

MINUTES OF BOARD OF REVIEW

June 3, 2021

1. Call to Order, Roll Call

The meeting of the Village Board of Review of the Village of Slinger was called to order by President Stortz at 300 Slinger Road, Slinger, WI at 2:00pm on Thursday, June 3, 2021 with the following members present: President Stortz, Clerk Tennies, and Trustee Kohl. Also present were Village Assessor Michael Grota of Grota Appraisals, Alternate Board Member Wilber and Treasurer Knetzger.

2. Election of Chair and Clerk

Motion Tennies/Kohl to elect President Stortz as Chairperson of the Board and a motion Kohl/Tennies to appoint Treasurer Knetzger as Clerk of the Board of Review; carried unanimously.

3. Verify Member Training Affidavit

Treasurer Knetzger informed the Board that Clerk Tennies, Treasurer Knetzger, and President Stortz all completed Board of Review training as required under WI Stat 70.46(4) and the training affidavit was electronically filed with the Department of Revenue.

4. Receive 2021 Assessment Roll and Signed Affidavit from Village Assessor

Assessor Grota submitted his signed Assessor's Affidavit and Treasurer Knetzger accepted it for inclusion in the Board of Review record.

5. Examine the 2021 Assessment Roll

Treasurer Knetzger provided the Board with the preliminary assessment roll for 2021, and Clerk Tennies informed the Board that staff had reviewed the roll prior to this meeting. She stated that all questions resulting from that review had been answered.

The Board conducted a review of the 2021 roll.

6. Hear Waiver of 48-Hour Notice of Intent to File Objection Requests

Chairperson Stortz stated that at this time, the Board would hear any requests for a waiver of the 48-hour notice of intent to file objections and confirmed to the Board that no requests for this type of waiver had been received at this time.

7. Receive Objection Forms Not Previously Filed (first two hours only unless waived) - None

8. Hear Objections to Property Assessments and Take Action as Necessary

A. Tax Key #V5-0305-021-004 – 409 Slinger Road #U-4, Elizabeth Kjell

At 2:15pm Elizabeth Kjell and Michael Grota from Grota Appraisals were sworn in. Ms. Kjell came to the hearing stating that she felt the assessment should be \$146,000. She had no supporting documents and confirmed that no improvements had been done since purchasing the property. She felt that a \$36,300 increase was an unfair representation of her assessment. She also stated that she had an identical unit to the one being heard at the next hearing, and he had an appraisal to support a reduced assessment. The Board unanimously agreed to hear this and the next hearing together due to the similarity of the hearings.

B. Tax Key #V5-0305-021-001 – 409 Slinger Road #U-1, Daniel Selode

Daniel Selode was sworn in at 2:30pm. Mr. Selode came to the hearing stating that he felt his assessment should be \$147,000 and that he had an appraisal from November 23, 2020 supporting this. He stated that the only improvement made to his property was a replacement patio door.

Assessor Grota provided comparables for both 409 Slinger Road properties. He stated that about 15 years ago condominiums lost more value than single-family residences and that recently, condominiums were outpacing single-family residences in value. He did mention that the comps supported the increased assessments but also mentioned that there were no available comps directly supporting the value of a 1,376 SF parcel. The hearing was closed at 2:46pm.

President Stortz discussed the value difference between the appraisal at \$50/SF and assessment at \$100/SF. He mentioned and Assessor Grota confirmed that square footage values are very subjective.

Trustee Kohl felt that due to the variability of value in square footage, he felt that a fair assessment of \$152,000 would be reasonable.

Clerk Tennes asked Assessor Grota if a valuation of \$50/SF was typical, and Grota responded that it could range from \$40/SF - \$100+/SF.

President Stortz stated that \$152,000 was a fair compromise.

Motion Kohl/Tennes to determine that the taxpayer presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor and to amend the Assessor's total valuation to \$152,000 for the parcel located at 409 Slinger Road #U-4. A roll call vote was taken; motion carried unanimously.

Motion Kohl/Tennes to determine that the taxpayer presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor and to amend the Assessor's total valuation to \$152,000 for the parcel located at 409 Slinger Road #U-1. A roll call vote was taken; motion carried unanimously.

Both property owners were given their Notice of BOR Determination which included their Notice of Appeal Rights.

C. Tax Key #V5-0598-002-001 – 1429 American Eagle Drive, Gilbert Kuzera

Gilbert Kuzera and Michael Grota, Grota Appraisals were sworn in at 3:00pm. Mr. Kuzera stated he purchased this property five years ago for \$210,000 and felt his assessment should be \$200,000 today. He went through the research he submitted for the hearing. He stated that all residential land values should be the same cost per acre, and therefore, his land value should be reduced from \$33,500 to \$23,000. He also calculated the improvement cost per SF on a similar condominium at 1798 American

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Eagle Drive at \$99.81/SF. Mr. Kuzera's current improvement cost was \$162.45/SF, so he felt a better estimate should be \$125/SF, which would reduce his improvement value from \$225,000 to \$173,125. New total assessment value would be \$196,125. He also stated that the sales history on 10 ranch-style Fox Hollow condominiums averaged \$211,750.

Assessor Grota stated that not all residential land costs are same. Costs differ based on "highest and best use" as well as the permissions attached to the property. He also presented six comparables and showed that similar properties sold between \$253,200 - \$292,300 at today's values, which included a 1,385/SF condominium of similar age and amenities.

The hearing was closed at 3:33pm.

President Stortz, having a real estate background, mentioned that condominiums have been more desirable than single-family homes and have been increasing in value as high as 10%-12% annually. He said that using an increase of just 5% per year, Mr. Kuzera's property would be conservatively valued around \$268,000.

Clerk Tennes pointed out that Comparison 3 was a 1,385 SF ranch, not a side-by-side like Mr. Kuzera's property. President Stortz confirmed that the price per SF generally does not change between ranch and multi-level homes.

Trustee Kohl stated that Assessor Grota did a very good job in presenting his testimony and agrees with the current assessment.

President Stortz reiterated the estimated valuation of \$268,000 and the relevance of Assessor Grota's testimony and had no issue with the current assessment.

Clerk Tennes noted that nothing was out-of-the-ordinary with regard to the arms-length sales and also agreed with Assessor Grota's assessment.

Motion Kohl/Tennes to determine that the taxpayer did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor and to affirm the Assessor's valuation of \$33,500 for land and \$225,000 for improvements for a total value of \$258,500 for the parcel located at 1429 American Eagle Drive. A roll call vote was taken; motion carried unanimously.

Mr. Kuzera was given his Notice of BOR Determination which included his Notice of Appeal Rights.

9. Recess

Motion at 3:40pm Kohl/Tennes to recess until someone walks in or 4:00pm comes; carried unanimously. Motion at 3:59pm Tennes/Kohl to go back to open session; carried unanimously.

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10. Adjournment

President Stortz stated that it was now 4:00pm and two hours have passed since the beginning of the hearing. He asked that it be noted for the record that no other requests for waivers had been received during the first two hours of this meeting.

Motion Kohl/Tennies to adjourn the Board of Review sine die at 4:00 p.m.; carried unanimously.

Scott Stortz, Chairperson

Minutes submitted by Valerie Knetzger, Treasurer/Deputy Clerk