



**Board of Review Meeting Minutes**  
Union Grove Municipal Center 925 15th Avenue  
Wednesday, June 26, 2024

**1. Clerk, Janine Carls, called the meeting to order at 5:00 pm.**

**2. Roll Call**

The following Board of Review members were present: Steve Nelson, Dan Maurice, Rob Funk, Barb Geschke, and Janine Carls (five members present, meeting quorum requirement of four). Also present was Assessor Jim Henke.

**3. Appointment of Chairperson**

*Motion (Funk, Maurice) to nominate Steve Nelson as Chairperson, and Dan Maurice as Vice-Chairperson, Motion Carried (MC).*

**4. Appointment of Vice-Chairperson**

*See motion on agenda item #3.*

**5. Approval of Minutes**

*Motion (Funk, Maurice) to approve June 21, 2023, and May 13, 2024, Board of Review meeting minutes, MC.*

**6. Clerk's Report**

**a. Date Board of Review notices were published**

Carls reported the following notices and publication dates for which affidavits are accounted for:

- Notice for the May 13, 2024, first Board of Review meeting was published on April 25, 2024.
- Notice for 2024 Open Book was published on May 23, 2024.
- Notice for the June 26, 2024, Board of Review meeting was published on June 6, 2024.

**b. Date Assessment Roll was received and reviewed**

Carls stated that the assessment roll was received and reviewed on May 29, 2024.

**c. Verification that at least one member of the Board of Review has met training requirements –**

Carls stated that she completed the online training on May 10, 2024, and Barb Geschke completed the training on April 30, 2024.

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

Carls 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 under state law (Wis. Stat. § 70.47(7) (af)).

**7. Assessor's Report**

**a. Open Book report and verification that Open Book changes are reflected in the assessment roll**

Henke noted that all Open Book changes are reflected in the assessment roll provided to the Board of Review this evening.

**b. Level of Assessment**

Henke estimates the level of assessment will fall from 79.8% to around 74% and a revaluation will likely be necessary in 2025.

**c. Date Assessor's affidavit was signed**

Henke signed the Assessor's Affidavit on June 26, 2024, before the beginning of the evening's Board of Review session.

**d. Date Assessment letters were sent to property owners**

Henke stated that assessment letters were sent out on May 30, 2024.

**8. Review objections received 48 hours in advance (if any) | No objections received**

**9. Public appearances by objectors without 48-hour notice (if any) |** No public appearances

**10. Hearings |** None

**11. Deliberation and action on objections made to the Board of Review |** No deliberations

**12. Clerk's Report on how objectors will be notified of decisions |** Not applicable

**13. Review, correct, and accept assessment roll**

Henke presented the 2024 real estate values compared to 2023 values by property classification, noting that Personal Property assessments became exempt in calendar year 2024. He reported that the total local assessed value (not including State Manufacturing) stands at \$661,187,100 for real estate, an increase of \$5,128,500 (+0.78%).

- Residential net increase was \$4,161,300 (+1.17%) reflecting new home construction.
- Commercial total assessed values increased by \$1,373,500 (he noted the land assessment decreased by \$349,400 due to a classification change from commercial to Ag use in 2024).
- Ag Land decreased by \$59,700 (partly due to a Department of Revenue classification change). Undeveloped & Productive Forest remained the same.
- All Other decreased by \$346,600 (-1.00%) reflecting changes in classification to commercial.
- Henke reported State Manufacturing Full Values for real estate for calendar 2024 in the amount of \$79.1 million, an increase of around \$2.5 million. Please note with the exemption of Manufacturing Personal Property (-\$7.7 million), the net manufacturing assessed value decreased \$5.4 million in calendar 2024, making a total reduction of \$18.0 million with the exemption of all Personal Property. He summarized that the estimated Equated Value (74%) for Manufacturing, the estimated 2024 "total" real property assessment will be near \$720 million, a decrease of \$15.5 million (- 2.11%).

Henke also highlighted other items as follows:

- New Net Construction in calendar 2023 was approximately \$4.2 million for residential, and approximately \$1.4 million for Commercial, for a total near \$5.6 million. New Net Construction is key in determining the Village's levy limits within the upcoming calendar 2025 budget.
- In Calendar 2023 a total of 271 building permits were issued compared to 313 permits in 2022.
- TID No. 1 - The increment in calendar 2024 will be affected by the level of assessment. Henke estimated the increment would be close to \$65 million - providing an estimated positive cash flow of approximately \$925,000 as part of the calendar 2025 budget.

*Motion (Funk, Geschke) to accept the 2024 assessment roll as presented by the Assessor, MC.*

**14. Other Statutory duties properly before the Board of Review**

**15. Adjournment**

*Motion (Maurice, Funk) to adjourn the 2024 Board of Review, MC. The 2024 Board of Review was adjourned at 7:00 p.m.*

Respectfully submitted,

Janine Carls

Clerk