



The Town of Pleasant Springs performs a market revaluation annually. This means all property within the Town will be reviewed then assessed to fair market value every year. Your assessed value may increase or decrease each year depending on the previous year's market conditions. This ensures fairness and equity between all property owners.

This assessment year the assessor will review sales from January 1, 2022 to December 31, 2022. Sales that take place after January 1st, 2023 will not be used to determine your new value for 2023 tax purposes.

After you receive your notice in April you may contact the assessor's office with questions before the Board of Review in May.

FREQUENTLY ASKED QUESTIONS

What is an Annual Market Revaluation?

It is where the assessor reviews all property and modifies each to its current fair market value every year. An annual revaluation ensures equity amongst all property types while bringing assessed property values in line with market rates, as required by State law.

What is Fair Market Value?

The Fair Market Value is the price a property would sell for on the open market. It is determined by reviewing valid sales between a willing buyer and a willing seller.

How are assessed values determined?

All market conditions that occurred the previous year, in this case all of 2022 sales will be used to determine new assessed values for 2023.

When will this new assessment go into effect?

The property tax bill you receive in December 2023 will be based on the new assessment value of your property.

Does the Town get more tax revenue by performing a revaluation annually?

No, there are no additional revenues collected when property is revalued. A revaluation ensures that all property owners pay their fair share of taxes and the municipality complies with state law. Your taxes may increase or decrease depending on your property's style, location, year built, etc.

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.

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.

If you have questions regarding the Annual Revaluation Assessment process please contact the assessor:

info@accurateassessor.com or call 920-749-8098