

**TOWN OF MOUNTAIN
BOARD OF REVIEW JUNE 1, 2022
MINUTES**

The 2022 Board of Review was convened at 6:00 p.m. June 1, 2022, at the Town Office pursuant to WI SS 70.47 by Chair Maletzke. Roll call was taken with Chair Maletzke, Sup. Carey-Mielke, Sup. O'Barski, Clerk Kauzlaric and Assessor Zillmer present; Alternate citizen member James Vorpahl also present and 2 in attendance. Assessment Roll was received, and Assessor Zillmer has signed the affidavit. Verification is given by Clerk Kauzlaric of notice posting on May 13, 2022, with publication as required.

The Board of Review Member Training Affidavit is for Chair Maletzke and Clerk Kauzlaric on March 26, 2022. The training verification has been filed with the WI Department of Revenue.

Open Book was held on May 25, 2022, from 3:00 – 5:00 p.m. by telephone with Assessor Zillmer; two (2) properties were reviewed; one (1) objection has been filed with the Town Clerk with verbal notification to the property owners of appointment time for objection to be heard at 6:30 p.m. during Board of Review Hearing.

Review Notices of Intent to File Objection –

Case #1 –

Property Owner/Objector – Charles and Joan Blecke, 2732 Kunzer Beach Ln, Little Suamico for parcel #029683109122A1
2022 Assessed Value: Land - \$106,200 Improvements - \$0 Total - \$106,200
Zoning classification – Residential
Objectors' opinion of value - \$92,842

Clerk Kauzlaric swore in Charles and Joan Blecke

Charles Blecke presented their case of objection to the assessed value of \$106,200. He indicated that the reduction in their property assessment should have been greater due to lower elevation than adjacent properties, impacted by flood plain, flood fringe, shadow of the dam which limits buildable area. He had provided details of comparable properties for 13438 Hillside Dr, 13337 Crescent Dr, Lepkowski parcel #029683107921B2, 12409 Poquette and 13240 Hillside Dr. Based on comparable properties, they believe value should be at \$192 per foot frontage, with a 5% reduction for items listed previously. Their property was listed for sale with no offers since August 2021, stated no appraisal was obtained.

Clerk Kauzlaric swore in Assessor Scott Zillmer

Assessor Scott Zillmer provided testimony of recent sales of comparable properties along with descriptions and GIS maps listing details to the Board. These properties included 12954 Bauman Ln, 13446 Hillside Dr, 14443 River Rd, 13155 State Highway 64, 13280 Hillside Dr, 13983 Section 4 Ln, 12409 Poquette Ln, 12551 State Highway 32/64, 13276 Hillside Dr, and 12559 State Highway 32/64. Documents included land value with breakdown of per foot frontage base on water frontage, along with total assessed value, sale price and percentage of difference.

Board discussion took place with the Objectors and the Assessor. Following discussion, the Board deliberated in open session. Using parcels #029683109122A2M and #029683107921B2 the board determined the subject property's assessed value was between those parcels. Exercising its judgement and discretion, pursuant to Sec 70.47(9)(a) of WI 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 outline 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; and sustains the same valuation as set by the Assessor. Roll call vote was taken – Maletzke – yes; Carey-Mielke – yes; O'Barski – yes; Kauzlaric – yes.

Mr. & Mrs. Blecke were given the completed PR-302 – Notice of Board of Review Determination by Clerk Kauzlaric.

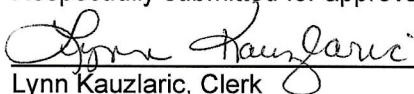
No other objections received.

Assessor Zillmer presents report of values; changes in net new construction and value of property removed were both slightly decreased from 2021; discussed possible market adjustments in 2024/25 with a walk around reval within five (5) years.

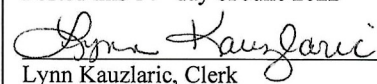
The assessment roll was reviewed, with ownership changes to personal property due to recent sales.

Motion to adjourn by Carey-Mielke. Seconded by O'Barski. Time is 8:06 p.m.

Respectfully submitted for approval by,


Lynn Kauzlaric, Clerk

Posted this 14th day of June 2022


Lynn Kauzlaric, Clerk