



Town of Florence, Wisconsin

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Did You Know. . .Florence Facts

Assessment Work & Your Property (shared 06-11-26)

Last week's article talked about the basics of Property Assessments in Wisconsin. This week we will look at how the Assessment Work impacts your property.

Did you know that there is a process that is ongoing and happens every year with assessment work? Each year the assessors get building permit information from Florence County Zoning for planned work that will happen in the Town of Florence. After receiving that information, they physically view each of the properties to see how far along a building/improvement compared to what the permit states. If a Town chooses not to follow-up with building permits for new construction or to remove old construction, then property owners would see an unfair assessment, and they may be paying more or less than their share of the taxes until every property is reviewed in a revaluation year. Keeping up with assessments ensures that the Town treats everyone equitably.

Did you know that the assessment of the property is based on the value of the property as of January 1 each year? An example to illustrate this is a house with an old garage to be torn down and a new garage built. For this example, let's say a permit was submitted in July of 2020 to tear down an existing garage and build a new one in its place.

- In 2020, the value of the garage would be the old garage even if it is torn down in 2020 since the old garage was there as of January 1. The garage was then torn down in October of 2020, but the new structure was not yet started.
- In 2021, there would not be a value for the garage because the old one was removed in October 2020, but the new one had not been started yet. The cement slab for the new garage was then poured in August of 2021, but construction of the walls, roof, etc. did not begin in 2021.
- In 2022, there would be a partial new value for the garage due to the fact that there was a cement slab was poured and in place by January 1, 2022. The garage was then built and finished in July of 2022.
- In 2023, the full value of the completed garage is added to the property because it was finished in July of 2022 and in place as of January 1, 2023.

Did you know that if there is a change in the assessment value on your property, the assessor is required to send an official Notice of Changed Assessment? This official notice is sent regardless of if the property assessment increased or decreased. It is a notice telling you of the official change. In the example above, a notice would have been sent in 2021, 2022, and 2023. If there is no change in assessment value, a notice is not sent.

Did you know that if you do not agree with the Assessor's valuation of the property that the first thing you should do is contact the assessor? As mentioned in last week's article, there are many items that go into the determination of the assessed value of a property. The assessors are the ones who hold the Town records for property assessments. Their office is in Oconto Falls, but they are able to be reached by phone to discuss assessments. They can pull up the records to look specifically at your property.

Did you know that the assessors can meet you at your property to look at it further? While their office is in Oconto Falls, they do travel to Florence County on a somewhat regular basis. In addition, they spend multiple days in the field here in Florence physically visiting and



walking properties. If they visit your property and you are not there, they will leave you a notice on your door to let you know they stopped by.

Did you know this is the second Florence Facts article about Property Assessing?

Of course, you knew that if you read last week's article. If you were unable to read it, it is available on our website at www.townofflorencewisconsin.com. As mentioned, there's a lot to the subject of Property Assessments, so stay tuned for next week's article about what to do if you have talked to the assessor and still don't agree with their assessment.