

Chairman Sam Christensen called the Board of Review meeting to order at 9:06 a.m., in the Boardroom of the Village Hall, located at 5043 Chester Lane, Racine, WI 53402.

Roll Call

Present: Chairman Sam Christensen, Richard Mielke, Dave Gobis, Becky Girard, and Trustee Martin. Also present were Village Clerk Joslyn Hoeffert and Village Assessor Marty Kuehn.

Absent: None.

Kuehn states that there are no errors in the assessment role and all changes from last week's meetings have been corrected in the assessment role.

Motion by Mielke to accept the Assessment Roll, Correct Descriptions or Calculation Errors, Add Omitted Property And Eliminate Double Assessed Property and Certify All Corrections Of Error Under State Law (Sec. 70.43. Wis Stats.). Seconded by Gobis. Motion carried unanimously.

Case 7 of 8

Gary Miller, Agent appeared before the Board of Review; property address being appealed is 12024 4 Mile Road, Racine, WI 53402.

The Clerk introduced the case. Gary Miller on behalf of Joseph Miller owner of 12024 4 Mile Road, parcel no. 10404220022000. Land: \$66,000 - Improvements: \$234,400 Total: \$300,400

The Clerk swore in all parties including the Assessor. Gary Miller, 13332 6 ½ Mile Road, Caledonia, WI, and Marty Kuehn, 5043 Chester Lane, Racine, WI

Chairman Christensen explained the review process and the appellant understood.

Testimony

Mr. Miller is present on the behalf of Joseph Miller. He believes that the property is worth \$289,000. His son was in a bidding war with another person that was also interested in the property. He believes that his son paid too much for the property.

There is no central air, no duct work, no full basement, and no improvements have been made to the property, the siding and gutters are also in poor condition.

Kuehn asks when the property was purchased as on the objection form the box was selected "no" for if the property had been acquired in the last 10 years.

Mielke asks if Mr. Miller has any comparable properties.

Mr. Miller went to the open book period and the assessment value was not changed. Trustee Martin asked if the assessor's office knew if he had acquired the property within in the last 2 years.

Kuehn handed out documentation including a property record card and comparable sales report to the Board of Review Members that he would like recorded as an exhibit. Kuehn explains the comparable properties to the Board of Review Members including the cost of what the properties have sold for in 2021.

Kuehn states that they received a letter from the DOR regarding the subject property which sold for \$280,000. Kuehn states that they would make any adjustments to these comparable to make the properties more in parr with one another.

Trustee Martin notices that the comparable are roughly 10 years newer than the subject property. She asked if this would change a rating at all. She also asked if there are sewer and water on any of these properties and if this was taken into consideration when the comparables we selected. If comparable four were to be omitted, would that change the value of the subject property?

Christensen asked Kuehn to clarify the overall condition of this property compared to the comparable properties.

Mr. Miller states that on the handout that Kuhn presented, shows that the property has 2 acres, and he believes it is closer to 1.2 acres.

Miller and Kuehn made their closing comments.

Hearing closed at 9:50am.

Deliberations

After testimonies were heard the Board deliberated.

Mielke states that he thinks that the assessment should be dropped \$4,800 because there was an error of the acreage with the assessor's office.

Motion by Trustee Martin that, exercising its judgment and discretion, pursuant to Section 70.49(9)(a), Wis. Stats., the Board of Review, by majority and roll call vote modify the value of assessment of \$295,600 due to an error in acreage in the assessor's office. Seconded by Girard. Motion carried unanimously.

Roll Call

Richard Mielke - Yes
Becky Girard - Yes
Sam Christensen - Yes
Dave Gobis - Yes
Trustee Martin- Yes
Motion carried unanimously.

Case 8 of 8

David Binder appeared before the Board of Review; property address being appealed is 6324 Belmar Avenue, Racine, WI 53402.

The Clerk introduced the case. David and Heather Binder owners of 6324 Belmar Avenue, parcel no. 104042226003580. Land: \$75,300 - Improvements: \$417,700 - Total: \$493,000.

The Clerk swore in all parties including the Assessor. David and Heather Binder, 6324 Belmar Avenue, Racine, WI - and Marty Kuehn, 5043 Chester Lane, Racine, WI.

Chairman Christensen explained the review process and the appellant understood.

Testimony

Mr. Binder states that he believes his home is worth \$460,000. Mr., Binder went to the open book, but no adjustment was made.

Binder states that they overpaid for his home. There is no finished basement, and all the hardwood floors need to be re-done. The master bath is small and does not have a tub. There is also no closet in the bathroom. He believes that his home is missing many things that other comparable properties have. Mr., Binder explains the PowerPoint in which he presented to the Board.

Kuehn asks where Mr. Binder found the square footages of his comparables properties.

Kuehn handed out documentation including a property record card and comparable sales report to the Board of Review Members that he would like recorded as an exhibit. Kuehn explains the comparable properties to the Board of Review Members including the cost of what the properties have sold for in 2021.

Mr. Binder is asking why the assessor's comparables were used and not the ones that he had presented. Kuehn states that there have not been a vast number of sales to gather comparables.

Kuhn and Binder gave their closing comments.

Hearing closed at 10:38am.

Deliberations

After testimonies were heard the Board deliberated.

Motion by Mielke that, exercising its judgment and discretion, pursuant to Section 70.47(9)(a), Wis. Stats., the Board of Review, by majority and roll call vote hereby determines: 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; and that the assessment is reasonable in light of all the relevant evidence; and sustains the same as set by the assessor. Seconded by Trustee Martin.

Roll Call

Richard Mielke - Yes
Becky Girard - Yes
Sam Christensen - Yes
Dave Gobis - Yes
Trustee Martin- Yes
Motion carried unanimously.

Motion to adjourn by Mielke the 2022 Board of Review. Seconded by Trustee Martin. Motion carried unanimously.

Board of Review adjourned at 11:01 a.m.

Respectfully submitted,

Megan O'Brien
Deputy Village Clerk