

Town of Emmet Residents,

The Emmet Town Board is aware of the many concerns regarding the recent assessment of property in the township. The assessment values in the Town of Emmet, similar to other jurisdictions, have not kept pace with the significant inflation in the housing market that has occurred in the past several years. This has contributed to the large increase in valuations that we are seeing for the 2023 assessment year.

Property values have been increased to full market valuation as determined and defined by the State. Your specific property assessment value is based on full market value for properties of similar size, architecture, age, location and a variety of other factors.

A major concern for many residents is the impact that the increased assessment value will have on your 2023 property tax bill. This is not a question that is easily answered or one that we can provide any specific information for at this time.

The mill rate, that many of you have asked be provided, is not a number that is set by the Town of Emmet. It is a calculation that is based on a number of factors, many of which the Town does not control.

A key number in the calculation is the assessed value of all properties in the Township, including: residential, agricultural homesite, agricultural, forest and undeveloped land, commercial, and personal property. This number will not be available and finalized until late October. The value of manufacturing property is provided by the State and is generally available in mid-November.

Other values that are included in the mill rate calculation include the Town portion of the following budgets: Dodge County, Watertown School District, and Madison Area Technical College. A percentage of these budgets is allocated to the Town, and we have no control over the amount or timing of when these budgets are finalized.

The Town of Emmet tax levy is also included in the mill rate calculation. The State has mandated that the Town may collect a levy of \$332,772 in taxes for 2023. This is an increase of approximately \$7,000 over the amount collected in 2022. This amount may be increased if the Town Board deems it necessary to increase the levy to provide town services. The final town tax levy is approved at the Special Electors Meeting. This meeting is held in conjunction with the Budget Hearing, and is currently scheduled to be held on November 13, 2023 at 6 pm.

The mill rate calculation also includes a number of State determined values. The School Tax Credit, Lottery Credit and First Dollar Credit values are calculated by the State and provided to us on or about November 18th.

Once we have all factors required for the mill rate calculation, the details are entered into a spreadsheet and the mill rate is calculated. This spreadsheet, and all supporting documentation, is then sent to the Dodge County Treasurer for review and verification. Ensuring that the calculation is correct and is in compliance with State requirements is essential before the calculation of individual tax bills begins.

Understanding the mill rate calculation does not likely answer your question as to the specific impact of the increased assessment value on your 2023 tax bill. The percentage of increase in your specific assessed property value, along with any tax increases from other taxing entities will be determining factors.

If you have further questions regarding the mill rate calculation or your assessment, please feel free to contact:

Jim Siebers, Assessor – (262) 623-0656
Deb Carlson, Clerk – (920) 285-3459

Thank You