

Proceedings of the Board of Review
Monday, May 19, 2008
3:00 PM to 5:00 PM

New Berlin City Hall
3805 S. Casper Drive, New Berlin
Council Chambers

A. Call to Order; Roll Call; Declaration of Quorum

Board member Gary Beier called the meeting to order at 3:07 PM.

Present: Board members Amy Narus, Cliff Pautz, Gary Beier and Don Starr.

Also present: City Assessor Paul Koller, Deputy Assessor Mary Hlavinka, Appraiser Bill Meyer, Appraiser Sherman Pagenkopf, City Clerk Marilyn Gauger and Deputy City Clerk Sherry Grant.

B. Election of Chair and Vice-Chair

Motion by Don Starr to elect Gary Beier as Chairperson. Seconded by Amy Narus and carried with Gary Beier abstaining.

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

C. Verification of training requirements pursuant to Section 70.46 (4) and 73.03 (55)

City Clerk Marilyn Gauger indicated the following persons meet the training requirements: Gary Beier, Amy Narus and Don Starr. The Board of Review Member Training Affidavit was executed and accepted by the Department of Revenue on May 14, 2008.

D. Review of Procedures

City Clerk Marilyn Gauger presented Board members with a Board of Review Hearing Format 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."

Chairman Beier indicated when making determination regarding the assessor versus the hearing applicant we should not assign a value; we take either one opinion or the other as being correct. The Board should not set values; we have a great team (Assessor's Department) in the city.

E. Assessors Report

City Assessor Paul Koller indicated last year he reported that this year would be a re-value year. Things changed at the end of summer last year and it got very sluggish to the point we questioned should we go ahead because some of values were going down. We decided to wait and do another year of maintenance and wait for clarity in the market. For this year changes were recognized for permits, alternations, new construction, remodel and splits.

Approximately 2,300 personal property and real estate property notices were mailed on 4-25-08. The following week, April 28th to May 2nd Open Book was held. The Assessor's office worked with

about 80 people. The assessment ratio for 2008 is at 90% of market value.

The 2008 values are as follows:

Residential - \$3,210,323,200; Commercial - \$876,304,000; Agricultural - \$699,500; Undeveloped - \$786,600; Forest Lands - \$568,200; Other - \$17,066,300 and Personal Property - \$98,554,790 for a total value of all property within the City of New Berlin of \$4,204,302,590.

Assessor Koller indicated that Personal property went up close to \$8M. People are re-investing which is encouraging to see.

Approximately 20 Open Book changes in values were done based on information supplied i.e. sales information, appraisals and structural information.

F. Review Assessment Roll

The Board members reviewed the 4 assessment rolls for approximately 90 minutes.

The average number of days that a home was on the market for 2007 was 75 days. For the 1st half of 2008, the average number of days that a home was on the market was 77 days however the number of sales is down per Assessor Koller.

G. Schedule Appeals to Assessment, if necessary

Assessor Koller indicated 2 objections were filed with the City Clerk. The business at 15650 W National Avenue withdrew their objection.

H. Hear Appeals to Assessment, if necessary

No persons appeared before the Board.

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

Sunrise Citgo at 13975 W Cleveland faxed in their Objection Form for real property. The Board set the hearing for: Friday, May 23, 2008 at 3:00 PM. Copies of the objection was given to Board members.

J. Adjourn

Motion by Amy Narus to adjourn Board of Review to Friday, May 23, 2008 at 3:00 PM. Seconded by Don Starr and carried unanimously at 5:00 PM.

Respectfully submitted:

Marilyn Gauger, MMC/WCMC
City Clerk