

Board of Review June 28, 2011

Donald Sitte called the 2011 Board of Review to order at 4:30PM in the meeting room at the Town Hall. Present were Donald Sitte, Barbara Anschutz, Roberta Thelen, Peter Jacobs, Douglas Smith and Michael Walker. Robert Schultz arrived near the beginning of the first case.

Assessor signed roll book and Clerk/Administrator witnessed signature. Clerk/Administrator swore in all participants at the beginning of each objection and handed the determination slip to each objector at the end of each objection.

Gary Wemmert, Parcel Numbers 002-03-03302811C & 002-03-03002811D – Barbara Anschutz excused herself from this objection and left the room. C is an improved parcel with the land assessed at \$100,000.00 and the improvements assessed at \$303,000.00. D is an unimproved parcel with the land assessed at \$97,000.00. Mr. Wemmert is fine with the improvements assessment, but feels the land assessment is high at \$10,000/acre, based on the fact that one of his neighbors has been unable to sell a parcel at under that price.

Michael Walker – Feels the assessment is fair. Everyone in this area is assessed at \$10,000/acre. Feels that one person unable to sell a parcel out of lots of other parcels isn't indicative of assessed value.

Motion made/second Roberta/Peter to deny the objection for both parcels for Mr. Gary Wemmert. Carried, with Barb Anschutz abstaining.

James & Lisa Cummings, Parcel #002-52-0101 – Land is assessed at \$250,000.00; improvements are at \$587,300.00, for a total of \$837,300.00. Parcel in question in a villa at the Baileys Harbor Yacht Club. Mrs. Cummings was present and stated her case. Promises (various improvements to the communal property) that were made by the developer at the time of purchase were not completed and will not be completed. Also, one of the other condos is still on the market at \$750,000.00.

Michael Walker – Feels the assessment is fair. All assessments for the condos are based on the price paid at the time of purchase. Also, the unit that remains for sale at \$750,000.00 has not been completed.

Motion made/second Barb/Bob to deny the objection for James & Lisa Cummings. Carried.

Jennifer Ikeda, Parcel #002-01-36302732C – Land is assessed at 300,000.00, improvements at \$504,500.00. Parcel is located on Kangaroo Lake and includes a home and large garage. Ms. Ikeda was present and stated her case. The cost to make the improvements and build the home was less than what it is assessed at. She used many cost saving measure such as concrete pavers and not brick, maple veneer on her cabinets, etc. Her cost to build was \$394,426.00. Ms. Ikeda stated she is not questioning the value of the land, only the cost of the improvements.

Michael Walker – Gave a breakdown of his assessment numbers per square foot. Based on her cost to build, he is about \$15 to \$16 higher per square foot. Discussion was had on the various factors that go into an assessment.

Motion made/second Peter/Roberta to lower the improvements assessment to \$475,000.00, for a total assessment of \$775,000.00. Carried.

No further people had any objections. Motion made/second Barb/Bob to adjourn the 2011 Board of Review.

Douglas Smith
Town Clerk/Administrator