

## **BOARD OF REVIEW MINUTES OF AUGUST 23, 2010**

Meeting called to order by Chairperson Nienaber at 9:00 a.m., in the Common Council Chambers, City Hall Plaza.

**PRESENT:** Sharon Helwig, Celia Patchett, Harry Nienaber, Duane Schueller and Richard Meyer

**ABSENT:** None

**ALSO PRESENT:** City Assessor Joan Spencer, Deputy Assessor Barry Feig, Commercial Appraiser Nathan Marcks, City Clerk Deb Hall and Alderperson Earll.

The clerk received the assessment roll and sworn statements.

Both the Wood and Marathon County rolls were examined.

City Assessor Spencer indicated that the open book changes have been included in the assessment roll.

The assessment changes that were made during open book were reviewed.

The exemption requests and determinations were handed out to the Board members.

The City Clerk introduced the case of Parkview Terrace Limited Partnership; mailing address is P.O. Box 41, Pewaukee, WI 53072-0041.

<u>Address</u>	<u>Tax Key #</u>	<u>Classification</u>	<u>2009 Value</u>
2211-2215 S. Maple Ave.	33-03470J	Commercial	\$ 597,700 – Land
			\$ 858,200 – Improvements
			\$1,455,900 – Total

The City Clerk swore in the following:

- Don Millis, Agent for Parkview Terrace – 22 E. Mifflin Street, Madison, WI 53703
- City Assessor Spencer – 630 S. Central Avenue, Marshfield, WI
- Commercial Appraiser Marcks, Bowmar Appraisel – 3005 W. Brewster St., Appleton, WI
- Deputy Assessor Feig – 630 S. Central Avenue, Marshfield, WI

Chairperson Patchett outlined the hearing procedures. She stated to Mr. Millis that the Board of Review wanted him to understand that under state law the board of review is required to uphold the assessor's valuation of the property in question as being correct, unless by his testimony he can show the assessor's valuation to be incorrect. In other words the burden of proof is upon him as the agent for the taxpayer.

Mr. Millis said that he understood.

Testimony was given by both sides.

Don Millis, Agent for Parkview Terrace, said that on the objection form they asserted a value of \$500,000 for the property. He handed out an income analysis of the property and explained how he came up with the figures. He doesn't disagree with the Assessor's valuation of the land but the issue is with the improvements. The infrastructure is a detriment to value. The only real use of this property is to be redeveloped.

Mr. Millis amended #4 on the objection form to show that that current assessed value is incorrect because the assessed value exceeds fair market value of the property and he deleted the rest of the sentence because it didn't pertain to this property and #5 was amended to reflect a change in their opinion of the fair market value of the property from \$500,000 to \$750,000.

City Assessor Spencer handed out a map of the property. After reviewing the value of the property, she adjusted the value from \$1,987,700 down to \$1,455,900, a total decrease of \$531,800. She also presented the following information:

1. Assessment History from 2003 – 2009.
2. Breakdown on how the property was assessed.
3. Assessment Comparisons of Mobile Home Parks in the City of Marshfield.
4. Land Sales

Commercial Appraiser Nathan Marcks used the Income Approach to Value. He handed out information to the Board members explaining how he came up with the value.

### DELIBERATIONS

Sharon Helwig stated that from the evidence that was presented the Assessor gave them a break for obsolescence (vacancy) in the amount of \$531,800. The best comparable is Oak Grove Terrace. They are charged to make sure property owners are fairly assessed and she has not seen anything that shows that they are not being fairly assessed.

Celia Patchett agreed. It is difficult to say that the improvements are only worth \$150,000.

Duane Schueller agreed with the Assessor. They can not change the Assessor's value of the property without concrete information from the objector. It seemed like the objector just pulled a number out of the air and they have not shown how they came up with that number.

**BR08-004** Motion by Nienaber, second by Helwig to sustain the assessor's value of \$1,455,900. for parcel 33-03470J; Parkview Terrace Limited Partnership. Roll call vote, all Ayes.

### **Motion carried**

The City Clerk handed Mr. Millis the Notice of Board of Review Determination.

Assessor Spencer presented information on the Personal Property account of IBM. This is an account that is claiming that they have equipment at the Marshfield Clinic. Marshfield Clinic is not claiming this account. When the Deputy Assessor called IBM and asked what the equipment was and where it is, they can not list it or tell them what it is.

The Board said that they are not going to do anything with this account because the owner has not presented any evidence to support a change. The assessed value will be left where it is based on the original notice.

Assessor Spencer presented the 2008 Sales Overview.

There being no further objections the board adjourned.

Motion by Helwig, second by Meyer to adjourn sine die at 12:01 p.m.

### **Motion carried**

Deb M. Hall  
City Clerk

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