

**Minutes
Town of Oshkosh**

**Board of Review Hearing
October 9, 2024 – 9:00 a.m. – Town Hall**

PRESENT: Chairman Jim Erdman, Supervisor Matt Merten, Supervisor Bill Demler, Clerk Jeannette Merten, Town Assessor Zack Zacharias and Town Attorney Lee Turonie.

Chairman Erdman reconvened the Board of Review to order at 9:02 a.m.

Notice of Board of Review was acknowledged by an affidavit from the Oshkosh Northwestern Newspaper of being published on September 3, 2024 for the October 9, 2024 date. It was posted on August 23, 2024. Being a re-assessment year, the Board of Review met on May 13, 2024 to reconvene on August 5, 2024. During the August 5, 2024 Board of Review it was known that Open Book would be held September 17th at the town hall and Board of Review would convene to hear objections on October 9th. A notice of revaluation notice was in the 2023 Annual Financial book and was included with property tax bills that in the year 2024 a notice of new assessment would be received by mail.

During the May 13, 2024 Board of Review, Jim Erdman was selected as chairperson for Board of Review, Jeannette Merten was selected as secretary of the Board of Review hearing.

Be it verified that Chairman Jim Erdman, Supervisors Matt Merten and Bill Demler met the mandatory training requirements specified in sec. 70.46 (4), Wisconsin Statutes that was submitted to the State of Wisconsin.

The Town Assessor provided a printed copy of the assessment roll and the Assessor's Affidavit signed oath.

There are two property owners that scheduled in advance to object at this hearing. One at 9:30 a.m. and the other at 10:00 a.m.

Matt Merten made the motion, Bill Demler seconded, to go off the record and pause the voice recorder while examining the assessment roll. Board of Review will go back on the record if a property owner arrives to make an objection.

Roll call. Erdman, yes; M. Merten, yes; Demler, yes; J. Merten, yes. The motion was carried.

Matt Merten made the motion, Demler seconded, to go back on the record.

The motion was carried unanimously.

HEARING #1

Property Owner: Krent Aberle

Parcel Number: #018-0393-02-02

Address: 4950 Plummers Point Road, Oshkosh WI 54904

Person appearing/testifying: Krent Aberle

Began at 9:35 a.m.

Krent Aberle and Assessor Zach Zacharias were sworn-in and are under oath.

The objection was received by email on 9/21/2024, and requested to have it mailed due to the image size that was received by mail 9/30/2024.

The property owner's main objection was the improvement value. Aberle was in contact with the assessor prior to the Board of Review hearing; the assessor learned new information and made an adjustment accordingly.

Original value:

Land	81,300
Imp	657,100
TL	738,400

Assessor adjusted value:

Land	81,300
Imp	468,800
TL	550,100

Aberle objects to the improvement value of the adjusted value. Aberle believes that it should be 463,000 total value of land and improvements.

Aberle used sales at 5050 Plummers Pt Rd, 4783 Indian Bend Rd, and 4980 Plummers Pt Rd. as his evidence. No appraisal was provided.

The town assessor did use 2 of the 3 as comparable to what Aberle used for sales in 2022 at 4783 Indian Bend Rd and 4980 Plummers Pt Rd. The assessor did not use the 5050 Plummers Pt Rd sale because it was not an arms-length sale in an estate sale and was confirmed by the town attorney being a personal rep deed. The assessor had a 3rd comparable at 6828 Thorn Berry Trl in the Town of Vinland sold in 2023.

Bill Demler made the motion to close the evidence hearing to Parcel 018-0393-02-02, Property Owner Krent Aberle, Matt Merten seconded.

The motion was carried unanimously.

Ended at 10:14 a.m.

HEARING #2

Property Owner: Colleen Kope

Parcel Number: #018-0314-13

Address: 1910 Skyranch Ave, Oshkosh WI 54904

Person appearing/testifying: Gerald (Jerry) Kope

Began at: 10:16 a.m.

Jerry Kope and Assessor Zach Zacharias were sworn-in and are under oath.

Kope was in contact with the assessor prior to the Board of Review hearing; the assessor learned new information and made an adjustment accordingly.

Original Values:

Land 49,400

Imp 307,800

TL 357,200

Assessor Adjusted Values:

Land 49,400

Imp 279,600

TL 329,000

Objection was received by email on 10/8/2024, less than the 48-hour notice requirement. Jerry Kope said he was prepared and willing to waive the 48-hour notice requirement.

Jim Erdman made the motion, Bill Demler seconded, to waive the 48-hour notice requirement to Jerry Kope testifying on behalf of Colleen Kope.

The motion was carried unanimously.

Kope's main objection is the improvement value. He believes the total value should be 260,000. Since there is no objection to the land, which is at 49,400, it would make the improvement value at 210,600 for a total of 260,000.

Kope provided copies of Zillow/internet finds of 8 sales which included 1 of the assessor's comparable at 4653 Kristine St. There was 1 duplex included. He asked to consider the Zestimate per sq ft on the copies. No appraisal was provided.

The assessor provided 3 comparables at 4653 Kristine St, 4525 Andrew St, 4315 County Rd S all being 2022 sales.

Jim Erdman made the motion to close the evidence hearing to Parcel 018-0314-13, Property Owner Colleen Kope, Bill Demler seconded.

The motion was carried unanimously.

Ended at: 10:50 a.m.

Motion made by Bill Demler, Matt Merten seconded, to close taking of sworn testimony of the 2024 Board of Review Assessment objections.

The motion was carried unanimously.

Ended at 11:05 a.m.

Deliberations to a determination:

Hearing #1

Motion made by Bill Demler, Matt Merten seconded, based upon the evidence provided the Board of Review decided to keep the assessed adjusted value as determined by the Town Assessor regarding the KRENT ABERLE PROPERTY, PARCEL 018-0393-02-02, 4950 PLUMMERS PT RD, Land 81,300; Improvements 468,800, total of 550,100.

The motion was carried unanimously.

Hearing #2

Motion made by Bill Demler, Matt Merten seconded, based upon the evidence provided the Board of Review decided to keep the assessed adjusted value as determined by the Town Assessor regarding the COLLEEN KOPE PROPERTY, PARCEL 018-0314-13, 1910 SKYRANCH AVE, Land 49,100, Improvements 279,600, total of 329,000.

The motion was carried unanimously.

Motion made by Bill Demler, Matt Merten seconded, to close the 2024 Board of Review.

The motion was carried unanimously.

The Board of Review adjourned at 11:23 a.m.

Jeannette Merten, Town Clerk
Town of Oshkosh