

Final Board of Review for the Town of Townsend

Thursday, June 15, 2022

Chairperson Carla Van Camp called the adjourned Board of Review for the Town of Townsend to order at 10:00am at the Townsend Town Hall, 16564 Elm Street, Townsend, WI 54175

Present were Chairperson Carla Van Camp, Supervisor Linda Adamczyk, Supervisor Robert Heyrman, 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 24, 2022 and in the Lakes Forest Beacon May 23, 2022.

Chairperson Van Camp asked the clerk if she verified the Townsend Assessment Roll and if the affidavit was signed, and he and the clerk signed. Muelver also swore to the validity of the role. Van Camp asked if there were any objections, which there are not. There were 3 changes made during open book.

Adamczyk made the motion to approve the minutes from the June 17, 2021 Final Board of Review, 2nd by Heyrman – M/A

Muelver stated there were 208 assessment changes increased \$7.5Million from last year. There are \$6,830,700.00 in new construction which is double last year. Estimate the levy allowable increase is 2.14% (2021 was 1.13%). 2022 valuation is \$318million (2021 was \$311M)

Will we need a reassessment? Between 2018-2021 Townsend is above 90% ratio. He anticipates that 2022 will be below 90%. If that occurs, this would be the 1st of four allowable years (the 5th year would be a revaluation year). Mueller anticipates the DOR will drop Townsend to 87-88%. The increase in Fed interest rates may help recess the sales and new construction to help keep us in compliance.

What is the breakdown of new construction? 2021, 23 additional residential new construction, including 5 vacant lots with storage building and 52 accessory buildings on existing improved property.

Three open book changes were on Rocky Lane, Sandi Land and McCaslin Drive

2022 valuation is \$318,364,300 with 2323 residential (DOR counts property different than assessment) (Wabeno school district is 2718)

Van Camp said the Board of Review has been in session for the required two hours and has concluded with no objections or decisions to make. Adamczyk made the motion to adjourn at 12:00, 2nd by Heyrman - M/A