

OFFICE OF THE CLERK
TOWN OF TREMPEALEAU
TREMPEALEAU COUNTY
WISCONSIN

**MINUTES OF THE 06/07/05
BOARD OF REVIEW**

Chairman George Walski called the meeting to order at 6:00 p.m.

All Board of Review members, including the Assessor, were present.

George Walski called for nominations for chairperson. David Prondzinski nominates George Walski. There was no second. Gerald Stellflug nominated David Prondzinski. George Walski seconded and David Prondzinski was elected chairperson.

David Prondzinski called for nominations for vice-chairperson. George Walski nominated Gerald Stellflug. David Prondzinski seconded and Gerald Stellflug was elected vice-chairperson.

All members of the Board of Review were certified in March of 2004.

David Prondzinski swore in Jerome Prochnow, assessor.

David Timm of W23914 Swartling Road, Trempealeau was the first person to appear before the board of review. David Prondzinski swore him in. He objected to the 41.52% (\$64,900) assessment increase of his property. This was the average increase of the whole township. The assessor explained that if the Timm property increased 10% per year from the purchase price in 2000, the new assessment would be approximately \$219,000. His assessment is \$221,200. George Walski made a motion to leave the assessment at \$221,200 for 2005; Gerald Stellflug seconded and the motion carried.

Jim Brush, Brush Properties LLC, of W22648 Soby Lane, Galesville appeared before the board of review to request his game farm be reclassified as agricultural instead of a game preserve. David Prondzinski swore him in. Mr. Brush explained he ran the deer farm just like a cattle farm, raising the crops, feeding the deer and selling them for meat. Also there are some acres in the agricultural CRP program. There are no comparables around. Jerome Prochnow would like to see the case presented to the Department of Revenue for further clarification on their ruling. Gerald Stellflug moved to delay the decision for 48 hours; George Walski seconded and the motion carried. The meeting was set for Thursday, June 9, 2005 at 8:00 p.m.

Andrew Olson of W24628 Park Road, Trempealeau appeared before the board of review to object to his new assessment. His assessment went up 65.73%. David Prondzinski swore him in. Mr. Olson presented comparables from a realtor. His house does need a lot of updating and repairs. After deliberation, Gerald Stellflug moved to drop Mr. Olson's assessment from \$164,900 to \$155,000; George Walski seconded and the motion carried.

Jerry and LaNell Gerlach of N15614 Delaney Road, Trempealeau appeared before the board of review to object to their new assessment. His assessment went up 57.55% or \$74,300. David Prondzinski swore him in. Mr. Gerlach could not understand why it went up so much in one year. The board had Mr. Prochnow look at comparables in the township. Mr. Prochnow also explained that log houses have a higher resale value. After deliberation, Gerald Stellflug moved to leave the assessment the same; George Walski seconded and the motion carried.

Joey Wooden of N12842 Kay Estates Lane, Trempealeau appeared before the board of review to object to their new assessment. His assessment went up 73.27% or \$62,500. David Prondzinski swore him in. He stated his house is a double wide, has no basement, but does have a detached garage. He also brought in an

estimate what a new house similar to the one he lives in would cost from Value Homes, LLC. The assessor already dropped the assessment at open book to only a 31.77% increase which is below the average of the township. Mr. Wooden asked to have Richard Frey as a witness. David Prondzinski swore Mr. Frey in. The board had Mr. Prochnow look at comparables in the township. After deliberation, Gerald Stellpflug moved to leave the assessment the same; George Walski seconded and the motion carried.

Richard Frey of N12763 Kay Estates Lane, Trempealeau appeared before the board of review to object to their new assessment. David Prondzinski swore him in. Mr. Frey had questions for the Mr. Prochnow – how long he has been an assessor, asked to see his credentials and how long he has been the assessor for the town. He owns a foam house so there is nothing to compare it to. He has also been trying to sell the house for approximately 5 years, but has been unsuccessful. Mr. Prochnow explained he assessed the house on square footage. The assessment went up 45.19% or \$40,400. Mr. Prochnow has already dropped the assessment at open book from \$150,600 to \$129,800. After deliberation, Gerald Stellpflug moved to drop Mr. Frey's assessment from \$129,800 to \$100,000; George Walski seconded and the motion carried

Carrie Semling of N14252 W. Prairie Road, Trempealeau appeared before the board of review to object to her new assessment. David Prondzinski swore her in. She and her fiancé just purchased the property from Steve Zuelke for \$160,000 and her assessment is \$135,600 which is up \$67,100 or 102.86% from 2004. Mr. Prochnow explained there has been an addition put on since the last assessment. After deliberation, Gerald Stellpflug moved to leave the assessment the same; George Walski seconded and the motion carried.

Christopher Rolbiecki of N15006 Delaney Road, Trempealeau appeared before the board of review to object to her new assessment. David Prondzinski swore him in. He felt his assessment was up more than the others on Delaney Road. The board had Mr. Prochnow look for others on Delaney Road. After deliberation, Gerald Stellpflug moved to leave the assessment the same; George Walski seconded and the motion carried.

Leland and LaVonne Wier of N17787 Hammond Lane, Galesville appeared before the board of review for and explanation of their new assessment. David Prondzinski swore them in. Their assessment went up 40%. Mr. Prochnow explained that forest land went up this year. After deliberation, Gerald Stellpflug moved to leave the assessment the same; George Walski seconded and the motion carried.

Rick Weltzien of N20222 St Rd 93, Galesville appeared before the board of review to object to the new assessment on the chicken coops. David Prondzinski swore him in. He explained the coops were old and that Golden Plumb was supporting him only on a year to year basis. He was asked what he felt was a fair value to place on them. He stated \$20,000 per building. After deliberation, Gerald Stellpflug moved to drop Mr. Weltzien's assessment on the coops from \$97,500 to \$40,000; George Walski seconded and the motion carried

George Walski moved to close the Board of Review; Gerald Stellpflug seconded and the motion carried. The Board of Review adjourned at 8:35 p.m.

Respectfully submitted,

Doris A. Dahl
Clerk/Treasurer