

MINUTES  
BOARD OF REVIEW  
TUESDAY - JUNE 3, 2014

The City of New London Board of Review convened at 10 a.m. in the Council Chambers of the Municipal Building on Tuesday, June 3, 2014.

Members present: Gary Henke, Chairman; John Romberg, Vice Chairman; Susan Tennie, Secretary; Dennis Herter, David Morack

Other present: Robert Besaw, Alternate; Mike Barrington, Alternate; Wayne Koehler, City Assessor; Carol Breaker, Court Reporter

Chairman Henke opened the meeting at 10 a.m. and roll call was taken.

Morack/Romberg to adopt agenda. Carried 7-0.

Romberg/Morack to nominate Gary Henke as Chairperson. Romberg/Morack to close nominations and cast an unanimous ballot for Henke as Chairperson. Carried 7-0.

Morack/Herter to nominate John Romberg as Vice Chairperson. Morack/Herter to close nominations and cast an unanimous ballot for John Romberg as Vice Chairman. Carried 7-0.

Herter/Morack to nominate Sue Tennie as Secretary. Herter/Morack to close nominations and cast an unanimous ballot for Sue Tennie as Secretary. Carried 7-0.

Tennie reported that the Assessment Rolls have been prepared, have been signed and are ready for review by the Board. She also noted that two Objection Forms have been filed.

At 10:15 a.m. the Board heard the objection of Dale T. Carpenter, 1913 Wyman Street, Parcel #33 13 91 28. Tennie administered the oaths to Mr. Carpenter and Assessor Koehler.

Earlier in the year Mr. Carpenter had submitted an appraisal in hopes of having his assessment reduced on the Manufactured Home he built in 2002. As of January 1, 2014 the City had his Land valued at \$23,500, Improvements at \$129,400 for a total assessment of \$152,900. Upon review of his appraisal the values were lowered to Land \$23,500, Improvements \$76,000 for a total assessment of \$99,500. After sending this Notice of Assessment to Mr. Carpenter the Assessor determined that he currently had his house listed for sale at \$120,000. Subsequently, the Assessor then corrected his assessment to Land \$23,500, Improvements \$86,400 for a total assessment of \$109,900.

Mr. Carpenter explained he has had his house on the market for six weeks and has currently lowered his sale price several times with no one showing any interest in purchasing the property. He would like his total assessment changed back to \$99,500.

Assessor Koehler presented several comparable properties and explained the adjustments he made in comparison to Mr. Carpenter's property. His total assessment was later raised to \$109,900 due to the fact the Assessor did not know that this property was for sale or the sale price.

Romberg/Morack to sustain the Assessor valuation and leave the assessment at Land \$23,500, Improvements \$86,400 for a total assessment of \$109,900. Carried 7-0. Notice of this Determination was given to Mr. Carpenter.

At 10:25 a.m. Morack/Barrington to recess until the next appointment. Carried 7-0.

At 10:55 a.m. the Board heard the objection of Daniel & Mary Kreutzberg, W4284 Jean Street, Appleton, WI. Their aggrieved parcel of vacant land is located on River Road, Parcel #33 12 13 4. Tinnie administered the oaths to Daniel & Mary Kreutzberg and Assessor Koehler.

Mr. & Mrs. Kreutzberg objected to the current assessment of their property. County GIS records recently determined that the size of their lot was actually 8.5 acres rather than 16.78 acres that was thought when they purchased it for \$23,000 in 2008.

On January 1, 2014 the City had the property assessed at \$24,900. Due to the decrease in acreage, the Assessor lowered their land value to \$13,600. The Kreutzberg's felt this was too high and wanted it lowered to \$3,400. They stated the land was not buildable, was hard to access and was underwater a great portion of the year. Mr. Kreutzberg stated that he does cut wood on the property when conditions allow it.

Assessor Koehler explained how he arrived at the current value and that all parcels are taxed at the same rate regardless of their classification.

Romberg/Herter to sustain the Assessor's valuation and leave the land assessment at \$13,600. Carried 7-0. Notice of Determination was given to Mr. & Mrs. Kreutzberg.

At 11:15 a.m. Morack/Herter to recess until the noon or until another petitioner would appear.

At 12 noon, no persons have filed an Objection or requested to appear before the Board of Review. Morack/Herter to adjourn sine die. Carried 7-0.

Board adjourned at 12 noon.

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Susan Tinnie, Secretary  
Board of Review 6/3/2014