



IMPORTANT TAXPAYER NOTICE

(PLEASE READ CAREFULLY)

Payment of Taxes (First Installment) Due Date January 31, 2019

7669 County Highway PD Verona, WI 53593 | 608-845-7187 | www.town.verona.wi.us

PAYMENT OPTIONS – Please include remittance portion of your tax bill for all payments. Make check payable to: **TOWN OF VERONA**

Mail: Please MAIL EARLY. Payments by check can be mailed to the Town at 7669 County Highway PD Verona, WI 53593.

Drop-Box: A drop box is located in the vestibule at the Town of Verona; it is accessible 7 days a week.

In Person: Office Hours: 8am-2pm Weekdays
We provide a date-stamped receipt when making payments in person. **Please bring both halves of your tax bill. Credit card and electronic payments are NOT** available for payment of real estate or personal property tax bills. If you pay in **cash**, please bring exact amount of 1st Installment or the total.

Note: Office will be closed:

Monday, December 24, 2018
Tuesday, December 25, 2018
Tuesday, January 1, 2019
Monday, January 21, 2019

Escrow Checks: If paying with an escrow check, please make sure you have properly endorsed the check before submitting it to the Town. The Town will not endorse an escrow check back to the taxpayer. If the escrow check exceeds the tax amount due, the Town will issue a refund check to the taxpayer approximately two weeks after receipt. If your **mortgage holder** pays your taxes, please forward the entire Tax Statement to them.

TO RECEIVE A RECEIPT:

Send a stamped, self-addressed envelope along with your remittance portion of your tax bill. E-Receipts are available online through the Access Dane website. Payments made to the Town are updated on Access Dane two times: mid- January 2019 and mid-February 2019.

\$25.00 Check Deposit Return Fee :

This is charged for returned checks.

DELINQUENT PAYMENTS: If you pay your taxes late, you must pay interest on the unpaid portion. This

interest goes back to February 1st. Please contact the Dane County Treasurer for all delinquent real estate tax information at 608-266-4151.

TAX BILL INFORMATION:

View/Print tax bill on-line at:
www.accessdane.countyofdane.com

LOTTERY / FIRST DOLLAR CREDIT INFO:

Real Estate Lottery Credit	\$217.09
Maximum First Dollar Credit	\$ 89.39

The Lottery Credit applies to real estate occupied by the owner as his/her primary residence on January 1, 2018; the First Dollar Credit applies to all real estate parcels that have an improvement value. For those parcels that are eligible and do not have the credit shown, please stop in at the Town office prior to making payment. Taxpayers must sign a claim form (LC-100 or LC-110) to enable a reduction on your tax bill. The form must be in our hands by January 31st, 2019; postmark dates do not count for lottery credits.

2018 SPECIAL CHARGES: *(Included in your tax bill)*

Trash/Recycling Service	See Tax Bill
Private Septic Maintenance	\$8.67
Sewer Utility District #1	\$473.00

(Single Family Home)

Trash and Recycling Costs Offset by Past Collections:

Some residents may remember that in 2008 the Town received a grant that paid for trash and recycling carts for each home. Knowing that the carts would need to be replaced sometime in the future at a substantial cost, the Town added a \$7 annual fee to the tax bills of everyone with trash and recycling service beginning with the 2011 tax bills that were paid in 2012. Those fees were then put into a special account by the Town each year.

While planning for the future purchase was a prudent idea, the existing carts are holding up well, and a bulk purchase of new carts for everyone in the near future is unlikely. In addition, new home construction has led the Town to shift to a system of homeowners paying for new carts as homes are occupied. Therefore, this year the special account is being used for a one time offset of your trash and recycling fees.

The \$7 annual fee will no longer be included on tax bills, and moving forward all new carts will be purchased as needed from the Town for a cost of \$75 each.

The 2018 Town of Verona Real Estate and Personal Property Final Equated Value totals \$290,916,800.00. The table below shows the 2018 tax rate for each taxing jurisdiction.

Taxing Jurisdiction	Levy	2018 Mill Rate
State of Wi	\$ -	\$ -
Dane County	\$ 1,105,192.16	\$ 0.003798997
Local (Town Share)	\$ 1,092,334.00	\$ 0.003754799
VASD	\$ 4,167,412.64	\$ 0.014325101
Madison Tech College	\$ 296,841.35	\$ 0.001020365
School Tax Credit	\$ (678,100.93)	\$ (0.002330910)
Net	\$5,983,679.22	\$ 0.020568352
Assessment Ratio is 89.09% of Fair Market Value		Total: \$20.57

Associated Appraisal Consultants, Inc. will soon begin a community-wide market update in the Town of Verona. The market update is a complete and thorough review of assessments to ensure that property is assessed at market value. Market value can be defined as the probable price that a careful, willing buyer would pay for a property on the open market without restrictions or special considerations. Properties change, markets change. *Buyers and sellers create the market; the assessor's job is to reflect those markets in the assessments.* The purpose of the market update is not to raise taxes but rather to provide a fair distribution of the property tax burden based on the market value of each property.

In the coming months, representatives from Associated will begin their fieldwork - inspecting properties within the town that have had a recent sale/purchase or have pulled a recent building permit. Field Staff carry photo identification badges and an inspection authorization letter from the Town. All vehicles used during the market update are red in color and have the Associated Appraisal logo on them.

Fieldwork consists of physically viewing structures, digitally photographing exteriors, and, if applicable, requesting an interior walk through to view quality of construction and verify data such as number of rooms. The interior inspection takes approximately 10 -15 minutes. If you are not at home at the time of

the initial inspection, a "call back" door hanger will be left at your property giving you our number to call to set an inspection appointment that is convenient for you.

Once all data is compiled and new values are set according to methods prescribed in the State of Wisconsin, Department of Revenue Assessment Manuals, property owners will receive notices of assessment in the mail. The notice will indicate the date(s) and time(s) for the Open Book, an informal and informative one-on-one meeting with the assessors to discuss how the value was reached. All values established during the revaluation will be available for inspection and comparison. Any errors that may have occurred can be resolved at the Open Book. If a property owner still does not agree with their property's established value after attending the Open Book session, they will have an opportunity to attend the Board of Review to formally contest it. The date and time of the Board of Review is also on the assessment notice.

Questions may be directed to Associated Appraisal Consultants, Inc. at 920-749-1995 Monday – Friday from 8:00 am to 4:30 pm. A knowledgeable, willing staff is standing ready to assist all inquiries and concerns. Associated Appraisal Consultants looks forward to working with you to complete a successful revaluation program for the Town of Verona.

SAVE THE DATES:

February 19, 2019 Spring Primary (if needed)
 April 2, 2019 Spring Election
 April 16, 2019 Annual Meeting

HOLD YOUR NEXT EVENT at the Town Hall Community Room. A galley-style kitchen is available with the rental of the Community Room whether you bring your own food or have an event catered. Whether it's Bridal or Baby Shower, Birthday, Family Reunion, Anniversary, Graduation, Celebration of Life, Wedding Reception, Business Event, Meeting or Training, it's always fun to celebrate in a beautiful indoor and natural rural outdoor setting with awesome sunsets.

TO SIGN UP FOR Town News or the Town's e-Newsletter, go to the Town's website www.town.verona.wi.us and self-subscribe to the list by clicking on the subscription page. Town citizens can obtain electronic Town of Verona news e-newsletters, meeting agendas and other matters as they pertain to the Town government.