



OFFICIAL MINUTES OF A BOARD OF REVIEW HEARING(S)

Minutes of a BOARD OF REVIEW Meeting held on Friday, October 6, 2023 at 9:00 am., in the Council Chambers, 2000 N. Calhoun Road, Brookfield, WI.

Members Present: Bill Carnell (Vice-Chair), Randall Freeman, Jerry Mellone, Michael Post (Chair), David Schneider

Others Present: Attorney Jenna Merten, Assistant Attorney Julie Aquavia, Assistant Attorney George Schimmel, Attorney Intern Heidi Maier, Assessor Allan Land, Clerk Michelle Luedtke, Appraiser Bill Mortag, Appraiser David Lehner, Appraiser Pamela Konet, Appraiser Nick Garcia

Not Present: Dale Casper, Tom Koch

10/6/2023 - Minutes

1. Call to Order / Roll Call.

Chairman Post called the meeting to order at 9:06am.

2. Review objections filed after the previous meeting for acceptability and schedule, deny, or waive hearings for written objections received. Consider requests for Subpoena(s) as needed.

Motion by Member Freeman, second by Alderman Mellone, to reject and not schedule a hearing for the objection filed for the property owned by Ramdas Rajasingh and Kanagaraj Uma located at 1315 Apple Tree Ln. because it does not comply with the statutes or the Board's rules and Mr. Rajasingh did not demonstrate extraordinary circumstances for the late submittal. It was further moved that the Clerk should notify the owner of the rejection and the reason for it. All in favor. Motion carried.

Motion by Alderman Mellone, second by Member Schneider, to reject and not schedule a hearing for the new objections filed for the properties owned by Bridget Fassett located at 15965 Gebhardt Rd, 15970 Choctaw Trl, and 15975 Choctaw Trl. because it does not comply with the statutes or the Board's rules and Ms. Fassett's resubmittal did not demonstrate extraordinary circumstances for the late submittal. It was further moved that the Clerk should notify the owner of the rejections and the reasons for them. All in favor. Motion carried.

3. Residential Objections

Larry and Cheri Mastel. The property is located at 14640 Eat View Ct. with a Tax Key number of BRC 1052009. This property is classified as residential. The assessed value of the current year is Land \$135,000, Improvements \$235,600, Total \$370,600.

Motion by Member Freeman, second by Alderman Mellone, to sustain the valuation set by the Assessor for the property owned by Larry and Cheri Mastel located at 14640 East View Ct. further identified by Tax Key BRC 1052009 because the objector was not present to show sufficient evidence to rebut the presumption of correctness granted by law to the Assessor. Roll call vote.

All in favor. Motion carried.

Kyle and Ashley Luchinski. The property is located at 4210 Cherry Stone Cir. with a Tax Key number of BRC 1020134. This property is classified as residential. The assessed value of the current year is Land \$155,200, Improvements \$545,600, Total \$700,800.

Sworn in: Owner Kyle Luchinski, Owner Ashley Luchinski, Assessor Allan Land, and Appraiser David Lehner.

Hearing ensued. Board heard testimony from the owners, Allan Land, and David Lehner. Both sides presented closing arguments.

Motion by Alderman Carnell, second by Member Schneider, to sustain the valuation set by the Assessor for the property owned by Kyle and Ashley Luchinski located at 4210 Cherry Stone Cir. further identified by Tax Key BRC 1020134 because the assessor presented evidence of fair market value of the subject property using assessment methods which conform to the statutory requirements, and which are outlined in the Wisconsin Property Assessment Manual. The objector did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor. The Assessor's valuation is reasonable considering the relevant evidence. Roll call vote. All in favor. Motion carried.

Gary and Judith Ertel. The property is located at 765 Talon Trl. with a Tax Key number of BRC 1139036. This property is classified as residential. The assessed value of the current year is Land \$210,000, Improvements \$454,500, Total \$664,500.

Sworn in: Owner Gary Ertel, Assessor Allan Land, and Appraiser Bill Mortag.

Hearing ensued. Board heard testimony from the owners, Allan Land, and Bill Mortag. Both sides presented closing arguments.

Motion by Alderman Carnell, second by Member Schneider, to sustain the valuation set by the Assessor for the property owned by Gary and Judith Ertel located at 765 Talon Trl. further identified by Tax Key BRC 1139036 because the assessor presented evidence of fair market value of the subject property using assessment methods which conform to the statutory requirements, and which are outlined in the Wisconsin Property Assessment Manual. The objector did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor. The Assessor's valuation is reasonable considering the relevant evidence. Roll call vote. All in favor. Motion carried.

James Deluhery and Nancy Moore. The property is located at 2630 Buena Vista Dr. with a Tax Key number of BRC 1072013. This property is classified as residential. The assessed value of the current year is Land \$125,000, Improvements \$430,600, Total \$555,600.

Motion by Alderman Mellone, second by Member Schneider, to sustain the valuation set by the Assessor for the property owned by James Deluhery and Nancy Moore located at 2630 Buena Vista Dr. further identified by Tax Key BRC 1072013 because the objector was not present to show sufficient evidence to rebut the presumption of correctness granted by law to the Assessor. Roll call vote. All in favor. Motion carried.

Eliot and Heidi Lippe. The property is located at 2505 Coach House Dr. with a Tax Key number of BRC 1071113. This property is classified as residential. The assessed value of the current year is Land \$145,000, Improvements \$366,000, Total \$511,000.

Sworn in: Owner Eliot Lippe, Assessor Allan Land, and Appraiser Pamela Konet.

Hearing ensued. Board heard testimony from the owners, Allan Land, and Pamela Konet. Both sides presented closing arguments.

Motion by Member Freeman, second by Member Schneider, to find the Statement of Assessment is incorrect and set the value based on the evidence presented. The full value of the property located at 2505 Coach House Dr, Tax Key BRC 1071113, hereby set by the 2023 Board of Review is: Land \$145,000, Improvements \$327,900, Total \$472,900. Roll call vote. All in favor. Motion carried.

The Board recessed for lunch and will reconvene at 1:20pm.

John Finerty Jr. The property is located at 2235 Pilgrim Parkway W. with a Tax Key number of BRC 1093066. This property is classified as residential. The assessed value of the current year is Land \$112,500, Improvements \$540,000, Total \$652,500.

Motion by Alderman Mellone, second by Member Schneider, to sustain the valuation set by the Assessor for the property owned by John Finerty Jr located at 2235 Pilgrim Parkway W. further identified by Tax Key BRC 1093066 because the objector was not present to show sufficient evidence to rebut the presumption of correctness granted by law to the Assessor. Roll call vote. All in favor. Motion carried.

Carrie Scherkenbach and Carlos Mendez. The property is located at 1160 Sanctuary Ct. with a Tax Key number of BRC 1114020. This property is classified as residential. The assessed value of the current year is Land \$256,800, Improvements \$691,800, Total \$948,600.

Sworn in: Owner Carrie Scherkenbach, Assessor Allan Land, and Appraiser Bill Mortag.

Hearing ensued. Board heard testimony from the owners, Allan Land, and Bill Mortag. Both sides presented closing arguments.

Motion by Alderman Carnell, second by Member Schneider, to sustain the valuation set by the Assessor for the property owned by Carrie Scherkenbach and Carlos Mendez located at 1160 Sanctuary Ct. further identified by Tax Key BRC 1114020 because the assessor presented evidence of fair market value of the subject property using assessment methods which conform to the statutory requirements, and which are outlined in the Wisconsin Property Assessment Manual. The objector did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor. The Assessor's valuation is reasonable considering the relevant evidence. Roll call vote. All in favor. Motion carried.

Ryan and Nicole Trochil. The property is located at 2115 Pilgrim Parkway. with a Tax Key number of BRC 1093100. This property is classified as residential. The assessed value of the current year is Land \$125,000, Improvements \$278,200, Total \$403,200.

Sworn in: Owner Ryan Trochil, Assessor Allan Land, and Appraiser Nick Garcia.

Hearing ensued. Board heard testimony from the owners, Allan Land, and Nick Garcia. Both sides presented closing arguments.

Motion by Member Schneider, second by Member Freeman, to sustain the valuation set by the Assessor for the property owned by Ryan and Nicole Trochil located at 2115 Pilgrim Parkway. further identified by Tax Key BRC 1093100 because the assessor presented evidence of fair market value of the subject property using assessment methods which conform to the statutory requirements, and which are outlined in the Wisconsin Property Assessment Manual. The objector did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor. The Assessor's valuation is reasonable considering the relevant evidence. Roll call vote. All in favor. Motion carried.

Ryan and Andrea Mullins. The property is located at 17680 Parish Dr. with a Tax Key number of BRC 1041180. This property is classified as residential. The assessed value of the current year is Land \$190,000, Improvements \$530,500, Total \$720,500.

Sworn in: Owner Ryan Mullins, Owner Andrea Mullins, Assessor Allan Land, and Appraiser David Lehner.

Hearing ensued. Board heard testimony from the owners, Allan Land, and David Lehner. Both sides presented closing arguments.

Motion by Member Freeman, second by Member Schneider, to sustain the valuation set by the Assessor for the property owned by Ryan and Andrea Mullins located at 17680 Parish Dr. further identified by Tax Key BRC 1041180 because the assessor presented evidence of fair market value of the subject property using assessment methods which conform to the statutory requirements, and which are outlined in the Wisconsin Property Assessment Manual. The objector did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor. The Assessor's valuation is reasonable considering the relevant evidence. Roll call vote. All in favor. Motion carried.

4. Adjournment.

Motion by Member Schneider, second by Alderman Mellone, to adjourn the Board of Review meeting until Monday, October 9, 2023 at 9:00am. All in favor. Motion carried. The meeting adjourned at 3:08pm.

Respectfully submitted - Michelle Luedtke, City Clerk

Approved at the October 31, 2023 BOR Meeting.