

BOARD OF REVIEW

The Board of Review was called to order by Chairman Pahl at 9:00 A.M. in the Council Chambers of the Municipal Services Building, 144 W. Second Street, Kaukauna, on Wednesday, September 24, 2025.

Members present: Nelson, Burton, Jensen, Pahl, and Penterman.

Also present: Nick Marcks, Bowmar Appraisal.

Approval of the June 5, 2025 Adjourned Board of Review Meeting Minutes.

Motion by Burton, seconded by Jensen to approve the June 5, 2025 Adjourned Board of Review Meeting Minutes.

All members voted aye.

Motion carried.

Receive Assessment Roll and Sworn Statements from the City Assessor.

The 2025 Assessment Roll has been completed, open book was held on Tuesday, September 16, 2025, and the Assessor's Affidavit was signed. The City Assessor gave a report for 2025. The total assessed value for 2025 excluding manufacturing is \$1,893,311,900. Assessments increased 45% overall.

Appearance and Sworn Testimony by any property owners and/or their representatives who have filed a written objection form for their 2025 property assessment.

OBJECTION NO. 1: Brian P Klapperich – 1602 Peach Tree Court – Parcel No. 32-5-0703-00; Land – \$94,400; Improvements – \$585,700; Total – \$680,100.

Mr. Klapperich was sworn in and presented pictures of his home and spreadsheets. He feels his home is assessed at a much higher rate than other comparable homes. He stated that in 2020 the value is comparable, but in 2021, his value jumped 60%. This is compared to the 20-30% increase in the comparable homes he used in Winchester Park. The value for his home jumped 87% from 2020 to 2025, which he stated was much higher than other home value increases. Mr. Klapperich said he purchased the home fully furnished and feels he shouldn't pay taxes on that portion of the purchase price.

The assessor stated that the house was built in 2016 and values from 2009 were used to assess the house (2009 was the last revaluation). In 2021, the revaluation brought the value up to where it should be. He stated that there aren't many comparables to this property in the City of Kaukauna because it is a large custom-built ranch on 1.2 acres. The Town of Kaukauna has some comparables selling at around \$700,000.

Questions were asked by the board of Mr. Klapperich and the assessor.

Discussion/Decision on Objections filed by Property Owner(s).

Discussion was had by board members. Board members felt the assessor's valuation was accurate and fair.

Motion by Penterman, seconded by Jensen to deny the Objection to Real Estate Property Assessment submitted by Brian Klapperich, 1602 Peach Tree Court.
All members voted aye.
Motion carried.

Adjourn.

Motion by Jensen, seconded by Burton to close this year's Board of Review and to adjourn sine die.
All members voted aye.
Motion carried.

Meeting adjourned at 11:00 A.M.

Christina Nelson
Deputy Clerk