

Town of Wheatland Board of Review

August 31, 2021 – 10 a.m. to 12:00 Noon
Wheatland Town Hall, 34315 Geneva Rd., New Munster, WI 53152

1. **Call Board of Review (BOR) to order.** Town Chairman William Glembocki called the meeting to order at 10 a.m. and opened with the *Pledge of Allegiance*.
2. **Roll Call.** Board of Review members present: William Glembocki, Andrew Lois, Kelly Wilson and Sheila Siegler. Town Attorney Jeffrey Davison was present. Representing Associated Appraisal Services: Dean Peters and Myles McKown.
3. **Confirmation of Appropriate BOR and Open Meetings notices.** As required by law, all notices have been published in the *Kenosha News* and/or posted on the town website and at regular posting areas, Clerk stated.
4. **Select a Chairperson for BOR.** Andrew Lois moved to select William Glembocki as chairperson. Kelly Wilson seconded. Motion carried.
5. **Select a BOR Vice-Chairperson.** William Glembocki moved to appoint Andrew Lois as Vice-Chairperson. Kelly Wilson seconded. Motion carried.
6. **Verify that at least one BOR member has met the mandatory training requirements.** Clerk Sheila Siegler stated Andrew Lois, Kelly Wilson and she had completed the video training approved by the Department of Revenue on August 30, 2021. Certifications have been filed with the WI Dept. of Revenue for all three BOR members.
7. **Verify that the Town has an ordinance for the confidentiality of income and expense information provided to the Assessor under state law, Wis. Stat. § 70.47(7) (af).**
Yes, the town does have such ordinance.
8. **Review of new laws.**
Beginning in 2022, at least one board of review member will need to attend a training approved by the WI Department of Revenue each year. Currently, the requirement is every two years.
9. **Adoption of amendment to policy regarding the procedure for sworn telephone testimony and sworn written testimony.**
Wheatland Board of Review does not allow telephone or sworn written testimony but requires the person to be present and able to answer questions regarding any testimony.
10. **Adoption of policy regarding the procedure for waiver of BOR hearing requests.**
No one is present asking for a waiver.
11. **Filing and summary of Annual Assessment Report by Assessor's Office.**
Dean Peters, Associated Appraisal Consultants, Inc. introduced himself and listed his credentials and then introduced Myles McKown and stated his credentials. Peters explained they are no longer required to file the report because it has been discontinued. Instead, he gave a summary of the 2021 assessment year.

The 2021 assessment roll has been completed. Certificates signed. Two-year update (revaluation) showed property value increases around 15% which is higher than normal. Some areas went up significantly because of sales in the area. That makes for more uniform and equitable assessment when it is not an overall rate increase but more individual by neighborhood and sales.

WI DOR considers Jan. 1, 2021 residential value to increase 10% for period between Jan. 1, 2020 and Jan. 1, 2021 and 7% for commercial property. That is a big jump.

Clerk asked where we stand on equalized. Equalized against assessed should be about 97% Peters said. Had we not had a revaluation year, we would be in the 80 percent range.

Dean Peters further stated it has been a while since they did onsite inspections. Sales data shows there has been work done in between without building permits. Assessors have to change their records after they review the sale. DOR supports onsite inspections being done every 10 years and it is well over 10 years for Wheatland.

He said state law changed and property owners do not have to let the assessor enter in order to contest their assessment. Without being able to require access, assessors have seen the entrance rate drop significantly. Plus, he said, it is not fair to property owners if some let them in and see their property increase and others don't receive an increased assessment because they refuse entrance.

Exterior walkaround should be done though. It shows a lot and helps them update the records to make them more equitable. He can give us figures on this type of inspection in a revaluation year or

spread over two years if the cost is too high for one budget year.

Chairman said to provide a cost figure and we'll talk it over as a board. Chairman also asked if property values are so crazy just in our area or over the entire state. Peters said all areas have seen rising property values that are reflecting the property sales. They try to assess for market value.

12. **Receipt of the assessment roll by the Clerk from the Assessor.** Roll was received and certificate signed by the clerk. Green tags indicate changes made since Open Book. All changes were made and are included in the assessment roll, Dean Peters stated.

13. **Review the Assessment Roll and perform statutory duties:**

Completed.

14. **Discussion/Action – Certify all corrections of error under state law (Wis. Stat. § 70.43).**

There were no palpable errors discovered in last year's assessment roll and no omitted assessments.

15. **During the first two hours, consideration of waivers of notice, waivers of BOR hearing, requests to testify by telephone or submit sworn statement, subpoena request and any other BOR matters.**

There was no one present to request any of the above.

16. **Proceed to hear objections, if any and if proper notice/waivers given, unless scheduled for another date.**

There were no requests for the board to review.

17. **Meeting recessed.** William Glembocki moved to recess at 10:32 a.m. unless an objector comes in and to reopen at noon to adjourn. Kelly Wilson seconded. Motion carried.

18. **Meeting adjourned.** Chairman Glembocki opened the recessed meeting at 11:59 a.m. He stated there no requests for 48-hour waiver, to testify by phone and no property objections filed.

Andrew Lois moved to adjourn at 12:00 noon. Kelly Wilson seconded. Chairman stated the 2021 Board of Review Meeting is adjourned.

Respectfully submitted,

Sheila M. Siegler, Town Clerk