



UNDERSTANDING YOUR ASSESSMENT

The last time Sparta was revalued was in 2008. The revaluation in 2020 reflects the market value based on property sales between a willing buyer and willing seller up to January 1, 2020. The impact on sales due to Covid-19 cannot reflect a change to your 2020 value as we have to look at data from valid sales in 2019.

KEY TERMS

Improvement – The Fair Market Value (FMV) of the building on your land Improvement is NOT just painting your house or a new roof – furnace – air conditioner etc. The Improvement is based solely on the current FMV of the building on your land. The change in improvement or land is not reflective of a 1-year change. The last time land or improvements have been updated, was done during the last revaluation in 2008.
(Improvement + Land = Property Value)

Assessment change				
	General Property			PFC /MFL/Buildings on Leased Land
Year	Land	Improvement	Total	
2019	\$50,000	\$156,000	\$206,000	
2020	\$65,000	\$196,000	\$261,000	
Total assessment change			\$55,000	

12 Year Change

Fair Market Value (FMV)– The price for which you could sell your property to a willing buyer. Based on marketed sales of homes of comparable style in your neighborhood, up to January 1, 2020. This also includes negative influences and condition of your property.

Negative Influence – Any outside influence that reflects negatively on the value of your property. For example: living next to a boat launch, near a railroad track, adjacent to multiplex or apartments, etc.

Revaluation – A process undertaken by a municipality to assess all real property within the taxing district according to its FMV. Based on valid sales between a willing buyer and willing seller.

Open Book – A conference (either face to face or over the phone) with an assessor to discuss the valuation of your property. Open Books can be scheduled on our website, via email or calling our customer service @ 1-800-770-3927 or email – question@accurateassessor.com.

Board of Review (BOR) – A court-like body, who are Village of Sparta Members, that decide the validity of the value of your property, based on facts. And Objection Form (found on our website LINKS) must be submitted min 48 hours prior to the BOR. Your or your representative must provide testimony to the Board as to your objection to your assessment. You must provide valid proof that your property is inequitably assessed. The assessor’s value is presumed correct.



FAQ's

What if I disagree with my assessment/s?

You can meet with an assessor at Open Book. There are two options currently. Face to Face at the **Sparta Community Center Thursday, July 16th from 12:00 PM to 3:00 PM & 4:00 PM to 7:00 PM**

You may also schedule a phone call with an assessor on **Friday, July 17th from 9:00 AM to 12:00 PM & 1:00 PM to 3:00 PM (Telephone Only)**

You may use our online **Appointment Scheduler** - email us, call, live chat with assessors on our website to set an appointment. This informal discussion will involve the assessor sharing comparable sales to your property as well as explain how the assessment process works.

Do all property values change at the same rate?

No. Each home varies in appreciation. Some values may rise or fall depending on many factors such as condition, location, building materials, updates, finishes, etc. Even if you have made no changes to your home since the last revaluation, value change in the housing market has occurred. This affects your FMV.

Can my assessment change, even though the assessor hasn't been inside my property?

Yes. We have existing data on file that has established data on the interior and exterior of your home. That includes previous permits, sales, and other assessment data we use to value your property correctly. To verify our information is correct please look up your property record card on our website in the header labeled **PROPERTY SEARCH**. If there are changes to your property, we can update them to match our records.

How do I verify my assessment is correct?

You can look at comparable sales, review recent appraisals of your property, or contact a property appraiser. Your property information as well as every property in Sparta is available on the **ROLL BOOK** virtually on our website. Please keep in mind that values used to get your FMV are based on sales in 2019, up to January 1, 2020. Any sales in 2020 will not be considered when determining the FMV of your home during this revaluation.

What happens if I don't agree with my value after Open Book?

You may fill out an objection form for Board of Review. This form must be submitted to the clerk's office at least 48 hours before the BOR hearing. State law puts the burden of proof on the property owner to show evidence strong enough to prove the assessor's value is incorrect. The board will consider testimony and make a ruling. Keep in mind that values are based off of 2019 valid sales, homes must be similar in characteristics and be better evidence than already shown by the assessor.

Should you have any further questions or want to learn more about the assessment process please contact the assessor's office 1-800-770-3927 or email at question@accurateassessor.com