

Town of LaGrange
22731 Flint Ave, Tomah, WI 54660
Board of Review Meeting Minutes
October 25th, 2023

Chairman Brendan Smith called the meeting to order at 18:30

Brendan Smith covered the steps of the objection process to be used for each case.

Assessor Bob Madvig described the methods used to determine assessed values in a total assessment of a township. He explained that the state determines the value of the land and property of the township, and his assessments must match the total value.

First case presented:

Elaine and Peter Reichardt Living Trust

Address: 9901 Ellsworth Road, Tomah, WI 54660

Parcel: 020-00532-5018

Peter Reichardt presented comparable properties that have sold in 2023. He provided the sales price and property details.

He presented his property value in 2020 and the value that the assessor arrived at in 2023, along with the Zillow Estimate of market.

The Board of Review found the comparable properties did not meet the required guidelines identified by the assessor to be prior to January 1, 2023.

The Board of Review found the Assessors evaluation is correct by a roll call vote as follows:

Kyle Gibbens – Yes

Loren Schleusener – Yes

Melissa Abben – Yes

Brendan Smith – Yes

Second case presented:

Kurt and Rhonda Kuehl

Address: 11424 Flambeau Road, Tomah, WI 54660

Parcel: 020-00990-0018

Rhonda Kuehl presented comparable properties that have sold in 2023. She verbally provided the sales price and property details. She questioned the assessor about what he used to determine the assessed value for her property.

The Board of Review found the comparable properties were too recent to meet the required guidelines identified by the assessor to be prior to January 1, 2023.

The Board of Review found the Assessors evaluation is correct by a roll call vote as follows:

Kyle Gibbens – Yes

Loren Schleusener – Yes

Melissa Abben – Yes

Brendan Smith – Yes

Third case presented:

Daniel and Emily Wall

Address: 11507 Flambeau Road, Tomah, WI 54660

Parcel: 020-00990-0010

Emily Wall presented comparable properties that sold in 2023.

Daniel Wall questioned the process and asked the assessor to clarify some information.

The Board of Review found the comparable properties were too recent to meet the required guidelines identified by the accessor to be prior to January 1, 2023.

The Board of Review found the Assessors evaluation is correct by a roll call vote as follows:

Kyle Gibbens – Yes

Loren Schleusener – Yes

Melissa Abben – Yes

Brendan Smith – Yes

Fourth case to be presented:

Jeremiah and Melissa Haun

Address: 11421 Flambeau Road, Tomah, WI 54660

Parcels: 020-00576-2000 and 020-00990-0009

Jeremiah withdrew his objection and stated his frustration with the BOR process and not being informed and not completely understanding the how the assessor determines the values.

Brendan Smith agreed to get with Bob Madvig to help establish better understanding of how an assessor determines assessment values. He will make that available on the Town of LaGrange website once complete, and that all objectors receive a copy.

The meeting was adjourned at 20:30.

(This is the draft copy, Meeting minutes not yet approved by the Town Board)