

**VILLAGE OF THIENSVILLE
BOARD OF REVIEW
MINUTES**

DATE: Wednesday, June 5, 2019
TIME: 1:00 PM – 3:00 PM

LOCATION: 250 Elm Street
Thiensville, WI

- | | | |
|----|---------------|-------------------------|
| I. | Call to Order | |
| | President | Van Mobley |
| | Trustee | David Lange |
| | Administrator | Colleen Landisch-Hansen |
| | Residents | Edwin Ogden |
| | | Michael Dyer |
| | Attorney | Robert Feind |
| | Assessor | Lester J. Ahrens IV |

President Mobley called the meeting to order at 1:00 PM.

II. Public Notice of Board of Review

Administrator Landisch-Hansen reported that the Public Notice of Board of Review was posted on the Village website, on the three community bulletin boards and on the front door of the municipal building. The Notice was also published in the News Graphic on April 4, 2019 as required by Wisconsin State Statutes.

III. Election of Chairman and Vice Chairman

MOTION by Resident Dyer, **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 Lange as Vice Chairman of the Board of Review. **MOTION CARRIED UNANIMOUSLY.**

IV. Approval of Minutes
1. May 30, 2018

MOTION by Trustee Lange, **SECONDED** by Resident Ogden to approve the May 30, 2018 Minutes. **MOTION CARRIED UNANIMOUSLY.**

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

President Mobley, Michael Dyer and Edwin Ogden are certified for Board of Review. The Village is compliant.

Board of Review Minutes

June 5, 2019

Page two of four

VI. Receive Affidavit of Village Assessor and 2019 Assessment Roll

Assessor Lester Ahrens from Grota Appraisals signed the Assessor's Affidavit dated June 5, 2019. The Notice of Change of Assessment as required by Section 70.365 of the Wisconsin State Statutes was deposited in the U.S. Mail on April 16, 2019.

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

Administrator Landisch-Hansen swore in Assessor Lester Ahrens, 7233 North River Road, West Bend, WI 53090. There are no objectors present.

VIII. Board of Review hears objections, which were scheduled prior to 6/3/2019

No objections have been filed.

IX. Board of Review reviews and approves the assessment roll

Attorney Robert Feind verified that the Village has an Ordinance for the confidentiality of income and expense information. No information has been provided this year.

Assessor Ahrens reported to the Board that any and all legal Open Book changes are included in the Assessment Role; there were none for the Village. There were no Corrections of Errors by Assessor (70.43) or Omissions (70.44) from last year. What this means is that there were no errors made by Assessor Ahrens last year or omitted any properties that need to be addressed in the current assessment year.

In regards to the level of assessment, in assessment year 2018 the level of assessment was 91.59%. This year, looking at the sales that have occurred, there were 50 arms-length transactions in the 2018 calendar year. For the purposes of this meeting, Assessor Ahrens is estimating that the level of assessment will be 87% for 2019. There are two major classes in Thiensville: residential and commercial. A major class makes up at least 10% of the total municipal assessed value. Both classes have been in compliance for a number of years. Assessor Ahrens expects the residential class to fall out of compliance in 2019, but this will only be for the first year out of compliance. On year five, if the market does not revert and not pulled back into compliance, then Administrator Landisch-Hansen will receive a notice from the Department of Revenue letting the Village know that they are out of compliance. The first Notice of Noncompliance would be in 2023 and the second Notice would be in 2024. At this point, the Village would have to reassess. If you hold out longer than that, the State would conduct a revaluation themselves or appointing an agency and then supervising them. All in all, the Village is in good shape. The Village may choose to do a revaluation at any time.

Assessor Ahrens ran some statistics to look at the different classes and level of assessments and also to look into any problems with uniformity. Things are tightening up and appears that the residential market has caught up. The condos are really only about 5% different than the typical residential market. Two years ago, that was closer to 10%.

Board of Review Minutes

June 5, 2019

Page three of four

Typically when the market gets better, the economy gets better. Assessor Ahrens does not believe this needs to be addressed at this time.

Looking at the coefficient of dispersion and price related differential, which are two different measurements of assessment uniformity, the Village is almost spot on. Assessments are low compared to selling prices which is to be expected in this market. There is a low inventory of homes and if priced right, a home will only last on the market a very short time.

Assessor Ahrens presented valid sales that occurred this last calendar year which do not include any short sales, foreclosures or family sales.

This year was not a revaluation year – just a maintenance year meaning that the field work that Grotta Appraisals performed was due to building permits and projects that were not completed from the prior year.

The number of sales this year was larger than last year.

Administrator Landisch-Hansen inquired about net new construction. Assessor Ahrens indicated that there was \$576,900 for residential projects. There were no large commercial projects.

President Mobley asked Assessor Ahrens, that looking as southeastern Wisconsin as a whole, if there are similar numbers of new construction and how is it allotted i.e. apartments, single-family homes or condos. Assessor Ahrens does not have specifics regarding this and believes that what is trending is development of higher-end apartments and condos.

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

MOTION by Resident Dyer, **SECONDED** by Trustee Lange 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.

Board of Review Minutes

June 5, 2019

Page four of four

- 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)

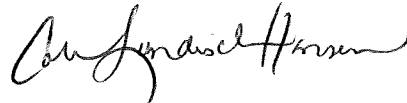
MOTION by Resident Dyer, **SECONDED** by Trustee Lange to Adjourn Sine Die at 3:00 PM.
MOTION CARRIED UNANIMOUSLY.

Submitted by,



Amy L. Langlois
Village Clerk

Approved by,



Colleen Landisch-Hansen
Administrator