

Date: April 16, 2025

To: Common Council

John Weidl, City Manager

From: Rachelle Blitch, Director of Financial and Administrative Services

Re: Assessment Update

The City has received updated property assessment values from the City Assessor as part of our regular reassessment process. As of today, letters are being mailed to all property owners whose assessments have changed.

Assessment Summary

This year, Whitewater has experienced the following average changes in property values:

Residential properties: ↑ 7.18%

Commercial properties: ↑ 7.39%

Overall average increase: ↑ 7.25%

These changes reflect continued growth and demand in our local real estate market, as well as ongoing efforts to ensure fair and equitable property assessments based on current market conditions.

What This Means for Homeowners

It's important to understand that an increase in your assessed property value does not automatically translate to an equal increase in your property tax bill. While assessments determine your share of the overall tax burden, the actual amount of property taxes you owe depends on:

- The total tax levy set by the City and other taxing jurisdictions (e.g., school district, county, technical college)
- How your property's change in value compares to others in the community
- Whether there are any adjustments to tax rates based on budgets or funding needs

In short, even if your assessment increases by 7%, your property tax may increase by more, less, or not at all—depending on how your property compares to others and how much revenue is needed by the taxing bodies.

Next Steps

If you receive an assessment notice and have questions or concerns, you are encouraged to contact the City Assessor directly or attend the upcoming Open Book session. These sessions provide an opportunity to review your assessment and ask questions before the values are finalized.



www.whitewater-wi.gov
Telephone: 262-473-0500
Fax: 262-222-5903

Office of Finance
312 W. Whitewater St.
Whitewater, WI 53190

We will also be sharing information on the City's website and social media to help residents understand the process and what to expect.

Please feel free to reach out to Accurate Appraisal or the Finance Department if you need further assistance.

Accurate Appraisal

920-749-8098

info@accurateassessor.com

Finance Department

Rachelle Blitch, Director

262-473-1380

rblitch@whitewater-wi.gov

Open Book Sessions:

Monday, May 5th 1:00 p.m. – 5:00 p.m.

Thursday, May 8th 9:00 a.m. – 12:00 p.m.

Location: City Hall, 312 W. Whitewater St.