

**TOWN of BELVIDERE**  
**BOARD OF REVIEW - MAY 14, 2025 6:00 PM**  
**Cochrane VFW Post 10406**

Chairman Ron Speltz called the 2025 Board of Review to order at 6:00 pm. Roll Call was taken – Chairman - Ron Speltz, Supervisors Scott Rolbiecki and Lee Engfer, Clerk - Deborah M Ruff, and Assessor Eric Kleven - Kleven Property Assessment, LLC.

Confirmation of Appropriate BOR Notice: Clerk Ruff verified that the statutorily required BOR notices were posted on April 22, 2025 at VFW bulletin board, Town Shed and on town website.

Select Chairperson for BOR: Supervisor Lee Engfer nominated Chairman Ron Speltz for Chairperson. Supervisor Scott Rolbiecki seconded the motion. Nominations closed and Ron Speltz will preside as Chairman of BOR.

Select Vice-Chairperson for BOR: Supervisor Scott Rolbiecki nominated Supervisor Lee Engfer for Vice Chairman. Chairman Ron Speltz seconded the motion. Nominations closed and Lee Engfer will preside as Vice Chairman of BOR.

Mandatory Training: Clerk Ruff noted that Chairman Speltz, Clerk Ruff completed the BOR training on 3-14-2025 at WTA District Meeting. Supervisor Engfer attended the virtual BOR training on March 25, 2025. Affidavits of Training were filed with the Department of Revenue by the Clerk.

Report on Assessment Roll: The Assessment Roll was turned over to the Clerk. The Assessor's Affidavit was signed and Assessor Kleven reported that 62 notices of changes were mailed on April 28, 2025.

Review the Maintenance Assessment Roll and Perform Statutory Duties: The BOR received the Assessment Roll and performed its statutory duties. Assessor Kleven noted one correction was made at open book concerning the classification of 0.5 acres to Ag and no double assessments or omitted property taxes were processed.

Notices of Intent to Appear: - none received by the Clerk as of 6 pm on 5-14-2025.

Assessor Kleven stated the 2024 elimination of Personal Property tax still is confusing. Cell towers assessments by the proper authority is having issues statewide.

Town of Belvidere's 1-1-2025 total assessment ratio dropped to 73% from 76% in 2024. Belvidere will have 1 more year of Maintenance before the 2027 REVALUATION. Last Reval was in 2019. Eric noted that Belvidere had only 2 arm's length sales in 2024. The Town's total Assessed values has increased from \$65.7 Million in 2021 to 88.4% in 2024. Woodland is being assessed at \$4,200 and recent sales are close to \$10,000/acre.

At 8:00 pm, after no appearances to object or 48-hr waivers, Supervisor Scott Rolbiecki made a motion to close the 2025 BOR and Supervisor Lee Engfer seconded the motion. Motion carried.

Respectfully submitted,

*Deborah M Ruff*

Deborah M Ruff, Town Clerk