

Village of Waterford  
BOARD OF REVIEW MINUTES  
July 12, 2023, 10:00 AM

Board of Review Members

Don Houston  
Troy McReynolds  
Tamara Pollnow – Chair  
Rachel Ladewig - Clerk  
Bil Luth - Alternate  
Absent – Bob Nash (Alternate)

Staff

Dan McHugh, - Assessor, Affiliated Property Valuation Services, LLC  
Brenda Hannula – Deputy Assessor, Affiliated Property Valuation Services, LLC  
Patti Raduenz – Assistant Assessor, Affiliated Property Valuation Services, LLC

The meeting was called to order by Chairperson Tamara Pollnow at 10:00 a.m.

Roll Call by Clerk Ladewig – Troy McReynolds, Don Houston, Tamara Pollnow, Rachel Ladewig and alternate Bil Luth, also present, Assessor Dan McHugh, Deputy Assessor Brenda Hannula and Assistant Patti Raduenz

Clerk Ladewig received the Assessment Roll and the signed affidavit from Assessor Dan McHugh.

The Board of Review examined the Assessment Roll for errors, omitted property or double assessed properties.

Objections:

Karen Winkler – 240 Marina Ct #32 (tax key 191041936076070):

Original assessment values: Land = \$22,500, Improvements = \$209,500, Total Assessment = \$232,000

Homeowner Karen Winkler presented her case. Karen stated she didn't have any evidence, just questions. She stated her assessment went up \$20K and she doesn't understand why it did that. She stated there was only one sale in her association. She inquired; will her taxes now go up by 1K? Why, why.

Assessor McHugh stated property values are continuing to go up in the area and the assessments need to reflect that and the sale of the condo in your development for 299,700. He stated that sale supports your increase, along with the other condo sales in the general area.

BOR member McReynolds asked Karen, if she were to sell her property today what would she list it for? Karen stated she would ask a Real Estate Agent what it's worth but she guess she would probably list it for whatever it was assessed for.

Deputy Assessor, Brenda Hannula, presented the Assessor's case showing three comparable properties with adjustments.

240 Marina Ct #27 – adjusted sale price of \$299,700

300 Foxwood Dr #123 – adjusted sale price of \$319,200

300 Foxwood Dr #112 – adjusted sale price of \$329,000

Houston motioned; McReynolds seconded to close the hearing. All aye. Motion carried.

McReynolds motioned and Houston seconded, exercising its judgement and discretion, pursuant to Wis. Stat.

§70.47(9)(a) the Board of Review by majority and roll call vote hereby determines that the Assessor's valuation of 240 Marina Ct #32 is correct; that the overall assessment should remain at \$232,000, with a distribution of Land = 22,500, Improvements = 209,500, for a total valuation of \$232,000, by roll call vote; Houston – Aye, McReynolds – Aye, Pollnow – Aye and Ladewig - Aye. All aye. Motion passes. Ladewig then delivered the Notice of Board of Review Determination to Karen Winkler.

James and Julia Marando – 848 River Ridge Cir (tax key 191031902001600):

Original assessment values: Land = \$111,500, Improvements = \$404,300, Total Assessment = \$515,800

Homeowner presented several properties from the 2022 Assessment Roll and provided their own computations on how those properties compare to their own. James and Julia are not necessarily disagreeing that their property is worth \$515,000. Their main issue is that the other properties around them are not fairly assessed to the same level that theirs was assessed at. Julia stated they do not have Cement Board siding; it is vinyl siding. She also stated the comparables sheets they received are difficult for a lay person to understand. They also feel they are being held at a higher standard than their surrounding neighbors. Houston questioned the Morando's about the fact that they just purchased their house in February of 2022 for \$526,500 and then put in \$30k of

improvements and in 1.5 years it's already not worth only \$420,000? The Morando's stated that, using the precedence the Assessors have set with the other surrounding properties, their property should be worth less as well. Houston asked the Marando's if they would sell their house for \$420K and they responded, "of course not, and you know that." They stated again that they feel they are being unfairly targeted and just want their house to be assessed the same as their neighbors are being assessed. Julia stated they also bought when the values were inflated and there were bidding wars going on. James wants the Assessor to reevaluate the values of the other homes near them.

Deputy Assessor, Brenda Hannula, presented the Assessor's case showing the subject property's sale in Feb 2022 and three comparable properties with adjustments.

848 River Ridge Cir – sale of \$526,500 in Feb 2022 – Subject Property Sale in Feb 2022

852 River Ridge Cir – adjusted sale price of \$615,919

854 River Ridge Cir – adjusted sale price of \$610,700

910 Foxwalk Dr – adjusted sale price of \$569,722

Hannula attempted to explain the comparable properties sheet to the Marando's so they would be able to understand it a little better. Hannula reminded the board that it is not appropriate to use assessments as comparables. We use sales what actually happened as comparables.

Houston motioned and Ladewig seconded, exercising its judgement and discretion, pursuant to Wis. Stat. §70.47(9)(a) the Board of Review by majority and roll call vote hereby determines that the Assessor's valuation of 848 River Ridge Cir is correct; that the overall assessment should remain at \$515,800, with a distribution of Land = 111,500, Improvements = 404,300, for a total valuation of \$515,800, by roll call vote; Houston – Aye, McReynolds – Ney, Pollnow – Aye and Ladewig - Aye. Motion passes by majority vote. McReynolds motioned and Ladewig seconded to close the hearing. All aye. Motion passed. James Marando inquired how he goes about appealing the decision. The assessor Ladewig then delivered the Notice of Board of Review Determination to James and Julia Marando and pointed to the appeal process guidelines.

Paul VanAlstine – 175 7<sup>th</sup> Street (tax key 191041936034000):

Paul VanAlstine was not present. Assessor settled with the property owner and their attorney before meeting

Motion by McReynolds, second by Houston to accept the 2023 Assessment Roll. All aye. Motion carried.

Motion by Pollnow, second by McReynolds to adjourn at 12:12 PM. All aye. Motion carried.

Submitted by  
Rachel Ladewig, Clerk