



Board of Review

Regular Meeting

335 South Broadway
De Pere, WI 54115
<http://www.de-pere.org>

Agenda

Thursday, May 17, 2018

10:00 AM

De Pere City Hall Council Chambers

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Board of Review** of the City of De Pere will be held on **May 17, 2018** at **10:00 AM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

I. AGENDA FOR SAID MEETING:

1. Roll Call.
2. Election of Chairperson and Vice-Chairperson.
3. Approval of the Minutes of the 2017 Board of Review Meeting.
4. Clerk Report.
5. Assessor's Report.
6. Review objections that were received 48 hours in advance.
 1. 926 Urbandale Ave Objection
 2. 150 Brule Road Objection
7. Public appearances by Objectors without 48 hour notice.
8. Hearings - public appearances by objectors.
9. Deliberations.
10. Clerk reports on how objectors will be notified of decisions if not made at the meeting.
11. Adjournment.

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk-Treasurer's office at 339-4050 by Noon, the previous day so that arrangements can be made.

Mayor
Alderspersons
Board of Review Members
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Accurate Appraisal

City of De Pere, Wisconsin**Request For Board of Review Action**

MEETING DATE: May 17, 2018
DEPARTMENT: City Clerk-Treasurer
FROM: Shana Ledvina
SUBJECT: Approval of the Minutes of the 2017 Board of Review Meeting.

ATTACHMENTS:

- Board of Review Draft Minutes 2017 (DOC)



Board of Review

Regular Meeting

335 South Broadway
De Pere, WI 54115
<http://www.de-pere.org>

Draft Minutes

Wednesday, June 7, 2017

10:00 AM

De Pere City Hall Council Chambers

1. AGENDA FOR SAID MEETING: The Board of Review Meeting was called to order on June 7, 2017 at 10:00 AM, De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI.

Attendee Name	Title	Status
Todd Bartels	Board Member	Present
Robert Gagan	Board Member	Present
Mark Higgins	Board Member	Present
Laura Rabas	Board Member	Present
Rich Starry	Board Member	Present
Susan Zurawski	Board Member	Excused

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

2. Election of Chairperson and Vice-Chairperson.

Laura Rabas moved, seconded by Todd Bartels to nominate Mark Higgins as Chairperson. Upon vote, motion carried unanimously. Mark Higgins moved, seconded by Robert Gagan to nominate Laura Rabas as Vice-Chairperson. Upon vote, motion carried unanimously.

3. Approval of the Minutes of the 2016 Board of Review Meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Robert Gagan, Board Member
SECONDER:	Todd Bartels, Board Member
AYES:	Bartels, Gagan, Higgins, Rabas, Starry

4. Clerk Report.

Clerk-Treasurer Shana Ledvina reported that Board Member Todd Bartels has met the mandatory training requirements specified in Wisconsin Statutes 70.46(4) by reviewing a Department of Revenue approved Board of Review training program. 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 5th, 2017 and May 12th, 2017 and was posted appropriately. The Clerk reported that the Assessment Roll was received and reviewed on May 10, 2017. The Open Book was held on May 17, 2017 from 9:00 a.m. to noon.

5. Assessor's Report.

City Assessor Lee De Groot reported that this was a maintenance year for the City of De Pere. He explained that some areas were reviewed and adjustments were made to 318 residential properties for 2017.

6. Review objections that were received 48 hours in advance.

1. Wal-Mart Objection

The Wal-Mart objection was withdrawn prior to the meeting.

2. Shopko Objection

City Assessor Lee De Groot stated that Paradigm Tax Group, the agent filing on behalf of Shopko c/o LCN Capital Partners, filed a Request of Waiver of the Board of Review Hearing. He recommended that the Board of Review grant the waiver. Laura Rabas moved, seconded by Todd Bartels to approve the waiver filed by Paradigm Tax Group on behalf of Shopko c/o LCN Capital Partners. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Laura Rabas, Board Member
SECONDER:	Todd Bartels, Board Member
AYES:	Bartels, Gagan, Higgins, Rabas, Starry

3. 805 Roth Road - Adam Ford Objection

The objection was presented to the Board of Review.

7. Public appearances by Objectors without 48 hour notice.

None.

8. Hearings - public appearances by objectors.

Clerk-Treasurer Shana Ledvina swore in Assessor Lee De Groot and Adam Ford, who filed an objection for his residence located at 805 Roth Road, De Pere, parcel #ED-2752. The 2017 value in the assessment roll for land is \$41,500 and for improvements is \$152,300 for a total assessment of \$193,800. Adam Ford provided his testimony first and presented a list of supporting evidence and two comparable sales to the Board of Review for his opinion of assessed value, \$165,000. The evidence provided by Adam Ford is attached to the Minutes as Exhibit A. City Assessor Lee De Groot provided his testimony, with three comparable sales from the same neighborhood. The evidence provided by Lee De Groot is attached to the Minutes as Exhibit B. City Assessor Lee De Groot reviewed the three comparable sales with the subject property. He discussed with the Board of Review members the assessment methods that he uses when doing a revaluation of a municipality. Discussion followed

9. Deliberations.

Upon motion by Robert Gagan, seconded by Rich Starry, the Board of Review unanimously voted by roll call vote to sustain the City Assessor's assessment of 805 Roth Road, parcel ED-2752.

10. Clerk reports on how objectors will be notified of decisions if not made at the meeting.

Paradigm Tax Group will be notified by certified mail and by email of the decision to approve their request of waiver. Adam Ford will receive form PR-302 by certified mail.

11. Adjournment.

Laura Rabas moved, seconded by Rich Starry to adjourn the meeting provisionally at 10:35 a.m. with the agreement that the Board of Review members would remain accessible and return if

anyone came to present an objection. Motion carried unanimously. No further parties appeared and the 2017 Assessment Roll was accepted with no changes.

Respectfully submitted,

Shana Ledvina, Clerk-Treasurer

A ED-2752

Arguments:

- ❖ No walk through for appraisal
 - Inaccurate appraisal done based on not knowing everything about home
 - Carpet needs to be replaced
 - Hardwood floor should be replaced
 - Water damage in basement resulting in needing to replace carpet on stairwell and bottom 2 steps
 - Basement is not finished
 - No deck in backyard
 - Landscaping isn't finished
 - No 3-stall garage
 - Cracks in drywall inside house needs to be fixed
 - No drain in garage
 - Drywall damage in garage
 - Siding on house needs to be fixed in multiple areas
- ❖ No pictures supplied for appraisal
 - Inaccurate appraisal showing the image of the house compared to a real professional appraisal
- ❖ Last year my house was worth \$162,000 and now it's worth 193,000?
 - Over \$30,000 increase in a year is unrealistic and unacceptable to me
- ❖ What information was the appraisal based upon?
 - Houses in the neighborhood that were worth more than mine when new?
 - " " " " with 3 stall garages?
 - " " " " that's are newer than mine?
 - " " " " with more square footage than mine?
 - " " " " with finished basements?
 - " " " " in better condition than mine?
 - " " " " fully landscaped?
 - " " " " that have a deck?
- ❖ I found a few similar houses that sold for much less, see attached
 - Similar house sold on 5/07/15 for \$170,500
 - Similar house sold on 7/01/15 for \$160,500
- ❖ My house what the cheapest house in the neighborhood when I bought it
 - The base price was \$149,000 and I bought it for \$152,500 with a few upgrades

Solution:

I would like to negotiate a reasonable appraisal value for my house.

Exhibit A

5/31/2017

2667 Boxwood Cir, De Pere, WI 54115 | Zillow

2667 Boxwood Cir, De Pere, WI 54115



2667 Boxwood Cir, De Pere, WI 54115

3 beds · 2 baths · 1,375 sqft

Edit home facts for a more accurate Zestimate.

SOLD: \$160,000

Sold on 07/01/15

Zestimate®: \$199,399

Est. Refi Payment
\$604/mo

Note: This property is not currently for sale or for rent. The description below may be from a previous listing.

Like new 3 bed 2 bath split bedroom ranch in a quiet Town of Lawrence area. This home features cathedral ceilings, carpet and tile floors, oak cabinets and trim, central air, and central vac. First floor laundry. Large master suite with walk-in closet. Exceptionally well maintained home! Additional property info: http://www.forsalebyowner.com/listing/3-bed-Single-Family-home-for-sale-by-owner-2667-Boxwood-Cir-54115/24030395?provider_id=28079

Facts and Features

Type Single Family	Year Built 2009	Heating Other
Cooling Central	Parking 2 spaces	Lot 0.43 acres

INTERIOR FEATURES

Bedrooms Beds: 3	Heating and Cooling Heating: Other Cooling: Central
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https://www.zillow.com/homedetails/2667-Boxwood-Cir-De-Pere-WI-54115/88879510_zpid/?print=true

1/5

Attachment: Board of Review Draft Minutes 2017 (6988 : Approval of the Minutes of the 2017 Board of Review Meeting.)

5/31/2017

2424 Kilrush Rd, De Pere, WI 54115 | Zillow

City, State, or Zip

2424 Kilrush Rd, De Pere, WI 54115



2424 Kilrush Rd, De Pere, WI 54115

3 beds · 2 baths · 1,344 sqft

Edit home facts for a more accurate Zestimate.

SOLD: \$170,500

Sold on 05/07/15

Zestimate*: \$192,833

Est. Refi Payment
\$643/mo

Note: This property is not currently for sale or for rent. The description below may be from a previous listing.

Quiet W De Pere neighborhood! Open concept living room w/cathedral ceiling. Appliance kitchen offers oak cabinets, lazy susan, pull out drawers, center island & dinette w/doors to patio. Master suite w/double closets & private full bath. Unspoiled lower level is stubbed for full bath, 1st floor laundry, **2.5 car attached garage**. Convenient location w/easy highway access.

Facts and Features

Type
Single Family

Year Built
2006

Heating
Forced air

Cooling
Central

Parking
2 spaces

Lot
0.26 acres

INTERIOR FEATURES

Bedrooms
Beds: 3

Flooring
Floor size: 1,344 sqft

Heating and Cooling
Heating: Forced air
Heating: Gas
Cooling: Central

https://www.zillow.com/homedetails/2424-Kilrush-Rd-De-Pere-WI-54115/71480109_zpid/?print=true

1/5

Attachment: Board of Review Draft Minutes 2017 (6988 : Approval of the Minutes of the 2017 Board of Review Meeting.)

805 ROTH RD

	SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3
				
			ADJUSTMENT	ADJUSTMENT
ADDRESS	805 ROTH RD	725 N MELCORN CI		704 KILLARNY TR
PARCEL	ED-2752	ED-2633		ED-2699
ACREAGE	0.299	0.335	-\$800	0.234
STYLE	RANCH	RANCH		RANCH
YEAR BUILT	2009	2006		2010
EFFECTIVE YEAR	2009	2006	\$300	2010
1ST FLOOR	1,512	1,409	\$4,100	1,471
2ND FLOOR	0	0	\$0	0
FBLA	0	0	\$0	0
TOTAL SQ FT	1,512	1,409		1,471
EXTERIOR WALL	ALUM/VINYL	MASON/FRAME	-\$500	MASON/FRAME
BEDROOMS	3	3	\$0	3
FULL BATHS	2	2	\$0	2
HALF BATHS	0	0	\$0	0
CDU	AVERAGE	AVERAGE	\$0	AVERAGE
FEATURES	\$0	\$1,000	-\$1,000	\$1,000
ATTACHMENTS	\$6,200	\$7,300	-\$1,100	\$6,400
DET. IMPS	\$0	\$0	\$0	\$0
BASEMENT	FULL	FULL	\$0	FULL
HEATING-A/C	BASIC	A/C	-\$2,000	A/C
KITCHEN	AVERAGE	AVERAGE	\$0	AVERAGE
BATH	AVERAGE	AVERAGE	\$0	AVERAGE
		TOTAL ADJUSTMENTS	-\$1,000	TOTAL ADJUSTMENTS
				-\$800
				TOTAL ADJUSTMENTS
				-\$1,000
SALE DATE		7/14/2016		3/31/2016
SALE PRICE		\$215,000		\$207,500
ADJUSTED SALE PRICE		\$215,000		\$207,500
TOTAL	\$193,800	\$214,000		\$206,700
				\$208,000

Exhibit B

Attachment: Board of Review Draft Minutes 2017 (6988 : Approval of the Minutes of the 2017 Board of Review Meeting.)

City of De Pere, Wisconsin

**Request For Board of Review Action**

MEETING DATE: May 17, 2018
DEPARTMENT: City Clerk-Treasurer
FROM: Shana Ledvina
SUBJECT: 926 Urbandale Ave Objection

ATTACHMENTS:

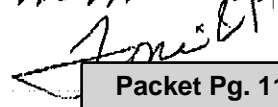
- 926 Urbandale (PDF)

5/16/2018

Fax to: City of De Pere

RE: Objection to Real Property Assessment Board of Review

Attn. Carey Damer
* send form to: moosten1086@gmail.com - (Julie Etter Mui)

I spoke with the assessor and she gave me 3 comparable properties, however, when I reviewed them they were sold 2/2017, 5/2017, & 9/2017. Those homes had recent updates, 2 stall garages, 4 bedrooms and 2 baths and the one home had 3 bedrooms but a family room, fenced yard etc. They did not appear to be comparable. When I reviewed more recent sales, for 2018 and late 2017, I found 16 properties selling for less than the \$139,200 assessment. Although my mother's property is structurally sound it is very outdated. I would be lucky to get \$125,000 for it although we do not intend to sell it now. She loves her home. Thank you for your help. 

Attachment: 926 Urbandale (6989 : 926 Urbandale Ave Objection)

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

Complete all sections:

Section 1: Property Owner / Agent Information * If agent, submit written authorization (Form PA-105) with this form

Property owner name (on changed assessment notice) <i>Beatrice Klein</i>	Agent name (if applicable) <i>Toni Etter</i>
Owner mailing address <i>926 Urbandale Ave</i>	Agent mailing address <i>135 Lornie Way</i>
City <i>De Pere</i> State <i>WI</i> Zip <i>54115</i>	City <i>De Pere</i> State <i>WI</i> Zip <i>54115</i>
Owner phone <i>(720) 336-9257</i> Email <i>Toni112@aol.com</i>	Owner phone <i>(720) 676-3901</i> Email <i>Toni112@aol.com</i>

Section 2: Assessment Information and Opinion of Value

Property address <i>926 Urbandale Ave</i>	Legal description or parcel no. (on changed assessment notice) <i>E01406</i>
City <i>De Pere, WI</i> State <i>WI</i> Zip <i>54115</i>	
Assessment shown on notice - Total <i>139,200</i>	Your opinion of assessed value - Total <i>125,600</i>

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres	@	\$ acre use value	
# of pasture acres	@	\$ acre use value	
# of specialty acres	@	\$ acre use value	
Undeveloped classification # of acres	@	\$ acre @ 50% of market value	
Agricultural forest classification # of acres	@	\$ acre @ 50% of market value	
Forest classification # of acres	@	\$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres	@	\$ acre @ 50% of market value	
Managed forest land acres	@	\$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate

Reason(s) for your objection: (Attach additional sheets if needed) <i>Assessed value exceeds property value of other properties recently sold</i>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <i>Review of recently sold properties in De Pere</i>
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Section 4: Other Property Information (Age & Condition)

A. How was this property acquired: (check the box that applies) Purchase Trade Gift Inheritance
 Acquisition price \$ *unknown* Date *11-20-49* (built house)
 B. Were there any changes made to this property (ex: improvement, remodeling, addition) since acquiring it? Yes No
 If Yes, describe _____
 Date of changes (mm-dd-yyyy) _____ Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? Yes No
 C. During the last five years, was this property listed/offered for sale? Yes No
 If Yes, how long was the property listed (provide dates) _____ to _____
 Asking price \$ _____ List all offers received _____
 D. Was this property appraised within the last five years? Yes No
 If Yes, provide: Date (mm-dd-yyyy) _____ Value _____ Purpose of appraisal _____
 If this property had more than one appraisal, provide the requested information for each appraisal.

Section 5: BOR Hearing Information

A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____
 Note: This does not apply in first or second class cities.
 B. Provide a reasonable estimate of the amount of time you need at the hearing *10* minutes.

Property owner or agent signature <i>Toni Etter</i>	Date (mm-dd-yyyy) <i>5-16-2018</i>
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Attachment: 926 Urbandale (6989 : 926 Urbandale Ave Objection)

City of De Pere, Wisconsin

**Request For Board of Review Action**

MEETING DATE: May 17, 2018
DEPARTMENT: City Clerk-Treasurer
FROM: Shana Ledvina
SUBJECT: 150 Brule Road Objection
