

VILLAGE OF THIENSVILLE
BOARD OF REVIEW
MINUTES

DATE: Tuesday, May 28, 2013
TIME: 2:00PM-4:00PM

LOCATION: 250 Elm Street
Thiensville, WI
Board Room

I. Call to Order

President Mobley called the meeting to order at 2:00 PM.

President	Van Mobley
Trustee	David Lange (absent)
Administrator/Clerk	Dianne S. Robertson
Residents	Edwin Ogden
	Michael Dyer
	Donald Molyneux
Attorney	Robert Feind
Assessor	Lester J. Ahrens IV

II. Public Notice of Board of Review

The Board of Review notice was posted in four places: on the front door of the municipal building, on the two community bulletin boards and on the door of the Public Works building. The notice was also published in the News Graphic, as required by Wisconsin State Statutes.

III. Election of Chairman and Vice Chairman

MOTION by Resident Dyer, **SECONDED** by Resident Ogden to elect Van Mobley as chairperson. **MOTION CARRIED UNANIMOUSLY.**

MOTION by Resident Molyneux, **SECONDED** by Resident Dyer to elect Edwin Ogden as Vice Chairman. **MOTION CARRIED UNANIMOUSLY.**

IV. Approval of Minutes
1. May 29, 2012

MOTION by Resident Molyneux, **SECONDED** by Resident Ogden to approve the minutes from May 29, 2012. **MOTION CARRIED UNANIMOUSLY.**

V. Verify member training affidavit (Attended in 2012-2 year certification)
1. Edwin Ogden, Dianne Robertson, Michael Dyer, and Van Mobley

Administrator Robertson stated that she, Edwin Ogden, Michael Dyer, and Van Mobley are certified through the end of 2013.

VI. Receive Affidavit of Village Assessor and 2013 Assessment Roll

Mr. Les Ahrens from Grota Appraisals signed the assessor affidavit effective May 28, 2013. Any notices of changes of assessment that is required by Wisconsin Statutes Section 7.365 were deposited in the mail on April 16, 2013. There have been no changes to the assessment roll since the last copy that was mailed to the Municipal Clerk. The assessment roll was received from Les Ahrens, Grota Appraisals.

VII. Clerk swears in all persons giving testimony, including the assessor

The assessor and the property owner who will be testifying will be sworn in prior to their testimony.

VIII. Board of Review hears objections, which were scheduled prior to 5/23/13

The Assessor Lester Ahrens IV and Ms. Amanda Woods were sworn in by the Clerk.

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Ms. Amanda L. Woods – 517 Park Crest, Tax Key #12-057-20-03-000

Ms. Amanda Woods was sworn in by the Clerk. Assessor Ahrens reported that the current land assessment is \$72,100, improvements are \$260,800 for a total assessment of \$332,900.

Ms. Woods testified that she purchased her house for \$250,000 on December 12, 2012 and the house was on the market for well over a year. The house is extremely dated. Ms. Woods feels that the assessment should be \$275,000 based on fair market value.

Ms. Woods provided comparables on six (6) different properties, which were:

Subject house: 517 Park Crest Drive-assessed value \$336,800 that sold for \$250,000 in December 2012, total square footage 2,883, built in 1968;

Comparable 1: 521 Bel Aire Drive-assessed value \$341,600, total square footage 3,045, built in 1978, is larger than the subject property;

Comparable 2: 703 Heidel Road-assessed value \$248,300, total square footage 2,075, built in 1962;

Comparable 3: 605 Madero Drive-assessed value \$282,200, total square footage 2,481, built in 1967, has more updates than the subject property;

Comparable 4: 431 Susan Lane-assessed value \$294,300, total square footage 2,752, built in 1960;

Comparable 5: 426 Mary Lane-assessed value \$294,300, total square footage 2,617, built in 1963, has more updates than the subject property.

Assessor Ahrens handed out an assessment to sale ratio analysis and this was performed by the Wisconsin Department of Revenue. There are three different ratios on the analysis, an aggregate, a mean and a median and this shows that the assessments are somewhere between 110 and 118% for their level of assessment. Last year for January 1 of 2012 the assessor was at 108%. What that shows is that on the average properties are selling for about 14% less than the current assessed value. Currently, the estimated level of assessment by the state is 114%.

Assessor Ahrens gave a description of the subject property. He also reported on five (5) comparable properties, which were:

Comparison 1: 509 Park Crest Drive-assessed value \$344,400 that sold for \$330,000 in September 2011, when compared to the subject property it has an adjusted value of \$298,500.

Comparison 2: 615 Laurel Drive-assessed value \$355,800 that sold for \$290,000 in July 2012, when compared to the subject property it has an adjusted value of \$258,900.

Comparison 3: 426 Mary Lane-assessed value \$320,000 that sold for \$275,000 in December 2012, when compared to the subject property it has an adjusted value of \$286,500.

Comparison 4: 510 Crescent-assessed value \$297,900 that sold for \$275,000 in May of 2012, when compared to the subject property it has an adjusted value of \$299,600.

Comparison 5: 431 Susan Lane-assessed value \$294,300 that sold for \$275,000 in May of 2012, when compared to the subject property it has an adjusted value of \$303,600.

Assessor Ahrens stated the market value for the subject property is \$303,600. The average comparable market value for this property is \$289,400 and at a level of assessment of 114% that would produce an assessment of this property to be \$329,900. The range of market values is anywhere from the low end of \$258,900 for a market value to a high end of \$303,600. With adjusting the market value range by their level of assessment would produce an assessed value on the low end of \$295,100 to the high end of \$346,100.

Attorney Feind stated that the property was sold in "as is" condition. Ms. Woods stated that the home was vacant and sold by a trust since the owners were deceased. No updates have been made. Assessor Ahrens asked if there were any price reductions when it was on the market and there were not. The listing price was at \$275,000.

President Mobley stated that he felt the owner received a great deal on the purchase of the house, that he also looked a purchasing it.

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MOTION by Resident Molyneux, **SECONDED** by Resident Dyer to leave the property at the current assessment, Land \$72,100, Improvements \$260,800, with a total value of \$332,900, exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wisconsin Statutes, the Board of Review by majority and roll call vote hereby determine that the Assessor's valuation is correct; that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual; that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual; that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor; that the Assessor's valuation is reasonable in light of all the relevant evidence and sustains the same valuation as set by the Assessor.

Ayes: President Mobley, Residents Ed Ogden, Michael Dyer, and Donald Molyneux.

Naes: Administrator Robertson

MOTION CARRIED.

IX. Board of Review reviews and approves the assessment roll

Administrator/Clerk/Treasurer Robertson distributed a work paper comparing 2012 values with 2013 both overall and with the TID. The overall assessment reduced \$305,272 and the TID reduced \$569,053. The main reason for the reduction is because of the Village purchase of property on N. Main Street and the properties becoming exempt.

MOTION by Resident Dyer, **SECONDED** by Resident Ogden to approve the assessment roll. **MOTION CARRIED UNANIMOUSLY.**

X. Board of Review schedules objections, which require a 48-hour notice

None

XI. Board of Review hears any objections where the 48-hour notice was waived by both the objector and the assessor

None

XII. Recess the Board of Review to reconvene when the 48-hour notice has been complied with (If needed)

None

XIII. Adjournment Sine Die (Only if there were no objections filed which require a 48-hour notice)

MOTION by Resident Molyneux, **SECONDED** by Resident Dyer to adjourn the meeting Sine Die at 4:01 PM.

Submitted by,

Approved by,

Susan R. Conway
Administrative Assistant

Dianne S. Robertson
Village Clerk