

**VILLAGE OF GERMANTOWN
BOARD OF REVIEW
MEETING MINUTES
June 10, 2021**

CALL TO ORDER: The meeting was called to order at 10:00 a.m. by Chair Shadid.

ROLL CALL: Present: Shadid, Niggemeier, Schneider, Edwards. Absent: Huber, Leukert, and Weir. Also present: Clerk Braunschweig, Attorney Sajdak, and Assessor Mark Brown.

APPROVAL OF MINUTES: **MOTION (Niggemeier/Schneider) to approve June 3, 2021, minutes. Motion carried unanimously.**

Hear Objections and Deliberations and Decisions on Objections.

A. Objections to Real Property.

Michael Perlewitz, W177N11468 Blackstone Circle, GTNV 214011

Chair Shadid reviewed the process with Mr. Perlewitz. The Clerk Sworn in both the Assessor, Mark Brown, and Michael Perlewitz. Michael Perlewitz stated his address as W177N11468 Blackstone Circle.

Mr. Perlewitz reported on the assessed value as 620,000.

He reported on the size of the home as 3,348 and .3 acres. He compared with other homes of similar square footage and lot size. He commented that there is \$100,000 to \$125,000 difference.

He distributed a packet of information. He commented he is seeking an adjustment to get the assessment and tax rate in line with the rest of Germantown. In his opinion the assessment should be at \$525,000.

He commented on real sales and assessments in same subdivision.

Mr. Perlewitz did not try to meet with the assessor prior to today.

No other comments.

Assessor Mark Brown reported on last years revaluation.

Assessor Brown reported on the comparables and the difference of livable square footage that have ingress and egress. Assessor Brown distributed comparables with similar livable square footage. Basement living space is taxed at a different rate.

Chair Shadid pointed out that the burden of proof is to the property owner.

Assessor Brown distributed the property record. Property lot size 12,632, .29 acres. Square footage. Building inspection. Revaluated in 2019. GIS map in Washington County. The Golf Course is behind the property. Three comparables to the subject were pointed out.

GTNV 353-347. Sold in 2019 for 625,000. Adjusted for time of sale. 14 years older. Similar condition. Larger home.

GTNV 251-448. Sold in June 2020 566,900. Time adjustment. Larger lot. Newer, two years earlier. Smaller home. No finished basement. 620,493

GTNV 251-450. Sold 555,900. August 2020. 610,801

Based on sales 630,000. 610K to 687K.

One is the most recent.

Motion by Shadid, second by Schneider, exercising judgement and discretion pursuant to 70.47, determine that the assessor valuation is correct for the property at W177N11468 Blackstone Circle. Roll Call Vote Unanimously.

Adjournment 10:45 a.m. Sine Die

Respectfully Submitted,

Deanna Braunschweig

Deanna Braunschweig
Village Clerk

DRAFT