

MINUTES

VILLAGE OF YORKVILLE
BOARD OF REVIEW
COMMUNITY ROOM (1ST FLOOR)
UNION GROVE MUNICIPAL CENTER
WEDNESDAY, JUNE 24, 2020

Call to Order

Administrator/Clerk Michael McKinney called the 2020 Board of Review 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 and Michael McKinney. Douglas Nelson and Barbara Geschke were absent. Also present was Assessor Jim Henke.

Appointment of a Chairperson

Motion (Maurice, Bartlett) to appoint Steve Nelson as Chairperson of the 2020 Board of Review, Motion Carried (MC).

Appointment of a Vice-Chairperson

Motion (Maurice, Funk) to appoint Cory Bartlett as Vice-Chairperson of the 2020 Board of Review, MC.

Approval of Minutes

Motion (Funk, Maurice) to approve the June 26, 2019 and May 11, 2020 Board of Review meeting minutes as presented, MC.

Clerk's Report

Date Board of Review notices were published

McKinney stated that the 2020 Board of Review adjournment notice was posted and published on April 24, 2020, adding that the standard 2020 Board of Review notice was posted and published on June 5, 2020. He noted that the 2020 Open Book notice was posted and published on May 29, 2020.

Date Assessment Roll was received and reviewed

McKinney stated that the assessment roll was received and reviewed on May 22, 2020.

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

McKinney stated 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 stated 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 stated that Open Book appointments were held virtually due to the COVID-19 pandemic. 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 stated that the level of assessment is not determined until August 15. He added that he estimated the 2020 level of assessment to be 88 percent.

Date Assessor's affidavit was signed

Henke stated 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 stated that assessment letters were sent to personal and real property owners on May 22, 2020.

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 Village's assessment roll for non-manufacturing personal and real property stands at \$509,540,200 for 2020, an increase of approximately \$32.78 million, or 6.88%, from 2019. He noted that this increase was primarily caused by increases in commercial and personal property values. He stated that the assessed value of residential real property stands at \$279,001,900 for 2020, an increase of approximately \$3.02 million, or 1.09%, from 2019. He noted that this increase was due largely to new residential construction. He stated that the assessed value of commercial real property stands at \$186,994,100 for 2020, an increase of approximately \$24.90 million, or 15.36%, from 2019. He noted that this increase was due largely to new commercial construction at the south end of Grandview Business Park.

He stated that the Village's assessment roll for non-manufacturing personal property stands at \$8,894,100 for 2020, an increase of approximately \$4.78 million, or 116.27%, from 2019. He noted that this increase was due largely to the driving range located at 14101 Washington Avenue (STH 20) and the property located at 2104 North Sylvania Avenue. He stated that 294 building permits were issued in 2019, including five 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 \$53,425,400. 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 2020 to be \$557,623,060, an increase of approximately \$41.24 million, or 7.99%, from 2019.

Motion (Maurice, Bartlett) to accept the 2020 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 (Funk, Maurice) to adjourn the 2020 Board of Review, MC. The 2020 Board of Review was adjourned at 7:00 p.m.

Michael McKinney
Administrator/Clerk