

\_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_ County

## 20\_\_ Notice of Changed Assessment and Notice of Agricultural Land Conversion Charge

THIS IS NOT A TAX BILL

Under state law (Sec. [70.365](#), Wis. Stats.), your property assessment for the current year is listed below.

Property Owner	Parcel Information
	Parcel number:  Address:  Legal description:  <hr/>

General Information	Contact Information
<b>Open Book</b> -   - -   - <b>Board of Review</b> -   - -   - <b>Meeting Location</b>	<b>Assessor</b>   <b>Municipal Clerk</b>

### Assessment Information

State law (sec. [70.32](#), Wis. Stats.) requires the assessment of taxable property (except agricultural, agricultural forest, and undeveloped) at full value as of January 1 each year. Assessments at a percentage of full value are acceptable when applied uniformly. To determine if your assessment is fair, you must analyze it in relation to full value. This is done by dividing your assessment by the general level of assessment for your municipality.

Under Wisconsin law, generally, the assessor may not change the assessment of property based solely on the recent arm's length sale of the property without adjusting the assessed value of comparable properties in the same market area. For information on the assessment of properties that have recently sold, visit the Internet site of the Department of Revenue at <https://www.revenue.wi.gov/Pages/ERETR/data-home.aspx>.

Year	Assessment Change			PFC / MFL
	Land	Improvement	Total	
	\$	\$	\$	\$
	\$	\$	\$	\$
Total assessment change			\$	\$
Reason for change(s)				
Preliminary General Level of Assessment		%		

### Agricultural Land Conversion Charge

State law (sec. [74.485](#), Wis. Stats.) requires a charge for land converted from agricultural use to residential, commercial, manufacturing, or exempt. If you disagree with the assessment, you may appeal the conversion, classification change from agricultural at the local Board of Review (BOR). See the *Agricultural Assessment Guide* (<https://www.revenue.wi.gov/Pages/HTML/govpub.aspx#property>) and Use-value Conversion Charge common questions (<https://www.revenue.wi.gov/Pages/FAQS/home-pt.aspx>) for additional information

Acres Potentially Subject to Conversion Charge	
Converted Acres	Charge Per Acre
More than 30	\$
10 to 30	\$
Less than 10	\$

### To Appeal Your Assessment

**First, discuss with your local assessor** – questions can often be answered by the assessor and not require an appeal to BOR.

**To file a formal appeal** – give notice of your intent to appeal by contacting the BOR clerk at least 48 hours before the BOR begins. Complete and file your appeal form with the BOR clerk no later than the first two hours of the BOR's first meeting. Make sure you file a completed form or the BOR may not review your appeal.

**For more information on the appeal process:**

- Contact your municipal clerk listed above
- Review the *Guide for Property Owners* (<https://www.revenue.wi.gov/Pages/HTML/govpub.aspx>). Contact the Wisconsin Department of Revenue for a paper copy at [bapdor@wisconsin.gov](mailto:bapdor@wisconsin.gov).

## 2019 Notice of Changed Assessment and Notice of Agricultural Land Conversion Charge

THIS IS NOT A TAX BILL

Under state law (Sec. [70.365](#), Wis. Stats.), your property assessment for the current year is listed below.

### Property Owner

John Q Public  
123 N Pleasant St  
Badger WI 53111

### Parcel Information

Parcel number: 002-0654  
Address: 123 N Pleasant St  
Legal description: Lot 1 Block 6  
Dexter's Subdivision

### General Information

**Open Book** 05 - 18 - 2019 9 a.m.-noon  
- -  
**Board of Review** 05 - 28 - 2019 4 p.m.  
- -  
**Meeting Location** Badger Town Hall  
235 W Town Hall Road

### Contact Information

**Assessor** – David Dorigt, Dorigt Assessments  
(800) 123-4567  
Assessor@townbadger.gov  
**Municipal Clerk** – Mary Knowall  
(987) 654-3210  
Municipalclerk@townbadger.gov

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		<b>Assessment Change</b>				
		General Property				
Year	Land	Improvement	Total	PFC / MFL		
2018	\$ 45,000	\$ 125,000	\$ 170,000	\$	89,500	
2019	\$ 45,000	\$ 325,000	\$ 370,000	\$	101,500	
Total assessment change			\$	\$		
<b>Reason for change(s)</b>						
02	New construction completed					
<b>Preliminary General Level of Assessment</b>			97.4%			

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