

## MINUTES

VILLAGE OF YORKVILLE  
BOARD OF REVIEW  
VILLAGE BOARD ROOM  
UNION GROVE MUNICIPAL CENTER  
WEDNESDAY, JUNE 26, 2019

### 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: Robert Funk, Daniel Maurice, Steve Nelson, Cory Bartlett, Barbara Geschke and Michael McKinney. Douglas Nelson was absent. Also present were Roger Wolff and Arie Rico representing Fairtax Consulting and Assessor Jim Henke.

### Appointment of a Chairperson

*Motion (Bartlett, Geschke) to appoint Steve Nelson as Chairperson of the 2019 Board of Review, Motion Carried (MC).*

### Appointment of a Vice-Chairperson

*Motion (Maurice, Bartlett) to appoint Barbara Geschke as Vice-Chairperson of the 2019 Board of Review, MC.*

### Approval of Minutes

*Motion (Funk, Maurice) to approve the June 18, 2018 and May 13, 2019 Board of Review meeting minutes as presented, MC.*

### Clerk's Report

#### **Date Board of Review notices were published**

McKinney noted that the 2019 Board of Review adjournment notice was posted and published on April 26, 2019, while the standard 2019 Board of Review notice was posted and published on June 7, 2019.

#### **Date Assessment Roll was received and reviewed**

McKinney noted that the assessment roll was received and reviewed on May 29, 2019.

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

McKinney noted that all seven Board of Review members completed their Board of Review training in Union Grove on May 6, 2019.

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

McKinney noted that Section 2-234 of the Village 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 4 and June 5, 2019. He added 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 he estimated the 2019 level of assessment to be 95 percent.

### **Date Assessor's affidavit was signed**

Henke noted that the Assessor's Affidavit was signed before the beginning of this evening's 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 30, 2019.

### **Review objections received 48 hours in advance**

McKinney noted that Reico Investments, Inc., 1008 South Sylvania Avenue, Parcel ID # 194-03-21-13-009-030 (Agent: Roger Wolff, Fairtax Consulting) submitted an objection form related to the valuation of this property

### **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**

#### **Reico Investments, Inc., 1008 South Sylvania Avenue, Parcel ID # 194-03-21-13-009-030 (Agent: Roger Wolff, Fairtax Consulting)**

McKinney introduced this case to the Board of Review. He stated that the objector did not request that any Board of Review members be removed. He swore all parties under oath prior to their testimony. Roger Wolff presented recent sales of ten comparable properties to the Board of Review as evidence of the objectors' suggested valuation of this property.

Henke presented data to the Board of Review on the valuation of warehouse facilities versus service center facilities as evidence of the Assessor's suggested valuation of this property.

### **Deliberation and action on objections made to the Board of Review**

Deliberation by the Board of Review focused on the comparable sales data presented by the objector for sales that occurred in 2018 and 2019 and how the per square foot sales data for those properties (\$69.73 per square foot) compared to the per square foot assessment of the subject property by the Assessor (\$70.16 per square foot).

***Motion (Geschke, Bartlett) for the Board of Review to exercise its judgment and discretion, pursuant to Wisconsin Statutes Section 70.47(9)(a), to sustain the same valuation as set by the Assessor for the property located at 1008 South Sylvania Avenue (Parcel ID # 194-03-21-13-009-030) at the following valuations:***

- ***Land: \$740,900***
- ***Improvements: \$928,900***
- ***Total: \$1,669,800***

***for the following reasons:***

- ***That the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor***
- ***That the Assessor's valuation is reasonable in light of all the relevant evidence, motion carried with 6 ayes and 0 noes.***

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

McKinney stated that the objector and property owner will both be notified by mail of this decision.

### **Review, correct and accept assessment roll**

Henke stated that the Village's assessment roll for non-manufacturing personal and real property stands at \$476,761,300 for 2019, an increase of approximately \$10.21 million, or 2.19%, from 2018. He noted that this increase was primarily caused by increases in residential and commercial property values. He stated that the assessed value of residential real property stands at \$275,983,100 for 2019, an increase of approximately \$4.71 million, or 1.74%, over 2018. He noted that this increase was due largely to new residential construction. He stated that the assessed value of commercial real property stands at \$162,095,400 for 2019, an increase of approximately \$7.42 million, or 4.80%, from 2018. He noted that this increase was due largely to new commercial construction.

He stated that the Village's assessment roll for non-manufacturing personal property stands at \$4,112,500 for 2019, a decrease of approximately \$1.84 million, or 30.89%, from 2018. He noted that this decrease was due largely to depreciation and the state's elimination of personal property assessments for machinery, tools and patterns. He stated that 296 building permits were issued in 2018, including 10 permits for new homes. He noted 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, adding

that the state-issued full value for manufacturing properties in the Village was \$42,870,000. He stated that he would provide the Village's Municipal Annual Assessment Report, which provides detailed information on the Village's assessment process, as soon as possible. He noted that he estimated the total property assessment for the Village in 2019 to be \$517,487,800, an increase of approximately \$10.13 million, or 2.00%, from 2018.

***Motion (Geschke, Funk) to accept the 2019 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, Funk) to adjourn the 2019 Board of Review, MC.*** The 2019 Board of Review was adjourned at 7:03 p.m.

Michael McKinney  
Clerk-Treasurer