

# Final Board of Review for the Town of Townsend

## Wednesday June 21, 2023

Chairperson Monica Zeller called the adjourned Board of Review for the Town of Townsend to order at 3:00pm at the Townsend Town Hall, 16564 Elm Street, Townsend, WI 54175

Present were Chairperson Monica Zeller, Supervisor Chuck DeMoulin, Supervisor Willis Evans, Clerk Linda Ziegler and Assessor Jef Muelver.

Clerk Ziegler verified that proper notices were posted for the Final Board of Review at the Townsend Post Office, town bulletin board, the door of the town hall, Laona State Bank, Townsend Branch, the Townsend website on May 26, 2023 and in the Lakes Forest Beacon May 29, 2023.

Chairperson Zeller asked the clerk if she verified the Townsend Assessment Roll and if the affidavit was signed, and the assessor and the clerk signed. Muelver also swore to the validity of the roll. Zeller asked if there were any objections, which there are not. There was 1 personal property and one real estate change made during open book.

DeMoulin made the motion to approve the minutes from the June 15, 2022 Final Board of Review, 2<sup>nd</sup> by Evans – M/A

Muelver stated that the county notifies him of property owners of any changes from information from building permits. His role is to inspect, sales validation and ect to get to today.

Oconto County Information: New parcels – 3, PIN deleted – 5, ownership changes – 253, mail rerouted – 50, Site address changes – 57, legal description changes- 192, legal acre changes – 9, district changes – 4 MFL reconciliation- 49 parcels = 1439 acres.

Assessment Field Work: new homes – 19, new accessory building – 41, new/ongoing construction inspections – 120, net new construction \$6,140,000, 2022 real estate transactions – 169, notices mailed- 2023, valuation changes – 167 and open book changes -2. The new net construction is down \$500,000 from last year.

Total Assessed Values: \$327,227,000 Real estate and \$707,000 personal property. Personal property had an increase of \$3000 because of a previous error of Lotter's BP.

In 2024, state law will change and businesses will become exempt from personal property tax. \$230,000 in PP will convert to real estate value.

The town will not need a reassessment until 2027 at the latest. The Department of Revenue is in control of analytics that control reevaluations and Muellver has seen how this has forced premature revaluations.

Evans asked if the exempt personal property is better for towns. Muellver said it will be better for the businesses. There is not difference to the towns since that tax will come thru on shared revenue.

The resolution of opposition that the town approved has gained a lot of traction in the state committee and it should be voted on in August, or it may come out of committee.

Zeller said the Board of View has been in session for the required two hours and has concluded with no objections of decisions to make. Evans made the motion to adjourn at 5:00pm, 2<sup>nd</sup> by DeMoulin – M/A