

CITY OF WISCONSIN DELLS MEETING AGENDA

MEETING DESCRIPTION: BOARD OF REVIEW

DATE: THURSDAY, JUNE 28, 2018 TIME: 10:00AM LOCATION: MUNICIPAL BUILDING COUNCIL CHAMBERS - 300 LA CROSSE STREET, WISCONSIN DELLS, WI 53965

COMMITTEE MEMBERS			
Mayor Ed Wojnicz	Ald. Terry Marshall	Ald. Brian Holzem	
	Brian Landers – citizen member	Dar Mor-citizen member	

AGENDA ITEMS	
--------------	--

1	CALL TO ORDER AND ATTENDANCE RECORDED
2	APPOINTMENT OF CHAIRPERSON
3	CONFIRMATION OF MANDATORY TRAINING REQUIREMENT UNDER STATE LAW (Wojnicz, Landers and Mor completed training in 2017)
4	APPROVAL OF THE MAY 21, 2018 ADJOURNED BOARD OF REVIEW MEETING MINUTES
5	INFORMATION FROM CITY ASSESSOR INCLUDING REVIEW OF MAJOR CLASS COMPARISONS AND ASSESSMENT/SALES RATIO ANALYSIS
6	APPEARANCES AND SWORN TESTIMONY BY ANY PROPERTY OWNERS AND/OR THEIR REPRESENTATIVES WHO HAVE FILED A WRITTEN OBJECTION FORM ON THEIR 2018 PROPERTY ASSESSMENT <ul style="list-style-type: none"> • Halina Rybski for Columbia County Parcel No. 11291-1402 (1630 Michigan Avenue) • Any other objection forms filed within the statutory limit
7	DISCUSSION/DECISIONS ON OBJECTIONS FILED BY PROPERTY OWNERS
8	DISCUSSION/DECISION ON 2018 ASSESSMENT ROLLS FOR COLUMBIA, SAUK, ADAMS AND JUNEAU COUNTIES
9	ADJOURNMENT

MAYOR ED WOJNICZ

POSTED AND DISTRIBUTED: 06/25/2018

Open Meetings Notice: If this meeting is attended by one or more members of the Common Council who are not members of this committee, their attendance may create a quorum of another city commission, board or committee under the Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body, committee, commission, or board identified in this meeting notice. Please be advised that upon reasonable notice, the City of Wisconsin Dells will furnish appropriate auxiliary aids and services to afford individuals with disabilities an equal opportunity to participate in meeting activities.

**BOARD OF REVIEW
CITY OF WISCONSIN DELLS
MAY 21, 2018**

Mayor Wojnicz called the meeting to order at 6:55P.M. Official notice of the meeting was printed in the Dells Events in accordance with State Statutes. An agenda was provided to the Dells Events, WNNO Radio and posted in accordance with State Statutes.

1. Present: Mayor Ed Wojnicz, Ald. Brian Holzem and Ald. Terry Marshall

Excused: Brian Landers and Dar Mor
2. Motion by Ald. Holzem seconded by Ald. Marshall to approve the June 22, 2017 meeting minutes. Motion carried unanimously.
3. Motion by Ald. Holzem seconded by Ald. Marshall to adjourn the meeting until 10:00A.M on Thursday, June 28, 2018 when the tax roll assessments will be available for review, appeals and any decisions as applicable. Motion carried unanimously. It was noted that Open Book is scheduled for Thursday, June 7, 2018 at 10:00A.M.



Nancy R. Holzem
City Clerk/Coordinator

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) Edie HALINA RYBSKI				Agent name (if applicable)			
Owner mailing address 3551 8TH AV.				Agent mailing address			
City Wisc. Dells		State WI	Zip 53965	City		State	Zip
Owner phone 608 721-4216		Email		Owner phone () -		Email	

Section 2: Assessment Information and Opinion of Value			
Property address 1630 Michigan AV.		Legal description or parcel no. (on changed assessment notice) 11291-1402 (1630 Michigan Ave)	
City Wisc. Dells		State WI	Zip 53965
Assessment shown on notice - Total Land \$52,000		Your opinion of assessed value - Total \$35,000	

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) Unable to sell lot for more than \$35,000	Basis for your opinion of assessed value: (Attach additional sheets if needed) Realtor

Section 4: Other Property Information	
A. How was this property acquired: (check the box that applies) <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance	
Acquisition price \$ 38,771 Date 5-19-2003 <small>(mm-dd-yyyy)</small>	
B. Were there any changes made to this property (ex: improvement, remodeling, addition) since acquiring it? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, describe built a new home	
Date of changes - - Cost of changes \$ - - Does this cost include the value of all labor (including your own)? <input type="checkbox"/> Yes <input type="checkbox"/> No <small>(mm-dd-yyyy)</small>	
C. During the last five years, was this property listed/offered for sale? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, how long was the property listed (provide dates) 5-10-2010 to 6-15-2017 <small>(mm-dd-yyyy)</small> Asking price \$ 35,000 List all offers received \$25,000	
D. Was this property appraised within the last five years? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, provide: Date - - Value - - Purpose of appraisal - - <small>(mm-dd-yyyy)</small> If this property had more than one appraisal, provide the requested information for each appraisal. n/a	

Section 5: BOR Hearing Information	
A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____ Note: This does not apply in first or second class cities.	
B. Provide a reasonable estimate of the amount of time you need at the hearing _____ minutes.	

Property owner or Agent signature Halina Rybski	Date (mm-dd-yyyy) 6-21-18
---	-------------------------------------

CITY OF WISCONSIN DELLS
 KAREN TERRY, TREASURER
 300 LA CROSSE STREET
 WISCONSIN DELLS, WI 53965

**COLUMBIA COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2017
 REAL ESTATE**

Rybski, Edward A
 Rybski, Halina

**Parcel Number: 11291 1402
 Bill Number: 842978**

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
 1630 Michigan Ave
 Sec. 2, T13N, R6E
 LOT 108-OAKLAWN 3RD ADD.
 0.000 ACRES

842978/11291 1402
 EDWARD A RYBSKI
 RYBSKI, HALINA
 3551 8TH AVENUE
 WISCONSIN DELLS WI 53965

Please inform treasurer of address changes.

ASSESSED VALUE LAND 52,000	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 52,000	AVERAGE ASSMT. RATIO 1.027112122	NET ASSESSED VALUE RATE 0.02113073 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 1098.79
ESTIMATED FAIR MARKET VALUE LAND 50,600	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 50,600	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 75.33	
TAXING JURISDICTION	2016 EST. STATE AIDS ALLOCATED TAX DIST.	2017 EST. STATE AIDS ALLOCATED TAX DIST.	2016 NET TAX	2017 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	8.52	0.00	-100.0%
Columbia County	173,843	178,902	249.20	251.78	1.0%
City of Wisconsin Dells	458,824	501,975	490.95	494.84	0.8%
Wisconsin Dells School	258,345	290,292	321.35	304.50	-5.2%
MATC	206,912	212,837	48.51	47.67	-1.7%
TOTAL	1,097,924	1,184,006	1,118.53	1,098.79	-1.8%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			1,118.53	1,098.79	-1.8%

TOTAL DUE: \$1,098.79
 FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
JANUARY 31, 2018
 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
 Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
---------------------	------------------------	--	--------------------	---------------------	------------------------	--	--------------------

PAY 1ST INSTALLMENT OF: \$549.40 BY JANUARY 31, 2018 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: CITY OF WISCONSIN DELLS KAREN TERRY, TREASURER 300 LA CROSSE STREET WISCONSIN DELLS, WI 53965 PIN# 11291 1402 RYBSKI, EDWARD A BILL NUMBER: 842978	PAY 2ND INSTALLMENT OF: \$549.39 BY JULY 31, 2018 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: COLUMBIA COUNTY TREASURER PO BOX 198 PORTAGE, WI 53901 PIN# 11291 1402 RYBSKI, EDWARD A BILL NUMBER: 842978	PAY FULL AMOUNT OF: \$1,098.79 BY JANUARY 31, 2018 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: CITY OF WISCONSIN DELLS KAREN TERRY, TREASURER 300 LA CROSSE STREET WISCONSIN DELLS, WI 53965 PIN# 11291 1402 RYBSKI, EDWARD A BILL NUMBER: 842978
---	--	---

INCLUDE THIS STUB WITH YOUR PAYMENT

Google Maps 1630 Michigan Ave



Imagery ©2018 Google, Map data ©2018 Google 50 ft