

Town of Somerset
2008 Board of Review Meeting Minutes
Tuesday, November 18, 2008

Chairman Schachtner called the 2008 Board of Review to order at 7:00 p.m. Present were Demulling, Plourde, Germain, Gunderson, Schachtner, Koester and Barrett Brenner, Mark Garlick and Jerry Kins from Chimney Rock Appraisals. The Pledge of Allegiance was recited. Motion by Plourde, seconded by Demulling to appoint Schachtner as Chair of Board of Review. Motion carried. All members voted yes. Motion by Gunderson, seconded by Germain to appoint Demulling as Vice Chair of Board of Review. Motion carried. All members voted yes. Schachtner verified that the Board of Review members who have met the mandatory training are Demulling, Germain, Plourde, Schachtner and (alternate) Koester. The 2008 Assessment roll was received from the assessors and they verified all open book changes have been made. The assessment roll was signed by Barrett Brenner. Koester swore in Brenner, Garlick, Kins and Ben Kerber/Cherie Snow who had filed two objection forms for property owned by A.P. Kocisak, parcel #032-2181-14-000 and #032-2181-15-000.

Hearing of Property Owners: Snow stated the two vacant lots purchased 7-24-07 for \$27,500 are assessed for \$48,000. Snow stated the lots are assessed for more than what they paid for them in 2007. Barrett Brenner presented sales data of all the lots in Woodland Meadows, showing one selling for \$62,950 in 2006 and one selling for \$45,500 in 2007. Brenner also presented a page off the realtor's website dated 11-18-08 showing the lots for sale at \$47,400. Brenner displayed another document of lot sales in 2007 and 2008, showing lot sales ranging from \$48,100 to \$116,000. Garlick explained the revaluation process in relation to the equalized value the state sets. Schachtner stated all the lots in the subdivision are assessed the same at \$48,000 and without doing a revaluation, two lots cannot be lowered without lowering all lots in the subdivision. Kerber and Snow stated the lots were bought on the open market and they did not know the seller. Snow stated they are currently marketing the lots with a house to be built on them at \$199,000. Plourde asked what type of house. Snow replied a 3 bedroom, 1,200 sq. ft. split level. Plourde stated how much of that \$199,000 includes the house. Snow replied the lot would be approximately \$30,000-32,000 of the \$199,000. Schachtner stated, in his opinion, the lots are all assessed equally in the subdivision and they are all fairly assessed to the other related lots in the Town. Snow stated other municipalities aren't willing to lower the land value, but they lower the improvement value. Snow wanted it on the record that they are objecting to the assessed value.

Annexation of Parcel: Kerber stated parcel #032-2011-30-000 was annexed into the Village on 7-14-04 and they have been receiving tax bills for 2005, 2006 & 2007. Kerber provided copies of tax bills from 2005, 2006, 2007 and a report from the County indicating the property was annexed, as well as a tax statement from the Village of Somerset. Plourde left the meeting at 8:45 p.m.

Determination: Motion by Germain, seconded by Demulling to leave the value of the two lots at \$48,000 each, as currently assessed. Motion carried. All members voted yes. Concerning the parcel annexed into the Village in 2004, motion by Demulling, seconded by Germain to remove parcel #032-2011-30-000 from the Town of Somerset tax roll, based on the documentation provided. Brenner will check with the Dept. of Revenue concerning the time limitation on refunds and charging back the taxes. The refund of taxes and chargeback will be on the December 3rd agenda for consideration.

Board of Review adjourned at 9:00 p.m.

Jeri Koester, Clerk