



Board of Review

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Regular Meeting

Minutes

Wednesday, June 3, 2015

10:00 AM

De Pere City Hall Council Chambers

- I. AGENDA FOR SAID MEETING: The 2015 Board of Review Meeting was called to order on June 3, 2015 at 10:00 AM, De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI.

Attendee Name	Title	Status
C. David Stellpflug	Board Member	Present
Rich Starry	Board Member - Alternate	Present
Mark Higgins	Board Member	Present
Laura Rabas	Board Member	Present

Also present was Building Inspector Dave Hongisto, Assessor Lee De Groot, and City Clerk-Treasurer Shana Defnet.

2. Election of Chairperson and Vice-Chairperson.

Mark Higgins moved, seconded by Laura Rabas to nominate David Stellpflug as Chairperson. Upon vote, motion carried unanimously. David Stellpflug moved, seconded by Rich Starry to nominate Laura Rabas as Vice-Chairperson. Upon vote, motion carried unanimously.

3. Approval of the Minutes of the 2014 Board of Review Meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mark Higgins, Board Member
SECONDER:	Laura Rabas, Board Member
AYES:	C. David Stellpflug, Rich Starry, Mark Higgins, Laura Rabas

4. Clerk Report.

Clerk-Treasurer Shana Defnet verified that Board Member Laura Rabas has met the mandatory training requirements specified in Wisconsin Statutes §70.46(4) by attending a Department of Revenue approved Board of Review training program and that training is valid for two years.

The Clerk reported that all public notice requirements were met. The Notice of Open Book of Assessments and Board of Review Meeting was published on May 7th and May 14th and was posted appropriately.

The Clerk reported that the Assessment Roll was received and reviewed on May 6, 2015. The Open Book was held on May 18th from 9:00 a.m. to noon.

5. Assessor's Report.

City Assessor Lee De Groot, State Level 2 Assessor, Accurate Appraisal, was sworn in by the Clerk-Treasurer before the Board.

Assessor De Groot provided the assessor's report: he stated that this year was a maintenance year for the City of De Pere. He reported that the value of new construction in the City of De Pere was \$14,705,800 for residential properties and \$10,111,900 for commercial properties; the total new

construction for the City was \$24,829,600. He stated that the 2014 ratio appearing on tax bill last year was 100.54%; Residential was 102.72% and Commercial was 94.99%. He explained that looking at the sales for 2014, which will be used to determine the ratio for 2015, there were 332 residential arm's length sales with a total assessed value of \$56,105,900, the sale price of those sales was \$55,947,223 and the ratio is at 100.28%. If you look at the ratio and compare it with 2014, you can see that the market value has gone up slightly for residential sales. For commercial properties, there were 10 sales with a total assessed value of \$8,697,100 and the sale price of those sales was \$9,802,170, which shows a ratio of 88.73%. Last year's ratio for commercial was 94% and this shows the market value has gone up for sales of commercial property as well. The City of De Pere should start considering a revaluation in the next four years; the last revaluation was in 2005. Chairperson David Stellpflug asked what the triggers are for a revaluation. Assessor De Groot explained that being out 10% either way (over 110% or under 90%) in a major class can trigger a revaluation. Assessor De Groot explained that the decision to do a revaluation is up to the Common Council.

Chairperson Stellpflug verified that Assessor De Groot signed the Assessor's Affidavit.

6. Review objections that were received 48 hours in advance. There were no objections to review.
7. Public appearances by Objectors without 48 hour notice. No one was present at the meeting.
8. Hearings - public appearances by Objectors. There were no public appearances by Objectors.
9. Deliberations. None.
10. Clerk reports on how Objectors will be notified of decisions if not made at the meeting. Not applicable.
11. Adjournment.

Assessor De Groot explained the recent law change as far as how people can appear before the Board of Review and suggested that the Board of Review adopt a policy for these changes. Discussion followed. The Board agreed to take steps to adopt a policy and directed the Clerk-Treasurer to contact the City Attorney for a recommendation.

Mark Higgins moved, seconded by Laura Rabas to adjourn provisionally at 10:27 a.m. with the agreement that the Board of Review members would remain accessible and return if anyone came in with an Objection. Motion carried unanimously. No further parties appeared and the 2015 Assessment Roll was accepted with no changes.

Respectfully submitted,

Shana Defnet, Clerk-Treasurer