

March, 2024

City of Two Rivers Newsletter



TWO RIVERS
WISCONSIN

Reminder: City Council Meetings are Available for Viewing Online and on Cable TV

Regular City Council meetings (held at 6:00 PM on the 1st and 3rd Monday of each month) and monthly work sessions (typically held at 6:00 PM on the last Monday of the month) can be viewed:

- Live, via a link on the Two Rivers City Hall Facebook page or City of Two Rivers YouTube channel (Two_RiversWI)
- Live, on Spectrum Cable Channel 993
- For playback on the City Hall Facebook page or YouTube

Agendas and support materials for meetings of the City Council and all City boards and committees can be viewed on the City's website, www.two-rivers.org. Just click on "Government", then "City Council", then "Agendas and Minutes".

Drinking Water Testing

Concerned about lead in your drinking water?

Two Rivers Utilities Waterworks is required by the Wisconsin Department of Natural Resources to sample our drinking water for lead and copper. TRU is sampling 60 sites in 2024 and needs your help.

We are looking for single family homes that have a lead water service and would be interested in becoming a sampling site. This testing is **free**. Regardless of sampling results, homeowners will not be required to do any further action with their lead water service.

If you would like to participate in our lead and copper sampling program, please call our office at 920-793-5550 to discuss and schedule an appointment for the Utility to verify your water service material.

The City of Two Rivers has been working diligently the last several years to replace lead service lines, to date we have replaced a total of 663 services.

How to Identify a Lead Water Service Line

1. Identify a test area on the pipe between the point of where it comes into the building and valve before the water meter.
2. If the pipe is covered or wrapped, expose a small area of metal.
3. Use the flat edge of a screwdriver or other tool to scratch through any corrosion that may have built up on the outside of the pipe.

LEAD: If the scraped area is shiny silver and a magnet will not stick to it, your water service is lead.



COPPER: If the scraped area is copper in color, like a penny, your water service is copper.



GALVANIZED IRON: If the scraped area remains dull gray and a magnet sticks to the surface, your water service is galvanized iron.



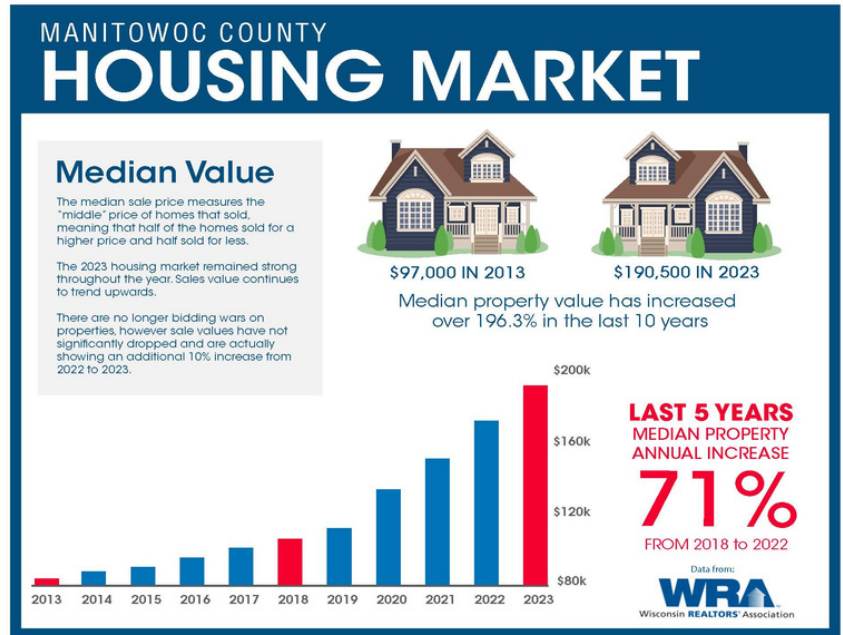
For more information or to become a sampling site call 920-793-5550

2024 City Wide Property Re-Assessment

The City of Two Rivers will be performing a state required Interim Market Update of all real estate property in 2024. It has been over 20 years since the last re-assessment. Assessments have not been adjusted since then and are no longer in compliance with state statutes. Your assessment will be re-valued to meet the level of current market value of similar properties that have recently sold.

As a property owner in Two Rivers, you deserve to know and understand how assessments work and why the City is contracted to perform an Interim Market Update. Adjusting assessed values ensures fairness and equity among all properties in the city. To better understand assessments it important to know the current market. Median home values in Manitowoc County have risen from \$97,000 in 2013 to over \$190,000 in 2023, that includes a drastic increase of over 71% in just the last 5 years.

We anticipate property assessments to increase significantly in 2024 however a change in value does not equate to an increase in your taxes. Alongside property assessments, it's essential to understand the mill rate and how it impacts your property taxes. The mill rate is the total sum of all taxes that need to be collected by the 4 entities of tax. The school district, the municipality, the county, and local technical college. Each entity sets their budgets every year in the fall, around October/November. The total budgets set the taxes that need to be collected. This is then divided by the total assessed value. As property values increase in value, the mill rate is recalculated to a lower ratio therefore you cannot use last year's mill rate to calculate your 2024 taxes as it will be lower this year.



How is your assessment determined?

Your new assessment will be based on current market sales (sales that occurred before January 1, 2024.)

Assessors will review these sales and compare property that is similar to yours. This will be based on the hierarchy of the location of the property, the style of your home, the square footage, age and condition of your property respectively. Based on these factors a new value will be determined and a notice will be mailed to you.

Once you receive your notice you will have the opportunity to share your evidence with the assessor should you wish to contest your value. Notices will be mailed out in late summer of 2024. We will be posting educational materials on our Facebook and website throughout the year.

Learn more about the assessment process by visiting the City's Webpage (two-rivers.org). Click on Government and then Assessor and the Educational materials will be under Educational Documents.

SPRING ELECTION | APRIL 2, 2024 | TWO RIVERS CITY COUNCIL

Candidates: Doug Brandt, Andrew Quackenbush, Shannon Derby, Jeff Dahlke, Mark Bittner

FOR MORE INFORMATION: WWW.MYVOTE.WI.GOV