

## **BOARD OF REVIEW MINUTES**

**May 23, 2011**

The Board of Review was called to order by Mayor Moede at 6:02 p.m. with the following Roll Call:

Members Present: Mayor Moede, Ald. Sertich, Ald. Redeker, Ald. Pasbrig, Ald. Toellner, Ald. Schmidt, Ald. Schaefer, Clerk Boldrey

Members Absent:

Others Present: Mark Brown from Associated Appraisal; Burt and Tammy Bushke

Motion by Ald. Pasbrig, second by Ald. Toellner to appoint Mayor Moede as Chairperson of the meeting. Motion carried 8-0.

Motion by Ald. Redeker, second by Ald. Pasbrig to Approve the Minutes from the May 25, 2010, Board of Review. Motion carried 8-0.

Clerk Boldrey reported that she and Ald. Redeker had completed the Board of Review Training and she has completed the affidavit on-line, as required, to the Wisconsin Department of Revenue. The Clerk reported that the Notice has been published and posted as required by law.

The Clerk swore in the Assessor, Mark Brown, of Associated Appraisals. Mark Brown stated his name and address.

The Clerk introduced the case of Mr. Burt Bushke and Mrs. Tammy Bushke of 803 Green Bay Drive. The tax key parcel number is 251-1216-2614-013. The property is classified as residential. The current assessment was noted as Land: \$39,500; Improvements: \$238,500; Total: \$278,000. The PA-115A was filed on May 19, 2011.

Mr. and Mrs. Bushke of 803 Green Bay Drive were sworn in and stated their name and address.

Mr. and Mrs Bushke of 803 Green Bay Drive gave their sworn testimony.

Mr. Bushke stated that they purchased the property at 803 Green Bay Drive in December of 2010. The property had been on the market for 342 days. It was purchased for \$206,000. The Notice from the assessor was for \$278,000. The house had been on the market for almost one year. The property was listed with a realtor. It was a short sale. Mr. and Mrs. Bushke did not have a recent sale of comparable properties. Mr. and Mrs. Bushke presented that the property should be plus or minus 10% of the fair market value. Mr. Bushke did speak of a property on Valley Street in 2005 that was 5% less than paid for in 2005. He reported that property values are down.

Ald. Pasbrig questioned the condition of the property when purchased. Mr. Bushke noted it smelled like cats and dogs. Floors were replaced. Ald. Redeker questioned if Mr. and Mrs. Bushke had any other appraisals. Mr. Bushke noted that he had an appraisal from a bank but did not have any paperwork with him. Ald. Redeker noted that the burden of proof is up to the taxpayer.

Mr. Bushke noted that the assessed value should be \$206,000 plus or minus 10%.

With no other comments from the property owner the assessor then gave sworn testimony.

The assessor, Mark Brown, then gave sworn testimony. The assessor had previously been sworn in.

The assessor distributed comparables to the Board of Review and to Mr. and Mrs. Bushke. There were three comparables listed.

The assessor, Mark Brown, gave description to the 803 Green Bay Drive property, tax key parcel number is 251-1216-2614-013. The assessor gave description to the comparable properties, 834 Green Bay Dr; 940 Green Bay Dr.; and 1290 Carolyn Blvd.

Mark Brown also read the definition of an arms-length transaction to the Board of Review.

The assessor, Mark Brown, reported that the sale of the property of 803 Green Bay Drive property, tax key parcel number is 251-1216-2614-013, was not an arms-length transaction.

Motion by Ald. Redeker, second by Ald. Schmidt to close the hearing. Roll call vote was taken and motion carried 8-0.

Motion by Ald. Redeker, second by Ald. Sertich that the Assessor's Valuation is correct. This is exercising judgment and discretion, pursuant to Section 70.47 (9) (a). Roll call vote was taken and motion carried 8-0.

Mr. and Mrs. Burt and Tammy Bushke were presented with the Notice of Board of Review Determination, PR-302. It was noted the further appeal procedures are on the back of the form.

Motion by Ald. Pasbrig, second by Ald. Toellner to certify the roll. Roll call vote was taken and motion carried 8-0.

Motion by Ald. Schmidt, second by Ald. Pasbrig to adjourn at 8:00 p.m. Roll call vote was taken and motion carried 8-0.

Deanna Boldrey  
City Clerk