

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) <i>Elaina McElain</i>				Agent name (if applicable)			
Owner mailing address <i>4312-116th St</i>				Agent mailing address			
City <i>Racine</i>	State <i>WI</i>	Zip <i>53405</i>		City	State	Zip	
Owner phone <i>(262) 939-1221</i>		Email <i>elainamclain@yahoo.com</i>		Owner phone () -		Email	

Section 2: Assessment Information and Opinion of Value			
Property address <i>4312 Sixteenth St</i>		Legal description or parcel no. (on changed assessment notice) <i>Parcel: 0000 22247000 Legal Desc: BLK 8 WM A CRANE ADD NO 2 LOT 12</i>	
City <i>Racine</i>	State <i>WI</i>	Zip <i>53405</i>	
Assessment shown on notice - Total <i>\$142,000</i>		Your opinion of assessed value - Total <i>\$125,000 - \$130,000</i>	

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

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>Excessive increase in 1 yr of \$13,000 2021 Assessment \$129,000 to 2022 Assessment \$142,000</i>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <i>Based upon 1 home currently listed in area (see attached) Based upon 6 homes sold in my area (see attached)</i>
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Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property? Yes No
If Yes, provide acquisition price \$ _____ Date - - Purchase Trade Gift Inheritance
(mm-dd-yyyy)
- 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
(mm-dd-yyyy)
- 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 - -
(mm-dd-yyyy) (mm-dd-yyyy)
Asking price \$ _____ List all offers received _____
- D. Within the last five years, was this property appraised? Yes No
If Yes, provide: Date - - Value _____ Purpose of appraisal _____
(mm-dd-yyyy)
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 _____ minutes.

Property owner or Agent signature <i>Elaina McElain</i>	Date (mm-dd-yyyy) <i>5-14-22</i>
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**2022 City of Racine
Notice of Intent to File Objection with the Board of Review**

I, Elaina McClain, as the property owner or as agent for _____ (property owner's name) with an address of 4312 Sixteenth St, Racine, WI 53405 hereby give notice of an intent to file an objection to the assessment for the following property: 4312 Sixteenth St, Racine, WI 53405 for the 2022 Assessment Year in the City of Racine.

Name: Elaina McClain
Best contact phone number: 262-939-1221
Mailing Address: 4312-16th St, Racine, WI 53405
(date) 5/14/22

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.

Request to Testify by Telephone or Submit a Sworn Written Statement at the Board of Review (BOR)

Section 70.47(8), Wis. Stats., states "...Instead of appearing in person at the hearing, the board may allow the property owner, or the property owner's representative, at the request of either person, to appear before the board, under oath, by telephone or to submit written statements, under oath, to the board. ..."

NOTE: The legal requirements of the Notice of Intent to Appear at the BOR must be satisfied and the Objection Form must be completed and submitted to the BOR as required by law prior to the Request to Testify by Telephone or Submit Sworn Written Statement form being submitted.

Municipality <u>Racine</u>	County <u>Racine</u>
Property owner's name <u>Elaina McLain</u>	Agent name (if applicable)
Owner's mailing address <u>4312 16th Street, Racine, WI 53405</u>	Agent's mailing address
Owner's telephone number <u>(262) 939-1221</u> <input type="checkbox"/> Land Line <input checked="" type="checkbox"/> Cell Phone	Agent's telephone number () <input type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone
Owner's email address <u>Elainamclain@yahoo.com</u>	Agent's email address

Please provide the following information on the property and the assessment to which you are objecting. (Attach additional sheets, if necessary.)

1. Property address 4312 Sixteenth St.
2. Legal description or parcel number from the current assessment roll BLK 8 W/M A CRANE ADD
NO 2 LOT 12 ; Parcel # 276-00-00 - 22247-000
3. Total Property Assessment \$142,000
4. If agent, attach signed Agent Authorization form, PA-105

Testify by telephone* Submit sworn written statement

Basis for request Objection to the assessment; excessive increase from 2021 assessment of \$129,000 to 2022 assessment of \$142,000, by \$13,000; based on house sales in area
objection

* If the request is approved, provide the best telephone number to reach you 262-939-1221

Owner's or Agent's signature <u>Elaina McLain</u>	Date <u>5-14-22</u>
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For Board Use Only

Approved Denied

Reason _____

Taxpayer advised _____
Date _____

To: Board of Review (BOR)

5/16/22

Sworn Written Statement:

Based upon the below 6 comparable homes sold in my area within the last year, the average price per square foot was \$72.98 making the average assessed value of my home at \$77,067.

Based upon the highest sale of the 6 comparable homes in my area within the last year makes the assessed value of my home at \$130,000. One difference is the house that sold included a garage and my home does not have a garage thus an allowance could be made.

Based upon a current listing below to a comparable home in my area, the price per square foot is \$66.83 making the current listing assessed value of my home at \$70,572. This house also has a garage and my home does not have a garage thus an allowance could be made.

My opinion of the assessed value of my home is between \$125,000 and \$130,000 based upon the highest square foot sold below of \$117.97 and the highest sale of \$130,000.

Sincerely,

Elaina McLain

Elaina McLain



NOTARY - *Teresa O'Connell*

EXPIRES - July 7, 2023

My Home: Parcel# 276-00-00-22247-000

Assessed 2022-\$142,000, 2021-\$129,000

4312 16th Street, Racine, WI 53405

- Single-family residence
- 3 bedrooms
- 1 + 1/2 Baths
- built in 1995
- Natural gas
- No Garage Space
- 1,056 sq ft
- 5,544 sq ft lot
- \$134.47 price/sq ft based upon current assessed value

Sold for \$129,000 on 4/29/22:
808 Blaine Ave, Racine, WI 53405

- Single-family residence
 - 4 bedrooms
 - 1 Bath
 - built in 1920
 - Natural gas, forced air
 - 1 Garage Space
 - 2,050 sq ft
 - 4,791 sq ft lot
 - \$62.93 price/sq ft
-

Sold for \$130,000 on 4/29/22:
1341 Russet St, Racine, WI 53405

- Single-family residence
 - 3 bedrooms
 - 1 + ½ Baths
 - built in 1955
 - Natural gas, forced air
 - 1 Garage Space
 - 1,102 sq ft
 - 5,662 sq ft lot
 - \$117.97 price/sq ft
-

Sold for \$112,325 on 4/1/22:
1709 Flett Ave, Racine, WI 53405

- Single-family residence
 - 3 bedrooms
 - 1 Bath
 - built in 1924
 - Natural gas, forced air
 - No Garage Space
 - 1,396 sq ft
 - 4,791 sq ft lot
 - \$80.47 price/sq ft
-

Sold for \$118,500 on 3/15/22:
1545 Quincy Ave, Racine, WI 53405

- Single-family residence
 - 4 bedrooms
 - 1 + 1/2 Baths
 - built in 1911
 - No Garage Space
 - 1,489 sq ft
 - 5,044 sq ft lot
 - \$79.59 price/sq ft
-

Sold for \$115,000 on 10/22/21:
1531 Thurston Ave, Racine, WI 53405

- Single-family residence
 - 4 bedrooms
 - 2 Baths
 - built in 1912
 - No Garage Space
 - 2,563 sq ft
 - 5,040 sq ft lot
 - \$44.87 price/sq ft
-

Sold for \$117,500 on 6/28/21:
2902 16th St, Racine, WI 53405

- Single-family residence
 - 4 bedrooms
 - 2 Baths
 - built in 1912
 - * Natural gas, forced air
 - 2 Garage Spaces
 - 2,262 sq ft
 - 4,356 sq ft lot
 - \$51.95 price/sq ft
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Elaina McLain, 4312 16th St, Racine, WI, 53405, Parcel# 276-00-00-22247-000
Legal Description: BLK 8 WM A CRANE ADD NO 2 LOT 12

**For Sale \$110,000 on 3/11/22:
3417 Wright Ave, Racine, WI 53405**

- Single-family residence
 - 3 bedrooms
 - 1 + 1/2 Baths
 - built in 1927
 - Natural gas, forced air
 - 2 Garage Spaces
 - 1,646 sq ft
 - 4,356 sq ft lot
 - \$66.83 price/sq ft
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