

CITY OF MENASHA
BOARD OF REVIEW
Third Floor Council Chambers
140 Main Street, Menasha
June 2, 2011
MINUTES

A. CALL TO ORDER

Meeting called to order by Clerk Galeazzi at 10:00 a.m.

B. ROLL CALL/EXCUSED ABSENCES

PRESENT: Commissioner Klundt, Bayer, Zielinski, Eckrich, Kordus, Rudolph (alternate only)

ALSO PRESENT: CA/HRD Captain, Mark Brown from Associate Appraisal, Clerk Galeazzi, Court Report Lisa Nowak from Henes & Associates

C. ACTION ITEMS

1. Select Chairman

Clerk Galeazzi opened the floor for nominations for Chairman.

Moved by Comm Zielinski, seconded by Comm. Klundt to nominate Comm. Bayer as Chairman.

Moved by Comm. Zielinski, seconded by Comm. Eckrich to close nomination.

Motion carried on voice vote.

Motion for Comm. Bayer as Chairman carried on voice vote.

Comm. Bayer took over.

2. Select Vice-Chairman

Chairman Bayer opened the floor for nominations for Vice-Chairman.

Moved by Comm. Klundt, seconded by Comm. Eckrich to nominate Comm. Zielinski as Vice-Chairman.

Hearing no other nominations, Chairman Bayer called the nominations to a close.

Motion for Comm. Zielinski as Vice-Chairman carried on voice vote.

3. Clerk's Report – Certification of Board Members

Clerk Galeazzi reported the notice of the Board of Review was published in the Appleton Post Crescent (official City newspaper) on May 16, 2011 and also posted at City Hall, the Post Office, the Library and the Utilities. She also reported Comm. Bayer, Zielinski and Kordus went through training and are certified for the next 2 years. Also certified are Comm. Klundt, Eckrich and Rudolph.

4. Examine Assessor's Roll

Commissioners elected to review the Assessor's Roll after hearing the cases.

5. Hearing Objections, Review, Board Determinations

- a. John Ostrowski, 513 Appleton Street, Jan Krueger appearing on behalf of property owner. Parcel #4-00078-00, Land Value \$21,100; Improvements \$ 79,400; Total \$100,500.

Clerk swore in Mark Brown, Assessor and Jan Krueger.

Jan Krueger stated it is her opinion the fair market value of the property should be \$90,000 based on a real estate proposal recently done by Remax Realty. There have been some recent upgrades to the property.

a. John Ostrowski, 513 Appleton Street. Cont'd.

Assessor Mark Brown explained the Property Record Report on the property. He pointed out the Real Estate Proposal referred to by Ms. Krueger was completed in 2011. The current assessed value is as of January 1, 2011. The upgrades to the property were completed in 2011.

Deliberation: Committee discussed the facts presented.

Moved by Comm. Zielinski, seconded by Comm. Kordus to sustain the Assessor's valuation.

Moved by Comm. Eckrich, seconded by Comm. Klundt to include in original motion, the property owner did not present enough evidence to change the Assessor's value.

Motion on amendment carried on roll call 5-0.

Motion as amended carried on roll call 5-0.

b. Robert Burke, 115 Madison Street, Craig Weborg, appearing on behalf of property owner. Parcel #3-00750-00. Land Value \$11,400; Improvements \$54,500; Total \$65,900.

Clerk swore in Craig Webor

Mr. Webor was asked to state what he feels is a fair market value as it was not listed on the objection form. Mr. Webor stated \$39,900. The property was purchased as a foreclosure and feels the current assessed value did not take into consideration the foreclosure. He used property in Appleton as comparisons. The property is currently being rented at \$500 per month.

Assessor Mark Brown explained the Property Record Report and the comparisons used were located in Menasha.

Deliberation: Committee discussed the facts presented.

Moved by Comm. Eckrich, seconded by Comm. Bayer to sustain the Assessor's valuation as the property owner did not present enough evidence to change the value.

Motion carried on roll call 5-0.

c. Robert Burke, 637 Broad Street, Craig Weborg, appearing on behalf of property owner. Parcel #5-00348-00. Land Value \$24,500; Improvements \$54,500; Total \$79,000.

Clerk reminded Mr. Weborg he was still under oath.

Mr. Webor was asked to state what he feels is a fair market value as it was not listed on the objection form. Mr. Webor stated \$49,900. The property was purchased as a foreclosure and feels the current assessed value did not take into consideration the foreclosure. The property is currently being rented at \$625 per month.

Assessor Mark Brown explained the Property Record Report.

Deliberation: Committee discussed the facts presented.

Moved by Comm. Zielinski, seconded by Comm. Klundt to sustain the Assessor's valuation as the property owner did not present enough evidence to change the value.

Motion carried on roll call 5-0.

d. James Klumpp, 232 Sunset Drive. Parcel #2-00667-00. Land Value \$26,300; Improvements \$83,800; Total \$110,100

Clerk swore in James and Julie Klumpp.

Mr. and Mrs. Klumpp presented an appraisal that was done on May 5, 2011. They purchased the property on May 18, 2011 for \$80,750. Based on the appraisal and recent purchase it is their option that the fair market value of the property is \$90,000. It is currently being rented for \$647 per month.

- d. James Klumpp, 232 Sunset Drive. Parcel #2-00667-00. Land Value \$26,300; Improvements \$83,800; Total \$110,100. Cont'd.

Assessor Mark Brown explained the Property Record Report. He pointed out the assessed value is as of January 1, 2011 and the appraisal presented was as of May 5, 2011. The property owner did not appear at Open Book.

Deliberation: Committee discussed the facts presented.

Moved by Comm. Eckrich, seconded by Comm. Zielinski to sustain the Assessor's valuation as the property owner did not present enough evidence to change the value.

Motion carried on roll call 5-0.

- e. David Gloss, 2432 Trumpeter Swan Lane, Parcel #7-00700-62. Land Value \$65,000; Total \$65,000.

Clerk swore in David Gloss

Mr. Gloss stated he purchased the lot for \$60,000 in 2007. He has had the property for sale since 2007. Based on the current condition of the housing market in his opinion the fair market value should be \$40,000

Assessor Mark Brown explained the Property Record Report. He discussed the vacant land sales used for comparisons.

Deliberation: Committee discussed the facts presented.

Moved by Comm. Bayer, seconded by Comm. Echrich to sustain the Assessor's valuation as the property owner did not present enough evidence to change the value.

Motion carried on roll call 5-0.

- f. Corey Gordon, 809 Sixth Street, Parcel #5-00436-00. Land Value \$16,900; Improvements \$58,100; Total \$75,000

Clerk swore in Corey Gordon

Mr. Gordon stated it is his opinion the fair market value of the property should be \$70,000 based on a recent appraisal he had done for refinancing purposes. He did attend the Open Book and the Assessor did reduce it to \$75,000. He had asked the Assessor for the property comparisons used.

Assessor Mark Brown explained the Property Record Report. The property value was reduced at Open Book. The appraisal presented by the property owner was for refinancing purposes

Deliberation: Committee discussed the facts presented.

Moved by Comm. Klundt, seconded by Comm. Zielinski to sustain the Assessor's valuation as it was already reduced at Open Book.

Motion carried on roll call 5-0.

- g. Dean Basten, 2475 Whistling Swan Court, Parcel #7-00700-34 Land Value \$89,800; Improvements \$600,200; Total \$690,000.

Clerk swore in Dean Basten

Mr. Basten presented an appraisal done on June 25, 2010 for refinancing purposes. He attended Open Book and the Assessor did reduce the value. It is his opinion that the fair market value should be at \$635,000. The assessed value is higher than the appraised value of June, 2010

Assessor Mark Brown explained the Property Record Report. The property is on the higher end of City of Menasha homes. The property value was reduced at Open Book. The appraisal presented by the property owner was for refinancing purposes

- g. Dean Basten, 2475 Whistling Swan Court, Parcel #7-00700-34 Land Value \$89,800; Improvements \$600,200; Total \$690,000. Cont'd.

Deliberation: Committee discussed the facts presented.

Moved by Comm. Eckrich, seconded by Comm. Zielinski to sustain the Assessor's valuation as the Assessor presented better evidence supporting the valuation.

Motion carried on roll call 5-0.

- h. Karlene Zeininger Trust, Jon Zeininger, Trustee, 618-622 Airport Road, Parcel #4-00795-01. Land Value \$65,700; Improvements \$346,200; Total \$ 411,900.

Clerk swore in Jon Zeininger.

Mr. Zeininger explained this is commercial property. They are trying to settle the estate of Karlene Zeininger. The property needs a new roof. Estimate for a new roof would be about \$30,000. He did not attend the Open Book. There are two units in the building. One unit is occupied by Fox Stamp; the other unit has been vacant for approximately 24 months. Using the income approach method it is his opinion the fair market value of the property should be \$244,000.

Assessor Mark Brown explained the Property Record Report. He was not aware of the condition of the roof. He would have no objection if the Board of Review wanted to adjust the assessed value to take into consideration the condition of the roof.

Deliberation: Committee discussed the facts presented.

Moved by Comm. Zielinski, seconded by Comm. Kordus to set the full value of the property as: Land \$65,700, Improvements \$304,300, Total \$370,000 as stated by the Assessor because of the condition of the roof.

Motion carried on roll call 5-0.

5. Approve Minutes

Clerk Galeazzi read the minutes into the record.

Moved by Comm. Eckrich, seconded by Comm. Zielinski to approve minutes as read.

Motion carried on voice vote

Commissioners examined the assessment rolls

Moved by Comm. Eckrich, seconded by Comm. Zielinski to accept the 2011 Assessor Roll as true and correct as presented to the Board of Review including the one change made by the Board of Review.

Motion carried on roll call 5-0.

Clerk Galeazzi announced the Notice of Board of Review Determination for all cases heard by the Board of Review have been prepared and mailed to the property owners.

D. ADJOURNMENT – Sine Die

Moved by Comm. Zielinski, seconded by Comm. Eckrich to adjourn sine die at 3:00 p.m.

Motion carried on voice vote.

Respectfully submitted by Deborah A. Galeazzi, WCMC, City Clerk