



CITY OF WAUWATOSA

7725 WEST NORTH AVENUE
Telephone: (414) 479-8917
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<http://www.wauwatosa.net>

BOARD OF REVIEW

May 30, 2006

PRESENT: Messrs. Benz, Englehardt, Jungen (9:02 a.m.), Lemke, Rowe, Schilling;
Ms. Stevens -7

ALSO Ms. Isleb, City Assessor; Ms. Aldana, Asst. City Atty./Personnel Admin.; Ms. Ledesma,
City

PRESENT: Clerk; Mr. Lenski, Deputy Assessor; Mr. Tuff, Ms. Aho, Assessor

Ms. Ledesma called the meeting to order at 9 a.m. -6

Selection of Chair and Vice Chair

Moved by Mr. Benz, seconded by Mr. Englehardt to nominate
Mr. Schilling as Chair. -6

(Mr. Jungen present. -7)

Moved by Mr. Schilling, seconded by Mr. Rowe to nominate
Mr. Jungen as Vice-Chair. -7

Assessment Roll Update

Ms. Isleb reported that it is difficult to estimate how many cases might be heard in this revaluation year. There were 33 cases in 2002 and over 300 in 1994. Sales data from 2003-2005 will be used in determining values. The projected mailing date for residential notices is July 14th. During a two-week period beginning July 19th, property owners may meet informally with staff. Any revised notices would then be sent out as a group and the assessment roll updated prior to the board's next meeting. Personal property notices should be mailed out next week, and commercial notices will be mailed in the week before the residential notices.

Ms. Isleb indicated that a newly updated notice form will likely list total value rather than a breakdown for land and improvements. As in the past, two staff members will defend each case before the board. Ms. Isleb asked that board members let staff know if, at any point, further information or explanations are needed.

There will be a 45-minute presentation on the revaluation process prior to the June 6th Common Council meeting for the benefit of the nine alderpersons who were not in office at the time of the previous revaluation. The role of the Assessor's office and this board will be clarified.

Ms. Isleb briefly discussed the role of tax representatives, noting that her office requires that they provide a notarized statement of agency. Some discussion of commercial real estate activity ensued.

Ms. Aldana reported on two Wauwatosa assessment cases that are active in the courts right now and a previous case that was resolved in the city's favor in 2004.

Training Sessions

All members except Mr. Lemke and Ms. Stevens have completed mandatory training. Ms. Ledesma clarified that at least one person who has attended the sessions must be present at every meeting.

Meeting Dates

The board agreed to meet from 9 a.m. to 12 noon and from 1 p.m. to 4 p.m. on Wednesday, August 16, to accept the assessment roll and hear any scheduled cases. August 22, 23, and 24 were designated as additional hearing dates pending further information on the number of cases to be heard. Board members indicated their availability. Ms. Ledesma will forward a schedule confirming dates and attendees.

The meeting recessed at 10:02 a.m. with the intent of reconvening at 9 a.m. on August 16, 2006.

Carla A. Ledesma, Secretary
Board of Review

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MEMORIAL CIVIC CENTER
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WAUWATOSA, WI 53213
Telephone: (414) 479-8917
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BOARD OF REVIEW
August 30, 2006 – 9:00 a.m.

PRESENT: Messrs. Jungen, Schilling, Benz -3

ALSO Ms. Isleb, Assessor; Mr. Lenski, Deputy Assessor, Mr. Tuff, Appraiser, Mr.
PRESENT: Kesner, City Attorney

Mr. Schilling in the Chair

Ms. Isleb submitted the 2006 City of Wauwatosa assessment roll for real and personal property and highlighted the 70.43 corrections. All properties are at 100% of fair market value as of January 1, 2006. The roll reflects all changes made during the open book period.

It was moved by Mr. Benz, seconded by Mr. Jungen
to accept the roll as submitted. -3

Ms. Isleb reported that the 'informals' process took longer this year; over 1,000 phone calls were received and 200 appointments were held with property owners. Approximately 40 inspections were conducted as a result of these meetings. The perception is that the housing market has deteriorated, with news articles suggesting that the number of sales has decreased. This is true. However, the assessed values as of January 1, 2006, when compared to sales occurring after the first of the year, show that values are up 1.3%.

The Board next heard statements from property owners who had failed to file necessary paperwork in a timely manner in order to be scheduled for a hearing. Mr. Kesner explained that per state statute, a property owner who fails to file an objection form or at least a notice of intent to file a minimum of 48 hours prior to the first meeting of the Board after the roll has been accepted, must show good cause for not meeting that deadline.

Thomas Harmeyer, Jr. 1127 Kavanaugh Place, acknowledged that he did not timely file his objection form, having come in after the 9 a.m. deadline on August 28, 2006. His father is in a nursing home and Mr. Harmeyer had been keeping a near-constant vigil at his side. He has completed the form, however, and wished to submit it.

The Board ruled that good cause was not demonstrated. Filing will not be accepted for this year.

Sylvester Bennett, 611 N. 112th Street, stated he just returned from Florida. The trip (3 ½ weeks in duration) was necessary due to a medical emergency. He just found the statement of assessment upon his return. (Ms. Isleb noted assessment notices were mailed July 14, 2006.)

The Board ruled that Mr. Bennett may file his objection form.

David Shelstad, 8904 Jackson Park Boulevard, stated that upon his receipt of the assessment notice, he made contact with the Assessor's office and provided additional information to that department. He was unclear that he needed to file a separate form to appear before the Board of Review.

The Board ruled that good cause was not demonstrated. Filing will not be accepted for this year.

Catherine Rebar, 1936 N. 122nd Street, stated she did not timely file because they closed on the property on August 28, 2006 at 5 p.m. She was not in possession of the property until after the filing deadline.

The Board ruled that because the property owner was not in possession of the property by the 9 a.m. deadline, she could not submit the objection form.

Laura Martin, 2445 N. 63rd Street, called the Assessor's office upon receipt of the assessment notice. The property was subsequently inspected; however she never received any other paperwork in the mail after the inspection as she was told to expect. It was later learned that a tenant received the follow-up paperwork instead of herself. The tenant never turned it over to Ms. Martin on August 28 after business hours. Ms. Martin did not file an objection or a notice of intent to file because she was awaiting the results of the inspection.

The Board ruled that Ms. Martin may file her objection form.

Andy Horn, 1285 Glenview Place, stated that his daughter-in-law was supposed to have filed the objection form on his behalf, and didn't know exactly why that hadn't occurred.

The Board ruled that good cause was not demonstrated. Filing will not be accepted for this year.

Bob Jakes, 270 N. 115th Street, stated he called the Assessor's office when he received the assessment notice, as the building was under construction. This fact was not noted in the assessment. The Assessor's office indicated the matter would be reviewed and a reply would be issued within three weeks. The revised assessment wasn't received until August 22nd. While Mr. Jakes indicated he was aware of the August 28th deadline, he was unaware that it was 9 a.m.

The Board ruled that good cause was not demonstrated. Filing will not be accepted for this year.

Greg Schliesmann, 966 N. 123rd Street, stated he met with Assessor's office staff after receiving his assessment notice. The staff indicated he would receive an amended notice at the end of July. When he hadn't received anything by August 10th, he was told he would receive a notice within the next week. He was informed of the August 28th deadline and did receive the adjusted assessment notice. However, he did not pay attention to the 9 a.m. deadline.

The Board ruled that good cause was not demonstrated. Filing will not be accepted for this year.

(Asst. City Attorney Beth Aldana present; Attorney Kesner left.) 9:40 a.m.

2654 N. 62nd Street
Tax Key No. 330-0002-00

City Clerk Ledesma swore in Robert Marquis, 2654 N. 62nd Street, and Messrs. Lenski and Tuff.

The assessor's valuation as of January 1, 2006:

Land	\$ 44,400
Improvements	221,700
Total	\$266,100

This is also the fair market value.

Mr. Marquis stated he felt the fair market value is \$220,000 based on his comparable at 2619 N. 62nd Street and the fact that the duplex at 2661 N. 62nd Street has been on the market for over six months at \$219,000.

The following exhibits were presented and entered into the record:

Exhibit 1	Objection form
Exhibit 2	Comparable sales report by assessor
Exhibit 3	2004 residential sales questionnaire

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz noted that new roofs and other such improvements make a property more salable, but not necessary more valuable. Also, since this property was purchased from a landlord it never actually appeared on the market. Hence, there is no way of knowing what it might have sold for.

Mr. Jungen noted that the appraisal occurred at the time of purchase in 2004; many changes in the market have occurred since then.

It was moved by Mr. Benz, seconded by Mr. Jungen to sustain the assessor's valuation. -3

2175 N. 65th Street
Tax Key No.

Mr. Kertscher, the property owner, did not appear.

8870 Stickney Avenue
Tax Key No. 342-0341-00

City Clerk Ledesma swore in Russell Schmidt, representing the owner, Ryan Schmidt.

The assessor's valuation as of January 1, 2006:

Land	\$ 52,200
Improvements	228,800
Total	\$281,000

This is also the fair market value.

Mr. Russell stated the fair market value is about \$269,000. He sold the house to his son three years ago for \$267,000. A house at 8914 Stickney recently sold for \$265,000; the owner had tried to sell it for \$284,000. His son does not feel he could sell his home for \$267,000 today; this figure was probably somewhat high at the time of purchase.

The following exhibits were presented and entered into the record:

Exhibit 1	Objection form
Exhibit 2	Comparable sales report by assessor

Following testimony and discussion, the chair polled each Board member for comments. Mr. Jungen noted that while they can look at data from sales after January 1, 2006, the Assessor's office can't. Mr. Benz opined the assessor's valuation was correct.

It was moved by Mr. Benz, seconded by Mr. Jungen to sustain the assessor's valuation. -3

RECESS

The Board reconvened at 1:00 p.m. with Messrs. Englehardt, Benz, and Schilling present. Also present were Ms. Aldana, Asst. City Attorney, Mr. Lenski, Deputy Assessor, and Ms. Chabron, Appraiser.

**10144 W. Sunset Avenue
Tax Key No. 260-0259-00**

City Clerk Ledesma swore in Barbara Kintis.

The assessor's valuation as of January 1, 2006:	Land	\$ 72,200
	Improvements	251,600
	Total	\$323,800

This is also the fair market value.

Ms. Kintis stated the fair market value is about \$290,000. The only reason the house next door sold for \$334,000 is because it was purchased for use as a group home. A house down the street sold last year for \$265,000.

The following exhibits were presented and entered into the record:

- Exhibit 1 Objection form
- Exhibit 2 Property owner's listing of homes on Sunset Avenue that sold in 2005 and 2006
- Exhibit 3 Photographs submitted by the property owner
- Exhibit 4 Comparable sales report

Following testimony and discussion, the chair polled each Board member for comments. Board members were in consensus that the Assessor's valuation is correct.

It was moved by Mr. Benz, seconded by Mr. Englehardt to sustain the Assessor's valuation. -3

**3243 N. Knoll Terrace
Tax Key No. 295-0138-00**

City Clerk Ledesma swore in Alan Anthony and Rachelle Aho, Appraiser.

The assessor's valuation as of January 1, 2006:	Land	\$ 62,600
	Improvements	235,000
	Total	\$297,600

This is also the fair market value.

Mr. Anthony stated he purchased the property in January 2005 for \$275,000. US Bank performed an appraisal at \$280,000. He does not believe that 11 months later the same property is worth \$297,600, an increase of 8.2%. He stated the fair market value is about \$284,322, based on the most recent sale, and government statistics showing an average increase of 3.39% for the period February 2005 to January 2006.

The following exhibits were presented and entered into the record:

Exhibit 1 Objection form and attached appraisal
Exhibit 2 Comparable sales report

Mr. Lenski stated on average, sales prices went up 10% for the 11-month period since the January 2005 purchase.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Englehardt stated he does not believe the deviation is that far from the Assessor's valuation. Mr. Benz opined the Assessor's office is correct based on comparables submitted.

It was moved by Mr. Benz, seconded by Mr. Englehardt
to sustain the Assessor's valuation. -3

623 N. 60th Street
Tax Key No. 384-0511-00

City Clerk Ledesma swore in Curtis LaPorte, 9310 W. Forest Home Avenue, Greenfield, and Rachelle Aho, Appraiser.

The assessor's valuation as of January 1, 2006:	Land	\$ 61,300
	Improvements	145,500
	Total	\$206,800

This is also the fair market value.

Mr. LaPorte stated this property was listed two years ago for 59 days at \$209,900 and then at \$189,900. Some updates were done and it was again listed, first for \$224,900 and then at \$204,900 for a total of 113 days. The fair market value should be about \$189,900. It was appraised at \$189,000 two years ago.

The following exhibits were presented and entered into the record:

Exhibit 1 Objection form
Exhibit 2 Comparables sales report

Following testimony and discussion, the chair polled each Board member for comments. It was the consensus of the Board that the property owner did not provide evidence of errors by the Assessor's office.

It was moved by Mr. Benz, seconded by Mr. Englehardt
to sustain the Assessor's valuation. -3

The Board recessed at 2:40 p.m. until 9 a.m. on August 31, 2006.



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BOARD OF REVIEW
August 31, 2006 – 9:00 a.m.

PRESENT: Messrs. Benz, Lemke, Schilling -3

ALSO Mr. Lenski, Deputy Assessor; Ms. Aho, Appraiser; Mr. Tuff, Appraiser

PRESENT: Ms. Aldana, Asst. City Attorney

Mr. Schilling in the Chair

2479 N. 85th Street
Tax Key No. 333-0113-00

The assessor's valuation as of January 1, 2006:	Land	\$ 50,800
	Improvements	206,500
	Total	\$257,300

This is also the fair market value.

City Clerk Ledesma swore in Nathan Gurgel, 2479 N. 85th Street. Mr. Gurgel stated the 2005 estimated fair market value was \$199,700. The increase to \$257,300 is a 29% increase. The assessed value has increased 64% in a neighborhood where the average increase was 39.6%. The fair market value should be \$249,000. The property at 2367 N. 83rd Street, which is nearly identical to his, sold in April 2006 for \$241,000. Property at 2410 N. 85th Street sold for \$240,000 in May 2006; property at 2510 N. 85th Street sold for \$250,000 in March 2006. Mr. Gurgel objected to a 'good' rating on his property due to the condition of the driveway and windows.

The following exhibits were presented and entered into the record:

Exhibit 1 Objection form and attachments
Exhibit 2 Comparables sales report

Ms. Aldana clarified that the Board may accept 2006 comparable sales for consideration, but may also determine how much weight to give that data. The Assessor's figures are as of January 1, 2006.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz opined that the property owner may have a legitimate claim for next year. Mr. Schilling noted that the other properties cited by the property owner raise some questions since they are in the same neighborhood. However, the property owner did not overcome the presumption of correctness of the Assessor per the statutes.

It was moved by Mr. Benz, seconded by Mr. Lemke to sustain the Assessor's valuation. -3

2139 N. 83rd Street
Tax Key No. 343-0158-00

The assessor's valuation as of January 1, 2006:

Land	\$ 70,600
Improvements	194,800
Total	\$265,400

This is also the fair market value.

City Clerk Ledesma swore in Brian & Kristin Skrade. They believe the fair market value is about \$230,000. Similar properties with updated kitchens and main floor half baths have sold for approximately this amount.

Mr. Tuff noted that the property owners' concerns were taken into account during informal meetings and the assessed value was reduced by \$13,100. The rating was decreased from 'very good' to 'good' because the kitchen is original.

The following exhibits were presented and entered into the record:

Exhibit 1 Objection form and attachments
Exhibit 2 Comparables sales report

Discussion ensued about the location the half bath. It is not on the main floor, but is a few steps up from the basement. The question was raised about doing an inspection at this time, or about gathering other comparables.

Ms. Aldana stated that the Board can hold the item pending receipt of new comparables; it can also sustain the Assessor's valuation or can close the hearing and render a decision based on the information presented.

The Board agreed to hold the matter until 8:30 a.m. on September 14th so the new comparables can be brought forth.

7424 Maple Terrace
Tax Key No. 383-0357-00

The assessor's valuation as of January 1, 2006:

Land	\$149,900
Improvements	224,500
Total	\$374,400

This is also the fair market value.

City Clerk Ledesma swore in Janine Gruna, 7424 Maple Terrace. Ms. Gruna stated the fair market value should be \$300,000 in its current condition. There is substantial deferred maintenance; once that is complete, the fair market value should be \$350,000. One bedroom can only be accessed by going through a second bedroom. There is no landscaping in the yard.

Mr. Tuff reported that staff had met with the property owner and made a reduction of \$59,800. They also ran new comparables based on a two-bedroom house. The condition was lowered from 'good' to 'average.'

The following exhibits were presented and entered into the record:

Exhibit 1 Objection form and attachments
Exhibit 2 Comparables sales report

Following testimony and discussion, the chair polled each Board member for comments. Mr. Lemke noted that staff had met with the property owners and adjusted the assessed value based on that meeting. Messrs. Benz and Schilling noted the Assessor used proper assessing procedures and the assessment is presumed to be correct.

It was moved by Mr. Benz, seconded by Mr. Lemke
to sustain the Assessor's valuation. -3

RECESS 11:15 a.m. – 1 p.m.

The Board reconvened at 1 p.m. with Ms. Stevens and Messrs. Benz and Schilling present. Also present, Asst. City Attorney Aldana, Ms. Isleb, Assessor, Mr. Lenski Deputy Assessor and Ms. Chabron, Appraiser.

6731 W. Lloyd Street
Tax Key No. 345-0600-00

The assessor's valuation as of January 1, 2006:	Land	\$ 54,300
	Improvements	241,100
	Total	\$295,400

This is also the fair market value.

City Clerk Ledesma swore in Jill Seebantz, 6731 W. Lloyd Street. Ms. Seebantz stated the fair market value should be between \$257,500 ad \$259,900. The property has a considerable amount of deferred maintenance. A similar property at 6628-30 W. Lloyd Street is currently listed for \$259,900.

The following exhibits were presented and entered into the record:

Exhibit 1 Objection form
Exhibit 2 Comparables sales report

Following testimony and discussion, the chair polled each Board member for comments. The consensus of the Board was that the Assessor's valuation was correct based on data presented.

It was moved by Mr. Benz, seconded by Ms. Stevens
to sustain the Assessor's valuation. -3

2459 N. 91st Street
Tax Key No. 333-0694-00

The assessor's valuation as of January 1, 2006:	Land	\$ 65,000
	Improvements	322,900

Total \$387,900

This is also the fair market value.

(Ms. Aldana excused; City Attorney Alan Kesner present.)

City Clerk Ledesma swore in Ms. Isleb and Theresa and Randall Suchy, 2457 N. 91st Street. The property owners stated the fair market value should be \$360,000.

The following exhibits were presented and entered into the record:

- Exhibit 1 Objection form and attachments
- Exhibit 2 Comparables sales report

Mrs. Suchy stated their assessed valued increased by 72%. No one in the general vicinity experienced anything close to an increase like this. Many homes in the area have had significant upgrades, yet are assessed at less.

Following testimony and discussion, the chair polled each Board member for comments. It was the consensus of the Board that based on the information submitted by both parties that the Assessor’s valuation is correct.

It was moved by Mr. Benz, seconded by Ms. Stevens to sustain the Assessor’s valuation. -3

**1953 N. 117th Street
Tax Key No. 338-0097-00**

The assessor’s valuation as of January 1, 2006:	Land	\$ 41,800
	Improvements	161,700
	Total	\$203,500

This is also the fair market value.

(Mr. Kesner excused; Ms. Aldana present.)

City Clerk Ledesma swore in Ann Debelak, 1953 N. 117th Street. She stated the fair marked value should be \$183,400. When she refinanced in 2003, the property was assessed at \$156,000.

The following exhibits were presented and entered into the record:

- Exhibit 1 Objection form and attachments
- Exhibit 2 Comparables sales report

Following testimony and discussion, the chair polled each Board member for comments. It was the consensus of the Board that based upon the information provided that the Assessor’s valuation is correct. The property owner did not submit enough information to overcome the presumption of correctness.

It was moved by Mr. Benz, seconded by Ms. Stevens to sustain the Assessor’s valuation. -3

**3822 N. 101st Street
Tax Key No. 260-0156-00**

The assessor's valuation as of January 1, 2006:

Land	\$ 69,000
Improvements	174,100
Total	\$243,100

This is also the fair market value.

City Clerk Ledesma swore in Carlton Travis, 3822 N. 101st Street, Mr. Lenski, Deputy Assessor, and Ms. Chabron, Appraiser. Mr. Travis stated the fair market value should be \$227,000. The house has been on the market for approximately six months. The selling price began at \$254,900; it was dropped to \$246,900, dropped again to \$236,900 and the intent is to lower it yet again to \$230,900. A bridge loan appraisal set the property's value at \$240,000.

The following exhibits were presented and entered into the record:

Exhibit 1	Objection form and attachments
Exhibit 2	Comparables sales report

Ms. Chabron noted that the initial listing for the property was set above the current assessed valuation, as was the first price reduction. The appraisal is very close to the assessed valuation.

Following testimony and discussion, the chair polled each Board member for comments. It was the consensus of the Board that based on the testimony presented that the Assessor's valuation is correct. Ms. Stevens urged the property owner to meet with the assessor's staff in the future, particularly because they had a recent appraisal done on the property.

It was moved by Mr. Benz, seconded by Ms. Stevens
to sustain the Assessor's valuation. -3

572 N. 67th Street
Tax Key No. 384-0310-00

The assessor's valuation as of January 1, 2006:

Land	\$ 61,600
Improvements	162,800
Total	\$224,400

This is also the fair market value.

The property owner did not appear.

It was moved by Mr. Benz, seconded by Ms. Stevens
to sustain the Assessor's valuation in the absence of
any information contradictory to that valuation. -3

2439 N. 118th Street
Tax Key No. 337-0149-00

The assessor's valuation as of January 1, 2006:

Land	\$119,100
Improvements	324,100
Total	\$443,200

This is also the fair market value.

City Clerk Ledesma swore in Cynthia Frozena-Monty, 2439 N. 118th Street, Mr. Lenski, Deputy Assessor, and Mr. Tuff, Appraiser. Ms. Monty stated the fair market value should be \$375,000 - \$400,000. She noted that sales occurring within the past two years for parcel ID's beginning with 337 and 298 demonstrate that their property is assessed the highest per square foot. The Assessor's record is inaccurate inasmuch as they have hydronic heat, not forced air.

The following exhibits were presented and entered into the record:

- Exhibit 1 Objection form and attachments
- Exhibit 2 Comparables sales report and picture

Mr. Tuff stated that the property owner did not provide an appraisal as promised. This is a unique property, both in terms of quality and lot size, and comparable properties are difficult to find. The property's data will be updated to reflect the hydronic heat.

Following testimony and discussion, the chair polled each Board member for comments. It was noted that a recent appraisal would have been most helpful, as the data presented did not overcome the Assessor's presumption of correctness.

It was moved by Mr. Benz, seconded by Ms. Stevens
to sustain the Assessor's valuation. -3

4430 N. 108th Street
Tax Key #221-0283-00

The Assessor's valuation as of January 1, 2006 is:	Land	\$ 52,000
	Improvements	<u>146,800</u>
	Total	\$198,800

This is also the fair market value.

City Clerk Ledesma swore in Gregory Stano, 4430 N. 108th Street, and Ms. Isleb, Assessor, and Mr. Lenski, Deputy Assessor. Mr. Stano first opined that the fair market value is between \$165,000 and \$171,000. Later in his presentation he changed this figure to \$140,000 in its current condition; later still he amended it to \$110,000.

The following exhibits were presented and entered into the record:

- Exhibit 1 Objection form and attachments (13-page letter, etc.)
- Exhibit 2 Objector's information packet: Description of property and assessment, closing statement of owners' determination of property current value; maps; evidence of decline of real estate boom; general property condition report; comparison of comparable real estate
- Exhibit 3 Real estate listing sheet for 4751 N. 106th Street
- Exhibit 4 Color photo of subject property, Comparable Sales Report

Mr. Stano stated he feels the real estate market has cooled considerably; the property is negatively affected by the Timmerman Field flight plan; there are problems with frequent power outages, water main problems and leaf collection issues; the property has structural damage; a utility easement limits future use; his property is located close to Milwaukee; large homes in the area have skewed values; other, better area homes have sold for less than his assessment (4429 N. 108th Street, 4418 N. 108 Street, 4443 N. 107th Street, 4467 N. 107th Street, 4474 N. 107th Street, 4527 N. 108th Street, 4545 N. 107th Street,

4643 N. 101st Street, 10532 W. Hampton Avenue, 4725 N. 104th Street, 4429 N. 109th Street, 4523 N. 104th Street, 10926 W. Derby Avenue, 4625 N. 106th Street, 4751 N. 106th Street). He submitted photographs of his property showing damage and needed repairs. The assessment should be lowered until pending litigation concerning damage to his property is resolved.

Mr. Stano stated his property is copyrighted and may not be photographed without permission. He confirmed that there is no insurance policy carried on the house pending resolution of a claim.

The Chair overruled Mr. Stano's objection concerning the comparables (not in neighborhood, not within a flood plain, not within Timmerman Field's flight plan) cited by the Assessor's office.

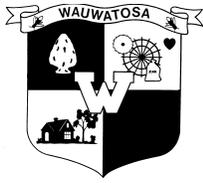
Ms. Isleb stated reasonable, comparable properties that were arm's length sales were used for comparables in accordance with the Wisconsin Property Assessment Manual.

Following testimony and comments, the Chair polled each Board member for comments and decision. Mr. Benz stated that he did not feel the Assessor's figures are wrong based upon the testimony presented. Ms. Stevens concurred. Mr. Schilling added the methods used by the Assessor conform to state statutes and to the Wisconsin Property Assessment Manual. The property owner has not submitted sufficient evidence to prove an error exists.

It was moved by Mr. Benz, seconded by Ms. Stevens
to sustain the Assessor's valuation. -3

The meeting recessed at 5:27 p.m. until September 14, 2006 at 1 p.m.

Carla A. Ledesma, CMC
Secretary to the Board



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MEMORIAL CIVIC CENTER
7725 WEST NORTH AVENUE
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BOARD OF REVIEW
September 14, 2006 – 1:00 p.m.

PRESENT: Messrs. Benz and Schilling; Ms. Stevens

ALSO Mr. Kesner, City Attorney; Mr. Lenski, Deputy Assessor
PRESENT: Ms. Aho, Appraiser

Mr. Schilling in the Chair

2564 N. 91st Street
Tax Key No. 333-0671-00

The assessor's valuation as of January 1, 2006:

Land	\$ 69,000
Improvements	276,700
Total	\$345,700

This is also the fair market value.

City Clerk Ledesma swore in James Fenner, 2564 N. 91st Street, and Maria Myers, his neighbor, 2570 N. 91st Street. Mr. Fenner stated the fair market value should be \$289,000. Ms. Myers reviewed pictures of the house which show that no updating has been done; it is otherwise maintained.

Discussion followed concerning the rated condition of the house. Mr. Lenski stated that a different rating would likely generate new comparables.

The following exhibits were presented and entered into the record:

Exhibit 1 Objection form with photos
Exhibit 2 Comparables sales report

Following testimony and discussion, the chair polled each Board member for comments. It was the consensus that proper assessing methodology was used. Mr. Fenner was urged to meet with the Assessor's staff next year, as staff was unaware that there were no updates since the last inspection in 1987.

It was moved by Mr. Benz, seconded by Ms. Stevens
to sustain the Assessor's valuation. -3

602 N. 61st Street
Tax Key No. 384-0495-00

The assessor's valuation as of January 1, 2006:	Land	\$ 58,700
	Improvements	109,000
	Total	\$167,700

This is also the fair market value.

City Clerk Ledesma swore in Ken Andrews (realtor, Realty Executives) and Laura Franke, Ms. Isleb, Assessor, and Mr. Lenski. Ms. Franke stated the original assessed value was set at \$185,600. After a staff inspection, it was decreased to \$167,000; this is still too high as over \$40,000 worth of improvements (siding, roof, windows) are needed. The house would likely sell for about \$125,000 at present and that should be the fair market value.

The following exhibits were presented and entered into the record:

Exhibit 1	Objection form with attachments
Exhibit 2	Comparable market analysis
Exhibit 3	Comparables sales report

Ms. Isleb noted the rated condition was changed from 'average' to 'fair' after the inspection. There is some evidence of deferred maintenance. The average residential increase citywide was 40.4%; this property's was 32%. The increase from January 1, 2005 to January 1, 2006 was only \$5,000. It was assessed at \$127,200 in 2002, so a value of just \$125,000 currently is not likely valid.

City Clerk Ledesma swore in Richard Young, W2370 Svoboda Road, East Troy, a co-owner of the property. He questioned the validity of the assessment program since the house would not sell for the current assessed value.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz noted there was an on-site inspection and subsequent decrease in the assessed value. The consensus was the insufficient evidence was submitted to overcome the Assessor's presumption of correctness.

It was moved by Mr. Benz, seconded by Ms. Stevens
to sustain the Assessor's valuation. -3

(Ms. Aldana present; Mr. Kesner excused.)

2625 N. 96th Street
Tax Key No. 334-0053-00

The assessor's valuation as of January 1, 2006:	Land	\$ 62,100
	Improvements	240,700
	Total	\$302,800

This is also the fair market value.

City Clerk Ledesma swore in Todd and Andrea Weickardt, Mr. Lenski, Deputy Assessor, and Ms. Aho, Appraiser. Mr. Weickardt stated the fair market value should be between \$266,000 and \$270,000. As a real estate broker, he does not believe the property is worth \$320,800. The home was purchased for \$193,000 in 2002. Mrs. Weickardt stated they are only the second owners; many maintenance issues need to be addressed. Despite a series of some ten phone calls, they were unable to discuss this property with the Assessor's office.

The following exhibits were presented and entered into the record:

Exhibit 1 Not assigned
Exhibit 2 Objection form and attachments
Exhibit 3 Comparables sales report

Mr. Weickardt objected to the properties used as comparables; he opined that his were more accurate since they reflect actual neighborhood sales in a 12-month period.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz stated no evidence has been submitted to indicate the Assessor erred, though the taxpayers have done much research. It is of concern that they were unable to discuss these issues during the informal process. Ms. Stevens noted that the property owner's appraiser was not present for questioning. Mr. Schilling urged that staff perform an inspection in the future.

It was moved by Mr. Benz, seconded by Ms. Stevens
to sustain the Assessor's valuation. -3

2840 N. 124th Street
Tax Key No. 298-0030-00

The assessor's valuation as of January 1, 2006:	Land	\$ 61,200
	Improvements	244,500
	Total	\$305,700

This is also the fair market value.

City Clerk Ledesma swore in Lisa Serfozo, W274 S8865 Ridgeway Road, Mukwonago, and realtor Cheryl Spsychalla. Ms. Serfozo stated the fair market value should be \$269,900. The original assessment was \$325,700; staff reduced it by \$20,000. Aside from a new roof, not updates have been made. Traffic on N. 124th Street is very heavy.

The following exhibits were presented and entered into the record:

Exhibit 1 Objection form
Exhibit 2 Comparable sales report

Mr. Lenski noted the property condition (and assessed valuation) were lowered as a result of their meeting. Perhaps an inspection is necessary in the future.

Following testimony and discussion, the chair polled each Board member for comments. It was the consensus of the Board that insufficient information had been submitted to substantiate an error was made in the Assessor's methodology.

It was moved by Mr. Benz, seconded by Ms. Stevens
to sustain the Assessor's valuation. -3

2748 Wauwatosa Avenue
Tax Key No. 304-0016-00

The assessor's valuation as of January 1, 2006:	Land	\$ 41,700
	Improvements	110,100

Total \$151,800

This is also the fair market value.

City Clerk Ledesma swore in Nancy Beaumier, 2748 Wauwatosa Avenue, Mr. Lenski, Deputy Assessor, and Ms. Aho, Appraiser. Ms. Beaumier stated the fair market value is \$130,000 - \$137,000. This property had been on and off the market for two years when she purchased it. In 1994 the assessed value was reduced to reflect the sales price of \$68,000. In 2002 the assessed value was 53% higher than the previous assessment, compared with a typical increase of 43%. This time, the assessed value reflects a 46% increase, compared to 40% citywide. If property values were at 72%, wouldn't an increase of 28% bring it to 100% assessed valuation? A 2004 appraisal valued the property at \$123,000. The assessor's office has not inspected the property since 1994.

The following exhibits were presented and entered into the record:

- Exhibit 1 Objection form
- Exhibit 2 Comparables sales report

Ms. Aho reported the property owner did attend an informal meeting, after which a reduction of \$23,700 was made. The property's condition was downgraded from 'average' to 'fair.'

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz observed that standard assessing methodology was used. Ms. Stevens wished the author of the 2004 appraisal was present to discuss that document. Mr. Schilling stated there was no evidence of errors by staff.

It was moved by Mr. Benz, seconded by Ms. Stevens to sustain the Assessor's valuation.

**669 N. 78th Street
Tax Key No. 382-0601-00**

The assessor's valuation as of January 1, 2006:	Land	\$ 79,600
	Improvements	311,000
	Total	\$390,600

This is also the fair market value.

City Clerk Ledesma swore in David Helling, 669 N. 78th Street, Mr. Lenski, Deputy Assessor, and Ms. Aho, Appraiser. Mr. Helling stated that originally he reported the fair market value should be \$340,000-\$350,000; however, in light of his comparables, he has revised this to \$310,000-\$320,000. He is a licensed home inspector and, as such, is qualified to speak to the condition of a property.

The following exhibits were presented and entered into the record:

- Exhibit 1 Objection form
- Exhibit 2 MLS listing for 529 N. 77th Street
- Exhibit 3 MLS listing for 7823 W. Wisconsin Avenue
- Exhibit 4 MLS listing for 610 W. Pleasant View Street
- Exhibit 5 MLS listing for 661 N. 76th Street
- Exhibit 6 MLS listing for 623 N. Glenview Avenue
- Exhibit 7 MLS listing for 668 N. 78th Street
- Exhibit 8 MLS listing for 7512 W. Wisconsin Avenue

- Exhibit 9 Proposal from JK Contractors
- Exhibit 10 Comparable sales report

When Mr. Helling prepared to show a slide show, Asst. Attorney Aldana objected since the slide show is not concrete evidence. Mr. Helling promised to provide a disk. Mr. Helling objected to the comparables since all are brick construction (his is brick/frame), some are larger than his home, and his home's condition is not 'very good'; not much has been done in 20 years and it is in need of a roof, gutters, and air conditioning condenser. The new assessed valuation reflects an increase in value of about 9% per year for the last five years (\$140,000 total).

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz noted the Assessor's office used standard methodology for the assessment process citywide. He urged Mr. Helling to meet with the Assessor's office staff to discuss his property. Ms. Stevens stated that no error was found in the Assessor's assessing, though the slide show was most helpful. Mr. Schilling also urged the property owner to meet with staff, as it appears the property is not in 'very good' condition.

It was moved by Mr. Benz, seconded by Ms. Stevens
to sustain the Assessor's valuation. -3

6830 W. Wells Street
Tax Key No. 383-0043-00

The assessor's valuation as of January 1, 2006:	Land	\$ 64,700
	Improvements	260,600
	Total	\$325,300

This is also the fair market value.

City Clerk Ledesma swore in Steve Raasch, 6830 W. Wells Street. Mr. Raasch stated the fair market value he listed on the objection form was \$287,670; upon further investigation, he has revised this to between \$277,000 and \$288,000. The \$287,670 figure was based upon 5% appreciation beginning with the April 2003 appraisal figure of \$248,500. This property is in a high traffic area and its exterior condition is poor. The house has an asbestos tile shingle roof, with a cedar tile roof under that; it needs replacement. The brick needs tuck pointing. The windows are original; the house is 95 years old. There are mold problems in the bathroom. Mr. Raasch took issue with the comparables presented by the Assessor's office.

The following exhibits were presented and entered into the record:

- Exhibit 1 Objection form
- Exhibit 2 Comparables sales report
- Exhibit 3 Summary of needed repairs and improvements
- Exhibit 4 Photos of needed repairs
- Exhibit 5 Appraisal dated April 15, 2003 for \$248,500
- Exhibit 6 Property information from City of Wauwatosa website

Following testimony and discussion, the chair polled each Board member for comments. Ms. Stevens urged Mr. Raasch to meet with the Assessor's office staff next year and present this information to them.

It was moved by Mr. Benz, seconded by Ms. Stevens
to sustain the Assessor's valuation.

The Board recessed at 6:15 p.m. until September 19, 2006 at 2:00 p.m.

Carla A. Ledesma, CMC
Secretary to the Board



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MEMORIAL CIVIC CENTER
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BOARD OF REVIEW
September 19, 2006 – 2:00 p.m.

PRESENT: Messrs. Benz, Jungen, Rowe -3

ALSO Ms. Isleb, Assessor; Mr. Tuff, Appraiser
PRESENT Ms. Aldana, Asst. City Attorney

Mr. Jungen in the Chair

6631 W. North Avenue
Tax Key No. 345-0249-00

The assessor's valuation as of January 1, 2006:

Land	\$ 316,000
Improvements	667,400
Total	\$1,028,400

This is also the fair market value.

3131 N. Mayfair Road
Tax Key No. 296-9997-01

The assessor's valuation as of January 1, 2006:

Land	\$1,501,800
Improvements	250,100
Total	\$1,751,900

No one appeared on behalf of the property owners.

It was moved by Mr. Benz, seconded by Mr. Rowe
to sustain the Assessor's valuation on both properties. -3

11155 W. North Avenue
Tax Key No. 339-9983-04

The assessor's valuation as of January 1, 2006:

Land	\$ 909,200
Improvements	254,900
Total	\$1,164,100

This is also the fair market value.

No one appeared on behalf of the property owners.

It was moved by Mr. Benz, seconded by Mr. Rowe
to sustain the Assessor's valuation. -3

2545 N. Mayfair Road
Tax Key No. 336-9999-14

The assessor's valuation as of January 1, 2006:	Land	\$1,785,000
	Improvements	1,509,900
	Total	\$3,294,900

This is also the fair market value.

No one appeared on behalf of the property owners.

It was moved by Mr. Benz, seconded by Mr. Rowe
to sustain the Assessor's valuation. -3

7700 W. Blue Mound Road
Tax Key No. 382-0494-01

The assessor's valuation as of January 1, 2006:	Land	\$ 448,100
	Improvements	1,572,800
	Total	\$2,020,900

This is also the fair market value.

City Clerk Ledesma swore in Harvey Pollack, 7700 LLC, 7700 W. Blue Mound Road. Mr. Pollack stated the fair market value should be \$1,950,000. In October 2005, just two months before the assessor set the valuation, Lucien Skony performed an appraisal on behalf of M&I Bank in the amount of \$1,950,000.

The following exhibits were presented and entered into the record:

- Exhibit 1 Appraisal dated October 6, 2005 performed for mortgage purposes
- Exhibit 2 Notice of Assessed Value – Real property, and attachments

Ms. Isleb noted the difference between the appraisal and the assessor's valuation as of January 1, 2006 is 3.6%. The January 1, 2005 value was set at \$2,234,100; the January 1, 2006 valuation represents a \$214,000 decrease. The previous ratio slightly overrated the value of the property; the new amount reflects that.

Following testimony and discussion, the chair polled each Board member for comments. There was consensus that the Assessor's office valuation is not in error.

It was moved by Mr. Benz, seconded by Mr. Rowe
to sustain the Assessor's valuation. -3

6745 W. Wells Street
Tax Key No. 384-0112-00

The assessor's valuation as of January 1, 2006:	Land	\$102,600
	Improvements	309,900
	Total	\$412,500

This is also the fair market value.

City Clerk Ledesma swore in Bill Ibach, 2347 N. 100th Street. He stated the fair market value should be \$275,000. The property was purchased on December 31, 2003 and has been vacant since 2002. Efforts to rezone and redevelop the property have been ongoing; annual expenses are \$12,000. There are maintenance issues with the existing building – the roof leaks, brick is spalling, the HVAC unit is

obsolete, the boiler is original to 1957, and the elevator is obsolete. It was never his intention to use the current building, but if other plans are not approved by the city, he may be forced to. He is willing to accept the land value.

Mr. Tuff pointed out that the property was purchased for \$375,000 on December 31, 2002. The current assessed valuation represents an annual 5% time adjustment. The owner had asked for a review at the time of purchase and the assessed valuation was reduced at that time.

Ms. Isleb stated that if the assessed value were raised from the 72% prior to revaluation to 100%, the value would be \$447,000. She noted no cost estimates for improvements to the building have been submitted.

The following exhibits were presented and entered into the record:

Exhibit 1	Notice of assessed value
Exhibit 2	Excerpt of minutes dated 9/12/06
Exhibit 3	Property card
Exhibit 4	Objection form

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz observed that no evidence was submitted to refute the Assessor's valuation. Mr. Jungen noted that the Assessor's office used proper methodology.

It was moved by Mr. Benz, seconded by Mr. Rowe
to sustain the Assessor's valuation. -3

The meeting recessed at 4:35 p.m. to September 21, 2006 at 10 a.m.

Carla A. Ledesma, CMC
Secretary to the Board

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MEMORIAL CIVIC CENTER
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BOARD OF REVIEW
September 21, 2006 – 10 a.m.

PRESENT: Messrs. Benz, Jungen, and Schilling -3

ALSO Mr. Lenski, Deputy Assessor; Ms. Chabron, Appraiser
PRESENT: Ms. Aldana, Asst. City Attorney

Mr. Schilling in the Chair

6109 W. Lloyd Street
Tax Key No. 345-0470-00

The assessor's valuation as of January 1, 2006:	Land	\$ 65,300
	Improvements	217,200
	Total	\$282,500

This is also the fair market value.

City Clerk Ledesma swore in William Pauers, 6109 W. Lloyd Street, Mr. Lenski, and Ms. Chabron. Mr. Pauers stated the fair market value should be \$250,000. Mr. Pauers stated that a neighbor's property has been on the market for some time; three offers received were all in the \$250,000 range. Another property up the street is listed in the \$260,000 range.

The following exhibits were presented and entered into the record:

Exhibit 1 Objection form and letter (objection form shows erroneous value of \$288,500)
Exhibit 2 Comparables sales report

Mr. Lenski stated that the assessor's valuation is as of January 1, 2006 and procedures used comply with Wisconsin state assessment standards.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz noted that consistent assessing standards were applied citywide by the assessor's office. Mr. Jungen concurred. Mr. Schilling expressed some concern with the sales dates for comparable properties 1 and 5 and the time adjustments made. However, the taxpayer did not meet the burden of proof to show that an assessing error occurred.

It was moved by Mr. Benz, seconded by Mr. Jungen
to sustain the Assessor's valuation. -3

The following Stipulations and Determinations were submitted by the Assessor's office for Board action:

2550 N. 93rd Street
Tax Key No. 334-0102-00

Mr. Lenski explained that this property was sold in August 2006. When the property owner filed the objection form, the Assessor's office reduced the assessment from \$286,200 to the sale price of \$266,000.

It was moved by Mr. Benz, seconded by Mr. Jungen
to accept the Stipulation and Determination. -3

8300 Menomonee River Parkway
Tax Key No. 371-0131-01

Mr. Lenski explained that this was also a recent sale. When the property owner filed the objection form and also presented an appraisal, the Assessor's office reduced the assessment from \$383,800 to \$353,300.

It was moved by Mr. Benz, seconded by Mr. Jungen
to accept the Stipulation and Determination. -3

2525 N. 66th Street
Tax Key No. 330-0679-00

The assessor's valuation as of January 1, 2006:	Land	\$ 48,500
	Improvements	151,700
	Total	\$200,200

This is also the fair market value.

City Clerk Ledesma swore in William Duffy, 2525 N. 66th Street, Deputy Assessor Lenski and Ms. Aho, Appraiser. Mr. Duffy stated the fair market value should be \$175,000. Comparable properties selected by the Assessor's office are in much better condition than his. The front stoop has broken concrete; storm windows are in poor condition; the bath is sub-par and tiling failed shortly after purchase. There is rotting wood near the front and rear entrances. The garage lists to the south. The material used to finish the walls of the second floor is masonite fiber material, not dry wall. The entire second floor has one heat vent and one cold air return; the ceiling sags. A roof repair estimate is for \$14,800. The kitchen is vintage 1950's.

The following exhibits were presented and entered into the record:

Exhibit 1	Objection form
Exhibit 2	Roof repair estimate, comparable properties selected by property owner, and photos of subject property
Exhibit 3	Comparables sales report

Mr. Lenski pointed out that the owner of record is not listed as Mr. Duffy, but as Daphne Komer. Ms. Aldana stated that Mr. Duffy can serve as the representative for the owner.

Ms. Aho discussed the relevance of the comparable properties selected by the assessment software, versus the comparables submitted by the property owner.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz observed that if the property owner had discussed this property with the Assessor's office, an inspection,

and perhaps an adjustment may have been made. Ms. Aldana pointed out that if the property owner overcomes presumption of correctness of the Assessor's assessment, an adjustment can be made. Mr. Benz opined that while proper assessing procedures were used, the assessment may not be correct.

Mr. Jungen suggested that an inspection was in order base upon the condition as presented. Mr. Schilling agreed that the property owner has clearly shown that property needs repairs. However, the property still has value and it is difficult to determine just what that value should be. The property owner has not overcome the presumption of correctness.

It was moved by Mr. Benz, seconded by Mr. Jungen sustain the Assessor's valuation, and suggest that the property owner meet with the Assessor's office. –

Ms. Aldana pointed out that the Assessor can't come back with another value at this time. The assessment role has been submitted for 2006.

Mr. Benz questioned whether the condition of the property should be 'fair' or 'poor.' Mr. Schilling suggested that perhaps new comparables should be requested based upon a different condition rating.

Mr. Benz withdrew his motion whereupon Mr. Jungen moved that based upon factual evidence of a needed \$15,000 roof repair, to set the assessment at \$185,000. Motion seconded by Mr. Benz. -3

Mr. Benz added that he supported the motion because he had been considering an 8% reduction based upon a lowering of the condition value from 'good' to 'fair.' Mr. Jungen concurred that the photos seem to support a lowering in the condition rating.

The meeting recessed at 11:20 a.m. until 1:00 p.m. The Board reconvened at 1:00 p.m. with Messrs. Benz and Schilling and Ms. Stevens present. Also present, Deputy Assessor Lenski and Ms. Aho, Appraiser.

**2642 N. 62nd Street
Tax Key No. 330-0005-00**

The assessor's valuation as of January 1, 2006:	Land	\$ 44,400
	Improvements	220,800
	Total	\$265,200

This is also the fair market value.

City Clerk Ledesma swore in Nadim Chalhoub, 2642 N. 62nd Street, Deputy Assessor Lenski and Ms. Aho, Appraiser. Mr. Chalhoub stated the fair market value should be \$220,000. The home has not been updated and there is some deferred maintenance. A larger property across the street recently sold for \$249,000,

The following exhibits were presented and entered into the record:

Exhibit 1	Objection form
Exhibit 2	Chart, average sale of listed duplexes
Exhibit 3	Letter from the property owner
Exhibit 4	Comparables sales report

Exhibit 5 Bound attachments

Ms. Aho reviewed the comparables selected by the assessment software. Mr. Lenski noted that the property was assessed at \$152,000 in 2005 when the assessment ratio was 78.54%.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz noted that proper assessing procedures were followed, and urged the property owner to request an inspection next year. Ms. Stevens concurred that a meeting should be held with the Assessor's office concerning the property. Mr. Schilling added that the property owner did not submit adequate information to overcome the presumption of correctness of the Assessor's figures.

It was moved by Mr. Benz, seconded by Ms. Stevens
to sustain the Assessor's valuation. -3

2613 N. 62nd Street
Tax Key No. 330-0484-00

The assessor's valuation as of January 1, 2006:	Land	\$ 44,400
	Improvements	241,900
	Total	\$286,300

This is also the fair market value.

City Clerk Ledesma swore in Carla Jirik, 2613 N. 62nd Street, and Ms. Chabron, Appraiser. Ms. Jirik stated the fair market value is no more than \$249,000. A November 2005 appraisal set the value at \$240,000. The comparables cited vary in size, number of rooms, and lot size. 2619 N. 62nd Street sold recently for \$249,000; the lot size is the same, but that property has a deck and air conditioning. Like properties should be compared to hers.

The following exhibits were presented and entered into the record:

- Exhibit 1 Objection form and attachments
- Exhibit 2 Comparable sales report

Ms. Chabron stated that adjustments are made to account for differences among comparables and the subject property. Guidelines of the Wisconsin Property Assessment Manual were followed.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz opined that the property owner did not present enough evidence to dispute the assessor's valuation. Mr. Schilling concurred.

It was moved by Mr. Benz, seconded by Ms. Stevens
to sustain the assessor's valuation. -3

The meeting recessed at 3:50 p.m.; the Board will reconvene at 8:30 a.m. on September 22, 2006.

Carla A. Ledesma, CMC
Secretary to the Board



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BOARD OF REVIEW

September 22, 2006 – 8:30 a.m.

PRESENT: Messrs. Benz, Lemke, and Schilling -3

ALSO Mr. Lenski, Deputy Assessor; Ms. Aho, Appraiser

PRESENT: Ms. Aldana, Asst. City Attorney

Mr. Schilling in the Chair

9010 Jackson Park Boulevard

Tax Key No. 342-0307-00

The assessor's valuation as of January 1, 2006:	Land	\$ 80,900
	Improvements	227,000
	Total	\$307,900

This is also the fair market value.

City Clerk Ledesma swore in W. Lawrence Lent and William Thomas Lent. W. Lawrence Lent stated the fair market value is \$290,000.

The following exhibits were presented and entered into the record:

Exhibit 1	Objection form and attachments
Exhibit 2	Spreadsheet of property owner's comparable properties
Exhibit 3	Comparable sales report

W. Lawrence Lent stated the property is overvalued based on recent comparable sales of properties within the past year. Mr. William Lent added that there are structural and functional issues concerning the property. They were not aware of the presence of a partially filled underground oil tank when they purchased the property. It was costly to eliminate this hazard.

Ms. Aho noted the property owner's comparables are outside of the subject property's neighborhood, are not adjusted for differences, and sold in 2006.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz stated that the tax payer has not proven the assessor's valuation is incorrect. Mr. Lemke observed that the owner's objection form originally listed the fair market value at \$295,000, not \$290,000; not enough information has been presented to overcome the assessor's presumption of correctness.

It was moved by Mr. Benz, seconded by Mr. Lemke
to sustain the assessor's valuation. -3

2175 N. 65th Street
Tax Key No. 345-0332-00

The assessor's valuation as of January 1, 2006:

Land	\$ 55,900
Improvements	155,700
Total	\$211,600

This is also the fair market value.

No one appeared on behalf of the property owners.

It was moved by Mr. Benz, seconded by Mr. Lemke
to sustain the assessor's valuation. -3

8154 Woodland Avenue
Tax Key No. 343-0442-00

The assessor's valuation as of January 1, 2006:

Land	\$ 50,300
Improvements	216,500
Total	\$266,800

This is also the fair market value.

City Clerk Ledesma swore in Craig Lanza, 8154 Woodland Avenue. He stated the fair market value should be \$235,000.

The following exhibits were presented and entered into the record:

- Exhibit 1 Objection form
- Exhibit 2 Photographs of subject property and owner's comparable properties
- Exhibit 3 Comparable sales report
- Exhibit 4 Sales verification questionnaire

Mr. Lanza stated his comparables consisted of sales in his neighborhood and the fair market values based on those sales. 2007 N. 81st Street has a double lot and sold for \$229,000. 1937 N. 81st Street sold for \$199,000 in 2004. 1908 N. 81st Street sold for \$229,000 in June 2005. 8103 Richmond Court sold for \$187,000 in November 2005.

Ms. Aho noted that the subject property was improved with an additional bedroom, bathroom and new garage in 2003. The property owner's comparables have not been adjusted for differences; moreover, most are Cape Code or colonial styles, whereas the subject property is a bungalow.

The meeting briefly recessed so staff could retrieve the file on 8103 Richmond Court.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz stated the property owner has not proven the assessor's value to be in error. Mr. Lemke opined that the property condition at 8103 Richmond Court was probably less than the subject property, which accounted for the lower sales price. He noted, however, the assessor's comparable #1 is larger than the subject property, yet the adjusted sales price is lower than the assessor's valuation of the subject property. It appears the valuation on the subject property may be too high. Mr. Schilling stated the taxpayer has not met the burden of proof to overturn the valuation.

It was moved by Mr. Benz, seconded by Mr. Schilling

to sustain the assessor's valuation. 2-1 (Lemke)

**7420 W. Center Street
Tax Key No. 304-0028-00**

The assessor's valuation as of January 1, 2006:	Land	\$151,200
	Improvements	364,100
	Total	\$515,300

This is also the fair market value.

City Clerk Ledesma swore in John Hickey, 20320 Wetherby Court, Brookfield. Also present, Assessor Isleb and Deputy Assessor Lenski. Mr. Hickey stated the fair market value is \$475,000. The value of commercial property depends on the income it produces. There are few good comparables available on Center Street for this property. Properties on the east side of the city tender to have lower value than those on the west side.

Ms. Isleb noted the property was appraised in 2003 at \$500,000 for refinancing purposes. It was purchased in 1998 for \$329,000. The property was valued using a gross rent multiplier (GRM) of 9.5. Actual rent information was presented during the informal meeting with staff, but not actual expenses. In neighborhood 911 a similar property (8303 W. North Avenue) sold in March 2004 for \$550,000. That neighborhood is a better market and that neighborhood's GRM is 9.9.

The following exhibits were presented and entered into the record:

Exhibit 1	Objection form and two supplemental income and loss statements
Exhibit 2	Notice of Assessed Value of Real Property and attachments
Exhibit 3	Property Appraisal and Assessment Administration manual excerpt
Exhibit 4	City of Wauwatosa Commercial Income and Expense report

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz opined that the 2003 appraisal and the current valuation are very close. The property owner has not presented sufficient evidence to overturn the assessor's valuation. Mr. Schilling concurred.

It was moved by Mr. Benz, seconded by Mr. Lemke
to sustain the assessor's valuation. -3

RECESS 11:25 a.m.

The Board reconvened at 1:00 p.m. with Board members Benz, Rowe and Schilling present. Also present, Asst. Attorney Aldana, Deputy Assessor Lenski, and Appraiser Tuff.

**2021 Church Street
Tax Key No. 343-0653-00**

The assessor's valuation as of January 1, 2006:	Land	\$ 75,500
	Improvements	242,200
	Total	\$317,700

This is also the fair market value.

City Clerk Ledesma swore in Melita Biese, 2021 Church Street, who stated the fair market value is \$250,000. This value was arrived at by an appraiser, Mark Ziegler, who performed an appraisal in

October 2005 for Morgan Stanley Credit Corporation. Ms. Biese noted the other comparables all have two-car garages; she has one. She has no basement; the house is built on a slab, which tends to have a lower value when sold. Neither the kitchen nor the bathrooms have been updated for over 25 years. The house is listed as having three bedrooms; however, it is more functional as a den due to the extreme roofline slope.

The following exhibits were presented and entered into the record:

- Exhibit 1 Objection form and appraisal
- Exhibit 2 Yellow paper of handwritten comparables
- Exhibit 3 Sales of Wauwatosa properties without basements within the last 24 months
- Exhibit 4 MLS information sheet on 2042 Church Street
- Exhibit 5 MLS information sheet on 1948 Church Street (1/1/06 assessed value was \$279,100; sold for \$260,000 in 9/06)
- Exhibit 6 LandMark Valuation comparables
- Exhibit 7 Picture of subject property and comparable sales report

Mark Ziegler, 2319 Washington Street, Two Rivers, clarified that he was present as an advocate of the appraisal he performed in October 2005 for a different intended use. He is a state-certified appraiser and assessor. The value in October 2005 was estimated to be \$249,200. The three comparables listed in the appraisal all sold within one year of the appraisal date. Adjustments were made to account for differences, though efforts were made to find the most similar properties. A physical inspection of the subject property was made.

Mr. Tuff did not see flaws in the appraisal except that the comparables chosen all had quality construction grades of 'average,' as did the subject property. Staff feels the property is in good condition and superior to the comparables Mr. Ziegler used. The assessor's comparables are likewise listed as being in good condition. Mr. Ziegler did not note any functional or structural obsolescence or deferred maintenance. The last interior inspection was performed in 1986; unless a building permit has been pulled, the data is still assumed to be correct.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz was unclear why the comparables listed in the appraisal were chosen; they are all wood and the subject house is stone. The subject property has much more curb appeal. Mr. Rowe concurred. He noted that the 2005 estimated fair market value was \$255,200 at the 78% ratio. The assessor's comparables appear to be closer in construction to the subject property than the appraisal's comparables. Mr. Schilling indicated the taxpayer did not overcome the assessor's presumption of correctness. He did suggest that another interior inspection may be in order.

It was moved by Mr. Benz, seconded by Mr. Rowe
to sustain the assessor's valuation. -3

2318 N. 90th Street
Tax Key No. 333-0548-00

The assessor's valuation as of January 1, 2006:	Land	\$ 55,200
	Improvements	191,500
	Total	\$246,700

This is also the fair market value.

City Clerk Ledesma swore in Susan Shields, 2318 N. 90th Street, and Messrs. Lenski and Tuff of the Assessor's office. M. Shields stated the fair market value should be \$230,000. Her property is close to North Avenue and abuts a liquor store and an apartment building. The comparables cited by the city have larger lots and more rooms than her property. The property was purchased for \$220,000 in 2003.

The following exhibits were presented and entered into the record:

- Exhibit 1 Objection form and attachments labeled 1-8
- Exhibit 2 Comparables sales report

Mr. Tuff stated the sale of this property in 2003 is the first and best comparable for developing the current valuation. Citywide, annual appreciation rates were about 10% based on sales for the last four years.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz observed that the property owner's comparables are from different neighborhoods and are of different designs. This is not representative of the subject neighborhood. Mr. Rowe noted that the Assessor reported the approximate appreciation rate during the past few years was 10% annually; given the October 2003 purchase for \$220,000, the addition of 10% annually since then brings the value to \$242,000. Mr. Schilling stated that the property owner has not submitted sufficient evidence to overcome the assessor's presumption of correctness. He opined that the last three assessor comparables, however, were somewhat dissimilar to the subject property given the differences in room counts and bedrooms.

It was moved by Mr. Benz, seconded by Mr. Rowe
to sustain the assessor's valuation. -3

2244 N. 62nd Street
Tax Key No. 345-0038-00

The assessor's valuation as of January 1, 2006:	Land	\$ 49,100
	Improvements	189,800
	Total	\$238,900

This is also the fair market value.

City Clerk Ledesma swore in Ms. Aho and Mr. Lenski, Assessor's office, and Phyllis and Steven Griffin, 2244 N. 62nd Street; Mrs. Griffin stated the fair market value should be \$225,000. A December 19, 2004 fire had destroyed 70% of the property. The entire upper rental unit was destroyed and 20-25% of the lower level was also destroyed; the rest was damaged. The home was unoccupied for seven and one-half months in 2005. From December 2004 to January 2005, the residence was worthless. The house was appraised at \$220,000 (for refinancing) when they were able to go back into the house in July 2005. How could it have appreciated \$18,900 in six months? They will take a large loss if they ever sell the property as they must disclose the fact it had a fire. The smell of smoke still lingers. A market analysis performed in August 2006 valued the house at \$197,562. The 'Old World' charm of built-ins and wood trim were destroyed by the fire.

The following exhibits were presented and entered into the record:

- Exhibit 1 Objection form and comparable market analysis
- Exhibit 2 Comparables sales report

Ms. Aho reported that the property has a new roof, siding, upstairs windows, and kitchen. Mr. Lenski added that the condition rating for the building was ‘average’ prior to the fire, and ‘good’ since the reconstruction.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz observed that the building was rebuilt in 2005, and that the homeowner’s insurance carried is for \$189,900 – approximately what the improvements are assessed at. Mr. Rowe acknowledged the tremendous impact of the fire, but noted that no expert testimony was presented to substantiate a change in value. Mr. Schilling acknowledged that while much of the building is new now, the quality may be different.

It was moved by Mr. Benz, seconded by Mr. Rowe
to sustain the assessor’s valuation. -3

2650-52 N. 63rd Street
Tax Key No. 330-0498-00

The assessor’s valuation as of January 1, 2006:	Land	\$ 44,400
	Improvements	237,000
	Total	\$281,400

This is also the fair market value.

City Clerk Ledesma swore in Michael Warren, 2520 N. 128th Street, Brookfield, and Ms. Aho and Mr. Lenski of the Assessor’s office. Mr. Warren stated the fair market value should be \$253,289, based upon a value increase of 10% per year. A duplex at 2619 N. 62nd Street sold in August 2006 for \$249,000; it is nearly identical to his property. Like his, that duplex was purchased in 2002; that duplex was purchased for \$170,000, while the purchase price for his was \$173,000. The property is in average condition; the driveway needs some work and the upper unit needs new kitchen cabinets.

The following exhibits were presented and entered into the record:

- Exhibit 1 Objection form and attachments
- Exhibit 2 Comparables sales report

Ms. Aho stated that when Mr. Warren spoke with the Assessor’s staff, a correction was made to the file to reflect that the property is a bungalow duplex (not just a duplex). This resulted in a \$15,000 reduction in assessed value. The duplex at 2619 N. 62nd Street is not an Assessor’s office comparable because the software determines comparables, and because the property sold in 2006.

Ms. Aldana stated that the Board can take 2006 data into consideration, but it should be time-adjusted backwards.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz suggested that the property owner visit the Assessor’s office and request a reduction next year. Mr. Schilling opined that the evidence presented did not overcome the presumption of correctness of the Assessor.

It was moved by Mr. Benz, seconded by Mr. Rowe
to sustain the Assessor’s valuation. -3

2431 N. 115th Street
Tax Key No. 336-0330-00

The assessor's valuation as of January 1, 2006:

Land	\$ 57,600
Improvements	180,500
Total	\$238,100

This is also the fair market value.

City Clerk Ledesma swore in Ms. Aho and Mr. Lenski of the Assessor's office, and Robert Sebastian, who stated the fair market value should be \$200,000. (During the meeting he amended this figure to \$214,000 per the appraisal made prior to its 2004 purchase.) The home needs some repairs and the interior is dated; a deteriorating deck was replaced. Comparables considered strictly on the basis of square footage or neighborhood are disadvantageous to them.

The following exhibits were presented and entered into the record:

Exhibit 1	Objection form
Exhibit 2	Comparables sales report
Exhibit 3	Sales questionnaire

Ms. Aho noted the 23% value change is lower than the city-wide average of over 40%. Improvements such as a new deck, carpeting, painting, and wall papering have been done. A Spring 2006 appraisal mentioned on the property owner's objection form listed the property's value at \$240,000. Mr. Lenski added that when property is purchased that needs improvements, that fact is reflected in the purchase price; this property was purchased in 2004 for \$180,000. When improvements/updates are made to make the property more desirable, that information is factored into the assessment.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Rowe noted the subject property's condition rating changed from 'average' at the time of the 2004 purchase to 'good.' Mr. Benz stated insufficient information was submitted to overcome the presumption of correctness by the assessor.

It was moved by Mr. Benz, seconded by Mr. Rowe
to sustain the assessor's valuation. -3

The meeting recessed at 4:03 p.m. until September 26, 2006 at 10:30 a.m.

Carla A. Ledesma, CMC
Secretary to the Board



CITY OF WAUWATOSA
MEMORIAL CIVIC CENTER
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BOARD OF REVIEW

Tuesday, September 26, 2006 – 1:00 p.m.

PRESENT: Messrs. Benz, Rowe, and Schilling -3

ALSO Mr. Lenski, Deputy Assessor; Ms. Aho, Appraiser

PRESENT: Ms. Miller-Carter, Asst. City Attorney

Mr. Schilling in the Chair

1804 N. 73rd Street
Tax Key No. 344-0378-00

The assessor's valuation as of January 1, 2006:	Land	\$ 69,900
	Improvements	226,500
	Total	\$296,400

This is also the fair market value.

City Clerk Ledesma swore in David and Sonja Mohr, 1804 N. 73rd Street, and Ms. Aho and Mr. Lenski of the Assessor's office. Mr. Mohr stated the fair market value should be \$230,000. Mr. Mohr stated the property was purchased in 1992 for \$128,000. A new garage, water heater and windows are among improvements made. A November 2001 refinancing appraisal listed the property at \$171,000.

The following exhibits were presented and entered into the record:

Exhibit 1	Notice of Assessed Value – Real Property
Exhibit 2	Objection form and attachments (appraisal, home owners' insurance, repair information)
Exhibit 3	1746 N. 73rd Street, property information from city website
Exhibit 4	1816 N. 73rd Street, property information from city website
Exhibit 5	Comparable sales report

Mr. Mohr referenced their own comparables, 8103 Richmond Court, 2130 N. 61st Street, 8624 Stickney Avenue, 2152 N. 73rd Street, and 8425 Stickney Avenue, and compared the estimated fair market values of those properties with the selling prices obtained. In all cases, selling prices were lower. Furthermore, other homes in the area have updates that their home doesn't have.

Ms. Aho noted that the 2001 appraisal was a 'drive-by' and did not include an interior inspection. Additionally, the homeowners' insurance information indicates that the dwelling and additional structure are insured for a total of \$239,669, which is more than the assessor's valuation for improvements.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz took note of the fact that the house and garage are insured for more than they are assessed at. Sufficient information has not been presented to overcome the presumption of correctness by the assessor. Mr. Schilling concurred. Mr. Rowe advised that he would not make any remarks about this case because he knows the property owners.

It was moved by Mr. Benz, seconded by Mr. Rowe
to sustain the assessor's valuation. -3

2027 N. 90th Street
Tax Key No. 341-0099-00

The assessor's valuation as of January 1, 2006:	Land	\$ 49,800
	Improvements	210,200
	Total	\$260,000

This is also the fair market value.

City Clerk Ledesma swore in Mr. Lenski and Ms. Aho from the Assessor's office and Mary Eileen Geary, 2027 N. 90th Street. She stated the assessed value should be \$230,000. She noted that none of the comparables cited are wedge-shaped properties situated between two alleys.

The following exhibits were presented and entered into the record:

Exhibit 1	Notice of Assessed Value – Real Property
Exhibit 2	Objection form and appraisal report
Exhibit 3	September 26, 2006 letter to the Board members from G. Keeling and M. E. Geary
Exhibit 4	Comparable sales report

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz opined the property owner has not overcome the assessor's presumption of correctness. Messrs. Rowe and Schilling concurred.

It was moved by Mr. Benz, seconded by Mr. Rowe
to sustain the assessor's valuation. -3

12037 W. Burleigh Street
Tax Key No. 298-0008-00

The assessor's valuation as of January 1, 2006:	Land	\$ 63,600
	Improvements	172,400
	Total	\$236,000

This is also the fair market value.

City Clerk Ledesma swore in Steve Schmelzing, 2100 W. Green Tree Road, Glendale, and Messrs. Lenski and Tuff of the Assessor's office. Mr. Schmelzing stated the fair market value should be \$216,500. Mr. Schmelzing stated he reviewed the city's comparables and recent sales of similar properties to arrive at this figure. Many of the comparables the city used are located closer to downtown Milwaukee and don't accurately reflect his neighborhood. With his comparables, he concentrated on the square footage of bedrooms and the number of bathrooms, but also included some that are larger or smaller than his building. Comparables for rental properties are hard to find.

The following exhibits were presented and entered into the record:

Exhibit 1	Objection form and attachments
Exhibit 2	Comparables sales report

Mr. Tuff reported that after an informal meeting with Mr. Schmelzing, staff did reduce the assessment from \$244,500 to \$236,000. He acknowledged that comparables are difficult to find for this kind of property.

Mr. Lenski stated that the new value is 25% over the \$188,900 purchase price in 2002. This is less than an 8% increase per year. Citywide, duplexes appreciated over 50% during that period.

Following testimony and discussion, the chair polled each Board member for comments. In response to a query by Mr. Rowe, Mr. Tuff stated that no interior inspection was performed prior to the reduction being granted; the reduction was based upon the meeting with the property owner. There are many 'offsets' with this property when compared to the comparables, i.e, amount of traffic, lot size, etc. Mr. Benz stated that insufficient information was presented to overcome the assessor's presumption of correctness.

It was moved by Mr. Benz, seconded by Mr. Rowe
to sustain the Assessor's valuation. -3

2132 N. 113th Street
Tax Key No. 339-0044-01

The assessor's valuation as of January 1, 2006:	Land	\$ 47,500
	Improvements	332,300
	Total	\$379,800

This is also the fair market value.

City Clerk Ledesma swore in Timothy and Pamela Losey, 2132 N. 113th Street, and Ms. Aho and Mr. Lenski from the Assessor's office. Mr. Losey stated the fair market value should be \$295,800. His property abuts Hwy. 45; nearby properties also abutting Hwy. 45 have land values less than theirs. Mr. Losey stated they just built their home, so they don't have a sale price. However, they do have budget sheets for the construction loan and subsequent draws. The cost to build the house, without the lot, was \$195,785.

Mrs. Losey added that it is more difficult to sell properties abutting a freeway; homes in this area don't sell for more than \$260-270,000. The house to the north is assessed at \$96/square foot and it is a larger than theirs, which is assessed at \$127.86/square foot. In response to a query, Mrs. Losey stated their house was built in 2003 and the house to the north was built in 1944-45.

The following exhibits were presented and entered into the record:

Exhibit 1	Notice of Assessed Value – Real Property
Exhibit 2	Objection form with attachments
Exhibit 3	Comparable sales report

Mr. Lenski stated that it was difficult to find comparable properties because the subject property is new and contemporary. While the comparables used are in the same neighborhood, large adjustments had to be made due to different styles and ages of those homes. The condition rating for the subject property was only listed as 'good' due to the proximity of the freeway; new homes are typically rated as 'very good.' This is a custom-built home.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz questioned the value of sweat equity that was obviously put into the construction of this home. Mr. Rowe acknowledged this property must contend with freeway noise, and an adjustment was made for its

proximity to the freeway. Mr. Schilling agreed that sweat equity was a factor in the construction of this home on a less desirable site, but not enough information was presented to overcome the presumption of correctness by the assessor.

It was moved by Mr. Benz, seconded by Mr. Rowe to uphold the assessor's valuation. -3

2360 N. 72nd Street
Tax Key No. 331-0398-00

(Ms. Miller-Carter excused; Atty. Kesner present)

The assessor's valuation as of January 1, 2006:	Land	\$ 55,300
	Improvements	234,100
	Total	\$289,400

This is also the fair market value.

The following exhibits were presented and entered into the record:

Exhibit 1	Notice of Assessed Value – Real Property
Exhibit 2	Objection form
Exhibit 3	Comparables sales report

City Clerk Ledesma swore in Larry Knuth, 2360 N. 72nd Street, and Mr. Lenski and Ms. Aho of the assessor's office. Mr. Knuth stated the fair market value should be \$215,000 based upon three appraisals obtained in anticipation of selling. The house has an older boiler with asbestos; it will cost \$3,000 to remove it and another \$3,000 to replace it. The electrical system is older and will cost about \$1,300 to upgrade. The plumbing is original and there is a cast iron sink in the kitchen. Some drain tiles need replacement. Some garage base plates are rotted. There are two 500-gallon underground fuel tanks that will have to be removed. One has a leak. He can't convert to gas heat because of the tanks. There is an easement on the south end of the property which is necessary in order to provide access to the garage.

Ms. Aho stated that the staff met with Mr. Knuth; a \$33,700 reduction was made after that meeting. The property owner has not submitted estimates of the cost of needed repairs, nor did staff visit the property.

Mr. Lenski suggested Mr. Knuth may wish to obtain proper documentation from the state concerning the tank leak. The Assessor's office could have made other adjustments based on this documentation.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz expressed concern that realtors had not advised Mr. Knuth of the need to obtain a Phase 1 or Phase 2 report from the state concerning the tank leak. Mr. Rowe stated that written repair estimates would have been most helpful. Mr. Schilling concurred and suggested that Mr. Knuth request an inspection next year.

It was moved by Mr. Benz, seconded by Mr. Rowe to sustain the assessor's valuation. -3

The Board recessed at 3:55 p.m. until September 27, 2006 at 9 a.m.

Carla A. Ledesma, Board Secretary



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BOARD OF REVIEW
Thursday, September 27, 2006
Common Council Chambers

PRESENT: Mr. Benz, Mr. Rice, Mr. Schilling -3

ALSO Ms. Miller-Carter, Asst. City Attorney; Mr. Lenski, Deputy Assessor;
PRESENT: Ms. Aho, Appraiser I; Ms. Williams, Deputy City Clerk

Mr. Schilling as Chair called the meeting to order at 9:30 a.m.

7045-47 Milwaukee Avenue
Tax Key No. 370-0256-01

The assessor's valuation as of January 1, 2006: Land: \$ 54,000
Improvements: \$278,700
Total: \$332,700

Ms. Lisa K. Wood, 6175 Washington Circle, the property owner of 7045-47 Milwaukee Avenue, was present. She stated she felt the fair market value of the property is \$225,000.

The Chair explained the procedure of the hearing. The following exhibits were presented and entered into the record:

Exhibit 1 Objection form
Exhibit 2 Comparable sales report

Following testimony and discussion, the chair polled each Board member for comments and decision. It was the consensus of the board that the property owner did not provide evidence of an inaccurate assessment.

Moved by Mr. Rice, seconded by Mr. Benz to sustain the Assessor's value as stated, in view of the failure of the property owner to provide sufficient evidence to the contrary
-3

2328 N. 67th Street
Tax Key No. 330-0556-00

The assessor's valuation as of January 1, 2006: Land: \$ 50,900
Improvements: \$175,800
Total: \$226,700

The property owner withdrew her objection.

The meeting recessed at 9:50 a.m.
bw

Carla A. Ledesma, Secretary, Board of Review



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BOARD OF REVIEW

Wednesday, September 27, 2006 – 1:00 p.m.

PRESENT: Messrs. Benz and Schilling; Ms. Stevens -3

ALSO Mr. Lenski, Deputy Assessor; Mr. Tuff, Appraiser
PRESENT: Ms. Aldana, Asst. City Attorney

Mr. Schilling in the Chair

**2335 N. 69th Street
Tax Key No. 331-0362-00**

The assessor's valuation as of January 1, 2006:	Land	\$ 69,000
	Improvements	160,200
	Total	\$229,200

This is also the fair market value.

City Clerk Ledesma swore in Mark Beil, 2335 N. 69th Street, who stated the fair market value should be \$200,000. An appraisal was performed in March 2006 for a home equity loan and an estimated value of \$203,000 was given. First Weber Realty performed a market analysis and reported that in its current condition, the property is valued at \$180-185,000, and with repairs, \$200-205,000. Baths have not been updated; there are home-made cabinets in the kitchens.

The following exhibits were presented and entered into the record:

Exhibit 1	Objection form with appraisal and market analysis
Exhibit 2	Notice of Assessed Value – Real Property
Exhibit 3	Comparable sales report

Mr. Tuff observed that the appraisal indicates one of the kitchens is being updated. The appraisal comparables are not adjusted to account for differences.

Following testimony and discussion, the chair polled each Board member for comments. Ms. Stevens noted that having the appraiser present would have been helpful. She suggested that Mr. Beil may wish to request an interior inspection by staff next year. Mr. Schilling stated that not enough information was presented to overcome the assessor's presumption of correctness.

It was moved by Mr. Benz, seconded by Ms. Stevens
to sustain the assessor's valuation. -3

2409 N. 91st Street

Tax Key No. 333-0701-00

The assessor's valuation as of January 1, 2006:	Land	\$ 65,000
	Improvements	360,900
	Total	\$425,900

This is also the fair market value.

The following exhibits were presented and entered into the record:

- Exhibit 1 Notice of Assessed Value – Real Property
- Exhibit 2 Objection form with attachments, including appraisal
- Exhibit 3 Separate copy of appraisal
- Exhibit 4 Comparables sales report and picture
- Exhibit 5 Picture of 2461 N. 88th Street

City Clerk Ledesma swore in Gregg Piper, 2409 N. 91st Street, Thomas Leahy, N49 W27900 Courtland Circle, Pewaukee (certified general appraiser), and Messrs. Lenski and Tuff of the Assessor's office. Mr. Piper stated the fair market value should be \$340,000. The house next to his sold for \$348,900. Two realtors feel his house would sell for \$350,000. Mr. Leahy reviewed his June 30, 2006 appraisal which was effective as of January 1, 2006.

Mr. Tuff noted that the appraisal's condition rating echoes the Assessor's condition rating of 'very good.'

Considerable discussion ensued over the Assessor's mass appraisal program and the difficulty in determining what percentages are used when making allowances for differences in comparable properties.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz and Ms. Stevens agreed that insufficient evidence was presented to show the Assessor's valuation was incorrect.

It was moved by Mr. Benz, seconded by Ms. Stevens to sustain the assessor's valuation. -3

**8333 Kenyon Avenue
Tax Key No. 372-0016-00**

The assessor's valuation as of January 1, 2006:	Land	\$ 52,900
	Improvements	220,800
	Total	\$273,700

This is also the fair market value.

City Clerk Ledesma swore in Cindy Johnson, 8333 Kenyon Avenue, and Mr. Tuff, Assessor's office. Ms. Johnson stated the fair market value should be \$258,000. 8327 Kenyon Avenue sold in March 2006 for \$258,000; this house and their home were built by the same builder with the same basic layout. The 8327 property has a larger back yard, an attached garage, and an added sunroom. Traditionally, the 8327 property has always been assessed higher than their property, per Milwaukee County records. Ms. Johnson stated they purchased their home for \$253,150 in June 2004 because they wanted to be close to their parents.

The following exhibits were presented and entered into the record:

- Exhibit 1 Objection form and attachments
- Exhibit 2 Comparables sales report

Mr. Tuff noted that the property owner indicated they paid more than the property was worth; however, the objection form indicates the house was appraised at \$255,000 at the time the Johnsons purchased it. An increase in value of 1.9% over 18 months is not realistic, especially since the property owner indicates that \$15,800 worth of improvements have been made to the house since purchase.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz expressed some concern with the Assessor’s comparables (the sale of the subject property being comparable #1) and the fact that the assessed valuation for the subject property differs from the adjusted sale price of comparable #1, the same property. Ms. Stevens noted that while the Assessor’s office could not consider the sale of 8327 Kenyon Avenue for assessing purposes because it is a 2006 sale, there is some concern about the difference in the selling price of that property and the assessed value of this property if they are very similar properties. Mr. Schilling opined that the Assessor’s value is likely correct given the improvements made to the property.

It was moved by Mr. Benz, seconded by Ms. Stevens
to sustain the Assessor’s valuation. -3

6517 W. Wisconsin Avenue
Tax Key No. 384-0338-00

No one appeared on behalf of the property owner. The Assessor’s valuation was sustained.

10307 W. Park Ridge Avenue
Tax Key No. 384-0338-00

The assessor’s valuation as of January 1, 2006:	Land	\$ 74,400
	Improvements	208,000
	Total	\$282,400

This is also the fair market value.

City Clerk Ledesma swore in Lee Augustine, 10307 W. Park Ridge Drive, and Messrs. Lenski and Tuff of the Assessor’s office. Mr. Augustine opined the fair market value is \$250,000. A December 2004 appraisal performed for refinancing purposes valued the property at \$235,000. Property at 10301 W. Feerick sold for \$240,000. Several (5) community based residential facilities are located within a three-block area.

The following exhibits were presented and entered into the record:

- Exhibit 1 Objection form and attachments
- Exhibit 2 Notice of Assessed Value – Real Property
- Exhibit 3 Comparable sales report

Mr. Tuff noted that the kitchen was remodeled in 2004 for \$25,000. Citywide, assessed values increased approximately 40% between 2002 and 2006; this property saw an increase of 34.5% from the 2002 purchase for \$210,000. Mr. Tuff noted that split level homes are assessed somewhat differently given the fact that parts of their basements are above ground. The part that is exposed is considered finished basement living area and is considered part of the home.

It was moved by Mr. Benz, seconded by Ms. Stevens
to sustain the assessor's valuation. -3

2752 Lefebber Avenue
Tax Key No. 304-0075-00

No one appeared on behalf of the property owner. The Assessor's valuation was sustained.

The meeting recessed at 3:45 p.m. October 3, 2006 at 9 a.m.

Carla A. Ledesma, Board Secretary



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BOARD OF REVIEW

Tuesday, October 3, 2006 – 9:00 a.m.

PRESENT: Messrs. Benz and Jungen; Ms. Stevens -3

ALSO

PRESENT: Mr. Lenski, Deputy Assessor; Ms. Chabron, Appraiser

Mr. Jungen in the Chair

3451 N. 107th Street
Tax Key No. 295-0251-00

The assessor's valuation as of January 1, 2006:	Land	\$ 39,000
	Improvements	230,600
	Total	\$269,600

This is also the fair market value.

City Clerk Ledesma swore in Robert Reimer, 3451 N. 107th Street, who stated the fair market value should be \$239,000. Mr. Reimer noted that his house has only a half-basement and has a pie-shaped lot with a 45-degree slope. Despite the house having four bedrooms, there is little yard space for children to play in. The 10' x 13' kitchen cannot be enlarged due to the pitch and the size of the lot. A comparative market analysis was performed in September 2006; the real estate agent felt they would be lucky to get \$239,000 if they attempted to sell it. The only improvements made have been a new roof and gutter guards.

The following exhibits were presented and entered into the record:

Exhibit 1	Objection form, attachments, and pictures
Exhibit 2	Shorewest market value analysis
Exhibit 3	Notice of Assessed Value – Real Property
Exhibit 4	Comparables sales report
Exhibit 5	Property description data sheet

Deputy Assessor Lenski explained that the house is considered to have a full basement because it extends under each half of the house, even though part of it is finished off. The lot is considered to be a "Level 2" lot, which adjusts for its limitations. The market analysis is given less weight than is an appraisal; the person who prepared it is not present to explain its contents. Except for one, none of the other houses listed in the analysis is the same style as the subject property.

Appraiser Chabron added that the objection form indicates replacement fire insurance carried on the home is for \$239,000; adding the land value to this figure brings the total to \$278,000. Mr. Reimer explained the fire insurance is also for the contents, not just the building. He disputed the notion that the house has a full basement, stating that the kitchen, dining and living rooms are on the lowest level.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz stated that insufficient evidence was submitted to support a change in assessment. A market analysis is a sales brochure only. Ms. Stevens urged the property owner to discuss with the assessor's office the limiting features of this property. The market analysis comparables are not split level homes.

It was moved by Mr. Benz, seconded by Ms. Stevens to sustain the assessor's valuation. -3

**8905 Jackson Park Boulevard
342-0330-00**

The assessor's valuation as of January 1, 2006:	Land	\$ 80,400
	Improvements	283,400
	Total	\$363,800

This is also the fair market value.

No one appeared on behalf of the property owner. The Assessor's valuation was sustained.

**930 Robertson Street
Tax Key No. 382-0330-00**

The assessor's valuation as of January 1, 2006:	Land	\$ 62,100
	Improvements	206,500
	Total	\$268,600

This is also the fair market value.

City Clerk Ledesma swore in Chantel Carter, 930 Robertson Street, and Messrs. Lenski and Tuff from the Assessor's office. Ms. Carter stated the fair market value should be \$240,000. A larger Mikkelson home down the street is on the market for \$229,900.

The following exhibits were presented and entered into the record:

Exhibit 1	Objection form
Exhibit 2	Notice of Assessed Value – Real Property
Exhibit 3	Data sheet, 626 N. Robertson
Exhibit 4	Data sheet, 8302 Avon Court
Exhibit 5	Tax payer list of their property and four comparables
Exhibit 6	Comparables sales report

Mr. Tuff noted the objection form lists several improvements to the property between 1998 and 2004 and is reflected in the condition rating. He reminded the Board that the Notice of Assessed Value reflects the accrual of four years of appreciation that is reported in one year. Mr. Lenski added that the new assessment is based upon comparable sales in 2003, 2004, and 2005 when the market was very strong.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Jungen recognized that that the assessor's valuation is as of a time certain (January 1, 2006) and that other information has become available since then. Mr. Benz noted that the 2005 assessed value of \$165,100 reflects a value that is 78% of market value - a \$58,000 increase over four years, not a \$103,000 increase. Ms. Stevens noted that the tax payer's comparables are only listings, not actual sales.

It was moved by Mr. Benz, seconded by Ms. Stevens
to sustain the assessor's valuation.

5808 W. Wisconsin Avenue
Tax Key No. 385-0048-00

The assessor's valuation as of January 1, 2006:

Land	\$ 56,000
Improvements	151,500
Total	\$207,500

This is also the fair market value.

City Clerk Ledesma swore in Robert Lindstrom, 5808 W. Wisconsin Avenue, who stated the fair market value should be \$180,000. The property is located near a gas station, so blowing debris is sometimes a problem. Nearby billboards are not well-maintained; the City of Milwaukee alderman had to be called to get action. The area in general is declining somewhat.

The following exhibits were presented and entered into the record:

Exhibit 1 Objection form
Exhibit 2 Notice of Assessed Value – Real Property
Exhibit 3 Comparables sales report and property card

Following testimony and discussion, the chair polled each Board member for comments. Ms. Stevens noted that the property owner made few remarks about the property itself.

It was moved by Mr. Benz, seconded by Ms. Stevens
to sustain the assessor's valuation. -3

2752 Lefebber Avenue
Tax Key No. 304-0075-00

City Clerk Ledesma reported that this property owner had not appeared at her hearing because she was caught in traffic, and is asking the Board's consideration of her appeal.

It was the consensus of the Board that revisiting this appeal would establish an undesirable precedence.

It was moved by Mr. Benz, seconded by Ms. Stevens
to deny the request to revisit this case. -3

The meeting recessed at 11:10 a.m. until October 4, 2006 at 8:30 a.m.

Carla A. Ledesma, Board Secretary



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BOARD OF REVIEW

Wednesday, October 4, 2006, 8:30 a.m.

PRESENT: Messrs. Benz and Rowe; Ms. Stevens -3

ALSO Mr. Lenski, Deputy Assessor, Ms. Aho, Appraiser

PRESENT: Ms. Aldana, Asst. City Atty. (9:20 a.m.)

Mr. Benz in the Chair

2628 N. 70th Street
Tax Key No. 331-0037-00

The assessor's valuation as of January 1, 2006:	Land	\$ 47,300
	Improvements	152,600
	Total	\$199,900

This is also the fair market value.

City Clerk Ledesma swore in Jason Hennen, 2529 N. 72nd Street, who stated the fair market value should be \$190,000 – \$194,900. Mr. Hennen stated no major updates have been made to the property aside from painting and the installation of ceramic tile floor. Mr. Hennen stated he listed the property at \$199,900; it was on the market for 127 days. The price was lowered; the listing expired with the asking price being \$194,900.

The following exhibits were presented and entered into the record:

Exhibit 1 Objection form and attachment
Exhibit 2 Comparables sales report
Exhibit 3 Listing information, April 2006, \$279,900

Ms. Aho stated that she met with the property owner, who advised her that the listing had originally started out at \$279,900; at the time of the meeting the active listing was for \$199,900. Ms. Aho explained that the original 2006 assessed value was \$240,500; the figure was reduced to the current \$199,900 after the meeting with the property owner.

Mr. Lenski reviewed the history of the listing of the subject property, noting that it was lowered to \$199,900 on July 31, 2006 from \$204,900. It was lowered to \$194,900 on August 20, 2006. Since it is no longer being actively exposed to the market, staff feels the current assessment is valid.

Following testimony and discussion, the chair polled each Board member for comments. In response to a query by Mr. Rowe, Mr. Hennen stated the property was taken off the market to be used as leverage for the purchase of property in Florida. Mr. Benz suggested the original asking price of \$279,900 may have scared buyers off.

It was moved by Ms. Stevens to sustain the assessor's valuation. –

It was moved by Mr. Rowe to change the assessment to \$194,900, based on the same reasoning that was used to lower it to \$199,900. –Motion failed for lack of a second.

Mr. Lenski opined there is no evidence someone would purchase it for \$194,900 since it is not actively on the market.

Mr. Hennen countered that the value under discussion is the January 1, 2006 value; if the listed amount as of July 31, 2006 (\$199,900) could be used as the value as of January 1, 2006, why couldn't the \$194,900 figure be applied as well? Further more, the Assessor's office did lower the value on another property (2121 N. 72nd Street) to the expired listing price.

It was moved by Ms. Stevens, seconded by Mr. Rowe to sustain the assessor's valuation. -3

2434 N. 72nd Street
Tax Key No. 331-0567-00

Mr. Hennen withdrew this appeal.

2527 N. 72nd Street
Tax Key No. 331-0598-00

The assessor's valuation as of January 1, 2006:	Land	\$ 50,600
	Improvements	252,400
	Total	\$303,000

This is also the fair market value.

Mr. Hennen, still under oath, stated that the fair market value should be approximately the May 2005 purchase price of \$284,780. He has installed air conditioning since then. Mr. Hennen performed a search of a three-block area of sold and active listings from May 2005 until mid 2006. There were 57 properties listed or listed/sold. He then performed a second search since that time period. There has not been a property that has sold in that same area. The sale price, therefore, is the best indicator of value. Mr. Hennen confirmed the standard home owners' insurance on the property is for \$284,780; 100% of the purchase price was borrowed.

The following exhibits were presented and entered into the record:

- Exhibit 1 Objection form and attachments
- Exhibit 2 Comparables sales report

Mr. Lenski stated the assessment ratio in 2005 was 78.54% and was applied to the 2002 assessment. When this property was purchased for \$284,780, the market value was \$198,000. The average increase in two-family dwellings citywide was closer to 50%.

Mr. Hennen explained that the previous owner had not pulled proper permits for improvements. What drove the sales price were the changes and improvements made.

Mr. Lenski suggested the assessor's office perform an interior inspection next year; staff was unaware of improvements made because of the lack of permit information.

It was moved by Ms. Stevens, seconded by Mr. Rowe to sustain the assessor's valuation. -3

1319 N. 70th Street
Tax Key No. 370-0193-00

The assessor's valuation as of January 1, 2006:	Land	\$ 41,600
	Improvements	152,700
	Total	\$194,300

This is also the fair market value.

Mr. Hennen, still under oath, stated the fair market value should be \$188,500, not the \$191,000 listed on the objection form. However, since he did purchase the property in December 2005 for \$192,500, he would accept \$191,000. The actual paid price was \$190,000 because of seller concessions. He is disputing the assessment as the property couldn't have appreciated \$3,300 in 15 days. The comparables pulled by the Assessor's office extend as far back as June 2003.

Ms. Aho pointed out that an appraisal performed in December 2005 listed the property at \$200,000 and the insurance carried is for \$192,500. Mr. Lenski pointed out the assessed value is \$1,800 above the listed purchase price. One of the properties the property owner cited as a comparable, 1265 N. 68th Street, is not a two-family dwelling.

The following exhibits were presented and entered into the record:

Exhibit 1	Objection form
Exhibit 2	Comparable sales report

It was moved by Ms. Stevens, seconded by Mr. Rowe to sustain the assessor's valuation. -3

2376 Pasadena Blvd.
Tax Key No. 333-0465-00

The assessor's valuation as of January 1, 2006:	Land	\$ 88,000
	Improvements	239,500
	Total	\$327,500

This is also the fair market value.

City Clerk Ledesma swore in Robert and Lorraine Miller, 2376 Pasadena Boulevard, and Ms. Chabron and Mr. Lenski of the Assessor's office. Mr. Miller stated the fair market value should be \$298,437. An appraisal was performed in 2002 for a loan; those same comparables were revisited and it shows those values have not appreciated to the extent their property has. Mrs. Miller stated she received comparables during the 2002 revaluation; today, those are lower than their assessment. There is an example of an arm's length sale of a house on their street that is a very close match to their home; it is lower than their property.

The following exhibits were presented and entered into the record:

Exhibit 1 Objection form and attachments
Exhibit 2 Comparables sales report
Exhibit 3 Packet from tax payer

Ms. Chabron noted the 2002 appraisal was for \$279,000; by adding a time adjustment of 10% appreciation per year (2003, 2004, 2005), the value be approximately \$365,500. Fire insurance is at \$284,600; adding the land value brings the total valuation to \$372,600.

Mr. Lenski pointed out that assessor's comparable #2 (2530 Pasadena Blvd.) sold for \$369,500 in September 2004. Three and one-half years ago, the property owners' comparable #2 sold for \$265,000 and it is smaller than the subject property.

The Millers questioned why the comparables used in the 2002 and 2006 revaluations differed. All of the 2002 comparables are valued under \$300,000. Mr. Lenski explained that their property was compared against sales that occurred in 2003-04-05.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz noted the Millers' concern that property owners are not advised in the assessment notice that sales are used in determining value. Mr. Rowe noted that the \$279,000 figure in the appraisal and the property owner's opinion of fair market value of \$298,437 assumes appreciation of less than 3% annually. The \$327,500 assessed value represents an annual increase of about 6% over the \$279,000 figure.

It was moved by Ms. Stevens, seconded by Mr. Rowe
to sustain the assessor's valuation. -3

The meeting recessed at 10:40 a.m. to 1:00 p.m. on October 5, 2006.

Carla A. Ledesma, Board Secretary



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BOARD OF REVIEW

Thursday, October 5, 2006 – 1:00 p.m.

PRESENT: Messrs. Benz, Jungen, Rice -3

ALSO

PRESENT: Mr. Lenski, Deputy Assessor; Ms. Aho, Appraiser

Mr. Jungen in the Chair

**9326 Ridge Boulevard
Tax Key No. 334-0019-00**

The assessor's valuation as of January 1, 2006:	Land	\$ 67,300
	Improvements	354,500
	Total	\$421,800

This is also the fair market value.

City Clerk Ledesma swore in Michael Bressanelli, 9326 Ridge Boulevard, who stated the fair market value should be \$385,000. They have made improvements totaling about \$20,000 since their purchase in 2002. The assessment has increased 52%, versus the average increase of 40%. A nearby house at 2636 N. 94th Street sold in October 2005 for \$390,000; the assessed value is \$353,400. The house at 9404 Beverly Place sold in May 2005 for \$357,500; the current assessment is \$383,000.

A June 2003 appraisal valued the property at \$325,000.

The following exhibits were presented and entered into the record:

Exhibit 1	Objection form and attachments
Exhibit 2	Notice of Assessed Value –Real Property
Exhibit 3	Comparables sales report

Mr. Lenski pointed out that the assessed valuation of the property as of January 2002 was \$277,000; Mr. Bressanelli paid \$315,000 for it in September 2002. The new value is 36% above what Mr. Bressanelli paid for the house in 2002. Average annual appreciation has been about 10%

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz observed that the subject property appears close to the assessor's comparable #1 (9404 Beverly Place) with an adjusted sales price of \$385,700; how is it that the subject property's assessment is \$36,000 higher? Similarly, the property owner's comparable #1 (2636 N. 94th Street) had a sales price of \$390,000 in October 2005, but a current assessment of only \$353,400. Mr. Jungen noted there are many market forces in play today and that the market has changed since January 2006. Mr. Rice opined the assessment is on target given the appreciation rate.

It was moved by Mr. Benz, seconded by Mr. Rice
to sustain the assessor's valuation. -3

7504 Grand Parkway
Tax Key No. 406-0145-03

The assessor's valuation as of January 1, 2006:

Land	\$ 65,600
Improvements	381,200
Total	\$446,800

This is also the fair market value.

City Clerk Ledesma swore in Jonathan Keepman, 7504 Grand Parkway, and Mr. Lenski and Ms. Aho of the Assessor's office. Mr. Keepman stated the fair market value should be \$410,000. Many repairs are needed: a new roof, driveway and foundation work, gutters and downspouts, dormer leaks, wood rot. The home was purchased in August 2003 for \$390,000 and has a shared driveway easement. Property at 7424 Grand parkway sold for \$400,000 in September 2002, but is assessed at \$433,100; this is less than their assessment and the 7424 property is larger.

The following exhibits were presented and entered into the record:

Exhibit 1	Objection form, attachments and easement agreement
Exhibit 2	Notice of Assessed Valuation – Real Property
Exhibit 3	Comparables sales report
Exhibit 4	City's property information for 7424 Grand Parkway from the website

Colored photos were also added to the file.

Ms. Chabron noted that assessor's comparable #1 is the 2003 sale of the subject property; similarly, comparables #4 and #5 reflect the sales of the same property at 661 N. 72nd Street. The property owner carries \$375,000 in fire insurance.

Mr. Lenski added that when the property was sold in 2003 for \$390,000, the assessed value as of January 1, 2002 was \$313,900. Sales prices are used to help determine property values. The new assessment is 14% over what the Bressanellis paid in 2003.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz opined that the assessor's valuation is corrected, but urged the property owner to request an inspection from the assessor's office. Mr. Rice concurred the assessment was correct given the percent increase in values since the purchase.

It was moved by Mr. Rice, seconded by Mr. Benz
to sustain the assessor's valuation. -3

2445 N. 63rd Street
330-0505-00

The assessor's valuation as of January 1, 2006:

Land	\$ 45,200
Improvements	206,900
Total	\$252,100

This is also the fair market value.

City Clerk Ledesma swore in Laura Martin, 2445 N. 63rd Street, and Mr. Lenski and Ms. Aho of the Assessor's office. Ms. Martin stated the fair market value should be \$215,000. She purchased the property for \$225,000 in May 2004. She relocated from Madison because she was tired of the commute and was unfamiliar with the housing market locally; she never saw her property in the daytime and didn't realize the poor condition of the yard. Interior repairs were poorly done. There is only one furnace and one thermostat for both units. A balcony was removed and replaced with a decks. Three realtors have opined that the fair market value is about \$225-230,000.

The following exhibits were presented and entered into the record:

- Exhibit 1 Objection form
- Exhibit 2 Notice of Assessed Value – Real Property
- Exhibit 3 Home owner's listing of neighborhood comparables
- Exhibit 4 Comparables sales report

Ms. Aho stated the current assessment is 12% above what Ms. Martin paid for the property in 2004. The original assessment was listed at \$269,400 and was reduced by \$17,000 when the condition rating was changed from 'very good' to 'good.' Mr. Lenski added that the property owner's comparables at 2504 and 2625 N. 68th Street are both listed (not sold) for sale at \$239,000. The appraisal done at the time of Ms. Martin's purchase (2004) was listed at \$230,000.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Rice stated the Assessor's office has met the burden of proof. Mr. Benz concurred.

It was moved by Mr. Benz, seconded by Mr. Rice
to sustain the assessor's valuation. -3

7832 Rogers Avenue
Tax Key No. 343-0038-00

The assessor's valuation as of January 1, 2006:	Land	\$ 82,100
	Improvements	288,900
	Total	\$371,000

This is also the fair market value.

City Clerk Ledesma swore in Daniel O'Brien, 7832 Rogers Avenue, who stated the fair market value should be \$350,000. A November 2001 appraisal performed for refinancing purposes after construction of an addition valued the house at \$320,000. Their back yard has ponding issues at times and the roof and chimney need work. He is unable to complete these repair at present. A comparable home at 8201 Warren Avenue sold for \$345,000.

The following exhibits were presented and entered into the record:

- Exhibit 1 Objection form and attachments
- Exhibit 2 Notice of Assessed Value – Real Property
- Exhibit 3 Comparables sales report
- Exhibit 4 Photographs

Ms. Aho noted that the 2001 appraisal was for more than the 2005 estimated fair market value. Mr. Lenski added the current value is 16% over the 2001 appraisal amount.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz opined that the Assessor did not err in the valuation. Mr. Rice noted that the appraised value in 2001 was \$320,000; the \$371,000 valuation represents only a 4% annual increase in value. Citywide, the average annual increase has been 10%. Mr. Jungen suggested that the property owner may want to invite the assessing staff to perform an inspection of the property given the problems noted.

It was moved by Mr. Rice, seconded by Mr. Benz
to sustain the assessor's valuation. -3

9024 Jackson Park Boulevard
Tax Key No. 342-0305-00

The assessor's valuation as of January 1, 2006:	Land	\$ 80,900
	Improvements	237,400
	Total	\$318,300

This is also the fair market value.

City Clerk Ledesma swore in Suzanne Kropidlowksi, 9024 Jackson Park Boulevard, and Ms. Chabron and Mr. Lenski of the Assessor's staff. Ms. Kropidlowksi stated the fair market value should be \$281,000. A refinancing appraisal performed in April 2005 valued the property at \$271,000; a February 2004 appraisal valued the property at \$274,000. The house next door sold a few months ago for \$279,000; it is updated with two fireplaces, and is well maintained. Ms. Kropidlowksi stated she needs a new furnace, rewiring, chimney repairs, carpeting, and needs to update the kitchen and baths.

The following exhibits were presented and entered into the record:

Exhibit 1	Objection form and attachments
Exhibit 2	Notice of Assessed Value – Real Property
Exhibit 3	Pictures and comparables sales report
Exhibit 4	Appraisal from February 2004

Ms. Chabron stated this property experienced at 28% assessment increase versus an average of 40% citywide. The 2005 fair market value was \$316,000. Mr. Lenski added if the February 2004 appraisal were time-adjusted, the value would be approximately \$325,000.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz observed that neither appraisal mentions the need for major repairs.

It was moved by Mr. Benz, seconded by Mr. Rice
to sustain the assessor's valuation. 3

The meeting recessed until October 11, 2006 at 1 p.m.

Carla A. Ledesma, Board Secretary



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BOARD OF REVIEW
October 23, 2006 – 8:30 a.m.

PRESENT: Messrs. Benz, Jungen, Schilling -3

ALSO PRESENT: Ms. Isleb, Assessor; Mr. Lenski, Deputy Assessor; Board Atty, William Dineen
Mr. Schilling in the Chair

2113 Crestview Court
338-0306-00

The assessor's valuation as of January 1, 2006:	Land	\$ 64,500
	Improvements	184,200
	Total	\$248,700

This is also the fair market value.

City Clerk Ledesma swore in John Kastl, 2112 Crestview Court, and Assessor Isleb and Deputy Assessor Lenski. Mr. Kastl stated the fair market value should be \$205,000. He observed the city's comparables don't reflect the most current sales. Mr. Kastl referred to a list of the improvements he has made to his property; among them are two roof replacements, and gutter and downspout replacements. His third bedroom has no direct access; there is only one bathroom and the kitchen is obsolete. Mr. Kastl pointed out the differences between his property and the assessor's comparables.

Exhibit 1	Objection form
Exhibit 2	Comparables sales report
Exhibit 3	Neighborhood Watch Program with attachments
Exhibit 4	Neighborhood map of the City of Wauwautosa

Ms. Isleb reviewed the city's comparables, emphasizing the similarities in the properties. The software program selects comparables; it is not selectively performed by staff.

Following testimony and discussion, the chair polled each Board member for comments. Mr. Benz stated insufficient evidence was submitted to refute the assessor's valuation. Mr. Jungen saw no error in the methodology used by the assessor.

It was moved by Mr. Benz, seconded by Mr. Jungen
to sustain the assessor's valuation -3

201 N. Mayfair Road
Tax Key No. 411-9976-05

The assessor's valuation as of January 1, 2006:	Land	\$ 9,453,900
	Improvements	47,378,100
	Total	\$56,832,000

This is also the fair market value.

City Clerk Ledesma swore in John Van Santen, Wellspring Valuation, LTD, 123 N. Wacker, Chicago; James Moore, Covenant, 400 W. River Woods Parkway, Milwaukee; Joseph Pickart and Doug Pessefall, Whyte Hirschboeck Dudek, 555 E. Wells Street, Milwaukee; Assessor Isleb, Deputy Assessor Lenski, and Appraiser Tuff.

Following testimony and discussion, the chair polled each Board member for comments.

It was moved by Mr. Jungen, seconded by Mr. Benz
to uphold the Assessor's valuation. -3

The 2006 Board of Review adjourned 'sine dine' at 4:45 p.m.

Carla A. Ledesma, Board Secretary

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