

Proceedings of the City of New Berlin Board of Review
Monday, May 15, 2006
3:00 PM - 5:00 PM
New Berlin City Hall
3805 S. Casper Drive, New Berlin
Council Chambers

A. Call to Order

Board member Amy Narus called the meeting to order at 3:00 PM.

Present: Board members Amy Narus, Jerry Hudy, Cliff Pautz and Gary Beier. Also present City Assessor Paul Koller, Deputy Assessor Mary Hlavinka, Appraiser Sherman Pagenkopf and City Clerk Marilyn Gauger.

B. Election of Chair and Vice-Chair

Motion by Amy Narus to elect Gary Beier as Chairperson. Seconded by Cliff Pautz and carried with Gary Brier abstaining.

Motion by Gary Beier to elect Amy Narus as Vice-Chairperson. Seconded by Cliff Pautz and carried with Amy Narus abstaining.

C. Verification of training requirements pursuant to Section 70.46 (4)

City Clerk Marilyn Gauger indicated the following persons meet the training requirements: Amy Narus, Gary Beier, Benjamin Olson and Cliff Pautz.

D. Review of Procedures

City Clerk Marilyn Gauger presented Board members with a checklist for Board of Review hearings and read the following: "The Assessor's values are presumed to be correct unless proved otherwise; The Board can not change any value as fixed by the Assessor except upon evidence presented to it by persons under oath; The evidence must be factual in nature, not just a matter of opinion; and a small percentage difference between the market value established by the Assessor and the taxpayer's idea of value usually is not sufficient to warrant a change by the Board of Review."

E. Assessors Update

City Assessor Paul Koller indicated this year was a maintenance year for the assessment roll. The next re-value is scheduled for 2008. The only change for this year to the assessment roll is where something changed on the property. Twenty-four hundred (2400) notices of changes were mailed on April 21st, of that 1300 were for real property and 1100 were for personal property. The following week, April 24 to 28 Open Book was held. The Assessor's office held 36 appointments/informal hearings for the changes that should or could be made. The assessment ratio for 2006 is at 93% of market value.

The 2006 values are as follows:

Residential - \$3,105,334,200; Commercial - \$828,705,600; Agricultural - \$721,000; Undeveloped - \$756,800; Forest Lands - \$634,100; Other - \$16,499,800 and Personal Property - \$92,318,830 for a total value of all property within the City of New Berlin of \$4,044,970,330.

Assessor Paul Koller indicated there are no new statutory exemptions for 2006.

F. Review Assessment Roll

Board members reviewed the 2006 assessment rolls. Assessor Koller indicated his office is working on having assessment values on the City's website.

Don Starr arrived at 3:20 PM

Assessor Paul Koller indicated that three (3) appeals were filed. Two of the objections (one real and one personal) were withdrawn by Debra Kurtz, agent for Salvatore Dragotta.

The 3rd appeal is for Tax Parcel No: 1212.986 at 15805-11 W National Avenue.

Deputy Assessor Hlavinka indicated the property owner signed a stipulation for the following values and waived the 15 day notice requirement:

Land: \$493,300; revised \$456,400
Improvements: \$727,700; revised \$644,200
TOTAL \$1,221,000; revised \$1,100,600

Motion by Amy Narus to accept the revised change for a total assessment of \$1,100,600 Tax Key No.1212.986 based on the stipulation/waiver being signed by the property owner. Seconded by Don Starr and carried unanimously per roll call vote.

Walgreen Company filed a claim for excessive assessment against the City pursuant to State Statutes 74.37 with respect to their 2005 assessment. The City denied their claim based on the 2005 Board of Review hearing whereby the Assessor's valuation was sustained by the Board.

Assessor Paul Koller indicated the facts remain the same with regards Walgreen Company assessed values and no new information would be brought forth for 2006, therefore Walgreen Company and the City agree to stipulate that fact and the claimant will be deemed to have timely provided notice of intent to file objection for 2006 and shall not be required to appear before the Board of Review for 2006.

Motion by Don Starr to accept and sign the stipulation and sustain the Assessor's value as determined by the Board of Review for 2005. Seconded by Cliff Pautz and carried unanimously per roll call vote.

G. Schedule Appeals to Assessment, if necessary

None.

H. Hear Appeals to Assessment, if necessary

None.

I. Create a new hearing schedule for written objections/appeals filed but not heard, if necessary

None.

J. Adjourn

Motion by Don Starr to adjourn sine di at 5:00 PM. Seconded by Amy Narus and carried unanimously per roll call vote.

Respectfully submitted:

Marilyn Gauger, CMC/WCMC
City Clerk