

**VILLAGE OF GERMANTOWN  
N112 W17001 MEQUON ROAD  
GERMANTOWN, WI 53022**

<b>MEETING:</b>	<b>BOARD OF REVIEW Revised</b>
<b>DATE AND TIME:</b>	<b><u>FRIDAY, June 3, 2022</u>    <u>10:00 A.M.</u></b>
<b>LOCATION:</b>	<b>Germantown Village Hall Board Room N112 W17001 Mequon Rd</b>

- I. Call To Order: This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action. Due to the ongoing social distancing recommendations from the CDC, social distancing will be employed within the Board room so seating will be limited.
- II. Roll Call.
- III. Election of Chairperson and Vice Chairperson.
- IV. Approval of Minutes –June 10, 2021.
- V. Comments by the Assessor.
- VI. Review and Acceptance of the Assessment Roll.
- VII. Verification of Training.
- VIII. Review of Policies Related to Testimony and Waiver of Hearings.
- IX. Take action on any requests for hearing waivers or telephonic hearing requests.
  - A. Objections to Real Property
    1. Request for Waiver of Board of Review Hearing, Meridian Germantown LLC (leased by Wal-Mart), W190N9855 Appleton Avenue; GTNV 324-960.
- X. Hear Objections and Deliberations and Decisions on Objections.
  - A. Objections to Real Property
    1. W173N10915 Bernie’s Way, Germantown; GTNV 281-990.
- XI. Hear or Schedule Additional Meetings for Objections Filed Prior to Final Adjournment of the Board of Review.
- XII. Adjournment.

***UPON REASONABLE NOTICE**, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting.*

***NOTICE** is given that a majority of the Village Board may attend this meeting to gather information about an agenda item over which they have decision making responsibility. This may constitute a meeting of the Village Board per State ex rel. Badke v. Greendale Village Board, even though the Village Board will not take formal action at this meeting.*

**II.**

**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 - Treasurer

DRAFT