

Tara Coolidge
City Clerk/Treasury Manager

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City of Racine, Wisconsin

Office of the City Clerk

City Hall
730 Washington Avenue
Racine, Wisconsin 53403
(262) 636-9171
Fax: (262) 636-9298
Email: clerk@cityofracine.org

June 3, 2019

CHRISTOPHER MACK
917 72ND ST
KENOSHA, WI 53143

PROPERTY: 611 6TH ST

The Board of Review scheduled a hearing on your objection to the assessment on the property listed above, at the date and time listed below:

FRIDAY - June 21, 2019
Beginning at 8:00 A.M. – Room 205
City Hall – 730 Washington Avenue

You will have an opportunity to speak.

If you have any questions or concerns, please contact me at (262) 636-9171.

Sincerely,

Tara Coolidge
City Clerk

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) Christopher Mack				Agent name (if applicable)			
Owner mailing address 917 72nd St				Agent mailing address			
City Kenosha		State WI	Zip 53143	City		State	Zip
Owner phone (262) 989-3552		Email lostsubstudio12@yahoo		Owner phone		Email	

Section 2: Assessment Information and Opinion of Value			
Property address 611 6th St		Legal description or parcel no. (on changed assessment notice)	
City Racine	State WI	Zip 53403	
Assessment shown on notice - Total \$120,000		Your opinion of assessed value - Total Reduced to 95,000	

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown: N/A

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) I Bought prop. 1 year ago for 70,000, No improvements	Basis for your opinion of assessed value: (Attach additional sheets if needed)

Section 4: Other Property Information

A. Within the last 10 years, did you acquire the property? Yes No
 If Yes, provide acquisition price \$ 70,600 Date 09-01-2017 Purchase Trade Gift Inheritance

B. Within the last 10 years, did you change this property (ex: remodel, addition)? Yes No
 If Yes, describe _____
 Date of changes - - - - - Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? Yes No

C. Within the last five years, was this property listed/offered for sale? Yes No
 If Yes, how long was the property listed (provide dates) - - - - - to - - - - - **wasn't listed by me.**
 Asking price \$ _____ List all offers received _____

D. Within the last five years, was this property appraised? Yes No
 If Yes, provide: Date 5-13-2019 Value 95,000 Purpose of appraisal Objection to Notice
 If this property had more than one appraisal, provide the requested information for each appraisal.

Section 5: BOR Hearing Information

A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____
Note: This does not apply in first or second class cities.

B. Provide a reasonable estimate of the amount of time you need at the hearing 30 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 05-22-2019
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2019 City of Racine
Notice of Intent to File Objection with the Board of Review

I, 1001 Soul Studio, as the property owner or as agent for Christopher Mack (property owner's name) with an address of 917 22nd St. Kenosha hereby give notice of an intent to file an objection to the assessment for the following property: 611 6th St. for the 2019 Assessment Year in the City of Racine.

Name: Christopher Mack
Best contact phone number: (262) 989-3252
Mailing Address: 917 22nd St. Kenosha, WI 53143
(date) 05/22/19

This Notice of Intent is being filed: (place mark one)

- At least 48 hours before the board's first scheduled meeting.
- During the first two hours of the board's first scheduled meeting. (Please complete Section A).
- Prior to the end of the fifth day of the session or prior to the end of the final day of the session if the session is less than 5 days. (Please complete Section B).

Filing of this form does not relieve the objector from the requirement of timely filing a fully completed written objection on the proper form with the Clerk of the Board of Review.

SECTION A – Upon a showing of good cause, the Board of Review shall grant a waiver of the 48-hour notice of an intent to file a written or oral objection if a property owner who does not meet the notice requirement appears before the board of review during the first 2 hours of the meeting. THE PROPERTY OWNER NOW MUST SHOW GOOD CAUSE FOR FAILURE TO MEET THE 48-HOUR NOTICE REQUIREMENT AND FILE A WRITTEN OBJECTION. My good cause is as follows:

SECTION B – The Board of Review may waive all notice requirements and hear the objection if a property owner fails to provide written or oral notice of an intent to object 48 hours before the first scheduled meeting, and fails to request a waiver of the notice requirements during the first 2 hours of the meeting if the property owner appears before the Board at any time prior to the end of the fifth day of the session, or prior to the end of the final day of the session if the session is less than 5 days, and the property owner FILES A WRITTEN OBJECTION AND PROVIDES EVIDENCE OF EXTRAORDINARY CIRCUMSTANCE. Proof of my extraordinary circumstance is as follows:

A WRITTEN OBJECTION ON THE PROPER FORM MUST BE PROPERLY FILED WITH THE CLERK OF THE BOARD OF REVIEW.

I WAS ^{Recently RE-ASSESSED} by the City Assessor. He dropped the value from 126,000 to 95,000. He arrived at 95,000 by calculating 70,000, purchase and 25,000 if I repair the apartment upstairs. I am paying taxes on 125,000 that I have not invested