

VILLAGE OF THIENSVILLE
BOARD OF REVIEW
MINUTES

DATE: Wednesday, October 7, 2015
TIME: 10:00AM - 12:00PM

LOCATION: 250 Elm Street
Thiensville, WI

I. Call to Order

President Mobley called the meeting to order at 10:00 AM.

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

II. Public Notice of Board of Review

Administrator Robertson reported that the Public Notice of Board of Review 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 Molyneux, **SECONDED** by Resident Ogden to elect President Van Mobley as Chairman and Trustee David Lange as Vice Chairman. **MOTION CARRIED UNANIMOUSLY.**

IV. Approval of Minutes

1. September 29, 2014
2. June 9, 2015

MOTION by Administrator Robertson, **SECONDED** by Resident Ogden to approve the September 29, 2014 and June 9, 2015 Minutes. **MOTION CARRIED UNANIMOUSLY.**

V. Verify member training affidavit (Attended in 2014-2 year certification)

1. Van Mobley, David Lange, Edwin Ogden, Michael Dyer, Donald Molyneux, Colleen Landisch-Hansen & Dianne Robertson

Administrator Robertson confirmed that Van Mobley, David Lange, Edwin Ogden, Michael Dyer, Donald Molyneux, Colleen Landisch-Hansen and Administrator Robertson have attended the 2014-2 year certification. The Village is compliant.

VI. Review and approve policies of the Board of Review

1. Sworn Telephone or Sworn Written Testimony Requests
2. Waiver of Board of Review Hearing Requests

Attorney Feind informed the Board of Review of the new policies drafted by the League of Municipalities.

The Sworn Telephone or Sworn Written Testimony Requests allows sworn evidence given by telephone or sworn written testimony requests. Section 70.47 authorizes the Board of Review to consider requests from a property owner or the property owner's representative to testify under oath by telephone or written

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statements under oath. The Department of Revenue indicates that this procedure can be adopted. Testimony is subject to cross examination.

If a timely Notice of Intent to appear, Objection Form, and a fully completed request to Testify by telephone are filed, the Board of Review may consider any or all of the following factors when deciding to grant or deny a request:

- The owner stated reasons for the request
- Fairness to all parties
- The abilities of the owner to procure in person oral testimony and any due diligence exhibited by the owner in procuring such testimony
- Ability to cross examine the person providing the testimony
- The Board of Review's technical capacity to honor the request
- Any other factors that the Board of Review deems pertinent to deciding the request

MOTION by Resident Molyneux, **SECONDED** by Resident Ogden to approve the Sworn Telephone or Sworn Written Testimony Requests and Waiver of Board of Review Hearing Requests policies. **MOTION CARRIED UNANIMOUSLY.**

VII. Receive Affidavit of Village Assessor and 2015 Assessment Roll

Mr. Lester Ahrens from Grota Appraisals signed the Assessor affidavit dated October 7, 2015 and swears that he has performed without prejudice all the duties of the Office of Assessor with respect to such assessment roll. Notice of the change of assessment as required by Section 70.365 of the Wisconsin State Statutes was deposited in the U.S. Mail on July 29, 2015. This document will need to be signed by the Municipal Clerk and kept with the 2015 assessment roll. This assessment roll is being turned over to the 2015 Village of Thiensville Board of Review.

VIII. Clerk swears in all persons giving testimony, including the Assessor

The property owners or agents who will be testifying will be sworn in prior to their testimony.

The Assessor Lester Ahrens was sworn in by Administrator Robertson and will remain sworn in through the duration of the meeting.

IX. Board of Review hears objections, which were scheduled prior to 10/05/15

Mr. Elmer Prenzlów – 506 Oakwood Drive

Mr. Prenzlów was sworn in by Administrator Robertson. Administrator Robertson reported that 506 Oakwood Drive, parcel number 12-066-20-01-000, is owned by Elmer and Linda Prenzlów. The 2015 assessed value is: land \$65,900 and improvements \$183,300 for a total of \$249,200. The objector believes an assessment of \$239,000 is appropriate.

Mr. Prenzlów thanked the Board for meeting and shared the suggestion of having daytime and evening hours in the future in order to better accommodate schedules.

Attorney Robert Feind shared that traditionally Board of Review meets the same date every year. This year because of the revaluation the Board of Review was scheduled at a different time and this caused a compressed timeframe. Administrator Robertson shared that the options available to meet are Statutes and not controlled by the Village.

Mr. Prenzlów shared that the revaluation under Chapter 70 is required to revalue at full value or fair market value. That indicates to Mr. Prenzlów that assessments may go up or may go down. In this particular case, tax records show that this estimated fair market value dropped in 2012 to \$225,700, in 2013 to \$223,900, and in 2014 to \$231,200. Mr. Prenzlów received an increase to his property taxes of \$5,400.

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At Open Book, Mr. Prenzlou presented five active comparables: one is in Thiensville and four are in Mequon. The highest listed Mequon comparable was on the market for 204 days. Three of the Mequon comparables were over one acre of land. The closest property to compare was listed at \$239,000. The Thiensville comparable which is at 227 Kenwood Drive was listed at \$259,000 but sold for \$254,000. That assessment was for \$260,700. What Mr. Prenzlou believes is a trend is that Grota's assessments are significantly above the fair market value of the home. Fair market value is what a willing buyer and seller will pay for a property. The Thiensville comp that sold for \$254,000 had a finished basement, was a two-story house, had a custom kitchen and an updated bathroom. This home was assessed at \$261,000, which sold for \$7,000 less.

Mr. Prenzlou shared that he sees consistently sales of homes for less than assessed value. Three of the four shared comparables sold for \$10,000-\$20,000 less than assessed. This is an indicator to Mr. Prenzlou that revaluation did not provide for the decrease in property values that Thiensville is seeing that occurred in 2011, 2012 and 2013. Mr. Prenzlou is aware that a foreclosure cannot be used as a comparable; however, at the time that that Mr. Prenzlou was preparing for this meeting, there were seven foreclosures in Thiensville which tends to depress the property values in the community. Although this cannot be used for a dollar-to-dollar comparison, it can be looked at as having an overall effect on property values.

Mr. Prenzlou also found two comparables:

Comparable 1 - 204 Kenwood Drive

This home is on the market, has 4 bedrooms, 3 bathrooms, is 1,860 square feet and is listed for \$228,000. Mr. Prenzlou has 3 bedrooms, 2 bathrooms and is being assessed \$249,200.

Comparable 2 – 506 Green Bay Road

This home is currently for sale, has 4 bedrooms, 3 bathrooms, is 2,189 square feet and is listed at \$235,000; a \$5,000 price drop from when it first went on the market. This home is on a one acre lot and has two stories.

At the time of Open Book, Grota did not have any comparables to share with Mr. Prenzlou. Mr. Ahrens did share five comparables after Open Book over the phone: 601 Oakwood Drive, 325 Heidel Road, 400 Laurel Drive, 516 Rosedale Drive and 522 Rosedale Drive. These sold in a range of \$235,000 to \$256,000; specifically \$235,000, \$240,000, \$247,000, \$252,000 and \$256,000. Of those homes, two are on corner lots.

Mr. Prenzlou feels that when Grota picked their comparables, that they chose the highest selling prices of homes in the area and ignored all those that sold for lower prices to provide a comparable that justifies the assessment of Mr. Prenzlou's property. The comparable that Mr. Ahrens provided were from July, 2013 and May, 2015. All of the comparables that Mr. Prenzlou provided are from the current year and believes this data is more current.

Mr. Prenzlou believes that his property was over assessed in 2012 which is obviously a closed issue at this point and believes the value on his home should have dropped, not risen. The 2012 assessment was \$243,800 and now is assessed at \$249,200 and does not feel that this home should be assessed at more than \$239,000. Mr. Prenzlou does not believe his home would sell for anything over \$235,000. During the period of owning his home, over the last 21 years, various remodeling and ongoing maintenance of structure and land have been done. The roof and the driveway are 15 years old. Changes have been made to keep up the home. The home is insured through USAA and does not feel that this should be public record. Mr. Prenzlou thanked the Board for their time.

Mr. Ahrens questioned Mr. Prenzlou in regards to the sample of properties provided. Mr. Ahrens stated that 141 sales were looked at and compared. Mr. Prenzlou indicated that he did not look at that many and the ones looked at were those that were publicly available that matched his property. Another consideration was the equalized value ratio that is used by the state. Mr. Prenzlou stated that he mentioned this to Mr. Ahrens and that Mr. Ahrens stated that this is just a number that the Department of Revenue comes up with. Mr. Prenzlou believes that this reflects the state's best estimate of what our property values should be worth. As of last year, we were assessed at 105% of the fair market value which tends to validate Mr. Prenzlou's contention that he is over assessed.

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Mr. Prenzlów's objection stated that because the Village is in a joint school district and joint technical school district if the valuations are raised in comparison to our neighbors in Mequon then the Village of Thiensville will pay more taxes. If Thiensville's values increase and Mequon's do not, then we are going to pay more in taxes. That is the reason for this objection.

Mr. Ahrens shared a three-page statistical analysis that was performed using a statistical package called NCSS that analyses sales to assessments. This analysis is sorted by neighborhood group. The first exhibit includes sales from 1/1/2012 through 12/31/2014 and indicates 139 improved sales. This median assessment ratio is 100.3. The second exhibit includes sales from 1/1/2014 through 12/31/2014 with a median assessment ratio of 99.94. Exhibit three includes sales from 1/1/2015 through 10/6/2015 with a median ratio of 100.99. The level of assessment for January 1, 2015 is estimated to be at 100%. Grota believes the assessment is accurate.

The property card from the assessment file was shared by Mr. Ahrens in order to show a visual of the home and will be referred to Exhibit 4. Also shared is a copy of the current property record card for 506 Oakwood Drive.

The current assessed value is \$249,200 with land value at \$65,900. This is a 1954 one-story ranch home, has gas forced air heat, central air, 3 bedrooms, 3 bathrooms, a fireplace, is 1,992 square feet, has a rec room of 854 square feet and an attached two-car garage which is 552 square feet. The rec room is in the basement. There is also a small utility shed on the property.

Mr. Ahrens shared six comparables from the area of similar homes in size and age.

Comparable 1 - 601 Oakwood Drive

This home is similar in land size, is a ranch built in 1961, is similar in size, just a touch smaller than the Prenzlów residence at 1,907 square feet, it does have a rec room that is 649 square feet, 3 bedrooms, 3 bathrooms, the condition is a little superior, attached garage is a little larger and does include a screen porch of 260 square feet but does not have a utility shed. This property sold for \$267,000 in July, 2013. The comparable market indicates a market value of \$251,900 for the subject.

Comparable 2 - 325 Heidel Road

This home is similar in land size, is a ranch built in 1956, is about 1,700 square feet, similar in age, around 300 square feet smaller, 3 bedrooms, 1.5 bathrooms, does not have 3 bathrooms like the subject, condition is a little superior compared to the subject and sold for \$208,000 in December, 2013. This comparable indicates a market value of \$234,400 for the subject.

Comparable 3 - 400 Laurel Drive

This home indicates a market value of \$256,500 for the subject.

Comparable 4 - 301 Heidel Road

This home indicates a market value at \$256,100 for the subject.

Comparable 5 - 411 Laurel Drive

This home indicates a market value at \$247,100 for the subject.

Comparable 6 - 516 Rosedale Drive

This home indicates a market value at \$239,800 for the subject.

The low end on these comparisons is \$234,400 and the high end is \$256,500. The overall average is \$247,000.

Chairman Mobley noticed the details in regards to comparable six. This home sold for \$195,500 in May, 2015.

Attorney Feind stated that he has no questions at this time and informed Mr. Prenzlów that he may now ask the Assessor any questions.

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Mr. Prenzlow inquired about the assessment ratios as to why it is different than that used by the Department of Revenue at 105%. Mr. Ahrens stated that the ratio used reflects that of January of 2014. There is no current assessment ratio and will not have one until the end of this Board of Review process.

Mr. Prenzlow stated that Grota's range for the same period of time is 99.94%. The number is still different than the one used by the State. Mr. Ahrens stated that is because this is based on new figures because of the revaluation. The State was looking at the assessment figures from 2014 and these sales are compared to the new assessment figures for 2015. Grota indicates that the assessment to sales ratio is indicating around 100%.

Administrator Robertson shared that the State figure of 105% may also include commercial property. Mr. Ahrens confirmed that this figure does include commercial, undeveloped, forest or agricultural home and personal property as well. The State does break these down by category.

Mr. Prenzlow stated that the only thing he would like to note at this point is that two of the sold comparables that he provided are two of the same that Mr. Ahrens provided and also noted that 516 Rosedale Drive was assessed at \$208,600, yet it sold for \$195,500; and 301 Heidel Road was assessed at \$246,700, yet it sold for \$241,000. Mr. Prenzlow believes assessed values are higher than what homes are being sold for.

Attorney Feind indicated that this is the time for the Board of Review to deliberate. There is the presumption of correctness to the Assessor. If the Assessor has presented good information, he does have the presumption of correctness.

The Board recorded that there was no recent sale of the subject's property, that the Board of Review does find that there are recent sales of comparable properties, the property owner did present testimony of recent sales of comparable properties in the market area, the attributes were satisfactorily adjusted for their differences from the subject and their contribution to value, the Assessor presented testimony of recent sales of comparable properties in the market area, and the attributes were satisfactorily adjusted for their differences from the subject and their contribution to value. It was determined that the Board of Review finds that the assessment should not be based on other factors.

Administrator Robertson shared that the Board must determine if they feel the Assessor's valuation is correct or incorrect and further explained the details that would determine this.

Chairman Mobley clarified that the current assessment is \$249,200 and questioned Mr. Ahrens about the comparable market value of \$247,700. Mr. Ahrens tried to provide a sample of sales that he thought were somewhat similar and relative to the subject and certainly with those sales there is a range in value. Appraisal is an art, not a science. Mr. Ahrens believes the assessment of \$249,200 is correct and that the sales support this.

Attorney Feind reported that when comparing two different appraisals in a commercial setting, if they come in relatively close to one another, there is no need to review it. If it is over 10%, then an appraisal institute would look into further for review.

Administrator Robertson is having difficulty with the presumption of correctness. Chairman Mobley agreed and stated that the numbers are close. Resident Molyneux questioned the difference in the tax payments based on the two different assessments. Attorney Feind stated that the mill rate is \$17.5, so the difference would be \$170.00. Administrator Robertson pointed out that the Board of Review only reviews assessed values not what taxes are paid based on the assessment.

Administrator Robertson shared that the Board needs to look overall to see if there is evidence to reduce the assessment or leave as assessed. Attorney Feind also stated that if there is a tie, the tie goes to the Assessor. That is to say that if the Assessor did a good job and an objector comes to present and equally good job using all the right type of comparables, the assessment still prevails.

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MOTION by Chairman Mobley, **SECONDED** by Resident Ogden move that exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of the 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 present evidence to rebut the presumption of correctness but granted by law to the Assessor but this does not outweigh the presumption
- that the Assessor's valuation is reasonable in light of all the relevant evidence
- and sustains the same valuation as set by the Assessor.

MOTION CARRIED UNANIMOUSLY.

Thomas R. Ziesemer – 209 W. Alta Loma Circle

Mr. Thomas Ziesemer was sworn in by Administrator Robertson. Administrator Robertson introduced Mr. Ziesemer, 209 W. Alta Loma Circle, for tax parcel number 12-052-01-07-000, the 2015 assessed value is land for \$56,500, improvements \$138,400 for a total assessed value at \$194,900. Mr. Ziesemer believes a fair market value of \$150,000, or somewhat reasonable, is more appropriate.

Mr. Ziesemer addressed the Board and stated that last year his tax bill was based on an assessment of \$150,000. Mr. Ziesemer purchased the property for \$100,000 about four years ago and was told that a year prior that, the property would have gone for about \$80,000 on a foreclosure. The home has no basement, has issues with heat and sewer and 3 new windows have been installed that frosted up in the winter. The biggest objection to the value of the home is the fact that the home next to his is actually a federal property for the mentally and physically disabled. Mr. Ziesemer has complaints about this home but most importantly the value of his home is much less because of this federal property. All day long he will hear people screaming, yelling, moaning and crying for help. The people from the central city that work at the home park up and down the street and there are lights in the driveway coming and going. Mr. Ziesemer does not feel that he would in any way be able to get anywhere near \$194,900 if he were to decide to sell his home.

Mr. Ziesemer is a former police officer and is compassionate but also feels that his assessment should take these things into consideration. The property next door is not maintained, there is a fence that is falling down, it is not locked and secured like it should be, he cannot have people over without hearing the moaning, screaming, yelling and crying all day long, and there are lights and noise from employees all day long.

At \$150,000, Mr. Ziesemer thought, "well, I supposed," however when he received the new assessment at \$194,900, he felt "there is no way that should be so high."

Attorney Feind clarified that the home next door is a CBRF facility and cannot house more than eight patients. Every morning that Mr. Ziesemer walks out of his home he hears screaming and moaning from the home next door.

Because there is no basement, all the plumbing and heating is underground so in the event something goes wrong, it is costly because it has to be dug up under the home. Under the kitchen has been dug up to put in a drain pipe. This pipe leaks and it smells musty. The tunnel that the heating unit goes into is cracked and has settled so the heat is poor.

Mr. Ziesemer did call Grota during the Open Book period and suggested based on his last complaint that he should talk to the Board of Review.

Mr. Ahrens inquired of Mr. Ziesemer how much it would cost to get the heat and sewer fixed. Mr. Ziesemer has no idea of the cost. The home still heats but believes there are cracks and will have to crawl under the home to patch the leaks.

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Mr. Ahrens also inquired as to if Mr. Ziesemer had any photos of the home next door or any audio. Mr. Ziesemer does not have any photos but welcomed anyone to come over any morning to hear all the noise. He stated it is loud. He believes it is owned by a woman from Russia. There are employee cars coming and going, this morning there was a car from the inner city that pulled into his driveway around 4:30AM with their lights on and loud music playing. This individual was either an employee of the home next door or picking up someone from the home.

Mr. Ahrens distributed the property record card, referred to as Exhibit 1 and the sales comparison which will be referred to as Exhibit 2.

Mr. Ahrens shared that the property is located at 209 W. Alta Loma Circle, the current assessment is at \$194,900, is a residential lot approximately 135 feet wide by 115 feet deep, is a 1952 one story ranch, it is brick exterior wall with asphalt shingles, 3 bedrooms, 1 full and 1 half bath, has a fire place, is 1,930 square feet, 150 square feet of basement and 1,780 square feet of crawl space and there is an attached garage of 506 square feet.

Three comparisons have been shared from the same neighborhood.

Comparable 1 – 606 Riverview Drive

This home sold for \$176,500 in July, 2013. This is a 1953 ranch home, similar in age but smaller at 1,450 square feet, it does have a basement, brick exterior wall and has 2 bedrooms and 1 bathroom. The condition is a little superior to Mr. Ziesemer's home, the attached garage is a little smaller and does have an enclosed porch. This home sold for \$176,500 in July, 2013. This comparable indicates a market value of \$205,200 for the subject.

Comparable 2 – 216 W. Alta Loma Circle

This is a ranch home built in 1950, it is 1,688 square feet with a full basement, land size is slightly smaller, it does have a rec room and the condition is superior. This property sold for \$211,000 in November, 2014. This comparable indicates a market value of \$203,500 for the subject.

Comparable 3 – 225 W. Alta Loma Circle

This is a ranch home built in 1950, similar in land size, 1,400 square feet, 3 bedrooms, 2 full bathrooms, average condition and has a basement. This property sold for \$170,000 in August, 2013. This comparable indicates a market value of \$198,300 for the subject.

A negative 10% has been applied to the land only for this property because of the location next to the CBRF. The indicated range is \$198,300 to \$205,200 with the average being \$202,300 which supports the current assessed value of \$194,900. Finally, the last valid arms-length sale of this property was in March, 2007 of \$225,000 with the assessment being \$186,500.

Attorney Feind inquired as to what the last valid sale was. Mr. Ahrens confirmed that it was the sale of the \$225,000 property in March, 2007. Attorney Feind questioned if the market has gone down since then. Mr. Ahrens stated that since 2007 he believes that the market has gone down but is in the process of coming back up.

Attorney Feind also inquired as to when using a purchase price comparison, if it is a foreclosure, is any credence given for that. Mr. Ahrens stated that this is considered a non-arms length sale. It does not meet the requirements set by the Wisconsin Department of Revenue and the Wisconsin Property Assessment Manual. That home is under duress. Attorney Feind also inquired as to if at the time of the last sale, was the CBRF in operation. Mr. Ahrens believes it was.

Administrator Robertson inquired as to if the assessment reflects any deficiency in the heating system, and what would that adjustment be. Mr. Ahrens reported that it does not reflect the deficiency and that would be dependent on the cost to fix. Mr. Ahrens has seen heating fixes that cost up to \$10,000. Mr. Ziesemer stated that this is probably in a home with a basement. Mr. Ahrens agreed.

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It was confirmed that the 150 square feet basement is the room that the heating system is in as well as the water softener. This is located under the house. A lot of the pipe is in the concrete and if that goes, the whole floor of the home may need to be torn up.

Mr. Ziesemer's biggest objection to the assessment is the home next door and believes the situation next door is getting worse.

Resident Ogden inquired as to if it is allowable to have the type of disturbance in the Village that Mr. Ziesemer is dealing with next door. Mr. Ziesemer stated that some of the residents are good and some are terrible but does not wish to make any complaints to law enforcement and feels compassionate toward those at the home.

Administrator Robertson inquired as to what and how a reduction is computed on a property such as this. Mr. Ahrens stated that typically sales data is looked at. There is no current sales data to aid in this decision and does believe this CBRF is a drawback to this property. Some consideration should be given.

Looking at the past history of the home, in 2007, the sale of the home was much greater than the assessed value. At that time no negative effect was shown concerning this home.

Attorney Feind questioned Mr. Ahrens on how to handle a nuisance next door neighbor and wondered if CBRF's are usually placed in lower valued areas? Mr. Ahrens cannot think of any current sales in the last 4-5 years around a CBRF so it is hard to answer this question. The only property that comes to mind is a 20 unit CBRF in the Village of Fredonia that was built across the street from their highest end subdivision; there is also a factory south of this facility. The placement of this is a bit more secluded and is not anticipated to impact the value of any of the nearby homes compared to this incidence.

Chairman Mobley questioned why there was a 10% reduction on the land only instead of the structure as well. Mr. Ahrens reported that this could be applied to the whole property if that is something the Board of Review approves and agrees that an adjustment does need to occur somewhere. Grota decided to make the adjustment to the land because of the location and agrees that the entire structure could be affected because of the location.

Mr. Ziesemer reported that the CBRF was not originally built for that purpose but the home in Fredonia was built for that purpose and is hoping for more than a 10% reduction.

Administrator Robertson reported that the Board of Review does not find that there were recent sales of the subject property, the Board of Review does find that there are recent sales of comparable properties, the property owner did not present testimony of recent sales of comparable properties in the market area, the Assessor did present testimony of recent sales of comparable properties in the market area and the attributes were not satisfactorily adjusted for their differences from the subject and their contribution to value.

Administrator Robertson shared that the Board of Review must determine if they feel the Assessor's valuation is correct or incorrect and further explained the details that would determine this.

Administrator Robertson believes the Assessor's valuation is incorrect for two reasons. The first, there should be a reduction due to the condition of the living conditions are diminished and feels there should be an adjustment on the heating and sewer problem but would like to know how much that will cost and encouraged the property owner to find out what those costs would be and then talk to the Assessor for future assessments. Mr. Ziesemer does not feel he would be able to afford fixing this but was encouraged to get an estimate to help with future assessments. Attorney Feind stated that better evidence would help to make any future adjustments.

In deliberations, Administrator Robertson believes that the land value should not be reduced, the value of the structure itself due to the location should be considered. Because the Assessor has already made an adjustment to the land, Administrator Robertson feels the reduction should be applied to improvements unless the Board decides that 10% is not enough, then 15-20% could be applied to both the structure and the land.

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Attorney Feind cautioned the Board not to make a decision based on the fact that this property has noisy neighbors but because this is located next to a CBRF and the increased traffic, as well as the fact that this home used as a CBRF is not built for this use. The subject property is the only property that this CBRF effects.

Resident Ogden recommended a 20-25% reduction and Chairman Mobley recommended 10%. Resident Molyneux feels that 20% is the correct adjustments.

MOTION by Administrator Robertson, **SECONDED** by Resident Ogden that, exercising its judgment and discretion, pursuant to Sec. 70.49(9)(a), Wis. Statutes the Board of Review, by majority and roll call vote hereby determines:

- that the Assessor's valuation is incorrect
- that the property owner has presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor
- that the property owner's valuation is reasonable in light of the relevant evidence
- that the full value of the property is: Land \$56,500, Improvements \$111,300 for a Total of \$167,800.

Ayes: Resident Ogden, Resident Molyneux and Administrator Robertson

Naes: Chairman Mobley

MOTION CARRIED.

John S. Workman – 517 Alta Loma Drive.

Mr. John S. Workman, 517 Alta Loma Drive, tax key no. 12-056-16-07-000, land \$68,000, improvements \$176,600 for a total of \$244,600 was sworn in by Administrator Robertson. Mr. Workman believes the fair market value of the property is \$220,000.

Mr. Workman addressed the Board stating that his assessed value is \$12,000 more than his fair market value that is listed on the appraisal. Since 2008 this assessment has gone up \$21,300 but the value of property has not gone up. No improvements have been done to the property except for a new shed. Mr. Workman does not understand why his assessed value has increased by \$6,800 and yet his next door neighbor's only has increased \$4,000.

Mr. Workman stated that if the market is going up, this should apply to all homes. Mr. Workman shared some comparables:

Comparable 1 - 422 Park Crest Drive

This home was purchased in 2014 for \$208,000 and is assessed at \$216,900. The 2014 fair market value is \$205,700 which falls in line with the purchase price.

Comparable 2 - 327 Grand Avenue

This home is comparable to Mr. Workman's home in many ways in that it is a 3 bedroom, 2 full bathrooms, (Mr. Workman has 3 bedrooms, 1.5 baths), it sold in March for \$180,000 and had a 2014 assessed value of \$201,500 with a fair market value of \$191,100.

Comparable 3 - 419 Susan Lane

This home has not sold but it has comparable square footage, has 4 bedrooms, 2 bathrooms, a fireplace and its 2014 assessed value is \$216,100.

Comparable 4 - 513 Alta Loma Drive

Listed with 2,564 square feet, 4 bedrooms, 3.5 bathrooms and is assessed at \$280,700.

Comparable 5 - 509 Alta Loma

A two-story home, 2,165 square feet, 123 square feet more than Mr. Workman's, 4 bedrooms, 2.5 bathrooms and the 2014 assessed value is \$248,700.

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Comparable 6 - 512 Park Crest Drive

This home has 4 bedrooms, 2.5 bathrooms, 2,399 square feet, and for 2015 has a \$15,000 reduction taking it from \$303,000 to \$288,500.

Mr. Workman does not feel the ratios match when comparing his home to the others mentioned. The home at 227 Alta Loma Circle, 2,186 square feet, assessed in 2014 at \$215,800 when Mr. Workman's home was at \$237,800 which seems like a large difference for a home with more square footage and has a lower assessed value; 213 W. Alta Loma Circle, a ranch home, 2,867 square feet which is 820 some square feet more than his is proposed for 2015 to have a \$9,900 increase in assessed value which only takes it to \$241,000, Mr. Workman's home is proposed at \$244,600. That prior assessment was \$231,100 which is less than Mr. Workman's \$237,800 in 2014; 419 Susan Lane has 4 bedrooms, 2 bathrooms, has a fireplace and it shows 1,936 and another at 2,074 square feet, assessed in 2014 for \$216,100 and for 2015 is assessed at \$217,700; 516 Alta Loma Drive is 3 bedrooms, 1.5 bathrooms, 1,816 square feet, 2014 assessment value at \$229,100 and will see a \$1,200 increase in their assessment.

Mr. Workman questioned what the increase is due to and does not believe the housing market has gone up that much. The home was purchased in 2005 for \$230,000. Since 2010 Mr. Workman has seen a \$21,000 increase in assessment value and believes the market has been going down since then and still has not recovered. The subject's home has had no improvements. This home was built in 1973 and everything is original.

When Mr. Workman purchased the home in 2005, it was his wife's plan to remodel the home like they had done in their previous home. Unfortunately, Mrs. Workman fell and fractured her back and required a lot of care so no remodeling plans were made. Mr. Workman feels that he will need to put in between \$40,000-\$50,000 to make the home marketable in order to sell the home. There is no fireplace in the home and the linoleum in the kitchen is original. It has cracks and feels that a significant amount of money will need to be put into the home in order to get what is considered fair market value for the home.

Attorney Feind questioned Mr. Workman regarding his stated opinion that his home is worth \$220,000. That was confirmed. Two Objection Forms were presented. The second being the corrected form. This was initialed and dated by Mr. Workman and submitted on time.

Mr. Workman also stated that he does not have a full basement; it is approximately 60% basement, 40% crawl space and also questioned why higher priced homes with more square footage are not getting as much assessed value increase like the homes in his range. He feels the \$6,800 increase is unwarranted and does not understand what it is based on because the comparable sales refer to homes that have been updated.

A neighbor's home is for sale, and in order to get what he hopes to be the best price has invested \$98,000 over the past four years. Another comparable Mr. Workman would like to share has 350 square feet more than his and is getting a \$15,000 reduction. The house that sold recently that was indicated earlier at 327 Grand, sold for \$180,000 and for 2015 it is receiving a \$9,100 reduction in assessed value.

Resident Ogden inquired as to the age of the comparables in comparison to Mr. Workman's. Mr. Workman stated that the ages vary from 1966 – 1968. His home was built in 1973.

Mr. Ahrens shared the property record card as well as some sales comparisons. The subject's home is located at 517 Alta Loma Drive, the current assessed value is \$244,600, the last valid sale on record for the property was \$230,000 in June, 2005, the property sits on a lot that is approximately 100 feet wide by 168 feet deep, this is a ranch built in 1973, brick exterior, single family, 3 bedrooms, 1.5 bathrooms, the first floor is 2,042 square feet, there is approximately 1,500 square feet of basement and approximately 550 square feet of crawl space, it does have a 219 square foot open porch with a 525 square foot attached garage and there is also a utility shed on the property.

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Comparable 1 – 761 Grand Avenue

This home sits on a similar size lot, is a ranch home built in 1963, similar size being 2,000 square feet, it does have more basement area compared to the subject, a brick exterior wall, it is in average condition, 2.5 bathrooms, so it does have an extra bathroom and does have a rec room of about 560 square feet in the basement that the subject does not have. This property sold for \$240,900 in June, 2013. Considering time, land size, age, size of home, rec room, bathroom, fireplace and different attachments this comparable indicates a market value of \$252,600 for the subject.

Comparable 2 – 406 Susan Lane

This home sits a similar size lot, it is a ranch built in 1962, so it is 11 years older, 2,124 square feet, it has a full basement and is in superior condition compared to the subject. Based on this sale of \$210,000 in March, 2013, this comparable indicates a market value of \$204,300 for the subject. These two sales indicate the high and low which represents a range of \$252,600 on the high and \$204,300 on the low end.

Comparable 3 - 414 Susan Lane

This home sold for \$180,000 in October 2012, again making adjustments for time, land size, age, square footage, basement size, condition, amenities and room count, this indicates a market value of \$221,300 for the subject.

Comparable 4 – 306 Madero Drive

This home sold for \$265,000 in July 2014. This comparable indicates a market value of \$248,400 for the subject.

Comparable 5 – 601 Oakwood Drive

This home sold for \$267,279 in July, 2013. Again, making adjustments for the differences, this comparable indicates a market value of \$247,300 for the subject.

Comparable 6 – 753 Grand Avenue

This home sold for \$230,000 in June, 2013. This home indicates a market value of \$255,400 for the subject.

There is a low indicated market value of \$204,000 and a high indicated market value of \$255,400 with the average being \$237,800. Mr. Ahrens believes the subject's home assessment is in the range of these six comparisons provided and that the comparisons support the assessment.

Administrator Robertson reported that the Board does not find that there were recent sales of the subject's property, the Board of Review does find that there are recent sales of comparable properties, the property owner did present testimony of recent sales of comparable properties in the market area but the attributes were not satisfactorily adjusted for their differences from the subject and their contribution to value, the Assessor did present testimony of recent sales of comparable properties in the market area and the attributes were satisfactorily adjusted for their differences from the subject and their contribution to value.

MOTION by Chairman Mobley, **SECONDED** by Resident Ogden that, exercising judgment and discretion, pursuant to Sec. 70.47(9)(a) of the Wis. 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 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.

MOTION CARRIED UNANIMOUSLY.

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X. Board of Review reviews and approves the assessment roll

MOTION by Resident Molyneux, **SECONDED** by Resident Ogden to approve the assessment roll as amended. **MOTION CARRIED UNANIMOUSLY.**

XI. Board of Review schedules objections, which require a 48-hour notice
None

XII. Board of Review hears any objections where the 48-hour notice was waived by both the objector and the Assessor
None

XIII. Recess the Board of Review to reconvene when the 48-hour notice has been complied with (if needed)
None

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

Mr. Ahrens presented the annual assessment report to Chairman Mobley.

Mrs. Ahrens stated that there were approximately 40 individuals at Open Book, either in person or by phone or email, and adjustments were made. These adjustments made were not for market conditions, but were mostly for physical differences or differences that were not on record compared to what was on site. There were two personal property accounts that were removed in error and then added back on that came to \$50,000-\$60,000 of assessed value.

There were two Open Book changes. One was a minor residential change and one major commercial. The building that holds Edward D. Jones and the dry cleaner had a valuation of just shy of \$600,000. That building had sold for an aggressive price around the peak of the market. That owner said that his opinion of value was less than \$300,000 based on the income that the property is generating. The owner submitted his 2015 income and expense statement for review and has a 50% vacancy. Prior years of statements were requested by Grota. After looking at these statements, a different picture was painted. As Assessors, a typical vacancy rate is taken and the income and expenses looked reasonable. Based on this, a value of \$500,000 had been determined. This adjustment was made.

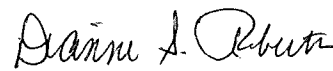
MOTION by Administrator Robertson, **SECONDED** by Resident Ogden to adjourn sine die at 12:25 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,



Amy L. Langlois
Village Clerk

Approved by,



Dianne S. Robertson
Administrator