

MINUTES

TOWN OF YORKVILLE
BOARD OF REVIEW
TOWN BOARD ROOM
UNION GROVE MUNICIPAL CENTER
WEDNESDAY, JUNE 29, 2016

Call to Order

Clerk-Treasurer Michael McKinney called the meeting to order at 5:00 p.m.

Roll Call

The following Board of Review members were present: Sherry Gruhn, Terrence McMahon and Barbara Geschke. Peter Hansen was absent. Also present were Assessor Jim Henke and Clerk-Treasurer Michael McKinney.

Appointment of a Chairperson

Motion (McMahon, Geschke) to appoint Sherry Gruhn as Chairperson of the 2016 Board of Review, Motion Carried (MC).

Appointment of a Vice-Chairperson

Motion (McMahon, Gruhn) to appoint Barbara Geschke as Vice-Chairperson of the 2016 Board of Review, MC.

Approval of Minutes

Motion (McMahon, Geschke) to approve the June 24, 2015 and May 9, 2016 Board of Review meeting minutes as presented, MC.

Clerk's Report

Date Board of Review notices were published

McKinney noted that the 2016 Board of Review adjournment notice was posted and published on April 22, 2016, while the standard 2016 Board of Review notice was posted and published on June 10, 2016.

Date Assessment Roll was received and reviewed

McKinney noted that the assessment roll was received and reviewed on May 31, 2016.

Verification that at least one member of the Board of Review has met training requirements

McKinney noted that he, McMahon, Gruhn and Geschke completed their Board of Review training on March 5, 2016, in Whitewater.

Verification of ordinance adoption providing for confidentiality of income and expense information provided to the Assessor

McKinney noted that Section 2-234 of the Town of Yorkville Code of Ordinances provides for the confidentiality of income and expense information provided to the Assessor.

Assessor's Report

Open Book report and verification that Open Book changes are reflected in assessment roll

Henke noted that Open Book sessions were held on June 7 and 8, 2016. He noted that all Open Book changes are reflected in the assessment roll provided to the Board of Review this evening.

Level of assessment

Henke noted that the level of assessment is not determined until August 15. He added that the level of assessment in 2015 was 96.0%.

Date Assessor's affidavit was signed

Henke noted that the Assessor's Affidavit was signed this evening before the beginning of this Board of Review session.

Date assessment letters were sent to property owners

Henke noted that assessment letters were sent to personal and real property owners on May 31, 2016.

Review objections received 48 hours in advance

No objections were received by the Board of Review.

Public appearances by objectors without 48 hour notice

No objectors appeared before the Board of Review without 48-hour notice.

Hearings – Public appearances by objectors

No objectors appeared before the Board of Review.

Deliberation and action on objections made to the Board of Review

As no objectors appeared before the Board of Review, no action was taken.

Clerk's report on how objectors will be notified of decisions

As no objectors appeared, notifications will not be necessary for the Board of Review.

Review, correct and accept assessment roll

Henke stated that the Town's assessment roll for non-manufacturing personal and real property stands at \$479,239,200 for 2016, an increase of \$6,729,700, or 1.42%, over 2015. He noted that this increase was the result of an approximately \$4.7 million increase in real property values and an approximately \$2.0 million increase in personal property values. He stated that assessed values for residential real property stands at \$260,849,600 for 2016, an increase of approximately \$3.2 million, or 1.25%, over 2015. He noted that this increase was due largely to new residential construction and residential conversion of agricultural lands in the Woodland Waters subdivision. He stated that assessed values for commercial real property stands at \$161,453,600 for 2016, an increase of approximately \$1.5 million, or 0.94%, over 2015. He noted that this increase was due largely to the sale of the storage unit facility located at 200 South Sylvania Avenue and the continued redevelopment of the property located at 2221 Raymond Avenue (CTH U).

He stated that non-manufacturing personal property values stand at \$22,595,500 for 2016, an increase of \$2,009,500, or approximately 9.76%, over 2015. He noted that this increase was due largely to the addition of portable office and shipping units to the tax roll that are kept on the property located at 2036 and 2104 North Sylvania Avenue. He added that final real and personal property values for manufacturing properties would not be released until after the Wisconsin Department of Revenue issues their equalized value report in mid-August. He noted that he would provide the Town's Municipal Annual Assessment Report, which provides detailed information on the Town's assessment process, as soon as possible. He stated that the Wisconsin Department of Revenue made a significant adjustment to the real and personal manufacturing property values of the facility located at 2319 Raymond Avenue (CTH U). The Board of Review and Henke discussed several other issues, including the assessment of the property located at 2848 Twin Waters Lane, the recent sale of the property located at 16308 58th Road, the addressing of multiple properties located near the intersection of Church Road and South Raynor Avenue that are assigned a 54th Road address, and the listing of Town road right-of-way on Twin Waters Lane on the assessment roll.

Motion (McMahon, Geschke) to accept the 2016 assessment roll as presented by the Assessor, MC.

Other statutory duties properly before the Board of Review

No other statutory duties were exercised by the Board of Review.

Adjournment

Motion (Geschke, Gruhn) to adjourn the 2016 Board of Review, MC. The 2016 Board of Review was adjourned at 7:02 p.m.

Michael McKinney
Clerk-Treasurer