

**VILLAGE OF THIENSVILLE  
BOARD OF REVIEW  
MINUTES**

**DATE:** Wednesday, May 30, 2018  
**TIME:** 10:00 AM – 12:00 PM

**LOCATION:** 250 Elm Street  
Thiensville, WI

- |    |               |                     |
|----|---------------|---------------------|
| I. | Call to Order |                     |
|    | President     | Van Mobley          |
|    | Trustee       | Elmer Prenzlow      |
|    | Administrator | Dianne S. Robertson |
|    | Residents     | Edwin Ogden         |
|    |               | Michael Dyer        |
|    | Attorney      | Robert Feind        |
|    | Assessor      | Lester J. Ahrens IV |

President Mobley called the meeting to order at 10:00 AM.

II. Public Notice of Board of Review

Administrator Robertson reported that the Public Notice of Board of Review was posted in four places: on the front door of the municipal building, and on the three community bulletin boards. The Notice was also published in the News Graphic as required by Wisconsin State Statutes.

III. Election of Chairman and Vice Chairman

**MOTION** by Trustee Prenzlow, **SECONDED** by Resident Ogden to elect President Van Mobley as Chairman of the Board of Review. **MOTION CARRIED UNANIMOUSLY.**

**MOTION** by President Mobley, **SECONDED** by Resident Dyer to elect Trustee Elmer Prenzlow as Vice Chairman of the Board of Review. **MOTION CARRIED UNANIMOUSLY.**

**MOTION** by Resident Dyer, **SECONDED** by Trustee Prenzlow to elect Administrator Dianne Robertson as Recording Secretary of the Board of Review. **MOTION CARRIED UNANIMOUSLY.**

IV. Approval of Minutes  
1. May 31, 2017

**MOTION** by Trustee Prenzlow, **SECONDED** by Resident Dyer to approve the May 31, 2017 Minutes. **MOTION CARRIED UNANIMOUSLY.**

V. Verify member training affidavit (Attended in 2018 – 2-year certification)  
1. Van Mobley, Dianne S. Robertson, Michael Dyer and Edwin Ogden

Administrator Robertson confirmed that all members of the Board of Review are certified. The Village is compliant.

VI. Receive Affidavit of Village Assessor and 2018 Assessment Roll

Assessor Lester Ahrens from Grota Appraisals signed the Assessor affidavit dated May 30, 2018 and swears that he has performed without prejudice all the duties of the Office of Assessor with respect to such Assessment Roll. Notice of the Change of Assessment as required by Section 70.365 of the Wisconsin State Statutes was deposited in the U.S. Mail on April 17, 2018. This document will need to be signed by the Municipal Clerk and kept with the 2018 Assessment Roll. This Assessment Roll is being turned over to the 2018 Village of Thiensville Board of Review. Included with the Roll is a Statement of Real Estate Assessments and Statement of Personal Property Assessments and one late Open Book Change to a Personal Property account. Any and all other changes have been updated and included in the 2018 Assessment Roll.

VII. Administrator swears in all persons giving testimony, including the Assessor

There are no objectors present.

VIII. Board of Review hears objections, which were scheduled prior to 5/28/18

No objections have been filed.

IX. Board of Review reviews and approves the assessment roll

Administrator Robertson inquired as to the Village's equalized value. Assessor Ahrens reported that last year the level of assessment as determined by the Department of Revenue was 95.6%. It is estimated that this year, for purposes of this meeting, the level of assessment is 90%. Sales indicate a little bit less than that, however, there is not a large sample size. The Department of Revenue's analysis will be sent out about August 1<sup>st</sup> with preliminary figures. This will be reviewed and then certified by August 15<sup>th</sup>.

Assessor Ahrens reported that any level of assessment between 90-110% is still in compliance. There are two major classes in Thiensville: residential and commercial. It is likely that these two will be very close to each other as far as level of assessment. If either drops below 90% this year, the Department of Revenue will issue a Noncompliance Notice to the Village in the fall. Within the next two years, a revaluation would be necessary. If a revaluation is not conducted by the Village by year three, the Department of Revenue would conduct a revaluation. Assessor Ahrens suggested considering a revaluation. The last Village revaluation was in 2015.

Assessor Ahrens stated that in regards to condominiums, that on average the condos are about 10% low overall.

Last year the Village added just shy of \$1.5 million in new construction. This year, this is up dramatically, basically doubled, so new construction is just shy of \$3 million. This is due to Building Permits issued in calendar year 2017.

There were no Corrections of Errors by Assessor (70.43) or Omissions (70.44) from last year so there were no corrections that needed to be handled. The real estate assessed value of the Village in 2017 was \$319,282,000; this year it is \$322,268,000, absent personal property.

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At Open Book there was no contest to any real estate parcel; there were three personal property accounts where a Doomage Notice was sent. There was a big change in personal property i.e. Scheduled C went into effect which exempts tools, machinery or patterns.

Board of Review members inspected the assessment roll.

Assessor Ahrens prepared the Annual Assessment Report for the Village as required by the Department of Revenue.

**MOTION** by Resident Dyer, **SECONDED** by Trustee Prenzlów to approve the Assessment Roll. **MOTION CARRIED UNANIMOUSLY.**

X. Board of Review schedules objections, which require a 48-hour notice

None.

XI. Board of Review hears any objections where the 48-hour notice was waived by both the objector and the Assessor

None.

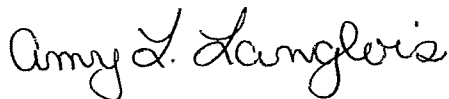
XII. Recess the Board of Review to reconvene when the 48-hour notice has been complied with (if needed)

None.

XIII. Adjournment Sine Die (Only if there were no objections filed which require a 48-hour notice)

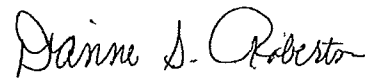
**MOTION** by Trustee Prenzlów, **SECONDED** by Resident Ogden to Adjourn Sine Die at 12:01 PM. **MOTION CARRIED UNANIMOUSLY.**

Submitted by,



Amy L. Langlois  
Village Clerk

Approved by,



Dianne S. Robertson  
Administrator