

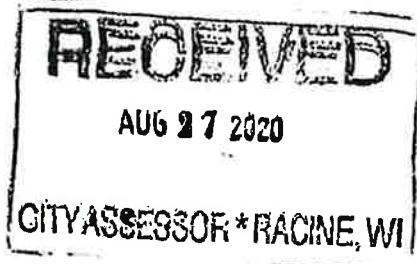
111 Eleventh St



**State of Wisconsin · DEPARTMENT OF REVENUE**  
DIVISION OF STATE AND LOCAL FINANCE

**THIS FORM MUST BE RETURNED  
WITHIN 10 DAYS TO :**

Wisconsin Department of Revenue  
Supervisor of Equalization  
819 N. 6th Street Rm 530  
Milwaukee, WI 53203-1606  
Phone : (414) 227-4455  
Fax : (414) 227-4071  
EMAIL: eqimke@wisconsin.gov



Case No.

2020-77-05

Date : August 11, 2020

Tara Coolidge  
730 Washington Street  
Racine WI 53403

The Department of Revenue has received a property assessment appeal from  
*Jeffrey Derks* of the *Racine, Racine County* under Section 70.85  
of the Statutes.

Parcel # 00605011

In order that the Department of Revenue (DOR) may be fully advised of the facts in this appeal,  
submit the following information **within 10 days**.

Based on this information and information received from the appellant, DOR will determine if this  
appeal meets the filing qualifications. If it is determined to be a valid appeal, the Department will  
conduct an informal conference, at which time each party to the appeal can present information to  
support their opinion of value. To assist in the preparation of that conference, a "70.85 Appeal  
Guideline" is enclosed.

Sincerely,

Patrick A. Chaneske  
Supervisor of Equalization, Milwaukee District

cc: Billy Bowers , Assessor

Enclosure: Municipal Appeal Questionnaire PR305B  
70.85 Appeal Guideline

**WISCONSIN DEPARTMENT OF REVENUE  
MUNICIPAL APPEAL QUESTIONNAIRE**

Case No. 2020-77-05

**1. Appearance at Board of Review**

- (a) On what date(s) was this case presented to the Board of Review? 6/25/2020 7/13/2020
- (b) Was the taxpayer asked to give testimony under oath or sign an affidavit if presenting only written statements? ☒ Yes ☐ No
- (c) Did the taxpayer give testimony under oath or submit an affidavit? ☒ Yes ☐ No
- (d) If not, did the Board of Review waive the requirement? ☐ Yes ☐ No
- (e) Was a written objection form completed and filed as required by Sect. 70.47(7)? ☒ Yes ☐ No
- (f) If not, did the Board of Review waive the requirement? ☐ Yes ☐ No
- (g) Did the taxpayer refuse to complete the form and sign it? ☐ Yes ☐ No
- (h) Have you been notified that the taxpayer filed an appeal of the Board's decision in County Circuit Court? ☐ Yes ☒ No

**2. Please provide the following information for each parcel on which the taxpayer made an appeal to. For parcels with multiple classifications, please provide assessment information to each classification.**

Parcel No.	Prop. Class	School Dist. No.	Assessment				Assessment as Fixed by Board of Review			
			Land	Improvements	Total (\$)	Personal Property	Land	Improvements	Total (\$)	Personal Property
00005011	1	46200	18,000	79,000	97,000				97,000	

(If additional space is needed for parcels, attach supplemental sheet)

**3. Please list all other property in the municipality that is owned by the complainant but was not appealed to the Board of Review. For parcels with multiple classifications, please provide assessment information to each classification.**

Parcel No.	Prop. Class	School Dist. No.	Assessment			
			Land	Improvements	Total	Personal Property

4. Date of final adjournment of Board of Review: 7/13/2020

5. What is the date on the clerk's affidavit specifying when the Notice of Board of Review Determination (PR-302) was delivered or mailed? July 22, 2020 Attach a Copy of PA-800 (Summary of Board of Review Proceedings)

6. What date did the taxpayer receive the Notice of Board of Review Determination (PR-302) as evidenced by the certified mailing's Return Receipt? The post office just wrote Attach a Copy of Return Receipt  
Could not find signatures for B2L paperwork

7. How was the Notice of Board of Review Determination (PR-302) provided to the taxpayer? (Circle a, b, or c)

- ☒ (a) Notice mailed using certified mail.
- ☐ (b) Notice personally delivered.
- ☐ (c) Notice mailed using regular mail.

Clerk's Comments: N/A

8. PLEASE Attach a Copy of the Taxpayer's Form of Objection (PA-115A or B)

9. Clerk's Contact Information:

Personal ( ) Business (262) 636-9813  
Area Code Area Code

E-mail tara.coolidge@cityofracine.org

Clerk Signature

Date

## APPEAL GUIDELINES

### Appeal of the Board of Review Decision under Sec. 70.85 Wis. Stats.

Upon receipt of the property owner and clerk questionnaires and validation of the appeal by the Department of Revenue (DOR), a conference will be conducted by the DOR at the Equalization District Office. At this conference, the property owner and municipal assessor, or representatives of each, should be prepared to present information supporting their opinion of the property's market value. If classification of land is the issue, proof of proper classification is also required.

**Please be prepared to submit three copies of all materials you wish to be considered by the DOR at the conference, and retain the original documents for your records.** The material presented at this conference will be used to determine the results of the assessment appeal. No additional information will be accepted after the conference unless specifically requested by the DOR.

**It is not relevant to present assessments of other properties as a basis for the market value of the appealed property. Assessments do not necessarily represent the full market value of a property.**

**The list below is a guide to information that could be used to support an opinion of market value. The list is in order of most relevant to least relevant evidence:**

- Information on a recent arm's length sale of the property under appeal. Include an accounting of any physical changes made to the property between the sale date and the January 1 assessment date. Also include documentation for the change in market value due to the time between the purchase date and assessment date.
- Copies of all recent appraisals. It is recommended that the appraiser also attend the conference to answer questions about the appraised value.
- Detailed information on recently sold properties that are reasonably comparable to the property under appeal. For income producing properties, income and expense information on comparable sales, if available.
- A verifiable asking price or listing contract, if the property is currently for sale
- A verifiable replacement cost estimate of the property's value, less any depreciation
- An income approach to value for income producing properties with supporting documentation, including detailed income and expense information, lease terms and conditions, and how the capitalization rate was developed
- A printed copy of assessment/appraisal cards of the contested property (including electronic property record cards), with comments regarding their accuracy
- Facts or conditions which may affect the property's market value, such as: size and location of the land, zoning restrictions, easements, environmental impairments, size and age of buildings, original cost of buildings, or any other facts or conditions that may be relevant to the property's market value.
- For agricultural property, provide proof of its use. This may include: dated photographs, recent air photos, land rental agreements, contracts proving the land is enrolled in approved Use-Value government programs, income tax returns showing farm income, or physical evidence of pasture or tillable use. If used as pasture, proof of soil types unsuitable for row crop production must be provided.
- For Undeveloped and Agricultural Forest land, proof of its proper classification. This can include air photos, topographic maps, wetland maps, and copies of legal restrictions placed on the property.
- For personal property appeals, A detailed audited asset listing for all personal property within the municipality
- Legal references that impact the valuation of the property and how they apply.
- **The assessor and property owner should submit three copies of all materials to be considered in the appeal decision by the Department of Revenue.**
- **The following DOR publications provide additional information on property assessment valuation and appeal procedures. The guides can be found on the DOR web site: [www.revenue.wi.gov](http://www.revenue.wi.gov)  
Click on Publications in the Quick Links box, then Property Tax**
  - Property Assessment Appeal Guide
  - Guide for Property Owners
  - Agricultural Assessment Guide

Town/Village/City of Racine  
Board of Review

**Findings of Fact, Determinations and Decision\***

- Board of Review (BOR) Assessment Appeal Hearing must be held in open session.
- The BOR should make its decision only on the evidence presented.
- The BOR can hear the appeal immediately or at another time. If later, advise the taxpayer as to the case deliberation date and time.
- Complete the decision part of this form immediately after the case is decided.
- The BOR clerk can participate in completion of this form.

**A. PROPERTY IDENTIFICATION AND FINDINGS OF FACT**

ASSESSMENT YEAR: 2020 Tax Key Number: 00605011

Personal Property Account Number (if applicable) \_\_\_\_\_

Property Address: 111 11<sup>th</sup> St. Unit 2CS - Racine, WI - 53403

Property Owner: Jeffrey L. Derks

Mailing Address: 111 11<sup>th</sup> St Unit 2CS - Racine, WI - 53403

January 1, 2020 Assessment Value: \$97,000.00

Land: \_\_\_\_\_ Improvements: \_\_\_\_\_ Total: \_\_\_\_\_

Hearing Date: Thursday, June 25<sup>th</sup>, 2020 Time: 9:00 AM

Objector Received written confirmation of Hearing Date: Yes: X No: \_\_\_\_\_

(or) Both Objector and Assessor waived 48 hour notice of hearing: \_\_\_\_\_

Note: Taxpayer must have filed written objection before or at Board of Review.

Check one:

X Timely notice of "Intent to File an Objection" was provided by objector to clerk (either in writing or orally) at least 48 hours prior to first full session of Board of Review

Or  
\_\_\_\_\_ Waiver was granted by Board of Review for:

\_\_\_\_\_ Good Cause, or

\_\_\_\_\_ Extraordinary Circumstances

Board members present: Mattes, Moskonas, Wiser, Chulew, Coolidge

Board Members removed (if any): None



Board of Review

**Findings of Fact, Determinations and Decision**

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Board Counsel Present: John Bjelajac

Property Owner/Objector's Attorney or Representative: \_\_\_\_\_

Board Members with certified training (must have at least one): Timothy Mattes,  
Carolyn Muskonas, Tara Coolidge

**B. TESTIMONY**

The following individuals were sworn as witnesses by the Board of Review Clerk {include Property Owner/Objector or his/her Representative, if testifying, and Assessor}:

Carolyn Chabron - City of Racine Assessor's Office  
Jeffrey Derks  
Bill Bowers - City of Racine Assessor's Office

1. Sworn testimony by Property Owner/Objector: Jeffrey Derks included:

a. A recent sale of the subject property:

Yes \_\_\_ No X

If yes: The subject property was sold for \$ \_\_\_\_\_

Date of sale \_\_\_\_\_

b. Recent sales of comparable properties:

Yes \_\_\_ No X

If yes: A total number of \_\_\_\_\_ other properties were presented.

Addresses of other properties:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c. Other factors or reasons (if presented):

Yes X No \_\_\_

If yes: List of summary factors or reasons presented by property owner/objector (if evidence presented only available to one side—list corroboration of that evidence):

Exhibit 1 - property damage

\_\_\_\_\_  
\_\_\_\_\_

2. Sworn testimony on behalf of property owner/objector was presented by following other witnesses (if any): Jeffrey Derks

\_\_\_\_\_  
\_\_\_\_\_

**Board of Review**  
**Findings of Fact, Determinations and Decision**

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Summary of testimony of other witnesses' for objector (if any): (Jeffrey Derks)  
Appeal is on deterioration. Exterior walls are  
bad. Estimated \$25,000 repair.

3. Sworn testimony by Assessor: Carolyn Chambron included:

a. Estimated level of assessment for the current year is N/A %.

b. A recent sale of the subject property: Yes \_\_\_ No X

If yes: The subject property was sold for \$ N/A

Date of sale N/A

c. Recent sales of comparable properties: Yes X No \_\_\_

If yes: A total number of 3 other properties were presented.

Addresses of other properties:

111 Eleventh St 2-C N

111 Eleventh St 3-B S

111 Eleventh St 4-A N

c. Other factors or reasons (if presented): Yes X No \_\_\_

If yes: List of summary factors or reasons presented by assessor:

- No work has been completed by today's  
date.

4. Sworn testimony (if any) on behalf of the assessor was presented by:

Carolyn Chambron

5. Summary of testimony of other witnesses' for assessor (if any):

**C. DETERMINATIONS**

1. The assessor's estimated level of assessment\* of the municipality has been determined to be

N/A %

\* The relationship between the assessed value and the equalized value of non-manufacturing property minus corrections for prior year over or under charges within a municipality – town, city or village. For example, if the assessed value of all property subject to property tax in the municipality is \$2,700,000 and the equalized value (with no prior corrections) in the municipality is \$3,000,000 then the "assessment level" is said to be 90% (\$2,700,000/\$3,000,000 = .90 or 90%)

**Board of Review**  
**Findings of Fact, Determinations and Decision**

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**2. The board finds that there was a recent sale of the subject property.**

Yes \_\_\_ No X  
Yes \_\_\_ No X  
Yes \_\_\_ No X  
Yes \_\_\_ No X

a. The sale was an arms-length transaction.

b. The sale was representative of the value as of January.

c. The board finds that the sale supports the assessment.

d. If all answers are 'yes'

d1. What is the sale price? N/A

d2. What if any adjustments, based on the evidence presented, should be made for such considerations as time between the date of sale and the January 1 assessment date, non-market class value in the selling price (ag-use value and fractionally assessed classes), and/or other physical changes that occurred to the property between the sale date and the January 1 assessment date?  
N/A

d3. What is the full taxable value? N/A

*If responses in 2 thru 2c were "yes", upon completion of the section proceed to section D, Decision, check all that apply and determine the assessed value.*

**3. The Board of Review finds that there are recent sales of comparable properties:**

Yes X No \_\_\_

If yes, answer the following:

**Property Owner**

a. Did the Property Owner present testimony of recent sales of comparable properties in the market area?

Yes \_\_\_ No X

b. If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value?

Yes \_\_\_ No X

**Assessor**

c. Did the Assessor presented testimony of recent sales of comparable properties in the market area?

Yes X No \_\_\_

d. If yes, were the attributes satisfactorily adjusted for their differences from the from the subject and their contribution to value?

Yes X No \_\_\_

**Conclusion**

e. LIST THE PROPERTIES AND VALUES THAT THE BOARD OF REVIEW RELIES ON TO MAKE ITS DETERMINATION AS TO FAIR MARKET VALUE:

Ex 2 - properties listed  
\_\_\_\_\_  
\_\_\_\_\_

**Board of Review**  
**Findings of Fact, Determinations and Decision**

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4. The Board of Review finds that *the assessment should be based on other factors*:

Yes \_\_\_ No X

If Yes, List the factors that the Board of Review relies on to make its determination as to fair market value: N/A

What was the most credible evidence presented: \_\_\_\_\_

**D. DECISION** (Motion must be made and seconded)

1. Moskonas Moves: Exercising its judgment and discretion, pursuant to Wis. Stat. §70.47(9)(a) the Board of Review by majority and roll call vote hereby determines: Wiser Seconds, (mark all that apply):

- ☒ that the Assessor's valuation is correct;
- ☐ that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;
- ☒ that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual
- ☐ that the proper use values were applied to the agricultural land
- ☐ that the proper fractional assessments were applied to undeveloped land and agricultural forest land classifications
- ☒ that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- ☐ that the Assessor's valuation is reasonable in light of all the relevant evidence;
- ☐ and sustains the same valuation as set by the Assessor;
- ☐ (in certain cases), It is not relevant to present assessments of other properties as a basis for the market value of the appeal property

OR



## Board of Review

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2.                      Moves: Exercising its judgment and discretion, pursuant to Wis. Stat. §~~70.47~~ (9)(a), the Board of Review, by majority and roll call vote hereby determine:                      Seconds: (mark all that apply):                      /

- that the Assessor's valuation is incorrect;
- that the property owner has presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- that the property owner's valuation is reasonable in light of the relevant evidence;
- that the full value of the property is:  
Land: \_\_\_\_\_  
Improvements: \_\_\_\_\_  
Total: \_\_\_\_\_
- that the level of assessment of the municipality is at \_\_\_\_\_
- and hereby sets the new assessment at \_\_\_\_\_

Land: \_\_\_\_\_

Improvements: \_\_\_\_\_

Total: \_\_\_\_\_

I, Tara Coolidge, Clerk of the Board of Review, do hereby certify that the members of the Board of Review voted as follows:

Name of Board of Review Member:

Tim Matter

Carolyn Moskauer

Dennis Wiser

Natalie Chulew

Tara Coolidge

Yes

No.



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to adopt these Findings of Fact, Determination and Decision on this 13<sup>th</sup>

day of July, 2021 0

Clerk of Board of Review

\* This sample script was originally prepared by John P. Macy of Municipal Law and Litigation Group, S.C., (262)548-1340, and was reviewed and modified by Rick Stadelman of the Wisconsin Towns Association and the Office of Technical & Assessment Services of the Wisconsin Department of Revenue.

Exhibit 1

Received

JUN 01 2020

## 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 the local board 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): JEFFREY L. DERKS			Agent name (if applicable)		
Owner mailing address: 111 ELEVENTH ST UNIT 2CS			Agent mailing address		
City: RACINE	State: WI	Zip: 53403	City	State	Zip
Owner phone: (262) 583 - 4089		Email: jeffreyderks@wi.rr.com	Owner phone: ( ) -		Email

## Section 2: Assessment Information and Opinion of Value

Property address: 111 ELEVENTH ST UNIT 2CS	Legal description or parcel no. (on changed assessment notice): Parcel 00605011
City: RACINE	State: WI
Zip: 53403	
Assessment shown on notice - Total: 97,000	Your opinion of assessed value - Total: 72,700

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) My opinion of assessed value is significantly less than the pending assessed value for the year 2020.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Existing building damage and amount of special assessment for pending repairs. (See attachments; 11pp.)
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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 \$ 68,500 Date 05 - 09 - 2017 ☒ 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 Replaced two defective window units.  
Date of changes 07 - 20 - 2018 Cost of changes \$ 5,259 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? (Only by previous owner.) ☐ 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 04 - 11 - 2017 Value 65,000 Purpose of appraisal Fulfill purchase contingency.  
(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: 	Date (mm-dd-yyyy): 06 - 01 - 2020
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PA-115A (R. 10-18)

Wisconsin Department of Revenue

OWNER PACKET

**2020 City of Racine  
Notice of Intent to File Objection with the Board of Review**

I, JEFFREY L. DERKS, as the property owner or as  
agent for \_\_\_\_\_ (property owner's name) with an address of  
111 ELEVENTH ST., UNIT 2CS, RACINE WI hereby give notice of an intent to file an objection to the assessment  
for the following property: 111 ELEVENTH ST., UNIT 2CS for the 2020 Assessment Year in the  
City of Racine.

Name: JEFFREY L. DERKS

Best contact phone number: 262-583-4089

Mailing Address: 111 ELEVENTH ST., UNIT 2CS, RACINE WI 53403

(date) 06-01-2020

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 <b>RACINE</b>	County <b>RACINE</b>
Properly owner's name <b>JEFFREY L. DERKS</b>	Agent name (if applicable)
Owner's mailing address <b>111 ELEVENTH ST. UNIT 2CS, RACINE WI 53403</b>	Agent's mailing address
Owner's telephone number ( 262 ) 583 - 4089	Agent's telephone number (      )
<input checked="" type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone	<input type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone
Owner's email address <b>jeffreyderks@wi.rr.com</b>	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 111 ELEVENTH ST. UNIT 2CS, RACINE WI
2. Legal description or parcel number from the current assessment roll Parcel 00605011
3. Total Property Assessment 97,000
4. If agent, attach signed Agent Authorization form, PA-105

☒ Testify by telephone\*      ☒ Submit sworn written statement

Basis for request Avoid risk of transmitting or contracting COVID-19. (Either telephone or written statement is acceptable.)

\* If the request is approved, provide the best telephone number to reach you 262 - 583 - 4089

Owner's or Agent's signature 	Date <b>06-01-2020</b>
----------------------------------	---------------------------

### For Board Use Only

☐ Approved      ☐ Denied

Reason \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

☐ Taxpayer advised \_\_\_\_\_

Date



June 1, 2020

**111 ELEVENTH ST (EAST PARK TOWERS) UNIT 2CS / PARCEL 00605011**  
**Basis for My Opinion of Assessed Value**

An on-site investigation of the exterior walls of East Park Towers, within which complex my residence is located, was completed by Cliff Kapson Consulting, Ltd. in May 2019. Kapson's 71-page investigative report was released to East Park Towers homeowners in September 2019. **(See attached pp. 1 & 2a-2d)** The investigation determined that most of the exterior cladding of the building is saturated with water, in varying degrees. This long-term accumulation compromises the exterior sheathing of the complex and threatens not only the interior walls of the property with mold and material degradation, but the structural integrity of the building as well. However, the actual extent of existing damage cannot be fully ascertained until the exterior membrane of the building has been removed, permitting close examination of the underlying substrata and the supporting structural members. Kapson therefore recommends that the entire exterior membrane of the building be removed and—after appropriate repairs are completed—replaced with some similar, newly-manufactured material.

This operation will entail at least five months of intensive construction activity supervised by a general contractor, and will affect every external surface of the building (apart from the roof and masonry walls). All window units will be removed to facilitate installation of the new external membrane. (This phase of construction will apparently void the warranties of owners' windows, regardless of their date of installation.) Although a construction contract has yet to be finalized, the base cost of the project is currently estimated at \$1.2 million. **(See attached pp. 3a & 3b)** To this amount must be added a general contractor's fee (which typically ranges from 10% to 20% of the base cost) as well as the cost of window re-installation (amounting to perhaps \$500 per window unit). Additional cost would be incurred for repairs to substrata damage that is as yet unknown. Needless to say, this undertaking is neither optional nor merely cosmetic.

While the East Park Towers condominium association maintains a reserve for routine building maintenance and repair, that reserve is nowhere near sufficient to cover the cost of the pending project, and must in any case remain *in* reserve for other unforeseen future expenses. Therefore, a special assessment for the total cost of the wall repair project is now pending for all condominium owners. For this undertaking, the projected special assessment for me, as owner of a 1,050 square foot "C" unit, currently amounts to \$20,342.40—which sum does not include an estimated \$3,000 for my share of a general contractor's fee nor an estimated \$1,000 for reinstallation of my two window units. All told, this makes for a grand total of approximately \$24,300—to which must be added my share of the cost to repair any substrata damage yet to be identified. I anticipate, then, a total assessment of roughly \$25,000, payable in early 2021, before the repair project begins. **(See attached pp. 4a & 4b)**

All of that said: One document that is key to any real estate sale is a Real Estate Condition Report, which obligates a seller to testify to any significant defects affecting

the property and, in the case of a condominium, to awareness of any proposed or pending special assessments. Given that fact, it stands to reason that, for any minimally prudent buyer, the Fair Market Value of my condominium is severely compromised by the damage documented in the Kapson investigation *and* by the projected minimum amount of the pending special assessment. I hereby request that the 2020 assessed valuation reflect that fact, and that the currently proposed value of \$97,000 be reduced by the aforementioned sum of \$24,300—to, that is, a final value of \$72,700.

Jeffrey L. Derks  
East Park Towers  
111 Eleventh Street Unit 2CS  
Racine WI 53403  
jeffreyderks@wi.rr.com  
262-583-4089

Attachments:

EPT Condo Association Letter—9/9/19 (p. 1)  
Cliff Kapson Consulting Ltd. Summary of Findings—5/2/19; released 9/9/19 (pp. 2a-2d)  
EPT Board Meeting Minutes—2/20/20 (pp. 3a & 3b)  
EPT Condo Association Exterior Project Update—3/20/20 (pp. 4a & 4b)

**EAST PARK TOWERS CONDO ASSOCIATION**  
**111 ELEVENTH STREET, RACINE, WI 53403**

September 9, 2019

Dear East Park Towers Owners,

This letter is to inform you about an important report that the Board has received from Kapson Consulting, Ltd. This report evaluates the Dryvit or EIFS (External Insulation Finishing System) covering the non-brick EPT exterior, and suggests possible action to resolve the issues identified in the report. This 71 page report includes photos intended to facilitate our understanding of potential problems.

The report summary is on pages 63-65, a copy of which is attached for your records, along with definitions the Board felt would be helpful as you review the summary.

The Building Committee is contacting EIFS and similar manufacturers, as well as working to identify potential contractors. We will schedule and provide notice of an informational meeting with owners in the near future, as we did with the masonry project. We anticipate that a Kapson representative will attend the informational meeting. However, Kapson is not a contractor, and will not be doing the actual work required on our building.

A full copy of the Kapson report is available for you to review in a 3-ring binder on the long table next to the kitchen in the Party Room (as we did with the masonry report). Please do not remove the binder from the Party Room.

Funding for this project will require an Assessment. However, until we identify a contractor, and receive and accept the contractor's proposal, we do not have further detail about the timing and cost of the Assessment to share with you at this time.

*Andrew McLean*

Andrew McLean, President  
 East Park Towers Board of Directors

**SUMMARY:****2a**

Client should contact a qualified contractor to address the deficiencies outlined herein and implement remedial recommendations.

**Numerous high moisture readings were recorded beneath most window locations, as well as, adjacent to and beneath balconies. Moisture mapping of these areas indicated wide areas of moisture intrusion, with deteriorated gypsum sheathing substrate and/or gypsum scale readings in excess of 2.5% in most locations probed. Additionally, during probing of these areas, substrate damage was evident by the substrate offering little or no resistance to probes at numerous locations.**

Core sampling was also performed at a total of 16 locations beneath windows, and several other locations adjacent to, and beneath balconies. **These core samples revealed excessive moisture and damaged substrate as depicted in the photos on the following pages.** The approximate locations of these core samples are depicted on the moisture reading photos elsewhere in this report.

**Due to the excessive moisture and substrate damage in numerous locations on this structure as outlined in this report, this inspection would recommend complete removal of the existing barrier EIF system, and re-cladding with a water-managed EIF system or other cladding. This will allow a repair contractor to thoroughly assess the areas of misapplication and/or damage, repair the substrate and framing members if necessary, and provide the client with a full manufacturers' warranty as well as an extended warranty for workmanship.**

A summary of our observations begins on the following page.



**Balconies***Solution:*

**The EIFS should be removed at locations adjacent to, and beneath balconies where moisture readings are in excess of 2.5% (gypsum scale) and/or the substrate was soft upon probing. This will allow the inspection and repair of the damaged substrate and affected structural members. Upon removal of the EIFS a further inspection of the balcony and integrated flashing should be conducted by a qualified EIFS repair contractor to determine the source of water entry before completing the necessary remedial action.**

Balcony flashing and interface with the EIFS should also be further evaluated by a qualified roofing contractor in coordination with a qualified EIFS repair contractor.

**\*Repair contractor should provide documentation of all repairs. This documentation should include a written scope of work and photos of any open wall repairs, including damaged substrate and framing, as well as any new substrate or framing members that have been repaired.**

**EIFS Intersection with Windows***Solution:*

**\*In areas where the moisture detected exceeds 2.5% and/or where soft substrate is detected during probing, additional hidden damage to substrate and/or framing may exist.**

**At all window locations where moisture readings are in excess of 2.5% and/or soft substrate was noted, the EIF System should be removed to allow the assessment and repair of the damaged substrate and affected structural members. Upon completion of said repairs, a new water-managed EIF system should be installed in these areas.**

Repair contractor should remove and replace all sealant around doors and windows with an approved low-modulus sealant.

Additionally, all gaps in the window construction and/or miter joints should be weather sealed with properly fitted weather stripping, gaskets and/or silicone sealant, primer and paint per window manufacturer's recommendations to prevent moisture intrusion.

Regarding window head flashing details, client should refer to window manufacturer's details for specific requirements.

**\*Repair contractor should provide documentation of all repairs. This documentation should include a written scope of work and photos of any open wall repairs, including damaged substrate and framing, as well as any new substrate or framing members that have been repaired.**

As with any exterior cladding ongoing maintenance is important. Therefore, it is essential that the client continue to maintain the integrity of the system through visual observations of the sealants, and annual inspections of the system performance by a qualified EIFS inspector.

Any repairs performed now or in the future should meet the standards and approval of the manufacturer as identified. Any deviation from original manufacturer's details should be approved in writing from the manufacturer or an authorized representative.

The scope of this inspection was limited to reasonable testing for moisture within defined protocol and relies on matters of due diligence reported by others for correctness in it's content. High moisture content can only be determined by the use of a penetrating probe meter. Any areas not probed cannot be evaluated and no judgment is intended or given for any areas not tested.

This report was not a technically exhaustive study of its subject matter and its purpose was to alert the client to major deficiencies in the condition of the property. We assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature.

This inspection is based on our interpretation of the product details and the intent of these details and relies on conclusions compiled from numerous other inspections, repairs and construction practices. The findings and recommended solutions outlined in this report are based on the photo-documentation, observations and field notes submitted to Cliff Kapson Consulting, Ltd. by the field inspector. We certify that this inspection was performed by visual observation and the physical operation of our equipment and our findings are as stated above. There are no warranties expressed or implied. Additionally, we reserve the right to amend and/or supplement our findings and opinions if further information becomes available.

*Jaroslav Trush*

Field Inspector - Jaroslav Trush  
Report Date: 5/2/2019

*Cliff Kapson*

Reviewer - Cliff Kapson  
EDI # IL-42  
AWCI # 108802

Attachments:

- 1) Moisture Readings
- 2) Inspector/Reviewer CV
- 3) Understanding Moisture Readings
- 4) Glossary

- Specializes in evaluating installation and performance of all exterior building envelopes - with a primary focus on stone veneer, stucco, and EIFS (Exterior Insulation & Finish System, commonly referred to as Dryvit®).
- Since 1996, personally performed thousands of moisture analyses and specialty inspections of exterior cladding.
- Manages a network of qualified inspectors to perform specialty inspections for our clients nationwide.
- Developed proprietary software for comprehensive reports that include solutions to discovered areas of concern

### Services

- Residential (Owners, Buyers, Sellers)
- Commercial
- Third Party Inspections for New Construction
- Corporate Relocation
- Destination-End Relocation
- Expert Witness and Consultation

### Certifications

**AWCI Certified Third Party EIFS Inspector (#108802)**  
**EDI Certified Third Party Inspector for Moisture Analysis and Building Envelopes (#IL-42)**  
**Moisture Warranty® Certified Inspector**  
**Nationwide Dryvit® Class Action Settlement Certified Inspector**

### Training

**STO CORP., Atlanta, GA** - Completed Applicator Training Program, 1997  
**DRYVIT® SYSTEMS INC., West Warwick, RI** - Completed Applicator Training Program, 1998  
**NORTHWEST WALL & CEILING BUREAU, Seattle, WA** - Stucco and EIFS Inspector Training Program, September 1998  
**EXTERIOR DESIGN INSTITUTE, Chicago, IL** - Moisture Analyst/Building Envelope II, August 1999 and continuing education  
**ASSOCIATION OF THE WALL & CEILING INDUSTRY, Chicago, IL** - EIFS Education & Certificate Program, 1999 and every 4 years thereafter to recertify by exam  
**NORTHWEST WALL & CEILING BUREAU, Seattle, WA** - Inspection Maintenance and Repair Seminar, September 2000

### Presentations

**ASTM SYMPOSIUM, Seattle, WA** - Water Management in EIFS-Clad Homes, April 1999  
**NEW ENGLAND CHAPTER OF THE AMERICAN SOCIETY OF HOME INSPECTORS 7TH ANNUAL MEETING, Boston, MA** - EIFS Design, Installation & Inspection, September 2011  
**BRICK KICKER'S INSPECTION SERVICES ANNUAL MEETING, Naperville, IL** - EIFS Design, Installation & Inspection, August 2012  
**CASEY, O'MALLEY & ASSOC. CONFERENCE, Las Vegas, NV** - EIFS Design, Installation & Inspection, October 2012

### Some of Our Corporate Clients

CORPORATE RELOCATION	GENERAL CONTRACTORS	HOTELS	OTHER
Altair Global Relocation	CORE Construction	Adams Mark Hotel	Buona Beef
Cartus Relocation	Pepper Construction	Comfort Inn	Rush Copley Medical Center
Corporate Relocation	Realen Homes	Extended Stay America	United Parcel Service (UPS) The
Graebel Relocation	Toll Brothers Builders	Hampton Inn	International Monetary Fund
NEI Global Relocation	Wohlsen Construction	Holiday Inn	Life Care Services, LLC
Paragon Relocation		Wingate Inn	
Prudential Relocation			
Sirva Relocation			

East Park Towers Board Meeting Minutes  
February 20, 2020

Members Present: Andy McLean, JoAnn Loschenkohl, Steve Harrison, Larry Brown, Nancy Wheeler, Luan Wells, Jeff Hall

The meeting was called to order at 6:35 pm by President Andy McLean.

The Minutes of the January 16, 2020 meeting were approved as printed.

President's Report—Andy McLean

Andy suggested that we have an instruction page created for use of the new television in the party room. Luan suggested that we also print the instructions in the Newsletter.

Andy reported that Denny, our maintenance person, discovered a male sleeping on the bench in the mailbox lobby. On another evening, the Maragos' found perhaps the same unknown person lurking very close to the entrance when they returned late one evening. Larry reported that he has also observed a male who he didn't recognize, but who knew the 4 digit code for entry. It was moved, seconded and approved that both the lobby code and the garage code be changed. Steve agreed to change the codes and notify Pam, who will notify those who need to know the code.

Andy reported that Marge Sweet's unit is for sale for \$185,000.00.

REMINDER FROM ANDY: All garbage must be securely closed. He indicated that Denny has too many garbage messes to clean up, and way too frequently.

Treasurer's Report—JoAnn Loschenkohl

JoAnn has been working many hours for her job and indicated she did not have a treasurer's report for the meeting. Terri D'Acquisto circulated the financials for January prior to the meeting. It was noted that TSG (ICN) owes approximately \$1700 and continues not to pay the monthly condo fee. JoAnn will request that the lien be updated as necessary.

Grounds Committee—Luan Wells

Luan will confirm that AJ will do our mowing for 2020, as he has done in the past. JoAnn will determine if the Perfect Turf contract for 2020 fertilizing has been received and signed. Luan asked that any concerns about the snow plowing be discussed with her.

Building Committee—Steve Harrison

Steve reported that there are continuing problems with the lobby doorbell system, and we have been experiencing difficulty with service from Century Security. Steve, based on his research, believes that there may be a short in the system.

Building Committee—Larry Brown

Larry reported that he expects the Waste Caddy to arrive on Monday, February 24. It will need assembly.

EIFS—Larry reported that the three offers from three different contractors continue to be refined. The most recent issue concerns the Renewal by Anderson windows that a number of residents have recently installed. Renewal by Anderson has advised Larry that if the windows are removed as part of the EIFS replacement process, Renewal by Anderson will not re-install their windows, no matter what the age of the windows. He has pursued this issue with the Renewal by Anderson supervisor, and received the same answer. As a result, Larry will be meeting with the window provider Lakeshore



towers is using for their EIFS project on Monday, February 24. Lakeshore Towers is using a wood working company from IL, who works with Anderson Windows (a separate company from Renewal by Anderson) to see if a solution can be found.

There was a discussion about steps the Board could take to help residents find financing for the EIFS anticipated assessment. Nancy will talk to ECU, Landmark Credit Union and Johnson Bank about possible financing options each could offer our residents. Nancy calculated that the assessment for each type of unit, at a price of \$1.2 million, which does not include windows or a contingency fund, would be as follows:

Units	% of Bldg Space	Assessment
A	2.4978%	\$29,973.60
B	1.9590%	\$23,508.00
B Penthouse	2.7986%	\$33,583.20
C	1.6952%	\$20,342.40
D	2.3981%	\$28,777.20
D Penthouse	3.7572%	\$45,086.40
1 CES	3.1782%	\$38,138.40
1 EN	1.4730%	\$18,876.00

JoAnn recommended that we hire a General Contractor—an additional expense—to oversee the project. Discussion followed. JoAnn agreed to get some bids for a general contractor for our project.

#### Old Business

Board terms expiring at the May Annual Meeting are Larry Brown, Luan Wells and Nancy Wheeler. Each is eligible to serve another 3 year term. Each is to notify Andy by March 1 whether he or she is willing to continue for another term.

#### New Business

Steve mentioned the possibility of modifying the lighting in the garage, suggesting that perhaps if we installed motion sensors or timers for the garage, we might net some savings on our electric bill.

Meeting adjourned at approximately 8:40 pm.

**NEXT MEETING DATE: Thursday, March 19, 2020 at 6:30 pm.** Residents are welcome to attend Board Meetings. Resident concerns can be expressed prior to the start of the meeting.

Respectfully Submitted,

Nancy Wheeler, Secretary

## EAST PARK TOWERS CONDOMINIUM HOMES ASSOCIATION

**EXTERIOR PROJECT UPDATE**

March 20, 2020

Dear East Park Towers Owners:

After discussion and substantial investigation, the East Park Towers Board of Directors has determined that it may be necessary to defer the exterior building project until 2021 for a number of reasons, including the following:

- Timeline necessary for a 5 month project can no longer be met;
- Window issue;
- Uncertainty of length of coronavirus;
- Market conditions impacting resident ability to pay assessment;
- City project to re-pave Lake Avenue this year;

We do not yet have a firm figure for the assessment that will be necessary to complete the exterior project. When we DO have one, our By-Laws require that the Board give residents 30 days notice prior to requiring payment on the assessment. We cannot enter into a contract until we have the money for the down payment that will be required by the contractor before the contractor will begin work. Understanding that the contractors who have submitted proposals for our project estimate the project will take 5 months to complete, the contractor reasonably needs to commence work no later than May 1, 2020. The Board believes that deadline is no longer realistic.

As you can read in the attached Minutes of the February 2020 Board Meeting, we have encountered an issue related to removal, installation and re-installation of windows for this project. To date, this issue has not been resolved, although your Building Committee continues to work on this issue. We cannot enter into a contract with a contractor until this issue is resolved.

The uncertainty of the length and extent of the coronavirus is likely to impact the contractor's ability to start the project and have employees available to work on our project. It is also likely to impact the supply chain that would provide

necessary materials for our project. It is unlikely that any contractor will be able to guarantee that our project could be completed this season.

This is a very expensive project for all of us. Those who may have contemplated paying the assessment for this project by selling assets from an investment portfolio, have likely seen a dramatic drop in the value of their portfolios in recent days. Nobody wants to sell assets in a down market. In order to make the assessment as palatable as possible, we need time for the market to recover. Be assured that your Board is also exploring financing options for individual residents for financing of this project, and has identified several local lenders who are willing to work with individual residents to finance this assessment. We have also received inquiries about reverse mortgages and are exploring options in that regard as well.

As you may have read recently, the City of Racine plans to re-pave Lake Avenue along the east side of our property this year. The City would like to complete that project by July 4, 2020. This repaving project will likely interfere with our contractor's access to the east side of our building, and our project will likely interfere with the paving project.

If this project is deferred to 2021, the Board has agreed to contract for filling the identified cracks in the dryvit as a temporary measure to reduce further water intrusion this year. This will not address the underlying structural issues revealed in the Kapson study and would only be a temporary measure.

Your Board takes this project very seriously. We are striving to explore all options to make careful and well-thought out decisions. We ask your continued patience as we continue to refine and finalize this project.

Andrew McLean, President  
East Park Towers Board

6939 Mariner Drive Racine, WI 53406  
262-884-9726 Fax 262-886-5649



**PARCEL NUMBER-----00605011**  
**ADDRESS.....111 Eleventh St Unit 2-C S**  
**ASSESSED VALUE.....\$97,000/\$92.29 square foot**  
**STYLE.....Condominium**  
**SIZE.....1,051 sq.ft.**  
**EXTERIOR.....Stucco**  
**YR BUILT.....1972**  
**GARAGE.....1 Car Attached**  
**ROOMS.....3-1-1.5**  
**CONDITION.....Average**

## ASSESSOR PACKET



## COMPARABLE #1



**PARCEL NUMBER.....00605010**  
**ADDRESS.....111 Eleventh St Unit 2-C N**  
**SALES PRICE..... \$162,000 6/18/2019/\$154.13 sq ft**  
**STYLE.....Condominium**  
**SIZE.....1,051 square feet**  
**EXTERIOR.....Stucco**  
**YR BUILT.....1972**  
**GARAGE.....1.5 Car Attached**  
**ROOMS..... 4-2-2**  
**CONDITION.....Very Good**

## COMPARABLE #2



PARCEL NUMBER..... 00605017  
ADDRESS.....111 Eleventh St Unit 3-B S  
SALES PRICE.....\$151,000 6/20/2019 / \$126.78 sq ft  
STYLE.....Condominium  
SIZE.....1,191 square feet  
EXTERIOR.....Stucco  
YR BUILT.....1972  
GARAGE.....2 Car Attached  
ROOMS.....4-2-2  
CONDITION.....Excellent

### COMPARABLE #3



**PARCEL NUMBER.....00605022**  
**ADDRESS.....111 Eleventh St Unit 4-A N**  
**SALES PRICE.....\$178,900 6/12/2019 / \$116.62 sq ft**  
**STYLE.....Condominium**  
**SIZE.....1,534 square feet**  
**EXTERIOR.....Stucco**  
**YR BUILT.....1972**  
**GARAGE.....2 Car Attached**  
**ROOMS.....5-3-2.5**  
**CONDITION.....Good**



The subject property is a 1 bedroom 1 ½ bathroom condominium located in East Park Towers built in 1972 with views of Lake Michigan. The subject property has standard amenities and is in average condition.

The comparable sales listed above are all located in the same condominium building. All of the comparable sales sold in 2019. The 3 comparable sales are all arm's length sales and updated condominium units which reflects in the sale price.

The average sales price per square foot of the comparable sales is \$132.51. Comparable 1 is the same square footage as the subject property. The subject property's 2020 assessment is \$97,000 which calculates to \$92.29 per square foot.


Condominium Unit 1-C N sold on 5/23/2019 for \$75,200. This sale was not used as a comparable since it is not an arm's length sale. The condominium was never on the market and the property owner approached the buyer who was remodeling another unit in the building. Therefore, this sale is disqualified per the Department of Revenue guidelines and Reject Code 19 Insufficient Market Exposure.

Condominium Unit 4-D N sold on 2/27/2020 for \$177,800. This unit was offered for sale by owner and marketed on Zillow. The unit has 2 bedrooms and 2 bathrooms with 1,501 square feet. This sale does not appear in the comparable grid since it sold after January 1, 2020. However, the sale shows the continued strong condominium market in the City of Racine and in East Park Towers.

Currently, as of 6/16/2020, there are 3 listings at East Park Towers. Unit 4-C N is a 1 bedroom 1 ½ bathroom condominium with 1,051 square feet, in average condition and is listed at \$125,000. This unit is similar to the subject in size, room count and condition. Unit 1-C N is an updated 1 bedroom 1.5 bathroom condominium with 1,051 square feet and listed at \$147,900. The listing prices are showing current market trends which are above the 2020 assessed values.

The property owner's current concerns about the building repair have no impact on the January 1, 2020 assessed value. The special assessments have not billed as of May 2020 and the work has not begun. Generally, exterior building maintenance is funded by a reserve fund from monthly condominium fees. Every condominium association handles these fees so in this situation each condominium owner will be billed a special assessment. The special assessment amount would not be subtracted from the assessed value. If this has an impact on sales prices, then it would reflect in the 2020 sales prices. The Assessor's Office will analyze sales in 2020 and the sales prices will determine what the market adjustment will be for 2021.

The condominium market in 2019 was strong and continues to be strong with sales up 8-15% in Racine and in Racine County. I believe my 2020 assessment of \$97,000 for the subject property is fair and equitable.

<b>Address:</b> 111 11th St 4CN Racine, Wisconsin 53403-1999 <b>Taxed by:</b> Racine		<b>MLS #:</b> 1690582															
	<b>Property Type:</b> Condominium <b>Status:</b> Active <b>Tax Key:</b> 00605026 <b>County:</b> Racine		<b>List Price:</b> \$125,000 <b>Taxes:</b> \$2,317.9 <b>Tax Year:</b> 2019														
	<b>Bedrooms:</b> 1 <b>Total Full/Half Baths:</b> 1 / 1 <b>F/H Baths Main:</b> 1 / 1 <b>F/H Baths Upper:</b> <b>F/H Baths Lower:</b> <b>Garage Spaces:</b> 0 <b>Garage Type:</b> None		<b># of Rooms:</b> 3 <b>Est. Total Sq. Ft.:</b> 1,054 <b>Est. Year Built:</b> 1972 <b>Zoning:</b> Condo														
	<b>Condominium Name:</b> East Park Tower <b>Condo Fee / Mo:</b> \$297 <b>Units in Project:</b> 44 <b>Units in Bldg:</b> 44		<b>Floor #:</b> 4 <b>Pets Permitted:</b> Y <b>Flood Plain:</b> No <b>Days On Market:</b> 22														
	<b>Directions:</b> S. Main St. to 11 St., east on 11th St., southeast corner of 11th St. and S. Main St.																
<b>School District:</b> <a href="#">Racine Unified</a>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Dim</th> <th style="text-align: left;">Level</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>11 x 16</td> <td>Main</td> </tr> </tbody> </table>	Name	Dim	Level	Master Bedroom	11 x 16	Main	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Dim</th> <th style="text-align: left;">Level</th> </tr> </thead> <tbody> <tr> <td>Living/Great Room</td> <td>15 x 19</td> <td>Main</td> </tr> <tr> <td>Kitchen</td> <td>8 x 11</td> <td>Main</td> </tr> </tbody> </table>	Name	Dim	Level	Living/Great Room	15 x 19	Main	Kitchen	8 x 11	Main
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<b>Remarks:</b> Watch the Sunrise over Lake Michigan from this Condo. Great place to escape for some R & R. The Marina is not far from this Condo which is a short walk from the Lake. Lovely surrounding Historic properties. This Condo has a generous Living / Dining area with a Sliding glass door to the balcony overlooking the Lake on the 4th Floor of a building with an Elevator & Secure entrance. Fully appliances eat in kitchen with walk in pantry. Master suite with Walk in closet and full bathroom and a beautiful view from the window. This Condo has an assigned covered parking space and a storage area. Condo Association has a wonderful Meeting room with Kitchen to use for gatherings. There is also a Car wash area in the underground garage. Check it out today.																	
<b>Listing Office:</b> Shorewest Realtors, Inc.: swr48		<b>LO License #:</b> 7771-91															

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2020 by Multiple Listing Service, Inc. See [copyright notice](#). Prepared by Carolyn E Chabron on Tuesday, June 16, 2020 9:31 AM.



Photos for MLS # 1690582     111 11th St 4CN, Racine, WI 53403

**\$125,000**

Building



East Park Towers



Front Door



Living room



Living Dining L



Master Bedroom



MLS # 1690582 111 11th St 4CN, Racine, WI 53403

\$125,000

Master Bathroom



Master Bathroom



Kitchen



Kitchen



Parking Space



Lake View from Street



MLS # 1690582    111 11th St 4CN, Racine, WI 53403

\$125,000

**Steps from the Condo**



**Sunrise from the Window**



**Sunrise from Window**



Tara Coolidge  
City Clerk/Treasury Manager

Amber Pfeiffer  
Asst. Clerk/Treasury Manager



**City of Racine, Wisconsin**

**Office of the City Clerk**  
730 Washington Avenue  
Racine, Wisconsin 53403  
(262) 636-9171  
Fax: (262) 636-9298  
Email: [clerks@cityofracine.org](mailto:clerks@cityofracine.org)

June 12, 2020

Jeffrey L. Derks  
111 11<sup>th</sup> Street Unit 2CS  
Racine, WI 53403

PROPERTY: 111 11<sup>th</sup> Street Unit 2CS

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:

**THURSDAY- June 25, 2020**  
**Beginning at 9:00 A.M. – VIRTUALLY**

Please call the City Clerk's Office at 262-636-9171, 48 hours before your scheduled time with a phone number to call you with on the date listed above.

If you are presenting appraisals it must be with a sworn affidavit or the appraiser must be present virtually by telephone.

You will have an opportunity to speak, on behalf of the property.

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

Sincerely,

Tara Coolidge  
City Clerk



Tara Coolidge  
City Clerk/Treasury Manager

Amber Pfeiffer  
Asst. Clerk/Treasury Manager



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June 29, 2020

Jeffrey L. Derks  
111 11<sup>th</sup> Street Unit 2CS  
Racine, WI 53403

PROPERTY: 111 11<sup>th</sup> Street Unit 2CS

The Board of Review scheduled a deliberation to the assessment on the property listed above, at the date listed below:

**Monday- July 13, 2020**  
**Meeting will start at 10:00 am - Virtually**

To listen in please call the number listed below, and enter the access number when prompted.

**Phone number: 1-844-992-4726**  
**Access code: 132 198 6889**

You will not have an opportunity to speak.

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

Sincerely,

Tara Coolidge  
City Clerk



Tara Coolidge  
City Clerk/Treasury Manager

Amber Pfeiffer  
Asst. Clerk/ Treasury Manager



**City of Racine, Wisconsin**

**Office of the City Clerk**

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Racine, Wisconsin 53403  
(262) 636-9171  
Fax: (262) 636-9298  
Email: [clerk@cityofracine.org](mailto:clerk@cityofracine.org)

July 22, 2020

JEFFREY L. DERKS  
111 11<sup>TH</sup> ST. UNIT 2CS  
RACINE, WI 53403

PROPERTY: 111 11<sup>TH</sup> ST UNIT 2CS

The City of Racine, Board of Review has concluded its deliberations on the property listed above.

Exercising its judgement and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board of Review by majority and rollcall vote hereby determine:

That the Assessor's valuation is correct.

I have included the WI Department of Revenue guide on how to appeal your Board of Review Determination.

If you have any questions or concerns, please contact the City Clerk's Office at (262) 636-9171.

Sincerely,

Tara Coolidge  
City Clerk