Town of Fairfield Revaluation – 2026

Q1. What does revaluation really mean?

A1. It means that the Town of Fairfield will make a present day, full market assessment of your property. In other words, if your property were sold for $100,000 at the present time, this amount would approximate your new assessment.

Q2. Why is this revaluation necessary?

A2. State Statutes require municipalities to be within 10% of full market value at least once within a five-year period. The township has been outside that range and out of compliance for 4 years. A revaluation is done to bring assessments closer to 100% of full market value. The last time there was a city-wide revaluation was in 2010.

Q3. Will this revaluation automatically increase my taxes?

A3. By itself, a reassessment does not increase or decrease tax revenue; it merely redistributes the total tax burden more fairly. Some property owners will see increases while some will see decreases. The amount of total tax collected will remain the same unless budgets are changed. Reassessment itself is revenue neutral. The revaluation does not change the total amount of taxes collected by the municipality but rather changes the total assessed value of the city (tax Base) of which the tax levy is divided into which typically will cause a reduction of the mill rate.

CONTACT BOB MADVIG WITH ANY AND ALL QUESTIONS ABOUT REVALUTION!!

BOB MADVIG

Town Assessor
Phone: (715) 280-9950
Email: bob.madvig@gmail.com