



Wauwatosa, WI

Board of Review

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, October 16, 2025

8:30 AM

Common Council Chambers

CALL TO ORDER

Chairperson Stokke-Ceci called the meeting to order at 8:34 AM.

ROLL CALL

Present 4 Member Pamela Stokke-Ceci
Member Kathy Ehley
Member Rosemary Fox
Member Roger Walsh

Excused 3 Member Christopher Meuler
Alternate Member Alan Kesner
Alternate Member Lanre Abiola

Member Walsh arrived at 1:30 PM.

Member Ehley departed at 2:55 PM.

VALUATION OBJECTION HEARINGS

1. 8:30 AM - Tax Key # 330-0662-000, Address: 2416 N 66th Street,
Owner: Daniel J. & Sarah R. Klasen

[25-1806](#)

Objector Information

Owner: Daniel J. & Sarah R. Klasen
Property Address: 2416 N 66th Street
Current Assessment Land: \$75,100
Current Assessment Improvements: \$284,200
Current Assessment Total: \$359,300
Owner's Opinion of Value: \$325,000

Objector Daniel Klasen 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: List of comparable sales*

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 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 \$359,300, 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: Kathy Ehley

Aye: 3 Stokke-Ceci, Ehley, and Fox

Excused: 4 Meuler, Walsh, Kesner, and Abiola

2. 9:15 AM - Tax Key # 369-0438-000, Address: 6539 Powell Place,
Owner: Tyler L. Tress

[25-1809](#)

Objector Information

Owner: Tyler L. Tress

Property Address: 6539 Powell Place

Current Assessment Land: \$67,100

Current Assessment Improvements: \$341,000

Current Assessment Total: \$408,100

Owner's Opinion of Value: \$325,000

Objector Tyler Tress 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 written testimony in support of the property owner's opinion of value, and lists of comparable sales

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 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 \$408,100, 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: Kathy Ehley

SECONDER: Rosemary Fox

Aye: 3 Stokke-Ceci, Ehley, and Fox

Excused: 4 Meuler, Walsh, Kesner, and Abiola

3. 10:45 AM - Tax Key # 334-0019-000, Address: 9326 Ridge Boulevard,
Owner: Christopher K. and Kayla Merker

[25-1817](#)

Objector Information

Owner: Christopher & Kayla Merker

Property Address: 9326 Ridge Boulevard

Current Assessment Land: \$141,200

Current Assessment Improvements: \$803,400

Current Assessment Total: \$944,600

Owner's Opinion of Value: \$810,000

Objector Christopher Merker 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: Packet with written testimony in support of the property owner's opinion of value, comparable property information, rejected stipulation, and email communications

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 \$944,600, 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: Kathy Ehley

Aye: 3 Stokke-Ceci, Ehley, and Fox

Excused: 4 Meuler, Walsh, Kesner, and Abiola

4. 11:30 AM - Tax Key # 333-0364-000, Address: 2577 N 86th Street,
Owner: Rebecca L. Yakes

[25-1811](#)

Objector Information

Owner: Rebecca L. Yakes

Property Address: 2577 N 86th Street

Current Assessment Land: \$164,100

Current Assessment Improvements: \$287,400

Current Assessment Total: \$451,500

Owner's Opinion of Value: \$331,000

Objector Rebecca Yakes 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: Packet with written testimony in support of the property owner's opinion of value and 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 \$451,500, 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: Kathy Ehley

SECONDER: Rosemary Fox

Aye: 3 Stokke-Ceci, Ehley, and Fox

Excused: 4 Meuler, Walsh, Kesner, and Abiola

5. 1:30 PM - Tax Key # 334-0106-000, Address: 2520 N 93rd Street,
Owner: Louis & Kirsten A. Dodulik

[25-1812](#)

Objector Information

Owner: Louis & Kirsten Dodulik

Property Address: 2520 N 93rd Street

Current Assessment Land: \$149,400

Current Assessment Improvements: \$347,800

Current Assessment Total: \$497,200

Owner's Opinion of Value: \$430,811.25

Objectors Louis and Kirsten Dodulik 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: Packet with written testimony in support of the property owner's opinion of value, comparable sales and assessment information, email communications, photos of the subject property, and comparable property listings

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 \$497,200, 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: 4 Stokke-Ceci, Ehley, Fox, and Walsh

Excused: 3 Meuler, Kesner, and Abiola

6. 2:15 PM - Tax Key # 343-0359-000, Address: 8108 Richmond Court,
Owner: Michelle Mynlieff, Trustee or Her Successors, Michelle
Mynlieff Living Trust

[25-1814](#)

Objector Information

Owner: Michelle Mynlieff Living Trust
Property Address: 8108 Richmond Court
Current Assessment Land: \$106,600
Current Assessment Improvements: \$461,100
Current Assessment Total: \$567,700
Owner's Opinion of Value: \$507,000

Objector Michelle Mynlieff 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: Packet with written testimony in support of the property owner's opinion of value and 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 \$567,700, 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: 4 Stokke-Ceci, Ehley, Fox, and Walsh

Excused: 3 Meuler, Kesner, and Abiola

7. 3:00 PM - Tax Key # 333-0397-000, Address: 8608 W Meinecke Avenue, Owner: Laura Sepcic

[25-1815](#)

Objector Information

Owner: Laura Sepcic
Property Address: 8608 W Meinecke Avenue
Current Assessment Land: \$157,800
Current Assessment Improvements: \$282,900
Current Assessment Total: \$440,700
Owner's Opinion of Value: \$360,000-\$377,000

Objector Laura Sepcic 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: 2025 property assessment information for comparable properties

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 \$440,700, 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

8. 3:45 PM - Tax Key # 345-0796-000, Address: 6133 W Washington
Boulevard, Owner: John Klett & Mary Nold-Klett

[25-1816](#)

Objector Information

Owner: John Klett & Mary Nold-Klett

Property Address: 6133 Washington Boulevard

Current Assessment Land: \$281,200

Current Assessment Improvements: \$600,100

Current Assessment Total: \$881,300

Owner's Opinion of Value: \$700,000

Objectors John Klett and Mary Nold-Klett 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: Packet with written testimony in support of the property owner's opinion of value, floor plans of the subject property, email communications, MLS listings for comparable properties, estimates for home improvement and repair work, 2025 property assessment information for comparable properties, and a photo of the subject property

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 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 \$881,300, 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, Ehley, and Fox

Excused: 4 Meuler, Walsh, Kesner, and Abiola

PROCEDURAL HEARINGS FOR OBJECTORS WITH EXTRAORDINARY CIRCUMSTANCES REQUESTING A WAIVER OF THE REQUIRED 48-HOUR NOTICE OF INTENT TO FILE AN OBJECTION

1. 1:20 PM - Tax Key # 298-0192-000, Address: 12003 W Chambers Street, Owner: James & Dalynn Cato [25-1847](#)

Motion by Member Fox to dismiss the objection due to the property owner's failure to fulfill the requirements of Rule 7(G) of the 2025 Board of Review Rules and Procedures Policy. Second by Member Ehley. Motion carried 3-0.

RESULT: DENIED

MOVER: Rosemary Fox

SECONDER: Kathy Ehley

Aye: 3 Stokke-Ceci, Ehley, and Fox

Excused: 4 Meuler, Walsh, 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) [25-1871](#)

RESULT: NO ACTION TAKEN

2. Approval of stipulations [25-1872](#)

The stipulations included the following properties:

- 2555 Lefeber Avenue
- 2661 N 73rd Street
- 7025 Hillcrest Drive
- 2161 N 74th Street
- 6432 Upper Parkway North
- 1357 Martha Washington Drive
- 7363 Harwood Avenue
- 8220 Brookside Place

RESULT: APPROVED

MOVER: Rosemary Fox

SECONDER: Kathy Ehley

Aye: 3 Stokke-Ceci, Ehley, and Fox

Excused: 4 Meuler, Walsh, Kesner, and Abiola

3. Action on any other legally allowed/required Board of Review matters [25-1873](#)

RESULT: NO ACTION TAKEN

4. Schedule of future BOR dates [25-1874](#)

The next Board of Review meeting is scheduled for Friday, October 17.

RESULT: NO ACTION TAKEN

ADJOURNMENT

Meeting adjourned at 4:31 PM.