Town of Lyons
Walworth County, Wisconsin

2022 REVALUATION

The Town of Lyons will be performing a market revaluation of all property in 2022.

The last time Lyons performed a revaluation of all property was in 2008, 14 years ago. Since then market values have changed and assessed values are no longer reflective of the current market.

Assessors will be reviewing sales from the last few years ups to January 1, 2022 to determine your new value for the 2022 revaluation.

FREQUENTLY ASKED QUESTIONS

What is a Revaluation?

A revaluation is where the assessor reviews all property within the Town and modifies each to its **current market value.** A periodic revaluation ensures equity among all property types while **bringing assessed property values in line with market rates as required by State law.**

Why is a revaluation being conducted?

The revaluation is being conducted to **bring all property types to current market rates** and to comply with the valuation requirements of State law (sec 70.05(5)(b), Wis. Stats.)

Did Covid affect my value?

All market conditions, including *Covid* are taken into account when determining the value of your property.

When will this new assessment go into effect?

The property tax bill you receive in **December 2022** will be based on the new assessment value of your property.

Does the Town get more tax revenue from a revaluation?

No, there are **no additional tax revenues collected due to a revaluation.** A revaluation has no impact on the amount of taxes that need to be collected. However, **your new value may change your property's percentage share of total taxes collected.**

How can my assessment change when I haven't made changes to my property?

Economic conditions such as **recent property sales** in your neighborhood, sales of reasonable comparable buildings, a recent purchase of your property and **market conditions will influence the value of the property you own.**

Will the assessor visit my property?

Assessors will only need to visit properties with completed permits or sales that they need to review, etc. **Not all property will be visited in this revaluation.** The assessor will use market data available from recent sales and property data already on file to determine your new value.

A notice of new value will be mailed late summer of 2022. There will be time for you to review their new value with the assessor. You may contact the assessor anytime to ask questions about the revaluation.

For additional information, visit **townoflyonswi.com** If you have questions regarding the 2022 revaluation please email **info@accurateassessor.com** or call **920-749-8098.**