



# Board of Review

## Regular Meeting

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

### Agenda

Friday, May 10, 2019

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 10, 2019** 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. Hearing and decision on property owner objections that were timely received by the Board on May 2, 2019.
  1. 224 Colleen Lane Objection
  2. 901 Trailside Court Objection
  3. 1342 Fox River Drive Objection
  4. 734 Morning Glory Lane Objection
3. Clerk report on how objectors will be notified of decision if the Board takes the case under advisement.
4. Adjournment.

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk'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  
Brian & Martha Blaney  
Marguerite Williams  
Dave White  
Diane Goffard



City of De Pere, Wisconsin

**Request For Board of Review Action**

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**MEETING DATE:** May 10, 2019  
**DEPARTMENT:** City Clerk  
**FROM:** Carey Danen  
**SUBJECT:** 224 Colleen Lane Objection

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**ATTACHMENTS:**

- 224 Colleen Ln Objection (PDF)

# 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>Brian B Marthel Blaney</i>				Agent name (if applicable)			
Owner mailing address <i>224 Colleen Ln</i>				Agent mailing address			
City <i>De Pere</i>		State <i>WI</i>	Zip <i>54115</i>	City		State	Zip
Owner phone <i>(920) 217-7962</i>		Email <i>Brian.Blaney@gmail.com</i>		Owner phone ( ) -		Email	

Section 2: Assessment Information and Opinion of Value			
Property address <i>224 Colleen Ln</i>			Legal description or parcel no. (on changed assessment notice)
City <i>De Pere</i>		State <i>WI</i>	Zip <i>54115</i>
Assessment shown on notice - Total <i>\$422,200</i>		Your opinion of assessed value - Total <i>\$400,000</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>Recent increases considered too high</i>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <i>Review of similar properties and comp sales</i>

Section 4: Other Property Information	
<p>A. Within the last 10 years, did you acquire the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No          If Yes, provide acquisition price \$ <i>32,500</i> Date <i>02-24-2012</i> <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance</p> <p>B. Within the last 10 years, did you change this property (ex: remodel, addition)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No          If Yes, describe <i>Bought Land, Built House</i>          Date of changes <i>08-15-2013</i> Cost of changes \$ <i>337,000</i> Does this cost include the value of all labor (including your own)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>C. Within the last five years, was this property listed/offered for sale? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No          If Yes, how long was the property listed (provide dates) <i>- -</i> to <i>- -</i>          Asking price \$ _____ List all offers received _____</p> <p>D. Within the last five years, was this property appraised? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No          If Yes, provide: Date <i>02-16-2015</i> Value <i>360,000</i> Purpose of appraisal <i>Refinance</i>          If this property had more than one appraisal, provide the requested information for each appraisal. _____</p>	

Section 5: BOR Hearing Information	
A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____ <b>Note:</b> 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 _____ minutes.	

Property owner or Agent signature <i>B. Blaney</i>	Date (mm-dd-yyyy) <i>05-02-2019</i>
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Attachment: 224 Colleen Ln Objection (8206 : 224 Colleen Lane Objection)

Support for objection to property assessment of 224 Colleen Lane, De Pere, WI 54115

224 Colleen Lane Assessment increased \$83,700 over the past two years to \$422,200

Average assessment of other 5 houses on block excluding ours (Colleen lane between Lost Dauphin and Rainbow – 6 houses) was \$251,420 with a two year increase of approximately \$49,000

Average Zillow Estimate on block \$249,226, 224 Colleen Lane was \$405,000

Two nearby properties that are at least 0.60 Acres and located on river are valued at less than \$400,000.

224 Colleen Lane (WD-758-S-30)

Assessed \$422,200

Built 2013

Lot 0.35 Acre

Bed 4, Ba 3.5

3,351 sq. ft

Sale Comparable

1427 Bingham Drive (D-1682)

Sold \$375,000 (7/5/18)

Assessed \$338,600

Built 2006

Lot 0.344 Acre

Bed 5, Ba 3

3,335 Sq Ft.

324 Grandeur Oaks Ct (ED-2454)

Sold \$400,000 (4/23/18)

Assessed \$400,000

Built 2004

Lot 0.35 Acre

Bed 4, Ba 3

3,015 Sq Ft

Neighborhood Comparable

1850 Rainbow Ave (WD-758-S-27)

Assessed \$400,200

Lot 0.85 Acres (Double Lot)

Bed 4, Ba 2.5

3,065 Sq Ft.

Adjacent Property

Across street from river



City of De Pere, Wisconsin

**Request For Board of Review Action**

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**MEETING DATE:** May 10, 2019  
**DEPARTMENT:** City Clerk  
**FROM:** Carey Danen  
**SUBJECT:** 901 Trailside Court Objection

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**ATTACHMENTS:**

- 901 Trailside Ct Objection (PDF)

# 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:**

<b>Section 1: Property Owner / Agent Information</b>			<b>* If agent, submit written authorization (Form PA-105) with this form</b>		
Property owner name (on changed assessment notice) <i>Marguerite Williams</i>			Agent name (if applicable)		
Owner mailing address <i>901 Trailside Ct</i>			Agent mailing address		
City <i>De Pere</i>	State <i>WI</i>	Zip <i>54115</i>	City	State	Zip
Owner phone <i>(920) 621-2315</i>	Email		Owner phone ( ) -	Email	

<b>Section 2: Assessment Information and Opinion of Value</b>		
Property address <i>901 Trailside Ct</i>		Legal description or parcel no. (on changed assessment notice) <i>Parcel # E0-2946</i>
City <i>De Pere</i>	State <i>WI</i>	Zip <i>54115</i>
Assessment shown on notice - Total <i>\$ 188,200</i>		Your opinion of assessed value - Total <i>? but less than \$ 188,200 by a least 10,000</i>

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown: *least 10,000*

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	

<b>Section 3: Reason for Objection and Basis of Estimate</b>	
Reason(s) for your objection: (Attach additional sheets if needed) <i>I don't think I could sell it for</i>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <i>See attached</i>

**Section 4: Other Property Information** *what they say*

A. Within the last 10 years, did you acquire the property?  Yes  No  
 If Yes, provide acquisition price \$ *167,000*, Date *9-28-2012*  Purchase  Trade  Gift  Inheritance

B. Within the last 10 years, did you change this property (ex: remodel, addition)?  Yes  No  
 If Yes, describe \_\_\_\_\_  
 Date of changes *- -* Cost of changes \$ \_\_\_\_\_ Does this cost include the value of all labor (including your own)?  Yes  No

C. Within 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. Within the last five years, was this property appraised?  Yes  No  
 If Yes, provide: Date *- -* Value \_\_\_\_\_ Purpose of appraisal *City of De Pere assess*  
 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 *2* minutes.

Property owner or Agent signature <i>Marguerite Williams</i>	Date (mm-dd-yyyy) - -
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Attachment: 901 Trailside Ct Objection (8217 : 901 Trailside Ct Objection)

owner, Marguente W 1.2.2.a

Condo 901 Trailside Court De Pere  
Made By TCP Homes  
Managed by Nelson-Minahan + our  
Trailside II condos assess.

Bought Sept 2018<sup>2</sup> NEW at \$167,000  
(land evaluated 10,000 ea  
y

2018 evaluated 179,200  
2019 " 188,200  
by Accurate Assessments - City DeP

Taxes started at \$2,635.60  
year 2018 =

Square Footage 1510 2 bedroom, 2 full bath

Condo fee started \$95.00/mo, 2019 = 185.00/

Condos have No meeting room, no pool or exer  
Very little yard for activities, no room  
for gardens.

Same sq footage as 911 - other end of my  
condo, but not comparable because  
that one was remodeled by first and  
second owners. They put full bath in  
basement, a bedroom and family room  
in basement. New carpeting upstairs too.  
Other condos on Trailside Lane have full  
basement remodeling with baths + bedroom  
also so cannot compare to mine without.  
Also, the homes in this area have sold so

Attachment: 901 Trailside Ct Objection (8217 : 901 Trailside Ct Objection)

around \$200,000 but they have <sup>at least</sup> 3 bedrooms + 2 baths, lots of yard space, etc. so how could my 2 bedroom, 2 bath be worth \$188,200. (not at all comparable to those homes):

Other condos nearby in De Pere are much nicer and larger so mine would be worth less than them certainly



City of De Pere, Wisconsin

**Request For Board of Review Action**

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**MEETING DATE:** May 10, 2019  
**DEPARTMENT:** City Clerk  
**FROM:** Carey Danen  
**SUBJECT:** 1342 Fox River Drive Objection

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**ATTACHMENTS:**

- 1342 Fox River Dr Objection (PDF)

## 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) <b>Dave White</b>				Agent name (if applicable)			
Owner mailing address <b>1342 Fox River Dr</b>				Agent mailing address			
City <b>De Pere</b>	State <b>WI</b>	Zip <b>54115</b>		City	State	Zip	
Owner phone <b>(920) 621-8081</b>	Email <b>whiteopg@aol.com</b>			Owner phone ( ) -	Email		

Section 2: Assessment Information and Opinion of Value			
Property address <b>1342 Fox River Dr</b>		Legal description or parcel no. (on changed assessment notice) <b>River d Fox River St Dess in J13614-25</b>	
City <b>De Pere</b>	State <b>WI</b>	Zip <b>54115</b>	<b>Part of PC 33 RS FA B T L N Fox</b>
Assessment shown on notice - Total <b>27,700</b>		Your opinion of assessed value - Total	

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)
Basis for your opinion of assessed value: (Attach additional sheets if needed)

**Section 4: Other Property Information**

A. Within the last 10 years, did you acquire the property?  Yes  No  
 If Yes, provide acquisition price \$ \_\_\_\_\_ Date - - - -  Purchase  Trade  Gift  Inheritance  
(mm-dd-yyyy)

B. Within the last 10 years, did you change this property (ex: remodel, addition)?  Yes  No  
 If Yes, describe \_\_\_\_\_  
 Date of changes - - - - Cost of changes \$ \_\_\_\_\_ Does this cost include the value of all labor (including your own)?  Yes  No  
(mm-dd-yyyy)

C. Within the last five years, was this property listed/offered for sale?  Yes  No  
 If Yes, how long was the property listed (provide dates) - - - - to - - - -  
(mm-dd-yyyy) (mm-dd-yyyy)  
 Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_

D. Within the last five years, was this property appraised?  Yes  No  
 If Yes, provide: Date - - - - Value \_\_\_\_\_ Purpose of appraisal \_\_\_\_\_  
(mm-dd-yyyy)  
 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 \_\_\_\_\_ minutes.

Property owner or Agent signature	Date (mm-dd-yyyy)
	- -

Attachment: 1342 Fox River Dr Objection (8207 : 1342 Fox River Drive Objection)



City of De Pere, Wisconsin

**Request For Board of Review Action**

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**MEETING DATE:** May 10, 2019  
**DEPARTMENT:** City Clerk  
**FROM:** Carey Danen  
**SUBJECT:** 734 Morning Glory Lane Objection

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**ATTACHMENTS:**

- 734 Morning Glory Ln Objection (PDF)

### 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) <b>Diane Goffard</b>		Agent name (if applicable)	
Owner mailing address <b>734 Morning Glory Lane</b>		Agent mailing address	
City <b>De Pere</b>	State <b>WI</b>	Zip <b>54115</b>	City State Zip
Owner phone <b>(920) 228-0973</b>	Email <b>naturegirl77@yahoo.com</b>	Owner phone	Email

**Section 2: Assessment Information and Opinion of Value**

Property address <b>734 Morning Glory Lane</b>		Legal description or parcel no. (on changed assessment notice) <b>WD-726-M-24</b>	
City <b>De Pere</b>	State <b>WI</b>	Zip <b>54115</b>	Your opinion of assessed value - Total <b>More than I could sell for</b>
Assessment shown on notice - Total <b>\$143,400</b>			

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) <b>Paid more than I should have for property. Have made no improvements - Needs work</b>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <b>Neighboring Properties similar - but they some have finished basements and remodels</b>
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**Section 4: Other Property Information**

A. Within the last 10 years, did you acquire the property?  Yes  No  
 If Yes, provide acquisition price \$ \_\_\_\_\_ Date      -      -      (mm-dd-yyyy)  Purchase  Trade  Gift  Inheritance

B. Within the last 10 years, did you change this property (ex: remodel, addition)?  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. Within the last five years, was this property listed/offered for sale?  Yes  No  
 If Yes, how long was the property listed (provide dates)      -      -      (mm-dd-yyyy) to      -      -      (mm-dd-yyyy)  
 Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_

D. Within the last five years, was this property appraised?  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 30 minutes.

Property owner or Agent signature <b>Diane M. Goffard</b>	Date (mm-dd-yyyy) <b>5-02-2019</b>
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Attachment: 734 Morning Glory Ln Objection (8218 : 734 Morning Glory Ln Objection)