

**CITY OF STEVENS POINT
BOARD OF REVIEW**

April 28, 2025 at 9:00 AM

**City Conference Room
1515 Strongs Avenue
Stevens Point, WI 54481**

MINUTES

Board of Review Items

1. Call Board of Review to Order.

Board of Review called to order at 9:00 a.m.

2. Roll Call.

PRESENT

Garry Curless, Jerry Moore, Tom Schrader, Larry Sipiorski, Fred Steffen.

3. Confirmation of appropriate Board of Review and open meeting notices.

The City Clerk published notice on April 3, 2025.

The agenda was published on April 23, 2025.

4. Election of Chairperson.

Clerk Yenter called for nominations for the Chairperson of the Board of Review.

Member Sipiorksi nominated Member Curless.

Member Sipiorksi moved, Member Schrader seconded, to close nominations and cast a unanimous ballot for Member Curless.

Call for the vote: ayes, all; nays, none; motion carried.

5. Election of Vice-Chairperson.

Chairperson Curless called for nominations for the Vice-Chairperson of the Board of Review.

Member Sipiorksi nominated Member Schrader.

Member Sipiorksi moved, Member Moore seconded, to close nominations and cast a unanimous ballot for Member Schrader.

Call for the vote: ayes, all; nays, none; motion carried.

6. Verify that at least one member has met the mandatory training requirements.

Clerk Yenter gave training completion dates.

Garry Curless completed training on March 20, 2025.

Larry Sipiorski completed training on March 24, 2025.

7. Receive and review the 2025 Assessment Roll and signed affidavit by the City Assessor.

Assessor Shepro said the roll is available to view on the laptop or the City website, and that the Clerk and assessor have signed the affidavit.

8. 2025 Assessor's Report.

Assessor Shepro spoke about this year being a maintenance year, that the level of assessment was at 95 percent for 2024, and the estimate was at 87 percent for 2025. Assessor Shepro also discussed that the total values of all tax classes were about 2.6 billion, that 106 acres were annexed from the Town of Hull, that the area of annexed land near Old Highway 18/Brilowski Road had been added to, new for 2025, Tax Incremental District 14. Residential new construction is down by about one million at \$4,590,900 while commercial new construction is down as well at 23,544,900. Residential new construction was down about one million at \$4,590,900 and commercial new construction was also down over the previous year at \$23,544,900. Overall, Assessor Shepro spoke about the City of Stevens Point having an average year and the city is doing well.

9. Hear and consider requests for waiver of the required 48-hour notice of intent to file objection when there is good cause.

There were none.

10. Hear and consider requests for waiver of the Board of Review hearing allowing the property owner an appeal directly to the Circuit Court.

There were none.

11. Hear and consider requests to testify by telephone or submit sworn written statement.

There were none.

12. Receive objection forms not previously filed (first two hours only unless waived).

There were none.

13. Hear objections to property assessments and take action as necessary.

Clerk Yenter announced case number one of 3000 Parkway Drive.

Clerk Yenter administered the oaths to both Assessor Shepro and Mr. Czappa.

Chad Czappa, 3000 Parkway Drive, gave his opinion on the range of property value between \$369,000 and \$398,000, and reviewed the comparables.

Assessor Shepro, for the record, gave the parcel number 281-23-0803130021 and clarified that Mr. Czappa did submit an Agent Authorization on this property. Assessor Shepro also spoke about how similar homes compare, talked about the cost approach, and overall spoke about requirements from the Department of Revenue for a fair evaluation.

Clerk Yenter administered the oath to Assistant Assessor Kratzke.

Assistant Assessor Kratzke added that data is not attainable when a comparable is used from a different municipality.

Mr. Czappa gave his summary of comparing properties.

Assessor Shepro gave his summary and reviewed the cost approach within the evaluation of comparing properties.

The Board of Review deliberated and discussed the comparables, depreciation adjustments, and inability to compare data with Plover properties.

Member Sipiorski moved, Member Schrader seconded, to sustain the assessors valuation.

Call for the Vote: Ayes: Curless, Moore, Schrader, Sipiorski, Steffen.
Nays: None. Motion adopted.

The Board of Review recessed at 9:09 a.m.

The Board of Review reconvened at 9:13 a.m

Clerk Yenter announced case number two, the property of 3300 Business Park Drive, parcel number 281-2308-02-4000-15.

Clerk Yenter administered the oaths to both Assessor Shepro and Agent for AIG Todd Shebesta.

Agent for AIG Todd Shebesta, 3300 Business Park Drive, gave a brief overview of the office building, acknowledged the concession of assessed value from \$21,338,100 to \$16,631,700, and discussed his approach to why the property should be assessed at \$9,917,250.

Assesor Shepro gave his overview of the property, the condition of the building, the comparables, the use of an income approach, as well as the adjustment in assessed value.

Agent for AIG Todd Shebesta gave his summary on the reports, the income approach, the difference in square footage, and the request of \$9,917,250.

The Board of Review deliberated.

Member Sipiorski moved, Member Steffen seconded, to uphold the amended assessment to \$16,631,700.

Call for the Vote: Ayes: Moore, Schrader, Sipiorski, Steffen.
Nays: Curless. Motion adopted.

14. Consider/act on scheduling additional Board of Review dates.

Not necessary.

**15. Adjourn to next meeting if necessary.
(If the Board of Review has concluded all its cases, it will adjourn sine die.)**

Member Curless moved, Member Schrader seconded, to adjourn the meeting sine die at 11:05 a.m.

Call for the vote: ayes, all; nays, none; motion carried.