

The Board of Review met at City Hall in the City of Black River Falls, WI on October 10, 2024 at 10:00 A.M. Board members present were Mayor Jay Eddy, Alderperson Mike Rave, and City Administrator Alex (Brad) Chown.

1. Mayor Eddy called the Board of Review to order at 10:00 AM.
2. The City Administrator verified a recording device was present and recording.
3. Administrator Chown confirmed the October 10, 2024 Board of Review meeting notice was posted August 20, 2024 and published in the Banner Journal on September 10, 2024.
4. The City Administrator nominated Mayor Jay Eddy for Chairperson of the Board of Review. There were no other nominations.
5. It was moved by Alderperson Rave, seconded by Administrator Chown to close the nominations and cast a unanimous ballot for Mayor Eddy for Chairperson of the Board of Review. Motion carried.
6. Mayor Eddy nominated Alderperson Rave for Vice-Chairperson of the Board of Review. There were no other nominations.
7. It was moved by Mayor Eddy, seconded by Administrator Chown to close the nominations and cast a unanimous ballot for Alderperson Rave for Vice-Chairperson of the Board of Review. Motion carried.
8. The Board verified that Administrator Chown had attended Board of Review Training on March 7, 2024.
9. Administrator Chown verified City of BRF Ordinance 717 – an ordinance relating to the confidentiality of information about income and expenses requested by the Assessor in property assessment matters in the City.
10. Administrator Chown verified City of BRF Resolution 2023-04 – a resolution establishing Board of Review policy and procedure for sworn telephone or sworn written testimony requests.
11. Administrator Chown verified City of BRF Resolution 2023-05 – a resolution establishing Board of Review policy and procedure for waiver of Board of Review hearing requests.
12. Administrator Chown confirmed receipt of the assessment roll from the Assessor.
13. It was moved by Administrator Chown, seconded by Mayor Eddy to approve the Request for Waiver of Board of Review hearing submitted by Mallery, S.C. on behalf of Wal-Mart Real Estate Business Trust for Parcel 206-2210.0000 located at 611 East Hwy 54 based on the fact that the assessed value on this parcel is currently in litigation. Motion carried.
14. Administrator Chown introduced the objection from Black River Housing, LLC, 28870 Glader Blvd, Lindstrom, MN. The address for the property in question is 145 & 155 Rye Bluff Road in Black River Falls, WI. The Tax key for the property is 206-2560.0005. This property has been classified for assessment purposes as commercial with a land value of \$124,300, improvement value of \$2,973,600 with a total assessed value of \$3,097,900 which was reduced at Open Book to improvement value of 2,592,700 with a total assessed value of \$2,717,000. John Santi representing the objector and Mike Kochaver the assessor for the City of Black River Falls were sworn in.
15. It was moved by Mayor Eddy, seconded by Alderperson Rave to adopt the Findings of Fact, Determinations, and Decision for Tax Key Number 206-2560.0005 for property at 145 & 155 Rye Bluff Road upholding the assessed value of the property at \$124,300 for land, \$2,592,700 for improvements for a total assessed value of \$2,717,000. Motion carried.
16. Administrator Chown introduced the objection from Black River Housing, LLC, 28870 Glader Blvd, Lindstrom, MN. The address for the property in question is 515 N. 8th Street in Black River Falls, WI. The Tax key for the property is 206-2386.0000. This property has been classified for assessment purposes as commercial with a

land value of \$116,700, improvement value of \$844,300 with a total assessed value of \$961,000. John Santi representing the objector and Mike Kochaver the assessor for the City of Black River Falls were sworn in.

17. It was moved by Mayor Eddy, seconded by Alderperson Rave to adopt the Findings of Fact, Determinations, and Decision for Tax Key Number 206-2386.0000 for property at 515 N. 8th Street upholding the assessed value of the property at \$116,700 for land, \$844,300 for improvements for a total assessed value of \$961,000. Motion carried.
18. Administrator Chown introduced the objection from Black River Housing, LLC, 28870 Glader Blvd, Lindstrom, MN. The address for the property in question is 517 & 521 N. 8th Street in Black River Falls, WI. The Tax key for the property is 206-2386.0005. This property has been classified for assessment purposes as commercial with a land value of \$46,800, improvement value of \$539,600 with a total assessed value of \$586,400 John Santi representing the objector and Mike Kochaver the assessor for the City of Black River Falls were sworn in. Mr. Santi did not object to the assessed value of this parcel.
19. It was moved by Alderperson Rave, seconded by Mayor Eddy to adopt the Findings of Fact, Determinations, and Decision for Tax Key Number 206-2386.0005 for property at 517 & 521 N. 8th Street upholding the assessed value of the property at \$46,800 for land, \$539,600 for improvements for a total assessed value of \$586,400. Motion carried.
20. Administrator Chown introduced the objection from Black River Housing, LLC, 28870 Glader Blvd, Lindstrom, MN. The address for the property in question is 519 N. 8th Street in Black River Falls, WI. The Tax key for the property is 206-2387.0000. This property has been classified for assessment purposes as commercial with a land value of \$35,900, improvement value of \$875,800 with a total assessed value of \$911,700 which was reduced at Open Book to improvement value of 827,400 with a total assessed value of \$863,300. John Santi representing the objector and Mike Kochaver the assessor for the City of Black River Falls were sworn in.
21. It was moved by Mayor Eddy, seconded by Alderperson Rave to adopt the Findings of Fact, Determinations, and Decision for Tax Key Number 206-2387.0000 for property at 519 N. 8th Street upholding the assessed value of the property at \$35,900 for land, \$827,400 for improvements for a total assessed value of \$863,300. Motion carried.
22. Administrator Chown introduced the objection from Black River Housing, LLC, 28870 Glader Blvd, Lindstrom, MN. The address for the property in question is 703 & 705 Monroe Street in Black River Falls, WI. The Tax key for the property is 206-1041.0000. This property has been classified for assessment purposes as residential with a land value of \$18,900, improvement value of \$227,000 with a total assessed value of \$245,000 which was reduced at Open Book to improvement value of \$218,700 with a total assessed value of \$237,600. John Santi representing the objector and Mike Kochaver the assessor for the City of Black River Falls were sworn in.
23. It was moved by Alderperson Rave, seconded by Mayor Eddy to adopt the Findings of Fact, Determinations, and Decision for Tax Key Number 206-1041.0000 for property at 703 & 705 Monroe Street upholding the assessed value of the property at \$18,900 for land, \$218,700 for improvements for a total assessed value of \$237,600. Motion carried.
24. There were no corrections or errors noted in the assessment roll.
25. The assessor confirmed all Open Book changes are included in the assessment roll.
26. The Board found no need to schedule additional Board of Review dates.
27. It was moved by Administrator Chown, seconded by Alderperson Rave to adjourn the Board of Review. Motion carried at 12:16 PM.

A. Brad Chown
City Administrator