



Wauwatosa, WI

Board of Review

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, September 30, 2025

8:30 AM

Common Council Chambers

CALL TO ORDER

Chairperson Stokke-Ceci called the meeting to order at 8:30 AM.

ROLL CALL

Present 4 Member Pamela Stokke-Ceci
Member Rosemary Fox
Member Roger Walsh
Alternate Member Alan Kesner

Excused 3 Member Kathy Ehley
Member Christopher Meuler
Alternate Member Lanre Abiola

Member Kesner arrived at 2:17 PM.

Member Walsh departed at 2:18 PM.

VALUATION OBJECTION HEARINGS

1. 8:30 AM - Tax Key # 335-0001-000, Address: 2660 N 100th Street, [25-1509](#)
Owner: Linda S. & David L. Debruin

This property owner signed a stipulation with the Assessor's Office.

RESULT: NO ACTION TAKEN

2. 9:15 AM - Tax Key # 344-0094-000, Address: 2158 N 70th Street, [25-1659](#)
Owner: Cole Kluesner

Objector Information

Owner: Cole Kluesner & Megan Miner

Property Address: 2160 N 70th Street

Current Assessment Land: \$95,000

Current Assessment Improvements: \$285,700

Current Assessment Total: \$380,700

Owner's Opinion of Value: \$355,000

Objector Cole Kluesner and Appraiser Bart Taylor were sworn in.

Objector Testimony:

The objector provided testimony to support their opinion of value, and provided one exhibit.

Exhibit 1: Packet with proposed updated valuation and photos of a comparable property

Assessor Testimony:

*Appraiser Bart Taylor provided testimony to support the assessed value, and provided one exhibit .
Exhibit 2: Sales grid showing the subject property and three comparable sales*

It is the opinion of the Assessor, based on the evidence provided, that the 2025 assessment of the property, in the amount of \$380,700, is correct.

Motion includes: Exercising its judgment and discretion, pursuant to Wis. State. 70.47(9), the Board of Review by majority and roll call vote hereby determines that the Assessor's value is correct based on the evidence and testimony provided.

RESULT: DENIED

MOVER: Roger Walsh

SECONDER: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

3. 10:00 AM - Tax Key # 332-0205-000, Address: 2350 N 82nd Street, [25-1598](#)
Owner: Bryce C. and Bethany J. Unger

This property owner signed a stipulation with the Assessor's Office.

RESULT: NO ACTION TAKEN

4. 10:45 AM - Tax Key # 343-0604-000, Address: 1927 N Wauwatosa [25-1661](#)
Avenue, Owner: Mindy Parish

Objector Information

Owner: Mindy Parish

Property Address: 1927 Wauwatosa Avenue

Current Assessment Land: \$125,300

Current Assessment Improvements: \$413,100

Current Assessment Total: \$538,400

Owner's Opinion of Value: \$486,638

Objector Mindy Parish and Deputy City Assessor Cristin Erdmann were sworn in .

Objector Testimony:

The objector provided testimony to support their opinion of value, and did not provide any exhibits .

Assessor Testimony:

Deputy City Assessor Cristin Erdmann provided testimony to support the assessed value, and provided one exhibit.

Exhibit 1: Sales grid showing the subject property and three comparable sales

It is the opinion of the Assessor, based on the evidence provided, that the 2025 assessment of the property, in the amount of \$538,400, is correct.

Motion includes: Exercising its judgment and discretion, pursuant to Wis. State. 70.47(9), the Board of Review by majority and roll call vote hereby determines that the Assessor's value is correct based on the evidence and testimony provided.

RESULT: DENIED

MOVER: Roger Walsh

SECONDER: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

5. 11:30 AM - Tax Key # 344-0123-000, Address: 2252 N 69th Street,
Owner: Ian Seybold & Alexa Jones

[25-1511](#)

Objector Information

Owner: Ian Seybold & Alexa Jones

Property Address: 2252 N 69th Street

Current Assessment Land: \$73,900

Current Assessment Improvements: \$367,500

Current Assessment Total: \$441,400

Owner's Opinion of Value: \$356,000

Objector Ian Seybold and Appraiser Bart Taylor were sworn in.

Objector Testimony:

The objector provided testimony to support their opinion of value, and provided three exhibits.

Exhibit 1: 2025 assessment information for the subject property

Exhibit 2: List of comparable sales

Exhibit 3: Packet with written testimony to support the opinion of value, and assessment information for comparable properties

Assessor Testimony:

Appraiser Bart Taylor provided testimony to support the assessed value, and provided one exhibit.

Exhibit 4: Sales grid showing the subject property and three comparable sales

It is the opinion of the Assessor, based on the evidence provided, that the 2025 assessment of the property, in the amount of \$441,400, is correct.

Motion includes: Exercising its judgment and discretion, pursuant to Wis. State. 70.47(9), the Board of Review by majority and roll call vote hereby determines that the Assessor's value is correct based on the evidence and testimony provided.

RESULT: DENIED

MOVER: Rosemary Fox

SECONDER: Roger Walsh

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

6. 1:30 PM - Tax Key # 407-0005-000, Address: 8217 Brookside Place,
Owner: Scott A. & Serai M. Schueller

[25-1705](#)

Objector Information

Owner: Scott & Serai Schueller

Property Address: 8217 Brookside Place

Current Assessment Land: \$159,100

Current Assessment Improvements: \$1,124,600

Current Assessment Total: \$1,283,700

Owner's Opinion of Value: \$875,000-\$925,000

Objector Scott Schueller and Appraiser Peter Bronek were sworn in.

Objector Testimony:

The objector provided testimony to support their opinion of value, and provided one exhibit.

Exhibit 1: Packet with objection form and written testimony to support the opinion of value

Assessor Testimony:

Appraiser Peter Bronek provided testimony to support the assessed value, and provided one exhibit.

Exhibit 2: Sales grid showing the subject property and four comparable sales

It is the opinion of the Assessor, based on the evidence provided, that the 2025 assessment of the property, in the amount of \$1,283,700, is correct.

Motion includes: Exercising its judgment and discretion, pursuant to Wis. State. 70.47(9), the Board of Review by majority and roll call vote hereby determines that the Assessor's value is correct based on the evidence and testimony provided.

RESULT: DENIED

MOVER: Rosemary Fox

SECONDER: Roger Walsh

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

7. 2:15 PM - Tax Key # 369-0385-000, Address: 1327 N 68th Street,
Owner: Brew City Boho, LLC

[25-1666](#)

This valuation objection hearing has been rescheduled.

RESULT: NO ACTION TAKEN

8. 3:00 PM - Tax Key # 371-0250-000, Address: 8223 Chestnut Street,
Owner: Michael C. and Cori L. Aronow

[25-1658](#)

Objector Information

Owner: Michael & Cori Aronow

Property Address: 8223 W Chestnut Street

Current Assessment Land: \$191,800

Current Assessment Improvements: \$388,000

Current Assessment Total: \$579,800

Owner's Opinion of Value: \$440,000

Objector Cori Aronow and Appraiser Peter Bronek were sworn in.

Objector Testimony:

The objector provided testimony to support their opinion of value, and provided one exhibit.

Exhibit 1: Packet with 2025 assessment information for the subject property, and photos of the subject property

Exhibit 2: Packet with objection form, written testimony to support the opinion of value, comparable sales adjustment, comparable property data sheets, repair and contractor estimates, and a conclusion and request

Assessor Testimony:

Appraiser Peter Bronek provided testimony to support the assessed value, and provided one exhibit.

Exhibit 3: Sales grid showing the subject property and four comparable sales

It is the opinion of the Assessor, based on the evidence provided, that the 2025 assessment of the property, in the amount of \$579,800, is correct.

Motion includes: Exercising its judgment and discretion, pursuant to Wis. State. 70.47(9), the Board of Review by majority and roll call vote hereby determines that the Assessor's value is correct based on the evidence and testimony provided.

RESULT: DENIED

MOVER: Rosemary Fox

SECONDER: Alan Kesner

Aye: 3 Stokke-Ceci, Fox, and Kesner

Excused: 4 Ehley, Meuler, Walsh, and Abiola

9. 3:45 PM - Tax Key # 260-0317-000, Address: 10326 Hillside Avenue,
Owner: Steven M. and Tara B. Waas

[25-1507](#)

Objector Information

Owner: Steven & Tara Waas

Property Address: 10326 W Hillside Avenue

Current Assessment Land: \$70,000

Current Assessment Improvements: \$531,800

Current Assessment Total: \$601,800

Owner's Opinion of Value: \$560,000

Objector Steven Waas and Deputy City Assessor Cristin Erdmann were sworn in.

Objector Testimony:

The objector provided testimony to support their opinion of value, and provided one exhibit.

Exhibit 1: List of comparable sales

Assessor Testimony:

Deputy City Assessor Cristin Erdmann provided testimony to support the assessed value, and provided one exhibit.

Exhibit 2: Sales grid showing the subject property and three comparable sales

It is the opinion of the Assessor, based on the evidence provided, that the 2025 assessment of the property, in the amount of \$601,800, is correct.

Motion includes: Exercising its judgment and discretion, pursuant to Wis. State. 70.47(9), the Board of Review by majority and roll call vote hereby determines that the Assessor's value is correct based on the evidence and testimony provided.

RESULT: DENIED

MOVER: Rosemary Fox

SECONDER: Alan Kesner

Aye: 3 Stokke-Ceci, Fox, and Kesner

Excused: 4 Ehley, Meuler, Walsh, and Abiola

PROCEDURAL HEARINGS FOR OBJECTORS WITH INCOMPLETE AND/OR INACCURATE OBJECTION FORMS

1. 8:30 AM - Tax Key # 331-0796-000, Address: 2555 N 75th Street,

[25-1578](#)

Owner: Kara Mallouk Revocable Trust

Motion by Member Walsh to accept the property owner's revisions to the objection form and grant a valuation hearing. Second by Member Fox. Motion carried 3-0.

RESULT: APPROVED

MOVER: Roger Walsh

SECONDER: Rosemary Fox

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

OTHER ITEMS

1. Objection forms and hearing for property owners who did not submit acceptable income and expense information pursuant to Wis. Stat. §70.47(7)(af) [25-1709](#)

RESULT: NO ACTION TAKEN

2. Approval of stipulations [25-1707](#)

The stipulations included the following properties:

- 4639 N 117th Street
- 4565 N 101st Street
- 9629 W Hope Avenue
- 4245 Raymir Circle
- 2828 N 117th Street
- 2409 N 64th Street
- 2552 N 66th Street
- 2646 N 72nd Street
- 2424 N 91st Street
- 2660 N 1100th Street
- 2035 N 113th Street
- 2135 N 114th Street
- 9116 Jackson Park Boulevard
- 2209 N 72nd Street
- 2169 N 74th Street
- 2524 N 63rd Street
- 2153 N 63rd Street
- 2172 N 67th Street
- 6321 W McKinley Avenue
- 1866 N 69th Street
- 8153 W Wisconsin Avenue
- 614 N 77th Street
- 7310 W Wells Street
- 8512 W Bluemound Road
- 355 N 114th Street

RESULT: APPROVED

Aye: 3 Stokke-Ceci, Fox, and Walsh

Excused: 4 Ehley, Meuler, Kesner, and Abiola

3. Action on any other legally allowed/required Board of Review matters [25-1706](#)

Motion by Member Walsh to appoint Member Kesner as temporary Vice Chairperson for the October 14, 2025 session of the Board of Review. Second by Fox. Motion carried 3-0.

RESULT: NO ACTION TAKEN

4. Schedule of future BOR dates [25-1708](#)

The next Board of Review meeting is scheduled for Tuesday, October 14.

RESULT: NO ACTION TAKEN

ADJOURNMENT

Meeting adjourned at 4:15 PM.