

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(1)(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 of 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) <u>Cory D. + TARA L. Schmidt</u>				Agent name (if applicable)			
Owner mailing address <u>3201 MOORLAND AVE.</u>				Agent mailing address			
City <u>RACINE</u>		State <u>WI</u>	Zip <u>53405</u>	City		State	Zip
Owner phone <u>262 497-3301</u>		Email <u>earthtomars3@yahoo.com</u>		Owner phone		Email	

Section 2: Assessment Information and Opinion of Value			
Property address <u>3201 MOORLAND AVE.</u>		Legal description or parcel no. (on changed assessment notice) <u>BLK 3 ELM TERRACE ADD 2 LOT 8</u>	
City <u>RACINE</u>		State <u>WI</u>	Zip <u>53405</u>
Assessment shown on notice - Total <u>\$151,000</u>		Your opinion of assessed value - Total <u>Too High - \$135,000</u>	

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) <u>- OVER ASSESSMENTS</u> <u>- NO PROPERTY REMODELS OR UPGRADES</u>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <u>PROPERTY IS ALMOST 100 YRS OLD AND IS NOT WORTH THE NEW ASSESSED VALUE.</u>

Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide acquisition price \$ _____ Date (mm-dd-yyyy) _____ <input type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance	
B. Within the last 10 years, did you change this property (ex: remodel, addition)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe _____ Date of changes (mm-dd-yyyy) _____ Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
C. Within the last five years, was this property listed/offered for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, how long was the property listed (provide dates) (mm-dd-yyyy) _____ to (mm-dd-yyyy) _____ Asking price \$ _____ List all offers received _____	
D. Within the last five years, was this property appraised? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide: Date (mm-dd-yyyy) _____ Value _____ Purpose of appraisal _____ 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): <u>N/A</u> 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 <u>25</u> minutes.	

Property owner or Agent signature <u>Tara L. Schmidt</u>	Date (mm-dd-yyyy) <u>5-6-22</u>
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2022 City of Racine
Notice of Intent to File Objection with the Board of Review

I, TARA L. SCHMIDT, as the property owner or as agent for _____ (property owner's name) with an address of 3201 Moorland Ave. hereby give notice of an intent to file an objection to the assessment for the following property: 3201 Moorland Ave. for the 2022 Assessment Year in the City of Racine.

Name: TARA L. SCHMIDT
Best contact phone number: 262-497-3201
Mailing Address: 3201 - MOORLAND AVE. RACINE, WI 53405
(date) _____

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.

City of Racine Assessors Office

Room 106
730 Washington Ave
Racine, WI 53403

Phone: (262)636-9119
Fax: (262)636-9466
Email: Assessor.Office@cityofracine.org

April 13, 2022

Cory D. Schmidt
Tara L. Schmidt
3201 Moorland Ave
Racine, WI 53405-4539

2022 Notice of Assessment

This is not a tax bill

Under state law (Section 70.365 of the Wisconsin Statutes), your property assessment for 2022 is listed below.

Tax key number: 276-00-00-23427-000 located in the City of Racine, Racine County
Legal description: BLK 3 ELM TERRACE ADD 2 LOT 8
Property address: 3201 Moorland Ave

Year	General Property			PFC/MFL
	Land	Buildings / Impts	Total	Total
2021	\$16,500	\$121,500	\$138,000	\$0
2022	\$16,500	\$134,500	\$151,000	\$0
Net change in assessment			\$13,000	\$0

Reasons for Change	
Land	
Buildings/Impts	Revalue

Open Book: 4/25-4/29/2022
Board of Review: 5/23/2022 Must file appeal with City Clerk 48 hours before Board of Review
Assessor: Dan Murphy, (262)636-9119, Assessor.Office@cityofracine.org
Municipal clerk: Tara Coolidge, (262)636-9171, Clerks@cityofracine.org

Assessment Information

State law (Section 70.32 of the WI Statutes) requires the assessment of taxable property (except agricultural, agricultural forest, and undeveloped) at full value as of January 1 each year. Assessments at a percentage of full value are acceptable when applied uniformly. To determine if your assessment is fair, you must analyze it in relation to full value. This is done by dividing your assessment by the general level of assessment for your municipality, which is **estimated** to be 100.00%.

Under Wisconsin law, generally, the assessor may not change the assessment of property based solely on the recent arm's length sale of the property without adjusting the assessed value of comparable properties in the same market area. For information on the assessment of properties that have recently sold, visit the Internet site of the Department of Revenue at <https://www.revenue.wi.gov/Pages/ERETR/data-home.aspx>.

To Appeal Your Assessment

First, discuss with your local assessor. Questions can often be answered by the assessor and not require an appeal to Board of Review (BOR).

To file a formal appeal, give notice of your intent to appeal by contacting the BOR clerk at least 48 hours before the BOR begins. Complete and file your appeal form with the BOR clerk no later than the first two hours of the BOR's first meeting. Make sure you file a completed form or the BOR may not review your appeal.

For more information on the appeal process, contact the municipal clerk listed above. Review the "Guide for Property Owners" (<https://www.revenue.wi.gov/Pages/HTML/govpub.aspx>). For a paper copy, email bapdor@wisconsin.gov or call (608) 266-7750.