

# Final Board of Review for the Town of Townsend

## Wednesday, June 18, 2021

Chairperson Carla Van Camp called the adjourned Board of Review for the Town of Townsend to order at 3:30pm 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 Muellver.

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 25, 2021 and in the Oconto County Reporter May 25, 2021.

Chairperson Van Camp asked the clerk if she verified the Townsend Assessment Roll. Clerk Ziegler answered yes and signed the book. Van Camp asked the Assessor if the affidavit was signed, which he responded it was. Van Camp asked if there were any objections, which there are not.

Adamczyk made the motion to approve the minutes from the June 10, 2020 Final Board of Review, 2<sup>nd</sup> by Heyrman – M/A

Muellver confirmed that it is a common misconception that property owners who reside in the town get a better R.E. tax rate than those w/ 2<sup>nd</sup> homes.

In 2020, there were 236 title changes. 46 of these were residential sales (open market transactions) including 8 vacant land sales. This equated to assessed value of \$5,280,400.00

The final major class comparison ratio for 2020 is 92.88%. This is down from 97.35% in 2019, but still within the allowable ratio of 90-110%. Muellver projects that if we see the same rate of inflation in 2021, the town may be out of compliance in 2022. We would then look at a reevaluation which would cost \$25,000-\$30,000.

In 2020, there were 15 new homes and 40 new accessory building constructed equating to \$4,060,000.00

The 2021 Town Assessment is: Real Estate Value - \$311,089,400.00, 2711 parcels; Personal Property - \$550,600.00, 36 parcels.

Depending on DOR adjustments, the Townsend levy may increase 1.3%.

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. Heyrman made the motion to adjourn at 5:30, 2<sup>nd</sup> by Adamczyk - M/A