

TOWN of BELVIDERE
BOARD OF REVIEW - MAY 15, 2024 6:00 PM
Cochrane VFW Post 10406

Chairman Ron Speltz called the 2024 Board of Review to order at 6:00 pm. Roll Call was taken – Chairman - Ron Speltz, Supervisors Ron Kazmierczak 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 20, 2024 at VFW, Town Shed and on website.

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

Select Vice-Chairperson for BOR: Supervisor Ron Kazmierczak nominated Supervisor Lee Engfer for Vice Chairman. Chairman 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, & Supervisors Engfer and Kazmierczak completed the BOR training on 3-1-2024 at WTA District Meeting. 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 all notices of changes were mailed on April 30, 2024.

Review the Assessment Roll and Perform Statutory Duties: The BOR received the Assessment Roll and performed its statutory duties. Assessor Kleven noted corrections made at open book were completed, one acreage error was corrected (Majerus), no double assessments or omitted property taxes were processed.

Notices of Intent to Appear: - none received by the Clerk as of 6 pm on 5-15-2024.

Assessor Kleven stated the biggest change for 2024 was the elimination of Personal Property tax. This also involved cabins on MFL land and leased land for homes/cell towers. These were now moved to the Real Estate tax roll. Many property owners questioned this change.

Town of Belvidere's 1-1-2024 assessment for Residential is 71.09% - dropped from 81% last year. All other land classifications dropped also. Total assessment ratio is now 81.21%. Belvidere will have 2 more years of Maintenance before 2027 REVAL is required. Last Reval was in 2019. Eric noted that Belvidere had 3 arm's length sales in 2023 and that house sales are still good despite the raised interest rates. The Town's total Assessed values have increased in recent years from \$65 Million in 2021, \$72 Million in 2022 and now \$81 Million for 2023. Woodland is being assessed now at \$4,200 and recent sales are close to \$10,000/acre.

At 8:00 pm, after no appearances to object, Supervisor Ron Kazmierczak made a motion to close the 2024 BOR and Supervisor Lee Engfer seconded the motion. Motion carried.

Respectfully submitted,

Deborah M Ruff
Deborah M Ruff, Town Clerk