

Reconvened Board of Review – Wednesday, August 2, 2017-10:00 am – Linn Town Hall

Chairman Weiss called the meeting to order at 10:03 am. Present at roll call were Chairman Weiss, Supervisors Jones, Rasch, White, Clerk/Treasurer Polyock. Supervisor Palmer arrived at 10:05 am. Dean Peters of Associated Appraisal Consultants was also present.

Jones/Rasch motion to nominate James Weiss as Chairman of Board of Review, nominations closed. Carried, Weiss abstains.

White/Rasch motion to nominate Chris Jones as vice-chairman of Board of Review, nominations closed. Carried, Jones abstains.

Sue Polyock and Chris Jones have met the mandatory training requirements.

Dean Peters presented the 2017 completed assessment roll. The Board will hear all cases and deliberate at the conclusion of all hearings. The objector speaks first in the process and then the assessor speaks. The Board must ask all questions before they begin deliberation. The Board must pick either the assessor or objector stated value at the time the deliberation ends.

White/Rasch motion to recess until the 1st hearing. Carried. 10:11

The Board reconvened at 10:55 am to hear objector Scott Anderson, vacant lot Tax Key Number ILGT 00027A, .624 acre. Objector stated he feels assessment should be \$20,000. Objector stated he bought from bank sale at 8,000. It is not in the flood plain, but is very wet in the corner of the lot and with the wet period we have had is wet in the middle also. Dean Peters stated the value last year was \$43,000 and it was lowered to \$38,000 this year. He gave examples of values of lots in Lakeview Park subdivision and Genevista. The zoning is R-1, no wetland setbacks and is a buildable lot. It needs to be equitable to assessment of other lots in the area. **Weiss/Rash motion to close the hearing at 11:30 am.**

Quan Minh Le, W4079 Oakwood Drive, IOP 00011. Objector stated he purchased the house in August 2016 for \$360,000. He feels the assessed value is \$252,000 which is 70% of the sale price. He provided the Board with sales in 2016 and 2017 of sales where the sales assessment ratio was between 48% and 83%. Dean Peters said the house was updated and the quality of the house was underrated. Upon seeing the photos of the sale, he needed to bring the quality of the house to where it belonged. The assessed value is \$324,900. A total revaluation of the

Town was done in 2013. During a maintenance year there are adjustments made for physical changes, lot line adjustment and sales. **Weiss/Jones motion to close the hearing at 11:55 am.**

The Board took a five minute recess then went into deliberation.

Scott Anderson, ILGT 00027A – **Jones/White motion that the Assessor's valuation is correct.**
The property is not located in the flood plain. That used to be a farm field and Jones felt that the field tiles underground are probably broken. **Roll call vote – all in the affirmative.**

Quan Minh Le, IOP 00011 – **Palmer/Jones motion that the Assessor's valuation is correct.**
Palmer had asked the objector if there were sales vs. assessed value at over 100% and Mr. Le said yes there were. They were not included. **Roll call vote – all in the affirmative.**

White/Rasch motion to adjourn. Carried. Adjourn at 12:10

Respectfully submitted,

Sue Polyock, CMC, WCMC
Clerk/Treasurer