

TOWN of BELVIDERE
BOARD OF REVIEW - MAY 12, 2026 5:00 PM
Cochrane VFW Post 10406

Chairman Ron Speltz called the 2026 Board of Review to order at 5:00 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 21, 2026 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 Supervisors Lee Engfer and Scott Rolbiecki & Clerk Deborah Ruff completed the BOR training on 3-6-2026 at WTA District Meeting. Chairman Ron Speltz completed the virtual BOR training on April 21, 2026. 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 76 notices of changes were mailed out.

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 omitted property taxes from one parcel to the correct parcel for Ronald Flury in 2027.

Notices of Intent to Appear: - none received by the Clerk as of 5 pm on 5-12-2026.

Assessor Kleven stated the Cell towers assessments are now exempt per WI DOR statewide and local.

Town of Belvidere's 1-1-2026 total assessment ratio dropped to 64% in 2026. Eric noted that Belvidere had only 6 sales in 2025. Belvidere will need to complete a REVALUATION in 2027. Planning for early November 2027 for the next Board of Review. It was noted that 30-day notices of changes are required in a Reval year. The Town's total Assessed values increased to \$69,948,800 in 2026. Woodland is assessed at \$4,250/acre and recent sales are close to \$10,000/acre. Lee commented that the MFL changes in taxation and local control will hopefully happen with the Wisconsin Legislature next session. Talks are currently moving forward.

At 7:00 pm, after no appearances to object or 48-hr waivers, Supervisor Scott Rolbiecki made a motion to close the 2026 BOR and Supervisor Lee Engfer seconded the motion. Motion carried.

Respectfully submitted,

Deborah M Ruff

Deborah M Ruff, Town Clerk