

**VILLAGE OF THIENSVILLE
BOARD OF REVIEW
MINUTES**

DATE: Wednesday, May 31, 2017

LOCATION: 250 Elm Street
Thiensville, WI

TIME: 9:00 AM – 11:00 AM

- | | | |
|----|---------------|---------------------|
| I. | Call to Order | |
| | President | Van Mobley |
| | Trustee | Elmer Prenzlou |
| | Administrator | Dianne S. Robertson |
| | Residents | Edwin Ogden |
| | | Michael Dyer |
| | Attorney | Robert Feind |
| | Assessor | Lester J. Ahrens IV |

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

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, and on the three community bulletin boards. The Notice was also published in the News Graphic, as required by Wisconsin State Statutes.

III. Election of Chairman and Vice Chairman

MOTION by Trustee Prenzlou, **SECONDED** by Resident Dyer to elect President Van Mobley as Chairman of the Board of Review. **MOTION CARRIED UNANIMOUSLY.**

MOTION by Resident Ogden, **SECONDED** by Resident Dyer to elect Trustee Elmer Prenzlou as Vice Chairman of the Board of Review. **MOTION CARRIED UNANIMOUSLY.**

MOTION by Trustee Prenzlou, **SECONDED** by Resident Dyer to elect Administrator Dianne Robertson as Secretary of the Board of Review. **MOTION CARRIED UNANIMOUSLY.**

IV. Approval of Minutes

1. May 27, 2016

MOTION by Trustee Prenzlou, **SECONDED** by Resident Ogden to approve the May 27, 2016 Minutes. **MOTION CARRIED UNANIMOUSLY.**

V. Verify member training affidavit (Attended in 2016 – 2-year certification)

1. Van Mobley, Edwin Ogden, Michael Dyer & Dianne Robertson
2. Elmer Prenzlou (Attended in 2017)

Administrator Robertson confirmed that all members of the Board of Review are certified. The Village is compliant.

VI. Receive Affidavit of Village Assessor and 2017 Assessment Roll

Assessor Lester Ahrens from Grota Appraisals signed the Assessor affidavit dated May 31, 2017 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 April 18, 2017. This document will need to be signed by the Municipal Clerk and kept with the 2017 assessment roll. This assessment roll is being turned over to the 2017 Village of Thiensville Board of Review.

VII. Administrator swears in all persons giving testimony, including the Assessor

At this time, there are no objectors present.

VIII. Board of Review hears objections, which were scheduled prior to 5/29/17

No objections have been filed.

IX. Board of Review reviews and approves the assessment roll

Administrator Robertson has reviewed the assessment roll and has not found any concerns. This is the last year that the Village will have a TIF levy. The TIF is expiring and will be terminated in April, 2018, or at the latest May 1, 2018. Taxes will go down slightly. If the current levies of all taxing districts are approved with similar levies next year, taxes should go down about \$400 on an average home. Administrator Robertson cautioned that the increased equalized value may be utilized by the other districts.

Assessor Ahrens reported that just shy of \$1.5 million has been added to the assessment roll this year in new construction and just over \$700,000 was added that was previously exempt. Administrator Robertson shared that this is mainly due to the sale of Lumen Christi Church. This parcel is not being used as a tax-exempt parcel.

Grota is compliant with the Department of Revenue, which includes two major classes: residential and commercial. Last year both were in compliance. Residential is at 99.6%, commercial at 98.3%. The total level of assessment was at 99.29%. This year, Grota is estimating that level of assessment to drop due to the depreciation that is seen in the real estate market this year. It is expected to be around 94%.

Condominium values have increased. There are 26 valid arms-length sales this past calendar year averaging about 90.11%; that is about 4% lower than the overall ratio for the community. This class is performing well.

In the Village, homes are selling very quickly. Assessor Ahrens shared that this is common among homes between \$250,000 and \$400,000. President Mobley inquired about some of the surrounding communities that have higher cost homes. Assessor Ahrens stated that this is tougher to determine, as these homes are unique the way they are finished off. A little depreciation is evident.

Three residents attended Open Book on Tuesday, May 9, 2017. One was a commercial property that had responded to an earlier letter. This was re-inspected and adjusted. This was estimated on the aggressive side and was not as nicely finished off as anticipated. The second was a resident that came in that had her house on the market that had some remodeling done. This record was updated. There was one other one that was coded incorrectly and adjusted.

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

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- 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 Dyer, **SECONDED** by Resident Ogden to adjourn sine die at 11:01 AM.
MOTION CARRIED UNANIMOUSLY.

Submitted by,



Amy L. Langlois
Village Clerk

Approved by,



Dianne S. Robertson
Administrator