

Challenging your Assessment /Points to Keep in Mind

The value you are questioning is the Assessed Value of your house. Your Assessed Value is also your Market Value

- Your new Assessed Value is based on what you should expect to receive if you sold your house in today's market. Our valuation is based on established procedures that have been proven to be representative of the full market value of your property. This methodology is an accepted valuation method accepted by the courts. We value homes in a "Market Approach to Value". We compare your homes to comparable homes to yours
- We compared your house with recent sales of the same "SSAN" The same Style as yours, similarly Sized , similar Age, and lastly similar Neighborhood. Additionally, the bedroom and bathroom count, exterior make up, patios, decks in ground pools, etc, were factored in and any differences from your house were adjusted appropriately.
- The Comparable Sales that you will be using should follow the same criteria as we did. Compare a Colonial to other Colonials; compare a Ranch to other Ranches, etc. They should also be recent arms length transactions (that is a sale between a willing buyer and willing seller. Do not compare foreclosure sales, sales between relatives etc.
- The value you are questioning was made by an exterior, right-of-way inspection only. Interior issues were not available for consideration. If there are any interior condition issues that you want us to take into account we will need photographic evidence, un-biased third-party reporting or your allowing an interior inspection by The Assessor's Office.
- We do not (set your taxes) and have no control over the differences in exemptions. Your neighbor may have a carbon copy of your house but they may have different exemptions than you do and would have a different tax bill for essentially the same house.
- We do not control tax rates. Our job is to make sure that the Assessed Value represents the Market Value of your property. Our "Ad Valorem" property tax system is based on the value of your property. We do not control the tax levy imposed by the municipality (village, town, county or school) Our job is to make sure you only pay your fair share.
- See the attached "factors that affect value" handout for additional information.