

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) JONATHAN BUETTNER				Agent name (if applicable)			
Owner mailing address 1032 N MAIN				Agent mailing address			
City RACINE	State WI	Zip 53402		City	State	Zip	
Owner phone (262) 455-8128	Email JBUETTNER@DEVILLETECHNOLOGIES.COM			Owner phone	Email		
Section 2: Assessment Information and Opinion of Value							
Property address 1032 N MAIN				Legal description or parcel no. (on changed assessment notice) PARCEL ID 04683000			
City RACINE	State WI	Zip 53402					
Assessment shown on notice - Total 156,000				Your opinion of assessed value - Total 124,000			

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) See attached
Basis for your opinion of assessed value: (Attach additional sheets if needed) see attached

Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property? ☒ Yes ☐ No
 If Yes, provide acquisition price \$ **165,000** Date **11-30-18** ☒ 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
 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) **9-18-18** to **11-30-18**
(mm-dd-yyyy) (mm-dd-yyyy)
 Asking price \$ **175,000** List all offers received **N/A**
- D. Within the last five years, was this property appraised? ☒ Yes ☐ No
 If Yes, provide: Date **11-14-18** Value **171,000** Purpose of appraisal **PURCHASE OF PROPERTY**
(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) 01-05-2020
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**2020 City of Racine
Notice of Intent to File Objection with the Board of Review**

I, JONATHAN BUETTNER, as the property owner or as
agent for _____ (property owner's name) with an address of
_____ hereby give notice of an intent to file an objection to the assessment
for the following property: 1032 N MAIN ST, RACINE for the 2020 Assessment Year in the
City of Racine. WI 53402

Name: JONATHAN BUETTNER
Best contact phone number: (262) 455-8128
Mailing Address: 1032 N MAIN ST, RACINE WI 53402
(date) 015/20

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:

MET 48 HOUR NOTICE REQUIREMENT

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:

FILED WRITTEN OBJECTION. PROVIDED LIST OF
RECENT SALES OF COMPARABLE PROPERTIES.

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 <u>RACINE</u>	
Property owner's name <u>JONATHAN BUETTNER</u>		Agent name (if applicable)	
Owner's mailing address <u>1032 N MAIN ST, RACINE WI 53402</u>		Agent's mailing address	
Owner's telephone number <u>(202) 455-8128</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>JBUETTNER@DEVILLETECHNOLOGIES.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 1032 N MAIN ST, RACINE WI 53402
2. Legal description or parcel number from the current assessment roll
ROUTE # 07030860 PARCEL ID 04083000 DISTRICT 04
3. Total Property Assessment 2020 ASSESMENT 150,000
4. If agent, attach signed Agent Authorization form, PA-105

☒ Testify by telephone* ☐ Submit sworn written statement

Basis for request CURRENT APPRAISED VALUE FOR 2020 TAX YEAR IS BELIEVED TO BE ABOVE FAIR MARKET VALUE

* If the request is approved, provide the best telephone number to reach you (202) 455-8128 CELL

Owner's or Agent's signature 	Date <u>06/05/20</u>
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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: 1632 N MAIN ST**PARCEL ID:** 04683000**CLASS:** Residential**ASSESSMENT DISTRICT:** 07

JONATHAN BUETTNER
1632 N MAIN ST
RACINE, WI 53402

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** 156,000**2019 REAL ESTATE ASSESSMENT****TOTAL** 136,000**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.

Year	Code	Building	Land Value	Total	YOY	Price per sqft	CAGR	
2020 est.	101 - One-Family	137,300	18,700	156,000	14.7%	83	3 Year	14.5%
2019	101 - One-Family	117,300	18,700	136,000	14.3%	73	5 Year	9.6%
2018	101 - One-Family	100,300	18,700	119,000	5.3%	64	10 Year	2.2%
2017	101 - One-Family	94,300	18,700	113,000	4.6%	60	15 Year	1.6%
2016	101 - One-Family	89,300	18,700	108,000	0.0%	58	20 Year	3.6%
2015	101 - One-Family	89,300	18,700	108,000	0.0%	58		
2014	101 - One-Family	89,300	18,700	108,000	-6.9%	58		
2013	101 - One-Family	95,100	20,900	116,000	-7.2%	62		
2012	101 - One-Family	104,100	20,900	125,000	-2.3%	67		
2011	101 - One-Family	107,100	20,900	128,000	-3.0%	68		
2010	101 - One-Family	111,100	20,900	132,000	-2.9%	71		
2009	101 - One-Family	115,100	20,900	136,000	-4.2%	73		
2008	101 - One-Family	121,100	20,900	142,000	5.2%	76	Housing Bubble	
2007	101 - One-Family	122,100	12,900	135,000	8.0%	72		
2006	101 - One-Family	112,100	12,900	125,000	14.7%	67		
2005	101 - One-Family	96,100	12,900	109,000	7.9%	58		
2004	101 - One-Family	88,100	12,900	101,000	11.0%	54		
2003	101 - One-Family	81,100	9,900	91,000	8.3%	49		
2002	101 - One-Family	74,100	9,900	84,000	6.3%	45		
2001	101 - One-Family	69,100	9,900	79,000	0.0%	42		
2000	101 - One-Family	69,100	9,900	79,000	2.6%	42		
1999	101 - One-Family	67,100	9,900	77,000	4.1%	41		
1998	101 - One-Family	64,100	9,900	74,000	5.7%	40		
1997	101 - One-Family	61,400	8,600	70,000	7.7%	37		
1996	101 - One-Family	57,800	7,200	65,000	4.8%	35		
1995	101 - One-Family	56,000	6,000	62,000	8.8%	33		
1994	101 - One-Family	51,000	6,000	57,000	5.6%	30		
1993	101 - One-Family	48,000	6,000	54,000	12.5%	29		
1992	101 - One-Family	42,000	6,000	48,000	11.6%	26		
1991	101 - One-Family	37,000	6,000	43,000	18.8%	23		
1990	101 - One-Family	30,200	6,000	36,200	0.0%	19		
1989	101 - One-Family	30,200	6,000	36,200	0.0%	19		
1988	101 - One-Family	30,200	6,000	36,200	0.0%	19		
1987	101 - One-Family	30,200	6,000	36,200	0.0%	19		
1986	101 - One-Family	30,200	6,000	36,200		19		

Mr. Jonathan Buettner
1632 N Main Street
Racine, WI 53402

City Assessor's Office
City Hall - Rm. 106
730 Washington Ave.
Racine, WI 53403

06/04/2020

Re: Request for Appeal for Tax Year 2020

Dear Assessor,

Please accept this letter as my formal notice of protest of the property value for the listing below. I feel that the current appraised value of \$156,000 is above fair market value and ask that you please review the assessment.

Location	Route #	Parcel ID	District-Ward
1632 N MAIN ST	07030860	04683000	04-09

In support, I have researched and provided a list of recent sales of comparable properties (including photographs and evidence of the sale prices). The most current real estate assessment for my property is based on \$83 price per square foot; whereas the average price per square foot for my surrounding area is \$66 (see attached support). Therefore, it is my understanding the assessed value is higher than those of similar neighboring properties.

According to the 2016 estimates from geographic information system software company Esri, the median value of owner-occupied homes in the City of Racine stands at \$124,674. This is 21 percent lower than the City of Kenosha (at \$158,585) and 32 percent lower than Racine County as a whole. Based on historical 2018 house assessment provided by the City of Racine the average residential assessment was valued at \$101,900; which is lower than that estimate provided by Esri. As a result, it is my finding that the assessed value is also at a higher percentage of market value than the prevailing township of Kenosha and the county median level.

Sincerely,



Buettner, Jonathan
Support: Property Tax

HOMES FOR SALE



\$65,000 ↓
 2bd 1ba 908 sqft
 1806 N Main St
 Racine, WI



\$67,500 ↓
 1bd 1ba 1,242 sqft
 1724 Chatham St
 Racine, WI



\$109,100 ↓
 4bd 1ba 1,892 sqft
 1655 Erie St
 Racine, WI

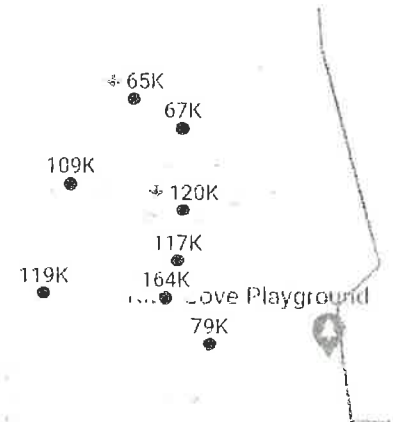
ADDRESS	PRICE	SQFT	PRICE/SQFT
1806 N Main Street	65,000	908	72
1724 Chatham Street	67,500	1,242	54
1655 Erie Street	109,100	1,892	58
1636 Chatham Street	120,000	3,024	40
308 Saint Patrick Street	117,000	700	167
1518 Erie Street	119,900	2,438	49
1519 North Main Street	164,000	1,755	93
1433 Chatham Street	79,900	1,015	79
Weighted Average	842,400	12,974	65



\$129,900
\$120,000 ↓ **\$10K**
 9 bed 3 bath 3,024 sqft



\$117,000
 2bd 1ba 700 sqft
 308 Saint Patrick St
 Racine, WI



\$119,900
 5bd 2ba 2,438 sqft
 1518 Erie St
 Racine, WI



\$164,000
 3bd 2ba 1,755 sqft
 1519 N Main St
 Racine, WI



\$79,900
 3bd 1ba 1,015 sqft
 1433 Chatham St
 Racine, WI

HOME VALUE DATA

SOURCE: <https://www.zillow.com/racine-county-wi/home-values/>

The median home value in Racine County is \$238,521. Racine County home values have gone up 3.1% over the past year and Zillow predicts they will fall -2.3% within the next year. The median list price per square foot in Racine County is \$124, which is the same as the Racine Metro average of \$124. The median price of homes currently listed in Racine County is \$208,500 while the median price of homes that sold is \$202,000. The median rent price in Racine County is \$1,225, which is the same as the Racine Metro median of \$1,225.

SOURCE: <https://www.buildupracine.org/wp-content/uploads/2017/06/Market-Overview-Op-Analysis-Racine-FINAL.pdf>

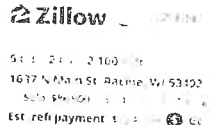
According to 2016 estimates from Esri, the median value of owner-occupied homes in the City of Racine stands at \$124,674. This is 21 percent lower than the City of Kenosha (at \$158,585) and 32 percent lower than Racine County as a whole.

SOLD HOMES IN THE LAST 2 YEARS



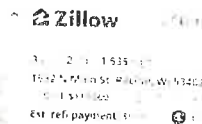
Home value

We don't have enough information to calculate



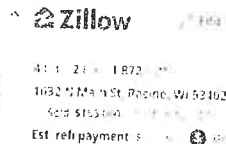
Home value

We don't have enough information to calculate Zestimate for this home



Home value

We don't have enough information to calculate Zestimate for this home



Home value

We don't have enough



2 bd 1 ba 1,070 sqft
1709 Chatham St, Racine, WI 53402
Off market Zestimate: \$65,000
Est. refi payment: \$ -- Get current

Home value Owner tools Home c

Home value



2 bd 1 ba 1,146 sqft
1620 Michigan Blvd, Racine, WI 53402
Off market Zestimate: \$125,000
Est. refi payment: \$ -- Get current

Home value Owner tools Home de

1626 N Main St, Racine, WI 53402 -4711
Sold for \$124,000 on 06/03/2020



3 bd 1 ba 1,251 sqft
1922 N Main St, Racine, WI 53402
Off market Zestimate: \$50,000
Est. refi payment: \$ -- Get current

Home value Owner tools Home de



Home value

ADDRESS	PRICE	SQFT	PRICE/SQFT
1709 Chatham Street	65,000	1,070	61
1620 Michigan Blvd	125,000	1,146	109
1826 N Main Street	124,000	1,570	79
1922 N Main Street	50,000	1,251	40
1641 N Main Street	108,400	2,137	51
1532 N Main Street	115,000	1,503	77
1637 N Main Street	86,900	2,100	41
1632 N Main Street	165,000	1,872	88
Weighted Average	839,300	12,649	66
Total Weighted Avg	1,681,700	25,623	66

Associated Bank

Associated Bank
704 N Grand Ave. 2nd Fl.
Waukesha, WI, 53186

File Number: 9029

In accordance with your request, I have appraised the real property at:

1632 N Main St
Racine, WI 53402

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of **November 14, 2018** is:

\$171,000
One Hundred Seventy-One Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.


Corey S. Niles