

CITY OF MENASHA
BOARD OF REVIEW
Third Floor Council Chambers
140 Main Street, Menasha
June 9, 2009
MINUTES

A. CALL TO ORDER

Meeting called to order by Clerk Galeazzi at 10:32 a.m.

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL/EXCUSED ABSENCES

PRESENT: Comm. Marsh Bayer, Joyce Klundt, Bill Mayer, Norm Sanders, Ray Zielinski
ALSO PRESENT: Attorney Rich Carlson, Mark Brown (Associated Appraisals),
Clerk Galeazzi

D. MINUTES TO APPROVE

1. [Board of Review, 6/17/2008](#)

Moved by Comm. Zielinski, seconded by Comm. Mayer to approve minutes as printed.
Motion carried on voice vote

10:35 a.m. - Court Reporter Connie Tocco, Henes & Associates arrived.

E. ACTION ITEMS

1. Select Chairman

Moved by Comm. Zielinski, seconded by Comm. Klundt to nominate Comm. Mayer
as Chairman.

Hearing no other nominations, the Clerk closed the nominations.
Motion carried on voice vote.

Comm. Mayer took over as Chairman.

2. Select Vice-Chairman

Moved by Comm. Klundt, seconded by Mayer to nominate Comm. Zielinski as
Vice-Chairman.

Hearing no other nominations, the Clerk closed the nominations
Motion carried on voice vote

3. Clerk Report – Certification of Board Members

Clerk Galeazzi reported Comm. Bayer, Mayer and Zielinski attended training on June 9
and are certified until June 2011. Comm. Klundt and Sanders are certified until May
2010.

4. Examine Assessor's Roll

Mark Brown, Associate Appraisals presented the Assessor's rolls that have been signed
by the Clerk and himself. Board members reviewed the rolls.

5. Hearing Objections, Review, Board Determinations

The Clerk informed the members a property owner, Darrell Jansen, 1609 Hickory Hollow Lane filed his objection form at 9:30am on June 9, 2009 which was after the 48 hours. Mr. Jansen explained he had been out of the country and just returned the day before (June 8, 2009).

The board agreed to hear his case.

Darrell Jansen, 1609 Hickory Hollow Lane, Menasha, Parcel #4-00876-00
Land value \$33,800, Improvements \$178,900, total assessment \$212,700
Clerk swore in Darrell Jansen and Mark Brown (Assessor).

Mr. Jansen explained he purchased the property in 2007 for \$230,000. It was assessed at \$204,000. He feels the assessed value should remain at \$204,000 as property values have decreased due to the current status of the real estate market. He referenced three homes in his neighborhood that are on the market and have not sold due to the real estate market.

Mr. Brown explained a recent review of the property showed an 800 square foot recreational room that was not included in the original assessment. The additional 800 square feet increased the assessed value by \$8,000 to \$212,700. He corrected Mr. Jansen that the assessed value in 2007 was \$204,700. Mr. Brown showed the three comparable properties he used to determine the current assessed value.

Attorney Carlson and Board members asked questions of the property owner and assessor.

Moved by Comm. Klundt, seconded by Comm. Bayer to sustain the same valuation as set by the Assessor.

Motion carried on roll call 5-0.

Clerk reported a Notice of Board of Review Determination has been sent to Mr. Jansen.

F. ADJOURNMENT

Moved by Comm. Zielinski, seconded by Comm. Sanders to adjourn sine die at 12:35p.m.

Motion carried on voice vote.

Respectfully submitted by
Deborah A. Galeazzi, WCMC
City Clerk