

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) TIMOTHY JAMES SODERLUND				Agent name (if applicable)			
Owner mailing address 2341 HANSEN AVE				Agent mailing address			
City RACINE	State WI	Zip 53405		City	State	Zip	
Owner phone (262) 998-7204	Email FITARMY@ME.COM			Owner phone		Email	

Section 2: Assessment Information and Opinion of Value			
Property address 2341 HANSEN AVE			
City RACINE	State WI	Zip 53405	
Assessment shown on notice - Total \$102,000			
Legal description or parcel no. (on changed assessment notice)			
Your opinion of assessed value - Total \$84,000			

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

Statutory Class	Acre	\$ 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)
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 \$ Date ☐ Purchase ☐ Trade ☐ Gift ☐ Inheritance
B. Within the last 10 years, did you change this property (ex: remodel, addition)? ☐ Yes ☒ No
If Yes, describe ☐ Yes ☒ No
Date of changes (mm-dd-yyyy) Does this cost include the value of all labor (including your own)? ☐ Yes ☒ No
Cost of changes \$ (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)
Asking price \$ List all offers received
D. Within the last five years, was this property appraised? ☐ Yes ☒ No
If Yes, provide: Date 11-28-2016 Value \$4,000 Purpose of appraisal for gross to sell
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 [Signature] Date 5-18-2020

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

I, TIM SODERLUND, as the property owner or as agent for 2341 HANSEN AVE RACINE (property owner's name) with an address of 2341 HANSEN AVE RACINE give notice of an intent to file an objection to the assessment for the following property: 2341 HANSEN AVE RA for the 2020 Assessment Year in the City of Racine.

Name: TIM SODERLUND
Best contact phone number: 262 491 7204
Mailing Address: 2341 HANSEN AVE RACINE WI 53405
(date) MAY 18, 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	RACINE	County	RACINE
Property owner's name	TIMOTHY SOOERLUND		
Owner's mailing address	2341 HALSEN AVE RACINE WI 53405		
Owner's telephone number	(262) 498-7204	☐ Land Line ☒ Cell Phone	☐ Land Line ☐ Cell Phone
Owner's email address	FITALMY@ME.COM		
Agent's telephone number	()		
Agent's mailing address			
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.)

- Property address 2341 HALSEN AVE RACINE WI 53405
- Legal description or parcel number from the current assessment roll RESIDEN TIAL 06234000 01
- Total Property Assessment 102,000

4. If agent, attach signed Agent Authorization form, PA-105

☒ Testify by telephone *

☐ Submit sworn written statement

Basis for request OVER TAXED

* If the request is approved, provide the best telephone number to reach you

Owner's or Agent's signature	Date
Tim Soerlund	Nov 18, 2021

For Board Use Only

☐ Approved ☐ Denied

Reason

☐ Taxpayer advised

Date

NOTICE OF ASSESSMENT

City of Racine

THIS IS NOT A BILL

In Accordance with sec. 70.365 of the Wisconsin Statutes, Assessment Notice is hereby given on Property

LOCATED AT: 2341 HANSEN AVE

PARCEL ID: 06234000

CLASS: Residential

ASSESSMENT DISTRICT: 08

TIMOTHY JAMES SODERLUND
2341 HANSEN AVE
RACINE, WI 53405

BOARD OF REVIEW DATE 06/08/2020

Location: City Hall
730 Washington Avenue
Racine, Wisconsin 53403
Time: 8:30 AM to 10:30 AM

2020 REAL ESTATE ASSESSMENT AT 100% MARKET VALUE

TOTAL 102,000

2019 REAL ESTATE ASSESSMENT

TOTAL 93,000

REASON FOR CHANGE: Revaluation

Preliminary General Level Of Assessment 100%

This property is **X** is not subject to a conversion charge under sec 74.485, Wis.

ASSESSMENT ROLLS WILL BE AVAILABLE FOR YOUR REVIEW
ONLINE AT [HTTPS://CITYOFRACINE.ORG/ASSESSOR](https://cityofracine.org/assessor)

05/20/2020 - 05/22/2020 DURING OPEN BOOK

ASSESSMENT APPEALS PROCEDURE

All property in the City of Racine is assessed at 100% of full market value. If your opinion of value differs significantly from the value shown above, contact this office and personally discuss the assessment with the assessor who set the value. If an error was made or if you have evidence that the assessment is more than actual fair market value of your property, we would welcome the opportunity to review all pertinent facts. The best evidence of value is the recent sale price of your property or the sale prices of properties comparable to yours. If you need further clarification, please contact our staff between 8 a.m. and 4:30 p.m., during the OPEN BOOK period shown above. The Assessor is located in room 106, City Hall. Please call (262) 636-9119 if you wish to have an appointment set up to discuss the assessment with your assessor.

After talking with us, if you still find a significant difference between our assessment and what you feel is your property's market value, you have the right to appeal your assessment before the local Board of Review. You will need to file a written or oral intent to object with the City Clerk at least 48 hours before the opening of the Board of Review. In addition, you must complete an approved objection form and file with the City Clerk prior to or within the first two hours of the Board's first scheduled meeting. The City prefers you file the objection form 48 hours prior to the first Board meeting. The City Clerk's office is located in room 103, City Hall. City Clerk telephone number is 262-636-9171.

The Board of Review operates similarly to a court and has the responsibility of resolving differences of opinion of under or over valuation. Its function is not one of valuation, but of deciding the validity of the facts presented orally before it. You or your representative must provide testimony to the Board in objection to your assessment. An assessor from the Assessor's Office will also present evidence relating to the market value of your property. After hearing the evidence, the Board will decide to either raise, lower, or leave unchanged the assessment of your property.

You may appeal the Board of Review's determination to the Circuit Court of Racine or to the Department of Revenue.
The Circuit Court decision also may be appealed to the State of Wisconsin Court of Appeals.

PLEASE CHECK TO SEE THAT YOUR MAILING ADDRESS IS CORRECT. PLEASE NOTIFY THIS OFFICE TO MAKE THE
NECESSARY CORRECTIONS.

PR-301: 51-276

5,646



USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, Texas 78288-0544

-Expedited Delivery -
02035.3KK0M.JSS1350894949.11.01.20

TIMOTHY J SODERLUND
MSG USA RET
2341 HANSEN AVE
RACINE WI 53405-2641

December 1, 2016

014857002 - DM-02035

129308-0315



Desktop ValuationTM w/Inspection

Restricted Appraisal Report

File Number50987248

Client Reference ID3000700926

Client Information		
Client	USAA	
Branch	VA IRRRL / DVI	Client Ref ID3000700926

Subject Property Data					
Borrower	SODERLUND,TIMOTHY	Owner of Record	SODERLUND,TIMOTHY JAMES	Current Use	Single Family
Address	2341 HANSEN AVE	Property Type	Single Family Residential	Attached/Detached	Detached
City	RACINE	Subject Location	Urban	# of Units	1
State	WI	# Prop for sale on street	3	Property Interest Appraised	Fee Simple
Zip	53405	APN	276 000006234000	# of properties sold in the last 3 months	1
Area Price Trend	STABLE	Highest and Best Use: Residential	Zoning	R3	

Comparable Sales Data															
	Address	Type	Sale Price	Date	Dist. (mi)	Site (ac)	Age	Bed	Bath (F/H)	GLA	Bsmt	Pool	Sale Type	Source	
	Sub 2341 HANSEN AVE	SFR			0	0.11	1910	3	1 0	1,396	Full	No	N/A	Public Records	
1	2315 HANSEN AVE	SFR	\$86,500	07/15/2016	0.05	0.11	1915	3	1 0	1,355	Full	No	Arms Length	MLS	
2	1422 HAYES AVE	SFR	\$79,500	07/22/2016	0.71	0.12	1927	4	1 0	1,391	Full	No	Arms Length	MLS	
3	1253 GROVE AVE	SFR	\$88,000	07/18/2016	0.51	0.07	1906	3	1 0	1,667	Full	No	Arms Length	MLS/ Public Records	
4	1435 DEANE BLVD	SFR	\$74,500	10/26/2016	0.65	0.11	1916	3	1 1	1,325	Full	No	Arms Length	MLS	
Comparable Sales Analysis															

Comparable Sales Analysis															
Subject		Sale 1				Sale 2				Sale 3					
Street Address	2341 HANSEN AVE	2315 HANSEN AVE				1422 HAYES AVE				1253 GROVE AVE					
City	RACINE	RACINE				RACINE				RACINE					
State/Zip	WI 53405	WI 53405				WI 53405				WI 53405					
Data Source	Public Records	MLS				MLS				MLS/Public Records					
Sale Price		\$86,500				\$79,500				\$88,000					
Sale Date		07/15/2016				07/22/2016				07/18/2016					
Distance (mi)	N/A	0.05				0.71				0.51					
Site Size (acres)	0.11	0.11				0.12				0.07					
Age (Years)	106	101				89				110					
Bedrooms	3	3				4				3					
Baths (F/H)	1 0	1 0				1 0				1 0					
Living Area (s.f.)	1,396	1,355				1,391				1,667					
Basement	Full	Full				Full				Full					
Pool	No	No				No				No					
Garage	2 cars	No Garage				2 cars				1 car					
Other															
Other															
Other															
Adjusted Values	Net Adj (%)	2.3				-1.3				-1.9					
	Gross Adj (%)	2.3				1.3				4.2					

Current Listing Information				
Subject currently listed?	No	DOM	MLS#	Listing Price
Listed in last 12 mos.?	No			

Subject 3 Year Transaction History

No sales available

Appraiser Reconciliation

MLS data was utilized in the research/completion of the report. The subject is a 1.5 story home located in a developed neighborhood of Racine WI. The home, based on the PCR photos, is in average condition and includes features that appear to be typical for the area. Subject has not sold within the past 3 years and has not been listed within the past 12 months. No adverse or favorable external influences were observed through mapping. Property values are currently stable, however there continues to be a presence of REO & short sale activity in this market. MLS indicated pricing for similar improvements in the subject's neighborhood is from \$25,000 to \$115,000, with the subject best competing with properties in the \$74,000 to \$88,000 price range. The comparables provided are within the subject's immediate marketplace and have similar overall features. Equal weight has been given to all three comps and a value in the middle of the range has been concluded.

Desktop Valuationw/InspectionTM

Restricted Appraisal Report

File Number 50987248
Client Reference ID 3000700926

Based on this desktop analysis, our Opinion of Value for the subject property is: **\$84,000**

Effective Date of Appraisal: **11/28/2016**
Exposure Time: **60-90**

Date Of Report: **11/28/2016**
Marketing Time: **60-90 days**

Prior Services Disclosure

I have () / have not (X) performed a service for the subject property in the past 3 years

Services Provided:

N/A

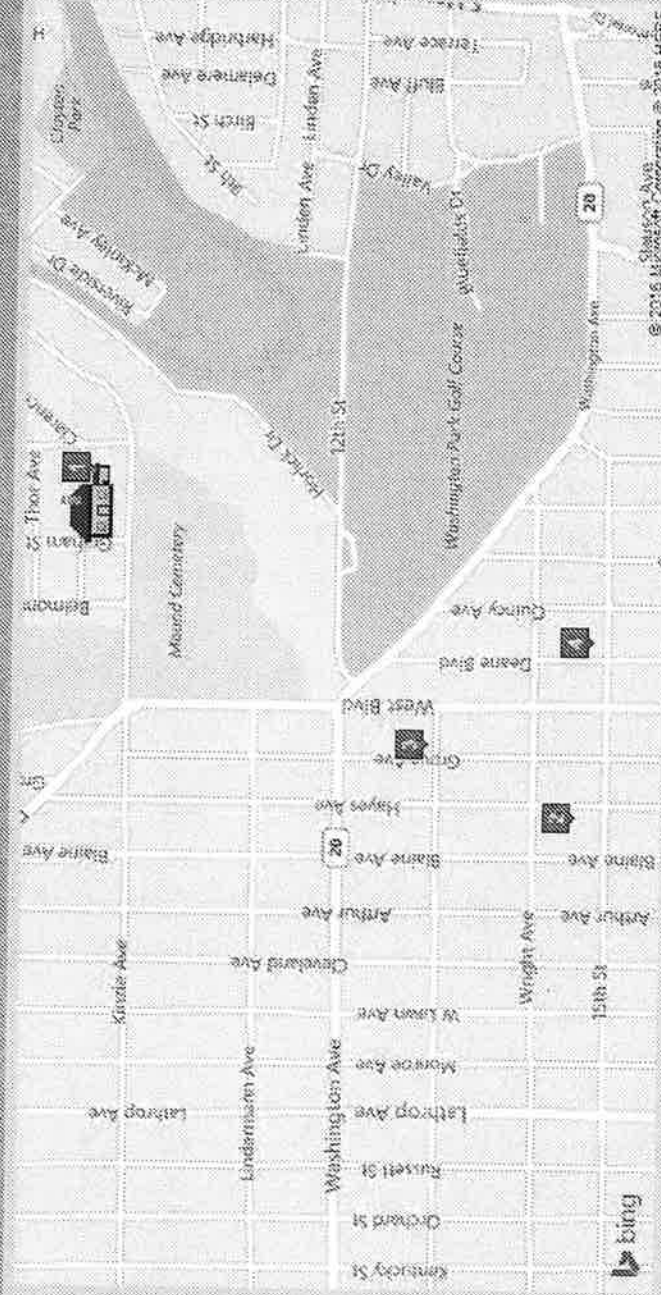
Subject Property Observations (Source: Property Condition Report)

In Gated Community	No	Appears habitable	Yes	Broken windows/doors	No
Property Maintenance	Average	Appears occupied	Yes	Evidence of roof damage	No
Conforms to Neighborhood	Yes	For Sale Sign	No	Evidence of structural damage	No
Condition compared to Neigh	Equal	Bank owned Sale	N/A	Evidence of Siding damage	No
Garage	Detached	Construction in progress	No	Evidence of fire damage	No
Garage Condition	Average	Safety Concerns	No	Evidence of water damage	No

Neighborhood Observations

Overhead Power lines	No	Freeway/Highway	No	Railroad tracks	No
Commercial Uses	No	Airport/Flight path	No		
Boarded up homes	No	Waste management facility	No		

Comparable Location Map



This map can be viewed interactively by clicking [here](#).

Desktop ValuationTM w/Inspection

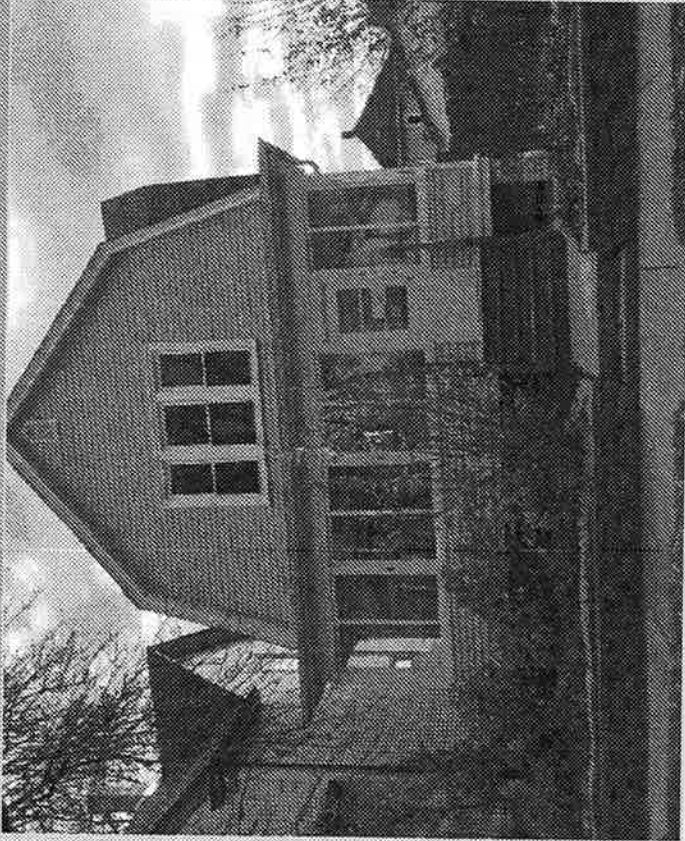
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Subject Property Satellite Image



Primary Picture of Subject



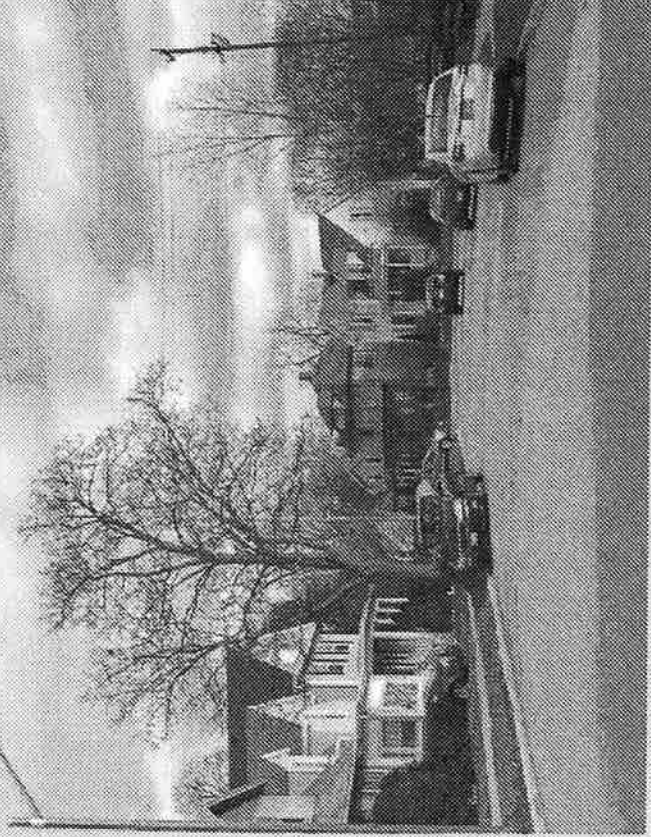
The exterior condition of the subject property, based on this photograph, has been considered in the overall analysis by the ServiceLink appraiser. No other subject attributes are confirmed/denied, unless obvious to the reviewer as a result of this photograph.

Desktop ValuationTM w/Inspection

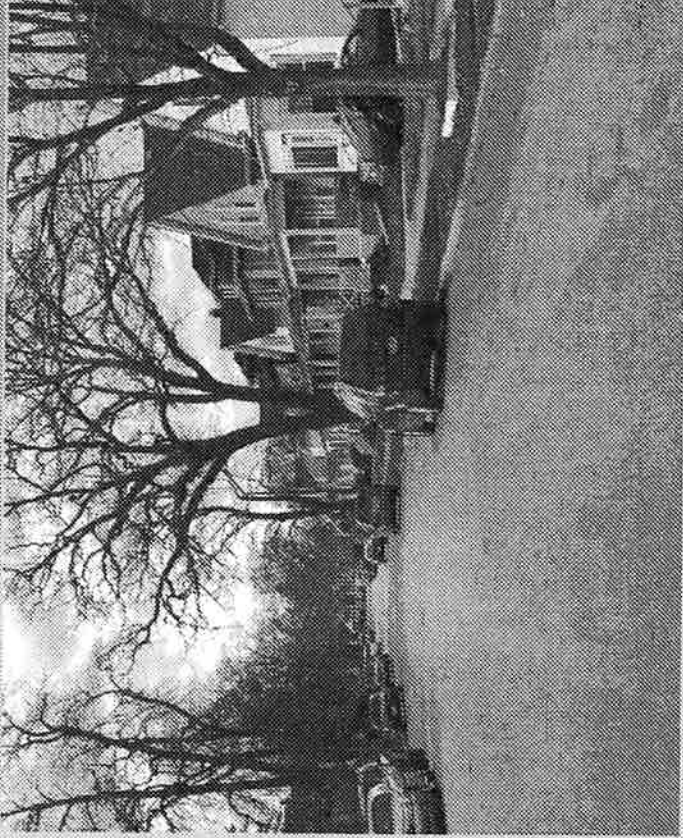
Restricted Appraisal Report

File Number 50987248
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Picture of Subject Street View



Picture of Subject Street View 2



Desktop ValuationTM w/Inspection

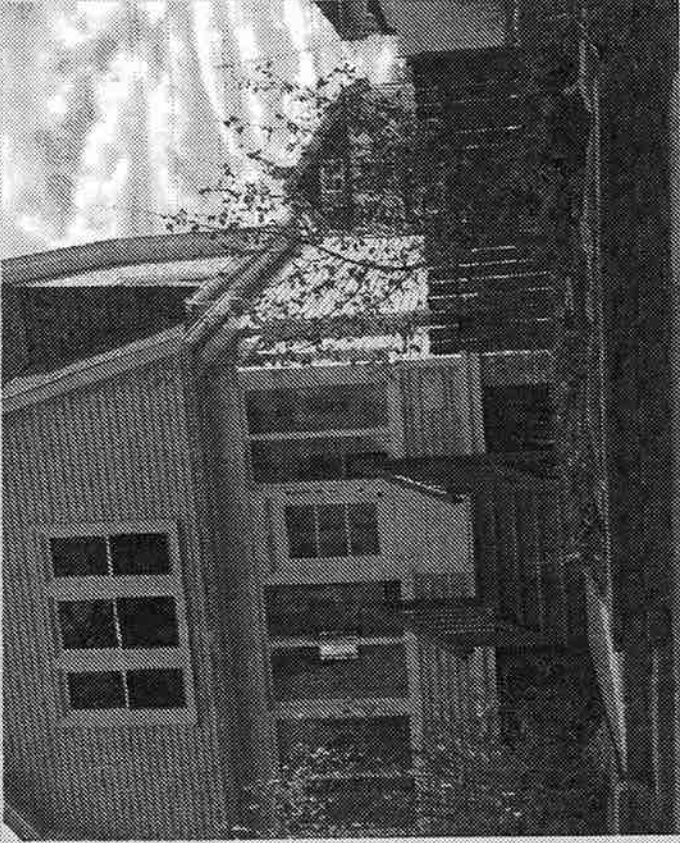
Restricted Appraisal Report

File Number 50987248
Client Reference ID 3000700926

Address Verification Image



Picture of Subject Misc 1



Agent Signature

Johnny L. Jones

File Number50987248

Client Reference ID3000700926

STATEMENT OF LIMITING CONDITIONS AND APPRAISER CERTIFICATION

IDENTIFICATION OF REPORT TYPE: This appraisal is a “Restricted Appraisal Report” for the property identified on page 1 of this report. Reporting requirements have therefore been completed in accordance with USPAP.

INTENDED USER: The client is the only intended user of this report. NO ONE OTHER THAN THE CLIENT IS AUTHORIZED TO USE THIS APPRAISAL REPORT.

INTENDED USE: This report is intended to be used by the identified client/user solely for internal risk assessment as it relates to the value of the subject property. No other use is intended.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and acting in what they consider their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Source: Office of the Comptroller of the Currency, under 12CFR, Part 34, Subpart C - Appraisals, 34.42 Definitions (g).)

SCOPE OF WORK: The client in this appraisal report has engaged the appraiser to provide an opinion of market value. Within the context of the identified intended use, the appropriate research and analysis for credible assignment results has been determined and defined by the appraiser. 1) **Inspection:** The data source used for the inspection is a property condition report performed by a local real estate professional. 2) **Market research:** The appraiser has relied upon data believe to be accurate, provided by public records, Multiple Listing Services and other online resources cited in the report. There is no personal property, fixtures or intangible items included in the opinion of value. 3) **Approach to Value:** The appraiser has relied upon the “Sales Comparison Approach” to value, selecting similar comparable sales to demonstrate the actions of buyers and sellers in the market, in accordance with USPAP.

ASSUMPTIONS: The appraiser has made the following extraordinary assumptions:

- 1) Relevant physical characteristics for the subject and comparable properties provided by cited data sources are accurate.
- 2) The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed by the inspecting professional during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as; but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 3) Unless noted otherwise within the body of this report, the appraiser is unaware of any proposed changes to the current zoning.
- 4) There are no easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances, or other items of similar nature. Should any of these assumptions be discovered to be false, it may have a material impact on the opinion of value.

APPRAISAL METHODS/RECONCILIATION: The appraiser only utilized the sales comparison approach to value, as this approach most accurately reflects the activity of buyers and sellers, inherent in the definition of market value. The income approach and cost approach were not required for credible results within the context of the intended use.

USE RESTRICTION: This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser’s workfile.

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have not made a personal inspection of the property that is the subject of this report.
- No other appraisers provided any assistance in the development of the appraisal results. A local real estate professional, Johnny Jones, WI #57132-90 (not an appraiser) did assist in the process by viewing the property from the street and providing the Property Condition Report, attached to this appraisal report, for the appraiser to consider in the analysis.

Desktop ValuationTM w/Inspection

Restricted Appraisal Report

File Number 50987248

Client Reference ID 3000700926

Contingent and Limiting Conditions

1. The appraiser used data that was obtained from sources deemed to be reliable. The appraiser is not responsible for any errors in information obtained from data reporting services.
2. The appraiser will not be liable for any consequential damages or lost profits, even if advised of their possibility, in connection with the report. The appraiser and ServiceLink's liability for any and all losses, damages or injuries arising out of any act or omission in connection with the report, shall be limited to the amount of the fee received by ServiceLink for such report.

Appraiser Name: PROKOPEC, MICHAEL T

Date of Appraisal/Signature Date: 11/28/2016

License/Certification Number: 21214

License/Certification Expiration Date: 12/14/2017

Effective Date of Report: 11/28/2016

Signature: 

Title: Wisconsin licensed appraiser

State of License/Certification: WI

FEE DISCLOSURE:

The compensation for this appraisal assignment is included in the appraiser's compensation as an employee of ServiceLink, A Black Knight Company and cannot be expressed as a dollar amount. The fee retained by ServiceLink for appraisal services related to this appraisal report is \$130 less the compensation apportioned to the appraiser.