

CITY OF MENASHA
BOARD OF REVIEW
Third Floor Council Chambers
140 Main Street, Menasha
June 8, 2010
MINUTES

A. CALL TO ORDER

Clerk Galeazzi called the meeting to order at 10:07 a.m.

B. ROLL CALL/EXCUSED ABSENCES

PRESENT: Commissioners Bayer, Eckrich, Klundt, Rudolph, Zielinski

ALSO PRESENT: CA/HRD Captain, Mark Brown from Associated Appraisal,
Clerk Galeazzi, Bob Nelson Court Reporter.

C. MINUTES TO APPROVE

1. [Board of Review, 6/9/2009](#)

Moved by Comm. Zielinski, seconded by Comm. Eckrich to approve minutes
Motion carried voice vote

D. ACTION ITEMS

1. Select Chairman

Clerk Galeazzi opened the floor to nominations for Chairman of Board of Review.

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

Moved by Comm. Zielinski, seconded by Comm. Eckrich hearing no other
nominations to close nominations.

Motion to close nominations carried on voice vote.

Motion to elect Comm. Bayer as Chairman carried on roll call 5-0.

Chairman Bayer took over the meeting.

2. Select Vice-Chairman

Chairman Bayer opened the floor to nominations for Vice-Chairman of Board of Review.

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

Moved by Comm. Zielinski, seconded by Comm. Eckrich hearing no other
nominations to close nominations.

Motion to close nominations carried on voice vote.

Motion to elect Comm. Zielinski as Vice-Chairman carried on roll call 5-0.

3. Clerk's Report – Certification of Board Members

Clerk Galeazzi reported the notice of the Board of Review meeting was published in the
official City newspaper (Appleton Post Crescent) and posted at City Hall, Library, Utilities
and Post Office.

Comm. Klundt, Eckrich, and Rudolph attended training on June 8 before the Board of
Review and are certified until May 2012. Comm. Bayer and Zielinski are certified until
May 2011.

4. Examine Assessor's Roll

Mark Brown from Associate Appraisals presented the Assessor's Roll for review
and was signed by the Clerk. Questions/Answers/Discussion about the roll was held by
Commissioners and Assessor.

5. Hearing Objections, Review, Board Determinations

Clerk Galeazzi explained the objection form for the first case was submitted to the Clerk's office less than 48 hours before the Board convened.

Moved by Comm. Zelinski, seconded by Comm. Bayer to waive the 48 hours and hear the case.

Motion carried on roll call 5-0.

Clerk Galeazzi read the case:

Neng Chue Thao, 1260 Southfield Drive, Menasha, Tax Key #7-00375-00

Land \$31,700, Improvements \$138,300, total \$170,000

Clerk Galeazzi swore in the property owner Neng Chue Thao (property owner), Blong Thao (agent for property owner) and Mark Brown (Assessor).

Neng Chue Thao, property owner, presented an appraisal done on the property on January 5, 2010. He purchased the property for \$148,000 from Community First Credit Union. The appraisal amount was \$154,000.

Mr. Thao referenced the comparable properties used in the appraisal. They were similar in square footage to his property and assessed lower. Some of the comparables used for the appraisal were not in the City of Menasha.

Commissioners and CA Captain asked questions of Mr. Thao.

Mark Brown, Assessor, presented the information he used to establish the assessed value of the property. Mr. Brown stated the property owner showed him the appraisal in February 2010 and asked for his property to be reassessed. Mr. Brown stated he did not agree with the appraisal because it did not use a cost approach and it was used for mortgage purposes.

Commissioners and City Attorney Captain asked questions of Mr. Brown.

The Board Deliberated.

Moved by Comm. Eckrich, seconded by Comm Zielinski that the current assessed value be maintained as the appraisal submitted by property owner was not an arm's length and the assessor presented more reliable comparable properties.

Motion carried on roll call 5-0.

Notice of Board of Review Determination was handed to the property owner.

6. Approve Minutes

Clerk Galeazzi read the minutes.

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

Motion carried on roll call 5-0.

E. ADJOURNMENT

Moved by Comm. Zielinski, seconded by Comm. Eckrich to adjourn sine-die at 12:15 p.m.

Motion carried on voice vote.

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