

Town of Otter Creek Board of Review Meeting Minutes
Otter Creek Town Hall – E5905 County Road S, Wheeler WI 54772
September 9, 2025 – 6 p.m.

BOARD OF REVIEW MEETING (BOR) called to order by Town Chair, LeAnn Ralph, at 6 p.m.
Roll Call - Roll call was taken by Ralph— those present - Tax Assessor, Natalie DeLeasky; Chair – LeAnn Ralph; Supervisor 1 – Cecil Hayes; Supervisor 2 – Bob Bernier and Town Clerk Treasurer - Bev Bernier, in attendance, along with several town residents – Larry Shockley, Abby Shockley, Gary Axness, Denise Axness, Theresa Domaszek (for Jeffery & Brittany Coombs), Bruce Snyder, and non-resident Chuck Boyer.

Select chairperson for BOR - Motion was made by Bernier to appoint Cecil Hayes as chairperson of the BOR. Motion seconded by Ralph, motion carried.

Hayes stated confirmation of appropriate Board of Review (BOR) and Opening Meetings notices were verified and published August 6, 2025 in the Colfax Messenger (abbreviated notice), on the Otter Creek Town Website, posted on the Town Hall door, and 2 other posting places within the Town. This is a reassessment year.

LeAnn Ralph and Bev Bernier have met the requirements of the BOR training and an Affidavit had been filed with the WI DOR on March 18, 2025.

Ralph verified that the Town of Otter Creek has an ordinance that exists for the confidentiality of income and expense information provided to the assessor under state law.

Ralph verified that the Town of Otter Creek does not have a policy regarding the procedure for waiver of Board of Review hearing requests, as such, any requests not formally noticed to clerk of BOR at least 48 hours before the first meeting of the BOR will be basis for refusal to hear objection at this first BOR.

Question to the Tax Assessor; Natalie DeLeasky, are there any new laws. No new laws per Natalie.

Receive the assessment roll and sworn statement from Tax Assessor; Natalie DeLeasky. Review the assessment roll and note any corrections at the meeting.

Verify with Assessor that any Open Book changes are included in the assessment roll. Open Book was held Monday, August 26, 2025, from 3 pm to 5 pm. Assessor DeLeasky confirmed there were taxpayers present to review the assessments and ask questions of Assessor DeLeasky.

Hear any timely filed assessment objections. The only formal objection received was Theresa Domasek. Verbal indication was given by Steven Kraft and Brad Ingram.

Theresa Domasek, signed agent form for Brittany and Jeffrey Coombs, N11260 County Rod S, Wheeler, and Natalie DeLeasky, assessor for the town of Otter Creek were sworn in.

Domasek has been doing some research on some area houses for sale, 5 examples, Colfax, 4 bed, 2 bath, 2100 sq ft., 2022, value \$343,000, .33 acres; Colfax, 4 bed 3 bath, 2300 sq ft, 345,000, 1 acre; 2048 sq ft, 2 bed, 3 bath, man. Home, red cedar township, duplex \$385,000, Glenwood City, 3 bed, 2 bath. 44 acres, \$330,000. If selling she would not get \$426,500, she believes an accurate assessment is \$350,000. In Otter Creek, Del Shay, is assessed at \$349,900, it has a big garage, 9.9 acres, 6.3 acres on Coombs.

Assessor – feels the assessment is within 10% of comparables, at \$426,500. After further discussion, a Motion was made by Hayes to affirm the assessment evaluation by the assessor, second by Ralph, Motion carried. No change to the assessment of the Coombs property.

Rita Carroll, N7124 Arbor Lane, Durand WI 54736 and Brad Ingram, N10172 610th St, Wheeler WI were present to discuss their assessment with property 17020 2 301 220 1300001.

Assessment is \$405,700. Brad understands how it is broken up. Natalie shows the home was built in 1995 home, 2 stories, basement, fair interior/exterior, 1040 sq ft on first floor, forced air heat. Source of heat does not change anything. Brad stated there was an ice dam on the roof, leaked into the interior, and management company Serv Pro came in, said they cannot rent it as is. Water damage on the roof, needs repair, waiting for insurance to call back. Now have hail damage in addition to ice damage. How can the assessment go up if it is not livable. \$216,400 is the assessed value for the house. Does not know what the house was assessed at when damage occurred. Can make an adjustment for damages, usually about 30% to 40% depending on sq footage. 35% market adjustment \$117,200. Total of \$306,500 adjusted assessment. This adjustment is considered to be one that is done at the Open Book, not an official BOR.

Larry Shockley had some questions on his assessment, but there were no changes made to the assessment of his property.

Motion by Hayes to suspend the BOR at 7:24 p.m., second by, Bernier, MC.

Motion by Ralph to Reconvene the BOR at 8:06 p.m., second by Hayes, MC. Motion to adjourn the BOR by Bernier at 8:07 p.m., second by Ralph, MC.

Respectfully submitted, Bev Bernier, Clerk Treasurer.