

Town of Breed Board of Review Minutes

July 22nd, 2025 9:00-11:00AM

Breed Community Center

11155 State Hwy 32 Suring, WI 54174

Meeting was called to order by BOR Chair Phillip Christenson.

Pledge of Allegiance.

Members present: Chair Christenson, Vice Chair Ethel Firgens, Clerk Kristen Telford, and member Ahren Telford, Assessor Ryan Raatz, property owners Roger and Lisa Reickmann present. Dan Prouty present at 10:30.

BOR members Christenson, Firgens, and K. Telford have met the training requirements.

Assessor Ryan Raatz explained the level of assessment and presented the assessment roll to Clerk K. Telford. Clerk Telford signed receipt of assessment roll.

Assessment roll was examined by Vice Chair Firgens and Clerk Telford for obvious errors, omissions, and double assessments; finding no errors to correct.

Open book changes were marked in the assessment book with blue tabs and changes to assessments made in red ink.

Roger and Lisa Reickmann allowed to review the assessment roll.

No waivers of 48-hour notice, requests for waiver of the BOR to allow property owners to appeal directly to circuit court, or requests to testify by phone were submitted. No requests were subpoenaed.

A notice of intent to file objection was filed by Roger and Lisa Reickmann who reside at 11023 Harris Rd Suring, WI 54174 with Clerk Telford on July 16, 2025. Information also provided to R&R Assessing on that day. Reickmanns were notified of their hearing at the July 22nd 2025 two hour Board of Review.

Roger and Lisa Reickmann and Assessor Ryan Raatz were sworn in at 9:20AM.

Property in question is 11023 Harris Rd, tax # 010-14106242A1, and classified as rural residential. The 2025 assessed value on the land of this property amounted to \$43,200; the improvements amounting to \$543,100. Totaling \$586,300 in assessment.

Reickmanns presented the amount of change in assessment for neighboring properties compared to theirs showing others had not increased at the same rate, a list of properties within the area currently listed for sale at values close to the assessment on their property, and a similar property in the Town that sold in 2021 that is now assessed less in 2025 than what it sold for in 2021. Property owners' opinion of their assessment should be \$430,000-\$440,000 based on their evidence. No other witness testimony for objection.

Board asked questions of square footage, condition, amenities, when property was built, and its purchase history.

Assessor Raatz was allowed to question the property owners on the method for determining their value. Property owners explained current homes that were for sale that were not selling and had price decreases and also the shed constructed in 2024 only cost \$60,000 to build not the \$73,000 of assessed value in 2025.

Assessor Raatz presented a spreadsheet of 5 similar homes within the Town which sold in 2023-2024, with value adjustments for square footage, size of outbuildings, acreage, number of rooms, fixtures, etc. Assessor Raatz showed the parcel in question when compared to other properties that sold, when adjusted for differences were assessed a similar amount. Assessors level of assessment of the municipality has been determined to be 100%.

Board asked questions of the Assessor on values placed on utilities for properties.

Property owners were allowed to question the Assessor. They called into question a property on Bonita Rd that had features not listed for the property and the reason the new shed was valued higher than the cost of construction.

Assessor Raatz explained that cost of construction does not prove sale/value price. Assessor would look into the property on Bonita Rd for the feature discussed.

No more questions were asked. Board of Review deliberated the evidence presented. The Board determined the property was not a recent sale but there were recent sales of comparable properties. The property owners did not present a testimony of recent sales of comparable properties, only properties that were currently for sale and had not adjusted for the price differences based on contribution to value.

The assessor did present a list of properties that had recently sold that were comparable to the property in question and did adjust for differences based on contribution to value.

The property the Board of Review relies on to make its determination as to fair market value is 13315 Bonita Rd which when adjusted would hold a fair market value of \$568,900. The Board does not find any other factors the assessment should be based.

Chair Christenson moves: Exercising it judgement and discretion, pursuant to Wis Stat 70.47(9)(a), the Board of Review by majority and roll call vote hereby determines, Clerk Telford seconds:

- That the Assessor's valuation is correct;
- That the Assessor presented evidence of the fair market value and proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;
- That the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- And that the Assessor's valuation is reasonable in light of all the relevant evidence.

I, Kristen Telford, Clerk of the Board of Review, do hereby certify that the members of the Board of Review voted as follows:

Chair Phillip Christenson: Yes

Vice Chair Ethel Firgens: No

Member Ahren Telford: Yes

Clerk Kristen Telford: Yes

to adopt these Findings of Fact, Determination, and Decision on this 22nd day of July, 2025

Kristen Telford- Clerk of Board of Review

Notice of Determination was certified mailed on July 22, 2025 to the property owners.

Following objection hearing, Assessor Raatz presented a spreadsheet of projected revals on various classes of properties within the municipality. Based on economic changes, new construction, exemptions, value shifts, the 2025 valuations are projected to be near 100%.

No other BOR dates need to be scheduled.

BOR adjourned at 11:14AM.

Draft Minutes

Kristen Telford, Town of Breed Board of Review Clerk

