

Full Value Assessments

De Pere assesses all property within the City on an annual basis. This assessment program is called **Full Value Assessment**, which means that every property in the municipality is reviewed and adjusted to market value every year.

The state of Wisconsin is a Market Value state. This means property values are required to be within 10% of fair market value to stay in compliance with state law and ensure property owners are paying their fair share of taxes.

When values are not adjusted annually it creates natural market inequity. Full Value Assessments ensure small changes in value each year. When values are not adjusted on an annual basis you would see an excessive increase or decrease in value during a state required revaluation (generally every 5 years).

The fair market value of all property is calculated by reviewing arm's length sales, which are sales between a willing seller and a willing buyer on the open market. Assessors consider information from many sources to determine your assessment such as location, neighborhood, style, etc.

Full Value Assessments ensure fairness and equity. Your property value may increase or decrease annually to follow what the market is reflecting. If market value drops then values within the City will drop to match. If values are increasing you will see an increase in your value.

Assessors will review market sales from January 1st through December 31st each year. Sales after each new year will not be used to determine your new value. You will receive a notice of new assessment in the mail sometime in March.

Frequently Asked Questions:

Does the city or other taxing entities get more tax revenue from Full Value Assessments? No.

There are no additional revenues collected when property is revalued. A change in value does not mean more taxes are collected by the city, county, school district or technical college. The full value assessment program ensures that all property owners pay their fair share of taxes. Your value will follow market value which can increase or decrease from year to year.

How does this affect my taxes? Your share of the total tax levy may increase or decrease depending on your property's style, location, year built, etc. A change in value does not directly correlate to a change in the amount of tax you pay.

Will the assessor be visiting my property? Not all properties will be visited during the full value assessment program. Each year assessors will only need to visit properties that have changed through permits, demolitions, and sales.

How can my assessment change when I haven't made changes to my property? Economic conditions such as recent home sales in your neighborhood, sales of reasonable comparable buildings, and market conditions will influence the value of your real estate.

We will be updating information and answering questions from residents through Facebook, newsletters, council meetings and the City's website.

For additional information or if you have questions regarding Full Value Assessments, please email info@accurateassessor.com or call 1-800-770-3927.