

BOARD OF REVIEW MINUTES

June 4, 2025

**SAUKVILLE MUNICIPAL CENTER
639 E GREEN BAY AVE
SAUKVILLE, WISCONSIN**

Andy Hebein called the meeting to order at 6:00 p.m.

Roll Call: Andy Hebein-present; Chris Lear-present; Donald Clark-present; Pete Janus-present, Rich Witkowski-present and Julie Friede - present.

Others Present: Lori Sacco (Accurate Appraisal - Assessor)

Six (6) members of the Board of Review (BOR) were present.

Village Assessor: Lori Sacco - Accurate Appraisal

Village Attorney: Not present

Announcement that the Meeting of the Board of Review is now in Session.

Hebein announced that the meeting of the Board of Review is now in session at 6:00 p.m. on June 4,2025.

Designation of Clerk of the Board of Review

Julie Friede was designated the Clerk of the 2025 Board of Review.

Nomination of Chairperson

Andy Hebein was nominated and appointed as Chairperson of the BOR.

Nomination of Vice-Chairperson

Julie Friede was nominated and appointed as Vice-Chairperson of the BOR.

Board of Review Announcements

The Chairperson made the following announcements:

- The Board of Review for the Village of Saukville is now in session for the year of 2025.
- This hearing is being recorded and we ask that only one person speak at a time.
- All persons giving testimony will be sworn in by the Clerk and will testify under oath.
- Required Training:

Let the record show that members Friede and Hebein have completed the training that meets the statutory requirement which requires that at least one member of the BOR go through the certified training every year before the Board's first meeting.

Let the record show that the Village of Saukville has Ordinance #830 amending §8.1 Board of Review, Subsection D. Confidentiality of income and expense information provided to the Assessor Under State Law (Wis. Stat. § 70.47(7)(af)) dated May 16, 2023.

The Chairperson asked the Clerk the following

- Have you posted/published the Notices for the Board of Review as required by Statute? (Friede - Yes)
- When was the Assessment Roll received? (Friede - June 3, 2025)
- When was the Roll open for inspection (Open Book)? (Friede - April 29, 2025 - 2:00 - 4:00 p.m. virtually)
- Did you review the Roll for double assessments, imperfect descriptions, and other apparent errors? (Friede - Yes, I would encourage members to review the Roll during the next couple of hours.)
- What is the approximate level of assessment? (Friede - Approximately 77% - Market Value - per Accurate Appraisal)
- Did the Assessor sign the Affidavit, mail the required change notices, and provide the Guide for Property Owners and the Appeal Guide for Wisconsin Real Property Owners? (Friede - Yes, the Assessor signed the Affidavit which states that the statutory requirements have been met.)
- Each person giving testimony will state:
 - a. their name
 - b. their address
 - c. state their business with the Board.

Swearing in of Village Assessor

Friede swore in Lori Sacco, Field Data Manager- Accurate Appraisal.

Hebein asked Sacco if she had any comments.

Sacco reviewed recent activity (attached).

Verification of Signed Assessment Roll

Friede verified that the Assessment Roll was signed by Lori Sacco.

Hearing Property Assessment Appeals

None.

Review of Objections and Testimony

None.

Review a Waiver of Board of Review Request

Review a request for Waiver of Board of Review Hearing submitted by Daniel G Kamin Saukville LLC c/o Wal-Mart at 825 E Green Bay Ave, Parcel Number 11-025-016-032.00

Clark/Lear made a motion to approve the request for Waiver of Board of Review Hearing submitted by Daniel G Kamin Saukville LLC c/o Wal-Mart at 825 E Green Bay Ave, Parcel Number 11-025-016-032.00. Motion Carried.

Assessor's Change to Assessment Roll

None.

ADJOURNMENT

Clark/Janus moved to adjourn the 2025 Board of Review. The meeting adjourned at 8:00 p.m.



Julie Friede
Village Clerk



2025 Annual Assessor Report

Saukville, Village of

Accurate has been your Assessor for 20 years. In 2025 we performed a Mntce service. The current contract goes through 2027 . Your last Market Update was 2023. The next market update will be in 2027

** Mntce = Maintenance | IMU = Interrim Market Update | A-IMU = Annual Interrim Market Update

2025 Estimated Ratio

76.93%

Quick Facts

112	Parcels Visited
508	2024 Permits Reviewed
112	2024 Total Sales
75	Residential Sales Usable
1	Open Book Appointments

Estimated New Construction

Residential \$Value	\$ 9,039,100
Commercial \$Value	\$ 29,670,200

Assessment Timeline

Mar 18	Fieldwork Completed
Apr 3	Real Estate Review Completed
Apr 10	Real Estate Notices Mailed
Apr 29	1st Open Book
May 20	Open Book Notices Mailed
Jun 4	Board of Review

Customer Interactions & Contacts

4	Residential
12	Commercial

Quality Audits Completed

Apr 9	Parcel Review Audit
Mar 24	Fieldwork Review Audit

Next Years Plans & Closing Comments:

Next year, in 2026 will be another maintenace year