

Received

## Objection to Real Property Assessment

JUN 04 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* 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) <i>Tom Lee LLC</i>				Agent name (if applicable)			
Owner mailing address <i>P.O. Box #1</i>				Agent mailing address			
City <i>Elm Grove</i>	State <i>WI</i>	Zip <i>53122</i>		City	State	Zip	
Owner phone <i>(414) 651-7413</i>		Email <i>Regalinvestments@gmail.com</i>		Owner phone		Email	
Section 2: Assessment Information and Opinion of Value							
Property address <i>1636 Chatham St.</i>				Legal description or parcel no. (on changed assessment notice)			
City <i>Racine</i>	State <i>WI</i>	Zip		Parcel ID: <i>05749000</i> Dist: <i>07</i>			
Assessment shown on notice - Total <i>\$185,000.00</i>				Your opinion of assessed value - Total			

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

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres	@	\$ acre use value	
# of pasture acres	@	\$ acre use value	
# of specialty acres	@	\$ acre use value	
Undeveloped classification # of acres	@	\$ acre @ 50% of market value	
Agricultural forest classification # of acres	@	\$ acre @ 50% of market value	
Forest classification # of acres	@	\$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres	@	\$ acre @ 50% of market value	
Managed forest land acres	@	\$ acre @ market value	

## Section 3: Reason for Objection and Basis of Estimate

Reason(s) for your objection: (Attach additional sheets if needed) <i>incorrect valuation</i>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <i>Property on market since Sept 2019, offer \$40,000</i>
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## Section 4: Other Property Information

A. Within the last 10 years, did you acquire the property? ☐ Yes ☒ No  
If Yes, provide acquisition price \$ \_\_\_\_\_ Date (mm-dd-yyyy) \_\_\_\_\_ ☐ Purchase ☐ Trade ☐ Gift ☐ Inheritance

B. Within the last 10 years, did you change this property (ex: remodel, addition)? ☐ Yes ☒ No  
If Yes, describe \_\_\_\_\_  
Date of changes (mm-dd-yyyy) \_\_\_\_\_ Cost of changes \$ \_\_\_\_\_ Does this cost include the value of all labor (including your own)? ☐ Yes ☐ No

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) *9-1-2019* to *Present*  
Asking price \$ *\$120,000* List all offers received *\$40,000*

D. Within the last five years, was this property appraised? ☐ Yes ☒ No  
If Yes, provide: Date (mm-dd-yyyy) \_\_\_\_\_ Value \_\_\_\_\_ Purpose of appraisal \_\_\_\_\_  
If this property had more than one appraisal, provide the requested information for each appraisal.

## Section 5: BOR Hearing Information

A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): \_\_\_\_\_  
Note: This does not apply in first or second class cities.

B. Provide a reasonable estimate of the amount of time you need at the hearing \_\_\_\_\_ minutes.

Property owner or Agent signature <i>Tom Lee LLC</i>	Date (mm-dd-yyyy) <i>5-23-2020</i>
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**2020 City of Racine  
Notice of Intent to File Objection with the Board of Review**

I, Mark Mertens, as the property owner or as  
agent for \_\_\_\_\_ (property owner's name) with an address of  
P.O. Box 1 Elm Grove WI 53122 hereby give notice of an intent to file an objection to the assessment  
for the following property: 1436 Chatham St for the 2020 Assessment Year in the  
City of Racine.

Name: Tom Lee LLC (Mark Mertens member)  
Best contact phone number: (414) 651-7413  
Mailing Address: P.O. Box 1 Elm Grove, WI 53122  
(date) \_\_\_\_\_

This Notice of Intent is being filed: (place mark one)

- ☐ At least 48 hours before the board's first scheduled meeting.
- ☐ During the first two hours of the board's first scheduled meeting. (Please complete Section A).
- ☐ Prior to the end of the fifth day of the session or prior to the end of the final day of the session if the session is less than 5 days. (Please complete Section B).

**Filing of this form does not relieve the objector from the requirement of timely filing a fully completed written objection on the proper form with the Clerk of the Board of Review.**

**SECTION A** – Upon a showing of good cause, the Board of Review shall grant a waiver of the 48-hour notice of an intent to file a written or oral objection if a property owner who does not meet the notice requirement appears before the board of review during the first 2 hours of the meeting. THE PROPERTY OWNER NOW MUST SHOW GOOD CAUSE FOR FAILURE TO MEET THE 48-HOUR NOTICE REQUIREMENT AND FILE A WRITTEN OBJECTION. My good cause is as follows:

**SECTION B** – The Board of Review may waive all notice requirements and hear the objection if a property owner fails to provide written or oral notice of an intent to object 48 hours before the first scheduled meeting, and fails to request a waiver of the notice requirements during the first 2 hours of the meeting if the property owner appears before the Board at any time prior to the end of the fifth day of the session, or prior to the end of the final day of the session if the session is less than 5 days, and the property owner FILES A WRITTEN OBJECTION AND PROVIDES EVIDENCE OF EXTRAORDINARY CIRCUMSTANCE. Proof of my extraordinary circumstance is as follows:

**A WRITTEN OBJECTION ON THE PROPER FORM MUST BE PROPERLY FILED WITH THE CLERK OF THE BOARD OF REVIEW.**

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

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

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

Municipality <u>Racine</u>	County <u>Racine</u>
Property owner's name <u>Tomler LLC Member Motors member</u>	Agent name (if applicable)
Owner's mailing address <u>P.O. Box 1 Elm Grove, WI 53122</u>	Agent's mailing address
Owner's telephone number <u>(414) 651-7413</u>	Agent's telephone number (     )
<input type="checkbox"/> Land Line <input checked="" type="checkbox"/> Cell Phone	<input type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone
Owner's email address <u>RegalInvestments@gmail.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 1636 Chatham St.
2. Legal description or parcel number from the current assessment roll 05749000 Dist 07
3. Total Property Assessment \$195,000.00
4. If agent, attach signed Agent Authorization form, PA-105

☐ Testify by telephone\*      ☒ Submit sworn written statement

Basis for request \_\_\_\_\_

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

Owner's or Agent's signature <u>[Signature] Member Tomler LLC</u>	Date <u>5/29/2020</u>
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### For Board Use Only

☐ Approved      ☐ Denied

Reason \_\_\_\_\_

☐ Taxpayer advised \_\_\_\_\_ Date \_\_\_\_\_