

Received

Objection to Real Property Assessment

JUN 01 2020

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*.

City Clerk - Racine, WI

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>Alisa I Pichelman</u>			Agent name (if applicable)		
Owner mailing address <u>828 Augusta St.</u>			Agent mailing address		
City <u>Racine</u>	State <u>WI</u>	Zip <u>53402</u>	City	State	Zip
Owner phone <u>(262) 230-5732</u>	Email <u>aip8888@icloud.com</u>	Owner phone () - Email			

Section 2: Assessment Information and Opinion of Value

Property address <u>828 Augusta St.</u>			Legal description or parcel no. (on changed assessment notice) <u>0549000</u>		
City <u>Racine</u>	State <u>WI</u>	Zip <u>53402</u>	Your opinion of assessed value - Total <u>\$121,000</u>		
Assessment shown on notice - Total <u>\$153,000</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>City assessment is too high -- see attachment</u>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <u>Surrounding properties are assessed lower - see attachment/pictures</u>
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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 \$ 149,900 Date 08-27-2018 ☒ Purchase ☐ Trade ☐ Gift ☐ Inheritance
- B. Within the last 10 years, did you change this property (ex: remodel, addition)? ☒ Yes ☐ No
If Yes, describe Required repayment of partial driveway and apron
Date of changes Sept/Oct 2019 Cost of changes \$ 3500 Does this cost include the value of all labor (including your own)? ☒ Yes ☐ No
- C. Within the last five years, was this property listed/offered for sale? not by me ☐ Yes ☒ No
If Yes, how long was the property listed (provide dates) - - to - -
Asking price \$ - - List all offers received - -
- D. Within the last five years, was this property appraised? ☐ Yes ☐ No
If Yes, provide: Date - - Value - - Purpose of appraisal - -
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 15 minutes.

Property owner or Agent signature <u>Alisa Pichelman</u>	Date (mm-dd-yyyy) <u>05-29-2020</u>
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**2020 City of Racine
Notice of Intent to File Objection with the Board of Review**

I, Alisa I Pichelman, as the property owner or as
agent for Alisa I Pichelman (property owner's name) with an address of
828 Augusta St. hereby give notice of an intent to file an objection to the assessment
for the following property: 828 Augusta St Racine WI 53402 for the 2020 Assessment Year in the
City of Racine.

Name: Alisa I Pichelman
Best contact phone number: 262-220-5732
Mailing Address: 828 Augusta St Racine WI 53402
(date) 05.29.2020

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 <u>City of Racine</u>	County
Property owner's name <u>Alisa I Pichelman</u>	Agent name (if applicable)
Owner's mailing address <u>828 Augusta St. Racine WI 53402</u>	Agent's mailing address
Owner's telephone number (<u>262</u>) <u>220-5732</u> <input type="checkbox"/> Land Line <input checked="" type="checkbox"/> Cell Phone	Agent's telephone number () <input type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone
Owner's email address <u>aip8888@icloud.com</u>	Agent's email address

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

1. Property address 828 Augusta St Racine WI 53402
2. Legal description or parcel number from the current assessment roll
05490000
3. Total Property Assessment \$153,000

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

☒ Testify by telephone* ☐ Submit sworn written statement

Basis for request pandemic / Covid 19

*If the request is approved, provide the best telephone number to reach you 262-220-5732

Owner's or Agent's signature <u>Alisa Pichelman</u>	Date <u>05.29.2020</u>
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For Board Use Only

☐ Approved ☐ Denied

Reason _____

☐ Taxpayer advised _____
Date _____

Alisa Pichelman

From: Alisa <aip8888@icloud.com>
Sent: Monday, May 25, 2020 7:41 PM
To: Alisa Pichelman
Subject: Fwd: City Assessment of Racine for 828 Augusta St 53402 - objection

OUTSIDE Email



Sent from my iPhone


Begin forwarded message:

From: A P <aip8888@icloud.com>
Date: May 19, 2020 at 11:56:20 AM CDT
To: daniel.murphy@cityofracine.org
Cc: carolyn.moskonas@cityofracine.org, timothy.mattes@cityofracine.org, jennifer.levie@cityofracine.org
Subject: City Assessment of Racine for 828 Augusta St 53402 - objection

Dan,

Further to our conversation on 05.18.2020 and at your request, I am sending you this email protesting the City Assessment for 828 Augusta Street, Racine, WI 53402.

 You mentioned I paid \$149,900 for this house in 2018. And, as I advised, I paid too much for this house. At the time of purchasing, it was a seller's market; there were overly inflated housing prices due to recent Foxconn news; and prior homes I had tried purchasing during that same time had slipped through my fingers due to the fast-paced buying environment. In addition, unfortunately, the home inspection of current residence was not adequate as well as this home does not have 30 year roofing shingles as was previously advised on the home nor the garage. Also, the garage floor's concrete requires total re-paving. 

Equally important, my research shows the three homes directly across from 828 Augusta St (bungalows like mine) are currently assessed at \$124,000; \$127,000; and \$137,000 respectfully. The home next to my house East is currently at \$121,000 (a bungalow as well). The home next to my house West is currently assessed at \$100,000. 

Since 2018, my house assessment climbed \$20,000; and in 2019, it went up again by \$9,000. That is \$29,000 in two years. It is currently assessed at \$153,000 per the City Assessor.

This requires review.

 = see attached pictures

Please forward me an Objection Form to fill out as I could not locate one on the city's website.

Alisa I Pichelman
aip8888@icloud.com

Current Assessment

\$153,000 ↘

Current Assessment

\$121,000 ↓

↓
828 Augusta St.
House

↓
826 Augusta St.
House







828 Augusta St.

826 Augusta St.



\$121,000 ↗

↙
\$153,000
↘



826 Augusta St.
↓

828 Augusta St.
↓



828 Augusta St.
Garage Floor



828 Augusta St.
Garage Floor



828 Augusta St.
Garage Floor



828 Augusta St.
Garage Floor



828 Augusta St.
Garage Floor

SUBJECT PROPERTY



PARCEL NUMBER-----05490000
ADDRESS.....828 Augusta St
SALES PRICE.....\$149,900/\$ 98.68 sq. ft. / July 2018
ASSESSED VALUE..... \$153,000/100.72 sq. ft.
STYLE.....Bungalow
SIZE.....1519 sq. ft.
EXTERIOR.....Siding
YR BUILT.....1929
GARAGE.....2 Car Detached
ROOMS.....7-3-1.5
CONDITION.....Good

COMPARABLE #1



PARCEL NUMBER.....05447000
PROXIMITY.....2 Blocks South of the Subject
ADDRESS.....823 William St
SALES PRICE..... \$114,500/\$ 94.01 sq. ft. / Feb 2019
STYLE.....Bungalow
SIZE.....1218 sq. ft.
EXTERIOR..... Brick
YR BUILT.....1936
GARAGE.....1.5 Car Detached
ROOMS.....6-3-1
CONDITION.....Average

COMPARABLE #2



PARCEL NUMBER..... 04940000
PROXIMITY.....4 Blocks Southeast of the Subject
ADDRESS..... 2125 Superior St.
SALES PRICE.....\$92,500/\$111.58 sq. ft. /Nov 2019
STYLE.....Bungalow
SIZE.....829 sq. ft.
EXTERIOR.....Siding
YR BUILT.....1920
GARAGE.....3 Car Detached
ROOMS..... 5-2-1
CONDITION.....Average-Good

COMPARABLE #3



PARCEL NUMBER.....05452000
PROXIMITY.....2 Blocks Northeast of the Subject
ADDRESS.....2714 Green St.
SALES PRICE.....\$179,500/\$121.61 sq. ft. /May 2019
STYLE.....Bungalow
SIZE.....1476 sq. ft.
EXTERIOR.....Brick
YR BUILT.....1928
GARAGE.....1 Car Detached
ROOMS.....7-3-1.5
CONDITION.....Very Good

COMPARABLE #4



PARCEL NUMBER.....05556000
PROXIMITY.....1 Block Southeast of the Subject
ADDRESS.....2507 Green St
SALES PRICE.....\$130,000/\$129.87 sq. ft./Sept 2019
STYLE..... Bungalow
SIZE.....1001 sq. ft.
EXTERIOR..... Sided
YR BUILT.....1927
GARAGE.....1.5 Car Detached
ROOMS.....5-2-1
CONDITION.....Good