

VILLAGE OF WALDO **BOARD OF REVIEW**-MINUTES OF THURSDAY, MAY 30, 2019

The meeting of the Board of Review for the Village of Waldo was called to order at 5:00 p.m. The roll call of board members included Les Ahrens from Grota Appraisals, clerk Michelle Brecht, Mark Spitz, Mike Hintz, Chris Madgwick, Gary Dekker and Jerome Hammarlund. Michelle confirmed that the Open Book, Training Session and BOR were properly noticed and posted. A reminder was given that a chairman for the BOR is often the Village President but doesn't have to be. A chairman should be chosen by voice vote. Mark Spitz nominated Gary Dekker to be Chairman; Mike Hintz seconded. Approved. Gary chaired. Michelle verified that mandatory training requirements have been met. Gary Dekker, Mike Hintz and Michelle received training in Howards Grove April 18, 2019. The DOR training is applicable for two years. It is advisable that some board members renew their training next year. Michelle verified that the Village has an ordinance for confidentiality of income and expense information. Michelle verified that the Village has a policy regarding a procedure for sworn telephone and sworn written testimony (adopted in 2017 and pertinent every year unless repealed). Michelle verified that the Village has a policy regarding a procedure for waiver of Board of Review hearing requests (adopted in 2017 and pertinent every year unless repealed). Les Ahrens (Grota Appraisals) then presented the final Assessment Roll to the Clerk. Les gave his sworn statement regarding the accuracy of the Roll and it is filed with the Assessment Roll. Les then shared an overview of the Roll and how the numbers were determined. He also shared information about 2018 house sales (10 of them). The Assessed value of Real Estate as of January 1, 2019 is \$31,596,800 (up \$908,300) and the Assessed value of personal property is \$367,586 (down \$25,276). The Manufacturing Assessment will be confirmed in November. We can use the last year's Manufacturing numbers to get a total for budgeting purposes this summer. Les provided explanations of how the new Personal Property law has changed upcoming assessment values. Some industrial/commercial values have become exempt from assessment; in particular tools and patterns. The DOR is going to compensate the municipalities for this loss with Shared Revenue based on 2017 amounts for a few years. This compensation will have a sundown, but that date isn't settled yet. It will not hurt Waldo very much, but is more of a significant issue with larger municipalities.

Les Ahrens shared that no one came to the Open Book session. He also explained that for the last two years our Level of Assessment was at 97.5%. This past year's house sales showed significant value increase over their assessed value. This was driven by the housing shortage in Sheboygan County. We need to be between 90%-110% Level of Assessment in order to be in compliance for the DOR. This year we dipped below that with the 10 "Valid" sales in Waldo. If this dip was caused by more than 10 sales and without the housing shortage factor, we would be facing a full re-evaluation. His assumption is, however, that the DOR will temper the increase so our Level of Assessment will be about 91%. Of significant benefit to Waldo is that a total reevaluation will not be necessary for the next year's budget preparation. IF we are called to re-evaluate, we will have a couple of years to prepare financially. There were no corrections of error. There were no Open Book changes. There were no taxpayers present to examine the roll. There were no waivers, requests, subpoenas to consider. There were no "Notices of Intent to File Objection" to review. The Board chose to temporarily adjourn, but remain in the building, after a motion by Chris Madgwick and a second by Jerry Hammarlund. Temporarily adjourned at 6:00 p.m. .

The members reviewed the roll, discussed assessment questions with the Assessor and ate a soup supper until 7:00 p.m. Mike Hintz made a motion to reconvene. Roll call vote seconded. With no other business to attend to, Mike Hintz made a motion to adjourn. Jerry Hammarlund seconded. Voice vote approved. Adjourned at 7:03.