87,600	193,550	45.26	71.65	83.39	29.22	33.3	1.58
	IMPROVED	81	17,811,700	25,889,031	68.80	71.54	69.31	15.10	75.3	1.04
	TOTAL	84	17,899,300	26,082,581	68.63	71.55	69.35	16.05	72.6	1.04
2 - COMMERCIAL	VACANT	5	1,484,600	1,696,400	87.51	101.28	101.33	8.16	60.0	1.16
	IMPROVED	2	1,147,900	1,278,000	89.82	76.48	76.48	19.87	0.0	0.85
	TOTAL	7	2,632,500	2,974,400	88.51	94.19	101.11	12.83	57.1	1.06
TOTAL	VACANT	8	1,572,200	1,889,950	83.19	90.17	101.22	16.35	50.0	1.08
	IMPROVED	83	18,959,600	27,167,031	69.79	71.66	69.31	15.27	74.7	1.03
	TOTAL	91	20,531,800	29,056,981	70.66	73.29	70.42	17.54	65.9	1.04

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3	1	33.3	0	0.0	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
	IMPROVED	81	0	0.0	1	1.2	9	11.1	30.5	37.7	30.5	37.7	5	6.2	0	0.0	5	6.2
	TOTAL	84	1	1.2	1	1.2	9	10.7	31	36.9	30	35.7	6	7.1	0	0.0	6	7.1
2 - COMMERCIAL	VACANT	5	0	0.0	0	0.0	1	20.0	1.5	30.0	1.5	30.0	1	20.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	TOTAL	7	0	0.0	1	14.3	1	14.3	1.5	21.4	2.5	35.7	1	14.3	0	0.0	0	0.0
TOTAL	VACANT	8	1	12.5	0	0.0	2	25.0	1	12.5	3	37.5	1	12.5	0	0.0	0	0.0
	IMPROVED	83	0	0.0	1	1.2	9	10.8	31.5	38.0	30.5	36.8	5	6.0	1	1.2	5	6.0
	TOTAL	91	1	1.1	2	2.2	12	13.2	30.5	33.5	29.5	32.4	5	5.5	3	3.3	8	8.8

Municipality

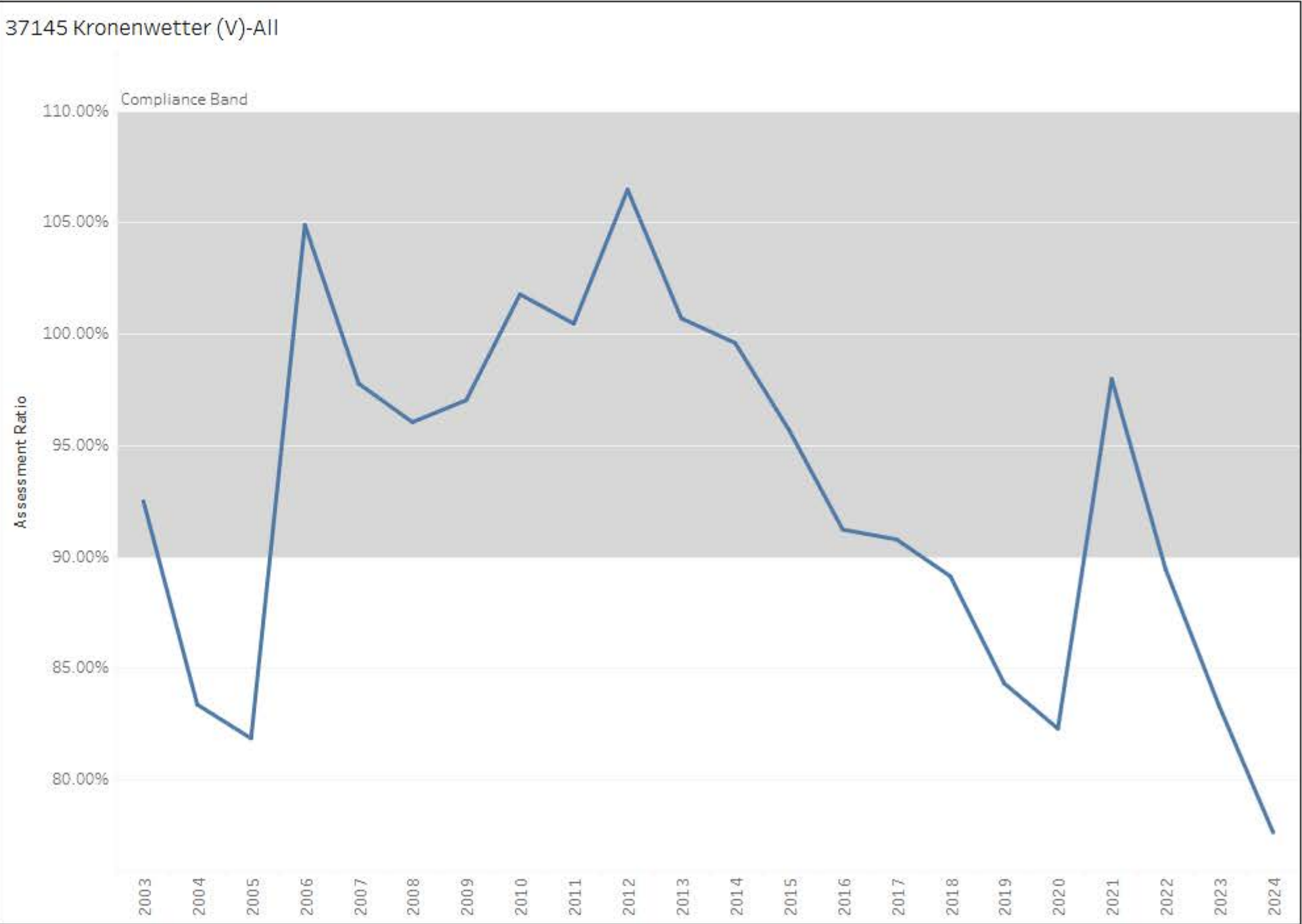
37145 Kronenwetter (V) ▾

Ratio Indicator

Compliant

Non-Compliant-Low

Year	Compliance	Ratio	Change	
2024	Non-Compliant-Low	77.63%	-6.78%	⬇️
2023	Non-Compliant-Low	83.28%	-6.90%	⬇️
2022	Non-Compliant-Low	89.44%	-8.71%	⬇️
2021	Compliant	97.97%	19.08%	⬆️
2020	Non-Compliant-Low	82.28%	-2.42%	⬇️
2019	Non-Compliant-Low	84.32%	-5.39%	⬇️
2018	Non-Compliant-Low	89.12%	-1.82%	⬇️
2017	Compliant	90.77%	-0.48%	⬇️
2016	Compliant	91.21%	-4.67%	⬇️
2015	Compliant	95.68%	-3.92%	⬇️
2014	Compliant	99.59%	-1.09%	⬇️
2013	Compliant	100.69%	-5.43%	⬇️
2012	Compliant	106.46%	5.98%	⬆️
2011	Compliant	100.45%	-1.29%	⬇️
2010	Compliant	101.77%	4.89%	⬆️
2009	Compliant	97.02%	1.03%	⬆️
2008	Compliant	96.03%	-1.77%	⬇️
2007	Compliant	97.76%	-6.79%	⬇️
2006	Compliant	104.88%	28.15%	⬆️
2005	Non-Compliant-Low	81.84%	-1.82%	⬇️
2004	Non-Compliant-Low	83.36%	-9.85%	⬇️
2003	Compliant	92.47%	Null	●



DATE: 02/07/2025

**Wisconsin Department of Revenue
Final Major Class Comparison**

EQMCC701FWI

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EQ ADMIN AREA 80 Wausau
COUNTY 37 Marathon County
VILLAGE 145 Kronenwetter

Year	Property Class	Municipal Assessed Value	DOR Base Value	% of DOR Base Value	Ratio (%)	Major Class Municipal Compliance Status	Type Of Notice Issued
2024	Residential	613,883,100	808,892,400	85.53	75.89	NO	
	Commercial	93,070,300	95,204,800	10.07	97.76	YES	
	Agricultural	759,800	950,200	0.10	79.96		
	Sum Of 5, 5M, 6, 7	26,432,600	40,688,000	4.30	64.96		
	Personal	0	0	0.00	0.00		
	Total	734,145,800	945,735,400	100.00	77.63	NO	
2023	Residential	610,183,600	745,659,000	84.98	81.83	NO	
	Commercial	92,571,000	90,216,900	10.28	102.61	YES	
	Agricultural	753,900	857,300	0.10	87.94		
	Sum Of 5, 5M, 6, 7	25,699,500	39,016,200	4.45	65.87		
	Personal	1,507,300	1,712,900	0.20	88.00		
	Total	730,715,300	877,462,300	100.00	83.28	NO	
2022	Residential	602,075,700	664,637,500	82.48	90.59	YES	
	Commercial	90,006,200	102,018,300	12.66	88.23	NO	
	Agricultural	776,600	775,000	0.10	100.21		
	Sum Of 5, 5M, 6, 7	26,199,000	36,691,100	4.55	71.40		
	Personal	1,692,400	1,692,400	0.21	100.00		
	Total	720,749,900	805,814,300	100.00	89.44	NO	
2021	Residential	585,834,100	578,283,100	81.37	101.31	YES	
	Commercial	90,043,200	94,796,200	13.34	94.99	YES	
	Agricultural	737,500	737,000	0.10	100.07		
	Sum Of 5, 5M, 6, 7	26,392,800	35,308,200	4.97	74.75		
	Personal	1,550,400	1,550,400	0.22	100.00		
	Total	704,558,000	710,674,900	100.00	99.14	YES	
2020	Residential	451,058,900	537,858,000	80.41	83.86	NO	
	Commercial	71,093,600	91,747,700	13.72	77.49	NO	
	Agricultural	602,300	715,600	0.11	84.17		
	Sum Of 5, 5M, 6, 7	26,513,400	37,277,200	5.57	71.12		
	Personal	1,059,000	1,260,700	0.19	84.00		
	Total	550,327,200	668,859,200	100.00	82.28	NO	1st Notice of Non-Compliance
2019	Residential	438,505,900	513,245,000	81.30	85.44	NO	
	Commercial	65,458,000	81,193,000	12.86	80.62	NO	
	Agricultural	671,200	691,200	0.11	97.11		
	Sum Of 5, 5M, 6, 7	26,578,600	34,958,900	5.54	76.03		
	Personal	1,079,900	1,227,200	0.19	88.00		
	Total	532,293,600	631,315,300	100.00	84.32	NO	
2018	Residential	426,324,600	466,925,700	81.58	91.30	YES	
	Commercial	55,626,500	66,708,400	11.65	83.39	NO	
	Agricultural	671,200	671,500	0.12	99.96		
	Sum Of 5, 5M, 6, 7	26,530,400	37,053,700	6.47	71.60		
	Personal	926,200	1,006,700	0.18	92.00		
	Total	510,078,900	572,366,000	100.00	89.12	NO	



Annual Assessment Summary

General Information

Assessment year	2024	Municipality	Village of Kronenwetter
Co-muni code	37145	County	Marathon
Municipal Assessment Report type/date filed	FINAL / 2024-06-03		

Assessor Information

Name	Nick Laird
Phone	(920) 749 - 1995
Email	INFO@APRAZ.COM

Fast Facts

	2020	2021	2022	2023	2024
Total assessed value	\$ 568,787,300	\$ 726,667,600	\$ 739,032,500	\$ 745,956,900	\$ 748,737,500
Total equalized value	\$ 691,295,200	\$ 741,690,200	\$ 817,805,900	\$ 895,765,200	\$ 964,532,600
Net new construction	\$ 20,965,900	\$ 20,580,200	\$ 6,056,700	\$ 9,763,900	\$ 4,872,600

Parcel Count and Number of Acres by Class

	2023 Parcels	2023 Acres	2024 Parcels	2024 Acres	Parcel Change	Acres Change
Class 1 – Residential	3,052	3,935	3,054	3,940	2	5
Class 2 – Commercial	119	773	111	764	-8	-9
Class 3 – Mfg	11	102	11	102	0	0
Class 4 – Agricultural	282	3,669	281	3,648	-1	-21
Class 5 – Undeveloped	382	4,338	387	4,333	5	-5
Class 5m – Ag forest	156	2,259	155	2,247	-1	-12
Class 6 – Forest lands	372	5,889	373	5,827	1	-62
Class 7 – Other	38	62	41	87	3	25
Total	4,412	21,027	4,413	20,948	1	-79

Real Estate Sales

2023	Single Family	Multi-Family	Commercial	Mfg	Agricultural	Utility	Time Share	Misc
Valid sales	84	0	3	0	1	0	0	7
Invalid sales	100	2	2	0	2	0	0	4
Total sales	184	2	5	0	3	0	0	11
2022	Single Family	Multi-Family	Commercial	Mfg	Agricultural	Utility	Time Share	Misc
Valid sales	143	2	6	0	0	0	0	5
Invalid sales	137	1	2	0	16	0	0	11
Total sales	280	3	8	0	16	0	0	16

Assessment Level and Type

	2020	2021	2022	2023	2024
Assessment type	MAINT	EXT REVAL	MAINT	MAINT	MAINT
Assessment level	82.28	99.14	89.44	83.28	77.63

Additional Information

- Contact your assessor (revenue.wi.gov/DOR%20Publications/assrlist.pdf) with questions on the assessment data above
- Assessment information - review Reports (revenue.wi.gov/Pages/Report/Home.aspx)
- Definitions and more - review Property Assessment Process Guide for Municipal Officials (revenue.wi.gov/Pages/HTML/govpub.aspx#property)
- DOR contact - otas@wisconsin.gov

2025 Guide for 70.75 Reassessments

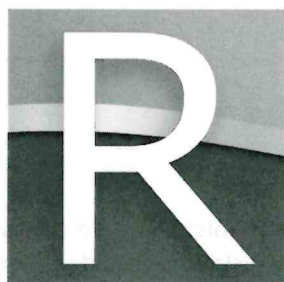


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I. Overview

A property owner can contest the assessment of their property at the municipal Board of Review (BOR). When the legality or equity of the entire assessment roll is in question, the legislature provides a remedy called a "Reassessment." This remedy requires property owners to submit a petition for reassessment to the Wisconsin Department of Revenue (DOR).

II. Reassessment Petition

A. Application for reassessment petition

Under state law ([sec. 70.75, Wis. Stats.](#)), property owners may file a petition for a reassessment of the taxation district if their combined property assessed value is at least 5 percent of the locally assessed value of the taxation district. The basis of the complaint must be that the assessment of property in the taxation district is not in substantial compliance with the law and that the interest of the public will be promoted by a reassessment.

The petition for reassessment is obtained from the Equalization Bureau District Supervisor of the county where the municipality is located. The District Supervisor can also answer any questions about the circumstances of a potential sec. 70.75, Wis. Stats. appeal.

B. DOR review of petition

After DOR receives a petition, it verifies with the Municipal Clerk that the assessed values were accurately reported, and ensures the 5 percent threshold of municipal assessed value was met.

- **Threshold met** – if it is determined the petition is valid, DOR holds a public hearing in the municipality, taking testimony from property owners who may be either for or against the need for a reassessment. Following the hearing, DOR conducts an investigation and issues an Order based on the findings.
- **Threshold not met** – if the 5 percent threshold has not been met, the chief petitioner is notified, and is advised to circulate another petition in order to meet the threshold

C. Actions following the public hearing

If the municipal board adopts a resolution to hire expert help under state law ([sec 70.055, Wis. Stats.](#)), DOR may dismiss the petition.

- This action is sometimes taken by municipal boards when they recognize that the municipality does need a revaluation
- The expert help must use the standard revaluation contract specified by DOR
- In this situation, the municipality (not DOR) must ensure all contract specifications are met
- The municipality also continues to use the services of the statutory assessor, who works with the expert help to make the assessment

DOR conducts an investigation of the assessment quality. There are four possible outcomes of the investigation:

1. An Order for Reassessment of all, or any part, of taxable property for the year under review
2. An Order for Revaluation of all property in a following year, supervised by DOR
3. DOR direction to the local assessor to correct specific assessment problems in a following year
4. Denial of the petition with no further action ordered

Note: These outcomes are explained in detail later in the guide.

III. Reassessment and Revaluation Definitions/Details

There are differences between a reassessment and a revaluation. It is important to note the primary difference between these two terms.

A. Reassessment

Defined by state law, "Reassessment" means to redo all or part of the assessment roll of the year petitioned. A reassessment takes place if DOR deems a complaint has merit (see page 6 "[Investigation by DOR](#)").

As part of the reassessment process:

- DOR contracts with an assessor (or assessment firm) who revalues all or part of the taxation district's taxable property and prepares a new assessment roll. The new assessment roll replaces the original assessment roll.
- DOR appoints a special three-person Board of Correction to review and correct the new assessment roll. The taxation district is responsible for paying all costs associated with the reassessment.
- If the reassessment is not completed in time to replace the original assessment, taxes are collected based on the original assessment, and changes to that assessment are applied in the following year
- Property owners are either charged additional taxes or credited for overpayments, depending on the reassessed property value

B. Revaluation

"Revaluation" generally means placing new values on all taxable property for the purpose of a new assessment. The previous year's assessment roll is not affected. The intended result of a revaluation is that assessments of all property represent the full taxable value of the property.

1. Types of revaluation

a. Supervised assessment ([sec. 70.75\(3\), Wis. Stats.](#))

This is an alternative approach to a reassessment under state law ([sec. 70.75\(1\), Wis. Stats.](#)). Using supervised assessment, DOR contracts with an assessor (or assessment firm) to determine the assessment for a following year. DOR supervises all work performed by the contracted assessor or firm. The taxation district is responsible for the revaluation cost, including DOR's cost to supervise. The effect of a supervised assessment is essentially the same as a revaluation under state law ([sec. 70.055, Wis. Stats.](#)).

b. Expert help ([sec. 70.055, Wis. Stats.](#))

This revaluation is initiated when the local governing body hires expert help to determine the assessments using DOR's standard revaluation contract. To complete a revaluation, the expert help (contracted assessor) and statutory assessor work together as an assessment board, exercising the powers and duties of the assessor. The municipality is responsible for the expert's fee and enforcement of the expert's contract.

2. Reasons for a revaluation include:

- Current assessment does not substantially comply with the law
- Property assessment inequities may exist within or between property classes
- Governing body may:
 - » Need updated records with the physical characteristics of all taxable real and personal property
 - » Need an original inventory of all its taxable property
 - » Initiate a revaluation because assessment levels do not comply with current law requiring that each major property class is within 10 percent of the state's Full Value for the corresponding major class, once in a five year period

For more information on reassessment and revaluation requirements, review the [Guide to the Property Assessment Process for Wisconsin Municipal Officials](#) located on DOR's website.

IV. 70.75 Reassessment Administrative Procedure

A. Application

DOR will not review any reassessment petition until:

1. Assessor completes the assessment roll
2. BOR is complete

Note: Each assessment year stands alone. Property owners may only file a petition on the current year's assessment; however, if a property owner feels their value is incorrect, they may appeal their assessment every year.

B. Verification of statutory requirements

After receiving a petition for reassessment, DOR sends the taxation district's clerk a copy of the petition.

1. Clerk is requested to verify that:

- Every individual signing the petition owns property in the taxation district
- Assessed values listed by each petitioner match those in the assessment roll being petitioned
- Total assessed value of the petitioners property comprises at least 5 percent of all locally (non- manufacturing) assessed property in the district

Note: When the 5 percent threshold is verified, DOR notifies the local assessor that no changes can be made to the local records.

2. Exception

An exception to this general rule is found under state law (sec. 70.75(1m), Wis. Stats.). If a property owner who owns more than 5 percent of the municipality's taxable property petitioned for a reassessment within the three previous years of this petition, owners of an additional 5 percent of the taxable property must sign the petition.

If a petition does not meet the 5 percent value requirement

- DOR notifies the first petition signer
- If the property owners decide to pursue the 5 percent value requirement, they cannot resubmit the previous petition
- Property owners must submit a new petition with original signatures to DOR. After DOR receives the petition, DOR sends a copy to the clerk for verification.

C. Hearing conducted by DOR

- If the petition is valid, DOR must hold a public hearing within or near the taxation district where the reassessment is sought. This is an administrative fact-finding hearing.
- DOR must mail a hearing notice to the taxation district's clerk and the first signer of the petition for reassessment at least eight days before the hearing
 - » The clerk publishes the hearing notice in the local newspaper
- At the hearing, testimony may be offered about the assessment equity or inequity, and whether the public interest will be promoted by a reassessment
 - » DOR uses the testimony to determine the focus of the investigation's second phase
- All witnesses are sworn in and the testimony is recorded. Anyone testifying is asked to provide:
 - » Their name and address
 - » Whether they are for or against a reassessment
 - » Whether they made a formal objection before the local BOR regarding their property assessment for the year under investigation
 - » Testimony that directly relates to proving or disproving the need for a reassessment

D. Investigation by DOR

The evidence presented at the hearing is not the only information DOR takes into account when determining the need for a reassessment. If the local governing body does not adopt an Expert Help resolution (discussed previously), DOR completes a full investigation reviewing:

- Testimony presented
- Existing assessment records
- Valuation procedures
- Equity of the assessments

Note: The investigation includes field inspections of property related to issues raised during the hearing as well as inspection of a sample of other properties throughout the municipality.

1. Scoring

This multi-faceted field investigation awards points in several categories. The investigation's focus is a review of the overall assessment equity, based on statutory requirements and accepted assessment practices.

The maximum possible score is 100. If a score is at or below 70 points, it typically indicates assessments or assessment practices that may result in inequity between or within property classes.

Categories and possible maximum points

Assessment equity

- Uniformity between classes of property (ex: residential vs. commercial) 15 Points
- Uniformity within classes of property (ex: among residential property owners) 45 Points

Assessor/municipal related components

- Property data and record cards 10 Points
- Property classification 5.5 Points
- Valuation 17.5 Points
- Administration and public relations 7 Points

Total 100 Points

2. Assessment equity

Uniformity between classes of property measures the relative difference in assessment level between the major assessment classes, comparing the highest and lowest assessment ratios of those classes.

- If major classes of property are assessed within 10 percent of each other, the maximum points are awarded
- Points awarded are reduced as major classes of property are assessed further from each other, until the spread becomes 20 percent different, at which time no points are awarded

Uniformity within assessment classes measures the relative difference between assessments of individual properties and their full taxable value. DOR conducts the following:

- **Sales studies** – DOR analyzes sale properties for potential time adjustments and any physical changes since the sale date and determines current market value estimates for each sale property
- **Sample appraisals** – if there are an insufficient number of sales, DOR supplements the sales study with appraisals of randomly selected properties of each major class, to estimate their market value
- **Sales studies and sample review** – DOR uses the results of the sales analysis to determine market value estimates for each sample parcel

- **Dispersion studies** – detailed analysis comparing current assessments to adjusted sale values or the appraised value of the sample properties results in a range of assessment ratios. DOR evaluates the statistical indicators related to the ratios (Coefficient of Dispersion and Coefficient of Concentration) which measure the uniformity of the assessments.
 - » A concentrated cluster of assessment ratios results in more points; divergent assessment ratios reduce points awarded

3. Assessor/Municipal related components

DOR awards points based on interviews with the assessor and clerk, and the review of local records and administrative procedures. A checklist of expected assessment practices provides the basis of these interviews and identifies the point value for each. Points can vary depending on the number of positive responses to interview questions.

- **Property data and records** – DOR evaluates the quality and accuracy of the assessor's property records to determine whether the records meet the requirements of the Wisconsin Property Assessment Manual (WPAM)
- **Classification and valuation** – DOR reviews the assessor's records, and randomly field inspects land parcels, to determine whether the assessor properly classified property and met the valuation requirements of the WPAM and state statutes
- **Administration and public relations** – DOR interviews both the municipal assessor and clerk to review their administrative practices related to statutory requirements and proper public relations

4. Final determination and order

a. DOR considers many factors when determining the final reassessment petition outcome, including:

- Public interest
- All information in DOR files and records
- Testimony given at the hearing
- DOR investigation results

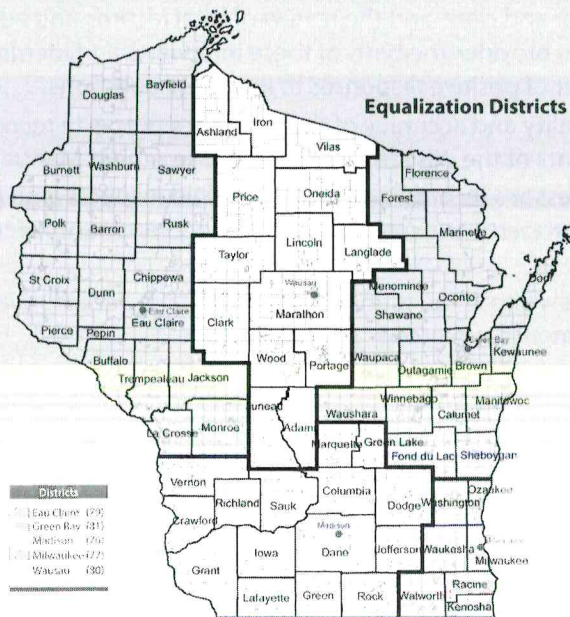
b. DOR has five choices when making a determination and order:

- 1) Under state law ([sec. 70.75\(1\), Wis. Stats.](#)), DOR may order a reassessment of all or any part of the taxation district's taxable property. DOR contracts with an assessor (or firm) to prepare a new assessment roll, supervises their work, and bills the taxation district for all the incurred fees and expenses.
- 2) Under state law ([sec. 70.75\(3\), Wis. Stats.](#)), DOR may order special supervision of succeeding assessments. This results in a complete revaluation for a year following the year petitioned. DOR contracts with an assessor (or firm) to conduct the revaluation. As with a reassessment, DOR contracts and supervises the assessor (or firm), pays the associated expenses, and charges the district for these costs.
- 3) Under state law ([sec. 73.06, Wis. Stats.](#)), DOR may provide general supervision over the assessors and may require correction of specific inequitable assessments. Any corrections would impact an assessment year that follows the petitioned year.
- 4) DOR can deny the petition for reassessment if it determines the year petitioned is in substantial compliance with the law and a reassessment is not in public interest
- 5) DOR can dismiss the petition before an order is issued if the municipality enacts a resolution to employ expert help and hires the expert help using the standard contract specified by DOR. The municipality ensures all contract specifications are met and continues with the statutory assessor's services, who will work with the expert help in making the assessment.

V. Contact Information

For more information, contact the Equalization Bureau District Office in your area.

Department of Revenue - Equalization District Offices



Equalization Bureau

Contact Information

Eau Claire District Office (79)

610 Gibson St, Ste. 7
Eau Claire, WI 54701-2650
eqleau@wisconsin.gov
Ph: (715) 836-2866 Fax: (715) 836-6690

Green Bay District Office (81)

200 N. Jefferson St, Ste. 126
Green Bay, WI 54301-5100
eqlgrb@wisconsin.gov
Ph: (920) 448-5195 Fax: (920) 448-5207

Madison District Office (76)

Mailing Address

PO Box 8909 #6-301
Madison, WI 53708-8909

Street Address

2135 Rimrock Rd #6-301
Madison, WI 53713-1443
eqlmsn@wisconsin.gov
Ph: (608) 266-8184 Fax: (608) 267-1355

Milwaukee District Office (77)

819 N. 6th St, Rm. 530
Milwaukee, WI 53203-1682
eqlmke@wisconsin.gov
Ph: (414) 227-4455 Fax: (414) 227-4071

Wausau District Office (80)

730 N. Third St
Wausau, WI 54403-4700
eqlwau@wisconsin.gov
Ph: (715) 842-5885 Fax: (715) 848-1033

Wisconsin Counties - Alphabetical List

County	District	County	District	County	District
Code	Name	Code	Name	Code	Name
01	Adams	25	Iowa	48	Polk
02	Ashland	26	Iron	49	Portage
03	Barron	27	Jackson	50	Price
04	Bayfield	28	Jefferson	51	Racine
05	Brown	29	Juneau	52	Richland
06	Buffalo	30	Kenosha	53	Rock
07	Burnett	31	Kewaunee	54	Rusk
08	Calumet	32	La Crosse	55	St. Croix
09	Chippewa	33	Lafayette	56	Sauk
10	Clark	34	Langlade	57	Sawyer
11	Columbia	35	Lincoln	58	Shawano
12	Crawford	36	Manitowoc	59	Sheboygan
13	Dane	37	Marathon	60	Taylor
14	Dodge	38	Marinette	61	Trempealeau
15	Door	39	Marquette	62	Vernon
16	Douglas	40	Menominee	63	Vilas
17	Dunn	41	Milwaukee	64	Walworth
18	Eau Claire	42	Monroe	65	Washington
19	Florence	43	Oneida	66	Washburn
20	Fond du Lac	44	Outagamie	67	Waukesha
21	Forest	45	Ozaukee	68	Waupaca
22	Grant	46	Pepin	69	Waushara
23	Green	47	Pierce	70	Winnebago
24	Green Lake			71	Wood