

VILLAGE OF FOX POINT
BOARD OF REVIEW – CLERK'S MINUTES
OCTOBER 4, 2017

A meeting of the Fox Point Board of Review was held in Schwemer Hall, 7200 N. Santa Monica Blvd., on October 4, 2017 at 5:30 p.m.

Village Clerk/Treasurer Kelly Meyer called the meeting to order at 5:30 p.m. to remain in session per Wisconsin State Statutes 70.47(d)(a)(1-2), to receive the assessment roll for 2017 and hear any objections that come before the Board of Review to be heard today.

Certification of training is a requirement for the Board of Review. The Village of Fox Point currently has 5 Board of Review members with certifications. Training was submitted to the State in May 2017 to satisfy the training requirements for the Board of Review.

Roll call of Board of Review members present

Nancy Carpenter - Chair
David Franklin
Michael A. West
Douglas H. Frazer, Village President
Eric Fonstad, Trustee
Scott Botcher, Village Manager
Kelly Meyer, Village Clerk/Treasurer

Also present was, Associated Appraisal Consultants, Inc. Village Certified Assessor Ryan Andersen and Village Certified Assessor Dean Peters, Village Attorney Eric Larson and Deputy Clerk Jilline Dobratz.

Notice of the meeting was provided to the North Shore Now, to all others as required by State open meetings laws, and posted on the official bulletin boards, the village website and the Wisconsin Department of Revenue Board of Review Calendar.

Nomination and Election of Chair and Vice Chair

Nominations for Office of Chair

Village Clerk/Treasurer Meyer asked for nominations for Office of Chairperson.

President Frazer nominated Nancy Carpenter for the Office of Chairperson. Village Clerk Kelly Meyer nominated Village Manager Scott Botcher for the Office of Chairperson. Hearing no other nominations, nominations were closed.

On motion of Michael West, seconded by Trustee Fonstad and carried unanimously, the Board elected Nancy Carpenter as Chairperson.

Nominations for Office of Vice Chair

Chair Carpenter asked for nominations for Office of Vice Chair.

Michael West nominated Village Manager Scott Botcher for the Office of Vice Chair. Hearing no other nominations, Chair Carpenter closed nominations.

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On motion of Michael West, seconded by Trustee Fonstad and carried unanimously, the Board elected Village Manager Scott Botcher as Vice-Chair.

Examine assessment roll and perform statutory duties

The assessment roll was signed by the Village Assessor Associated Appraisal Consultants Ryan Andersen and Village Clerk/Treasurer Meyer; it was presented to Board of Review for examination.

Chair Carpenter passed the Assessment Roll around to members of the Board of Review for examination at this time. The Board examined the Assessment Roll and preformed the required statutory duties.

Village Attorney Larson gave preliminaries. After the first two hours of the meeting he would request a break for some legal issues. He went over the basic roles of the members.

On a motion of Michael West, seconded by Village Manager Botcher and carried unanimously, the board will make a determination based on the evidence presented, following the presentation of each case.

Village Assessor Peters discussed the village full revaluation general process for 2017. The scope of work was more extensive with over 2,600 real estate parcels in the Village. The assessors systematically visited the parcels, reviewed the existing assessment records, checked measurements on the homes, when possible walked through interiors and updated all of the assessment records with current information. New assessed values for all taxable properties were established, they did not rely on the previous assessed values that were on the books or in the 2016 assessment roll. All of the assessments were recalculated completely from scratch. In some cases, the assessments changed dramatically from 2016 to 2017, for other properties, they changed very little. The new assessed values are at 100 percent of market value and represent what the property would be worth on the open market as of January 1, 2017. Property owners were notified of the assessed values by mail. Changes that were made during the Open Book review process have been incorporated into the Assessment Roll. The Assessment Guide for the 2017 Revaluation Program is Assessor's Exhibit 1 and will be used in the hearings. It includes statistical information, Department of Revenue information, sale pictures, property address, price, sale date, square footage of living areas, lot sizes, neighborhood information, parcel numbers and summary information. There was approximately a 5.75% assessment increase throughout the village overall.

Hearing of Cases Filed with the Village Clerk: Objections to 2017 Assessments

Case of Barrett Zuckerman, #059-0145-000, 8011 North Whitney Road

Barrett Zuckerman, 8011 North Whitney Road, Ryan Andersen and Dean Peters Village Assessors, 1314 West College Avenue, Appleton, WI were sworn in and provided testimony.

Mr. Zuckerman presented Exhibits A (September 20, 2017 Letter Submittal to Objection of RE Property Assessment). Village Assessor Andersen presented Exhibits 1

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(Assessment Guide for the 2017 Revaluation Program) – 2 (Summary Property Record Report).

On motion of Michael West, seconded by President Frazer, that the board mark 3D Other factors or reasons as no. Discussion on satisfactory adjustment. The motion failed 3-4 by roll call vote. (Franklin, Carpenter, Botcher, Meyer-nay).

On motion of Michael West, seconded by President Frazer, that the board mark 3D Other factors or reasons as yes. The motion passed 6-1 by roll call vote. (Franklin-nay).

On motion of Michael West, seconded by Trustee Fonstad the Board determined that pursuant to Sec. 70.47(9)(a) of Wis. Statutes the Assessor's valuation was 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 property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor, that the Assessor's valuation was reasonable in light of all the relevant evidence, and sustained the same valuation as set by the Assessor. With all members voting aye, the motion carried by roll call vote.

Case of Boris/Natalya Azbel, #097-0193-000, 7325 North Crossway Road

Village Attorney Larson stated Boris/Natalya Azbel's objection form has a range for assessed value and needs to be determined by the applicant. Mr. Azbel stated the modified amount will be \$230,000 for assessed value on the objection form.

Boris Azbel, 7325 North Crossway Road, Ryan Andersen and Dean Peters, Village Assessors, 1314 West College Avenue, Appleton, WI were sworn in and provided testimony.

Village Assessor Andersen presented Exhibits 1 (Assessment Guide for the 2017 Revaluation Program) – 2 (Summary Property Record Report).

At 7:30 p.m., upon being in session for 2 hours, Village Attorney Larson stopped the case proceedings and inquired if anyone was present seeking a waiver of the notice requirement. After hearing no response, the statutory required two-hour time limit to appeal to the Board of Review was complete.

Attorney Larson noted the Board of Review could now continue with testimony of the Boris/Natalya Azbel hearing.

On motion of Trustee Fonstad, seconded by Michael West the Board determined that pursuant to Sec. 70.47(9)(a) of Wis. Statutes the Assessor's valuation was 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 property owner did not present sufficient

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evidence to rebut the presumption of correctness granted by law to the Assessor, that the Assessor's valuation was reasonable in light of all the relevant evidence, and sustained the same valuation as set by the Assessor. With all members voting aye, the motion carried by roll call vote.

Village Attorney Larson stated between the hearings he was approached by a resident who intended to file his objection form within the first 2 hours. He was here when the question was asked to come forward but didn't understand what was being asked. He is being permitted to file his objection form within the first 2 hours of the meeting, without any kind of a waiver. It was confirmed by Village Clerk/Treasurer Meyer he did give 48 hour notice of intent to file an objection.

On motion of Village Manager Botcher, second by Michael West, to accept his objection form after the first 2 hours finding there was extraordinary circumstances. With all members voting aye, the motion carried by roll call vote.

Case of James/Raylene Greenlee, #131-9004-000, 6600 North Lake Drive

James Greenlee, 6600 North Lake Drive, Fox Point, Ryan Andersen and Dean Peters, Village Assessors, 1314 West College Avenue, Appleton, WI were sworn in and provided testimony.

Mr. Greenlee presented Exhibit A (October 4, 2017 Letter of Objection to RE Property Tax and attachments). Village Assessor Andersen presented Exhibits 1 (Assessment Guide for the 2017 Revaluation Program) – 2 (Summary Property Record Report).

On motion of Trustee Fonstad, seconded by Michael West the Board determined that pursuant to Sec. 70.47(9)(a) of Wis. Statutes the Assessor's valuation was 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 property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor, that the Assessor's valuation was reasonable in light of all the relevant evidence, and sustained the same valuation as set by the Assessor and it is not relevant to present assessments of other properties as a basis for the market value of the appeal property. The motion passed 6-1 by roll call vote. (Botcher-nay).

Chair Carpenter declared a recess and without objection, asked to go off record beginning at 8:39 p.m.

The meeting reconvened and Board of Review was back on record at 8:50 p.m.

Village Clerk/Treasurer Meyer stated the Village drop box, fax machine and emails have all been checked and no other objections were filed.

Case of Frank/Janet Shibilski, #058-9948-000, 1721 East Fox Lane

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Frank R. Shibilski, 1721 East Fox Lane, Ryan Andersen and Dean Peters, Village Assessors, 1314 West College Avenue, Appleton, WI were sworn in and provided testimony.

Assessor Andersen presented Exhibits 1 (Assessment Guide for the 2017 Revaluation Program) – 2 (Summary Property Record Report).

On motion of Michael West, seconded by President Frazer the Board determined that pursuant to Sec. 70.47(9)(a) of Wis. Statutes the Assessor's valuation was 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 property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor, that the Assessor's valuation was reasonable in light of all the relevant evidence, and sustained the same valuation as set by the Assessor. With all members voting aye, the motion carried by roll call vote.

Case of William R. Poznanski, #096-0160-000, 7535 North Boyd Way

William R. Poznanski, 7535 North Boyd Way, Ryan Andersen and Dean Peters, Village Assessors, 1314 West College Avenue, Appleton, WI were sworn in and provided testimony.

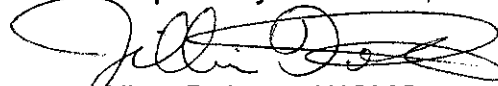
Village Assessor Andersen presented Exhibits 1 (Assessment Guide for the 2017 Revaluation Program) – 2 (Summary Property Record Report).

On motion of Village Manager Botcher, seconded by Trustee Fonstad the Board determined that pursuant to Sec. 70.47(9)(a) of Wis. Statutes the Assessor's valuation was 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 property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor, that the Assessor's valuation was reasonable in light of all the relevant evidence, and sustained the same valuation as set by the Assessor. With all members voting aye, the motion carried by roll call vote.

Adjourn

On motion of Michael West, seconded by Village Clerk/Treasurer Meyer and carried unanimously by roll call vote to adjourn the Board of Review meeting at 10:28 p.m. to the date and time of October 12, 2017 at 4:30 p.m.

Respectfully Submitted,


Jilline Dobratz, WCMC
Deputy Clerk