



VILLAGE OF THIENSVILLE
Board of Review
MINUTES

DATE: Wednesday, June 28, 2023

LOCATION: 250 Elm Street, Thiensville, WI

TIME: 9:00 AM

I. CALL TO ORDER

President Mobley called the meeting to order at 9:00 AM.

II. ROLL CALL

PRESIDENT:	VAN MOBLEY
TRUSTEE:	DAVID LANGE
ADMINISTRATOR/INTERIM VILLAGE CLERK:	COLLEEN LANDISCH-HANSEN
RESIDENTS:	MICHAEL DYER JOHN ROSING
ALTERNATES:	ELMER PRENZLOW JOHN LIEGEOIS
ATTORNEY:	ROBERT FEIND
ASSESSOR:	LESTER J. AHRENS IV, GROTA APPRAISALS, LLC

III. CONFIRMATION OF APPROPRIATE BOARD OF REVIEW AND OPEN MEETINGS NOTICES

Administrator Landisch-Hansen reported that the Public Notice of Open Book was published on April 25, 2023 and the Public Notice of Board of Review was published on May 25, 2023 as required by Wisconsin State Statutes. Both Notices were also posted on the Village website, on two community bulletin boards and on the front door of the municipal building.

A. 2023 Notice of the Board of Review (att)

B. 2023 Notice of Open Book

IV. ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

MOTION by Trustee Lange, **SECONDED** by Resident Dyer to Elect President Van Mobley as

Chairman. **MOTION CARRIED UNANIMOUSLY.**

MOTION by Resident Dyer, **SECONDED** by Resident Rosing to Elect Trustee David Lange as Vice Chairman of the Board of Review. **MOTION CARRIED UNANIMOUSLY.**

V. APPROVAL OF MINUTES

MOTION by Resident Rosing, **SECONDED** by Trustee Lange to approve the May 18, 2022, Board of Review Minutes. **MOTION CARRIED UNANIMOUSLY.**

A. May 18, 2022 (att)

VI. VERIFY MEMBER TRAINING AFFIDAVIT

President Mobley, Administrator Landisch-Hansen, Trustee David Lange, and Residents Michael Dyer, Elmer C. Prenzlów, John Liegeois and John Rosing have completed training in 2023 and are certified for Board of Review. The Village is compliant.

A. Michael J. Dyer, Colleen Landisch-Hansen, David A. Lange, John Liegeois, Van A. Mobley, Elmer Prenzlów, John Rosing (att)

VII. VERIFY THAT THE VILLAGE HAS AN ORDINANCE FOR THE CONFIDENTIALITY OF INCOME AND EXPENSES PROVIDED TO THE ASSESSOR (ORDINANCE 2000-08)

The Board of Review verified that the Village has an Ordinance for the Confidentiality of Income and Expenses Provided to the Assessor (Ordinance 2000-08).

A. Ordinance 2000-08 (att)

VIII. VERIFY THAT THE VILLAGE HAS ADOPTED A POLICY REGARDING THE PROCEDURE FOR SWORN TELEPHONE TESTIMONY AND SWORN WRITTEN TESTIMONY

The Board of Review verified that the Village adopted a policy regarding the procedure for sworn telephone testimony and sworn written testimony on October 7, 2015.

A. Procedure for Sworn Telephone Testimony (att)

IX. VERIFY THAT THE VILLAGE HAS ADOPTED A POLICY REGARDING THE PROCEDURE FOR WAIVER OF BOARD OF REVIEW HEARING REQUESTS

The Board of Review verified that the Village adopted a policy regarding the procedure for waiver of Board of Review hearing requests on October 7, 2015.

A. Procedure for Wavier of Board of Review Hearing Requests (att)

X. RECEIVE AFFIDAVIT OF VILLAGE ASSESSOR AND 2023 ASSESSMENT ROLL

Assessor Lester Ahrens from CATALIS presented to the Board of Review the 2023 Final Assessment Roll and signed Assessor's Affidavit dated June 28, 2023. The 2023 Assessment Roll was turned over to Administrator/Interim Clerk Landisch-Hansen for signature.

XI. ADMINISTRATOR SWEARS IN ALL PERSONS GIVING TESTIMONY, INCLUDING THE ASSESSOR

Administrator Landisch-Hansen swore in Assessor Lester Ahrens, CATALIS, 7233 North River Road, West Bend, WI 53092.

Administrator Landisch-Hansen swore in Property Owner Sara Roemer 601 Oakwood Drive, Thiensville, WI 53092.

Administrator Landisch-Hansen swore in Property Owner Joshua Roemer 601 Oakwood Drive, Thiensville, WI 53092.

XII. BOARD OF REVIEW HEARS OBJECTIONS, WHICH WERE SCHEDULED PRIOR TO JUNE 26, 2023

Sara Roemer and Joshua Roemer submitted an objection to the Real Property Assessment for 601 Oakwood Drive, Thiensville, WI 53092. The Roemer's feel the assessment is inflated due to the purchase price of the home and ask that the Board review the assessment.

The Roemer's provided documentation of comparisons of surrounding properties adjacent to 601 Oakwood Drive, entered into the record as the Objector's Exhibit. The Objector's Exhibit consisted of a list of comparable properties noting the square footage, year built, and property value for each listed address. All properties listed are corner lots. Only one of the listed properties sold within the last two years. The Roemer's feel a fair assessment should be \$400,000 rather than the \$449,400 that was assessed.

Assessor Ahrens provided testimony and three exhibits; Assessor Exhibit 1 - 2023 Property Record for 601 Oakwood Drive, Assessor Exhibit 2 - Aerial view of property at 601 Oakwood Drive, and Assessor Exhibit 3 - 2023 Sales Comparison Report.

The purpose of the assessment was to determine the market value of the subject property as of January 1, 2023 based on a market analysis of sales from June 1st, 2020 to December 31, 2022. Adjustments in valuation were in accordance with Chapter 70 of the Wisconsin State Statues, the guidelines of the Wisconsin Property Assessment Manual and the procedures of the Assessor's office. Market value of a property is defined as: the amount it will sell for upon

arm's length negotiation on the open market, between an owner willing but not obligated to sell, and a buyer willing but not obligated to buy. A recent sale of the subject property is the best information regarding its market value if it conforms to other similar comparable property and their sale price.

The last transfer of the subject property was on July 15, 2022 for \$445,000.

The comparable properties used are 310 Woodside Lane, 413 Oakwood Drive, and 581 Rosedale Drive.

All the comparable properties used are within the Village of Thiensville and are single-family ranch homes. The subject property was built in 1961; comparables range from 1957-1958. The subject property total living area is 1,907 sq/ft; comparables range from 1,666-2,240 sq/ft. The sale prices of the comparables range from \$352,000 - \$495,100.

The sales properties are adjusted for the differences. The indicated market value for the subject property based on these comparables range from \$428,500 - \$510,800. The comparable sales used provide an indicated market value of \$470,900. The 2023 assessment value is \$449,400. The method used to determine value for this property is consistent for all properties in the Village of Thiensville.

The assessed value is based upon the best evidence available at the time the value was set. It is the recommendation of the assessment office that the current assessed value of \$449,400 be sustained for the 2023 assessment year.

After deliberation of the Board of Review members, a final determination was made to uphold the Assessor's valuation of 601 Oakwood Drive.

MOTION to declare that in exercising judgment and discretion pursuant to 70.47, the Board of Review determine that the assessor valuation is correct for the property of 601 Oakwood Drive by Resident Liegeois **SECONDED** by Resident Dyer.

ROLL CALL VOTE

Ayes: President Mobley, Trustee Lange, Resident Dyer, Resident Prenzlou, Resident Liegeois and Resident Rosing

Nayes: None

MOTION CARRIED.

XIII. BOARD OF REVIEW REVIEWS AND APPROVES THE ASSESSMENT ROLL

The Board of Review reviewed the 2023 Assessment Roll.

MOTION by Trustee Lange, **SECONDED** by Resident Dyer to Approve and Accept the 2023 Assessment Roll for the Village of Thiensville. **MOTION CARRIED UNANIMOUSLY.**

XIV. BOARD OF REVIEW SCHEDULES OBJECTIONS WHICH REQUIRE A 48-HOUR NOTICE

None

XV. BOARD OF REVIEW HEARS ANY OBJECTIONS WHERE THE 48-HOUR NOTICE WAS WAIVED BY BOTH THE OBJECTOR AND THE ASSESSOR

None

XVI. RECESS THE BOARD OF REVIEW TO RECONVENE WHEN THE 48-HOUR NOTICE HAS BEEN COMPLIED WITH (IF NEEDED)

None

XVII. ADJOURNMENT SINE DIE (ONLY IF THERE WERE NO OBJECTIONS FILED WHICH REQUIRE A 48-HOUR NOTICE)

MOTION to adjourn by Resident Dyer **SECONDED** by Resident Rosing to adjourn the Board of Review Sine Die at 11:12 AM. **MOTION CARRIED UNANIMOUSLY.**