

Agent Authorization

for Property Assessment Appeals

If an agent is representing the property owner or municipality, the property owner or municipality must provide prior written authorization for the agent to represent the company or municipality when contacting the reviewing authority.

Section 1: Property Owner and Property Information

Company/property owner name MARIO & ROSETTA DERANGO REV TRUST			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City		County RACINE
Mailing address 6249 PHEASANT CREEK TRAIL			Street address of property 3340 DOUGLAS AVE		
City MOUNT PLEASANT	State WI	Zip 53406	City RACINE	State WI	Zip 53402
Parcel number 21218001		Phone (262) 639-6520	Email N/A		Fax () N/A

Section 2: Authorized Agent Information

Name / title ANNA MARIA DERANGO			Company name DAUGHTER		
Mailing address 6249 PHEASANT CREEK TRAIL			Phone (262) 989-6520		Fax () NA
City MOUNT PLEASANT	State WI	Zip 53406	Email DERANGO@REALTOR.COM		

Section 3: Agent Authorization

Agent Authorized for: (check all that apply) <input type="checkbox"/> Manufacturing property assessment appeals (BOA) <input type="checkbox"/> Access to manufacturing assessment system (MAS) <input type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals <input checked="" type="checkbox"/> Municipal Board of Review Other _____		Enter Tax Years of Authorization _____ 2019 - 2020 _____	
Authorization expires: <u>12-31-2020</u> <small>(mm-dd-yyyy)</small>		(unless rescinded in writing prior to expiration)	
Send notices and other written communications to: (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/> Property Owner			

Section 4: Agreement/Acceptance

I understand, agree and accept:

- The assessor's office may divulge any information it may have on file concerning this property
- My agent has the authority and my permission to accept a subpoena concerning this property on my behalf
- I will provide all information I have that will assist in the discussion and resolution of any assessment appeal of this property
- Signing this document does not relieve me of personal responsibility for timely reporting changes to my property and paying taxes, or penalties for failure to do so, as provided under Wisconsin tax law
- A photocopy and/or faxed copy of this completed form has the same authority as a signed original
- If signed by a corporate officer, partner, or fiduciary on behalf of the owner, I certify that I have the power to execute this Agent Authorization form

Section 5: Owner Grants Authorization

Owner Sign Here	Owner name (please print) ROSETTA DERANGO		Date (mm-dd-yyyy) 6-5-2020
	Owner signature <i>Rosetta D. Derango</i>		
	Company or title OWNER		

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

I, ANNA MARIA DERANGO, as the property owner or as agent for MARIO & ROSETTA DERANGO TRUST (property owner's name) with an address of 6249 PHEASANT CRK TL hereby give notice of an intent to file an objection to the assessment for the following property: 3340 DOUGLAS AVE. for the 2020 Assessment Year in the City of Racine.

Name: ANNA MARIA DERANGO
Best contact phone number: 262-989-6520
Mailing Address: 6249 PHEASANT CREEK TL, MT PLEASANT WI 53406
(date) JUNE 5, 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:

DUE TO CURRENT COVID-19 PANDEMIC, I UNDERSTAND THE BOARD MAY NOT PHYSICALLY MEET. IF THIS IS THE CASE - PLEASE GIVE ME ADVANCE NOTICE OF TIME I CAN SPEAK TO THE BOARD
A WRITTEN OBJECTION ON THE PROPER FORM MUST BE PROPERLY FILED WITH THE CLERK VIA PHONE OR VIDEO CONFERENCE

THANK YOU,

ANNA MARIA DERANGO
262-989-6520

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) MARIO & ROSETTA DERANGO REV. TRUST			Agent name (if applicable) ANNA MARIA DERANGO		
Owner mailing address 6249 PHEASANT CREEK TRAIL			Agent mailing address 6249 PHEASANT CREEK TRAIL		
City MOUNT PLEASANT	State WI	Zip 53406	City MOUNT PLEASANT	State WI	Zip 53406
Owner phone (262) 639-6520		Email N/A	Owner phone (262) 989-6520		Email DERANGO@REALTOR.COM

Section 2: Assessment Information and Opinion of Value

Property address 3340 DOUGLAS AVE.			Legal description or parcel no. (on changed assessment notice)		
City RACINE	State WI	Zip 53402			
Assessment shown on notice - Total 427			Your opinion of assessed value - Total UNJUSTIFIABLY EVALUATED.		

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) INTERIOR OF BLDG IS DELAPATATED	Basis for your opinion of assessed value: (Attach additional sheets if needed) * SEE ATTACHED
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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 - - ☐ 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 - - Cost of changes \$ _____ 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? ☐ 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 - - Value _____ Purpose of appraisal _____
(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 15 minutes.

Property owner or Agent signature Rosetta De Rango	Date (mm-dd-yyyy) 6-5-2020
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Mario & Rosetta DeRango Rev Trust
6249 Pheasant Creek Trail
Mount Pleasant WI 53406

June 5, 2020

City Hall
Clerk & Treasurer's Office
730 Washington Ave, Rm 103
Racine, WI 53403

RE: 3340 Douglas Ave., Racine WI - Objection to Assessment

Board of Review Members;

We submit this appeal to request that you reconsider the evaluation of the most recent assessment on the above referenced property based on evidence set forth.

The entire building complex measures 20,000 square feet (see attached Building Layout Diagram). The reason for the appeal is that the interior of the former restaurant portion comprised of 5,000 square feet with a white glazed brick exterior (highlighted in yellow on the diagram) is in very poor condition and has been slowly deteriorating to the point where the roof has caved in and the sky is visible from where the cook's kitchen once stood. Thus causing excessive water damage and has affected the structural integrity of the building. The 15,000 sq ft of the building that will remain standing after the demolition is also in need of deferred exterior maintenance. We have already begun the tuck pointing and aesthetic painting and maintenance to take place to preserve the appearance of the building that will remain.

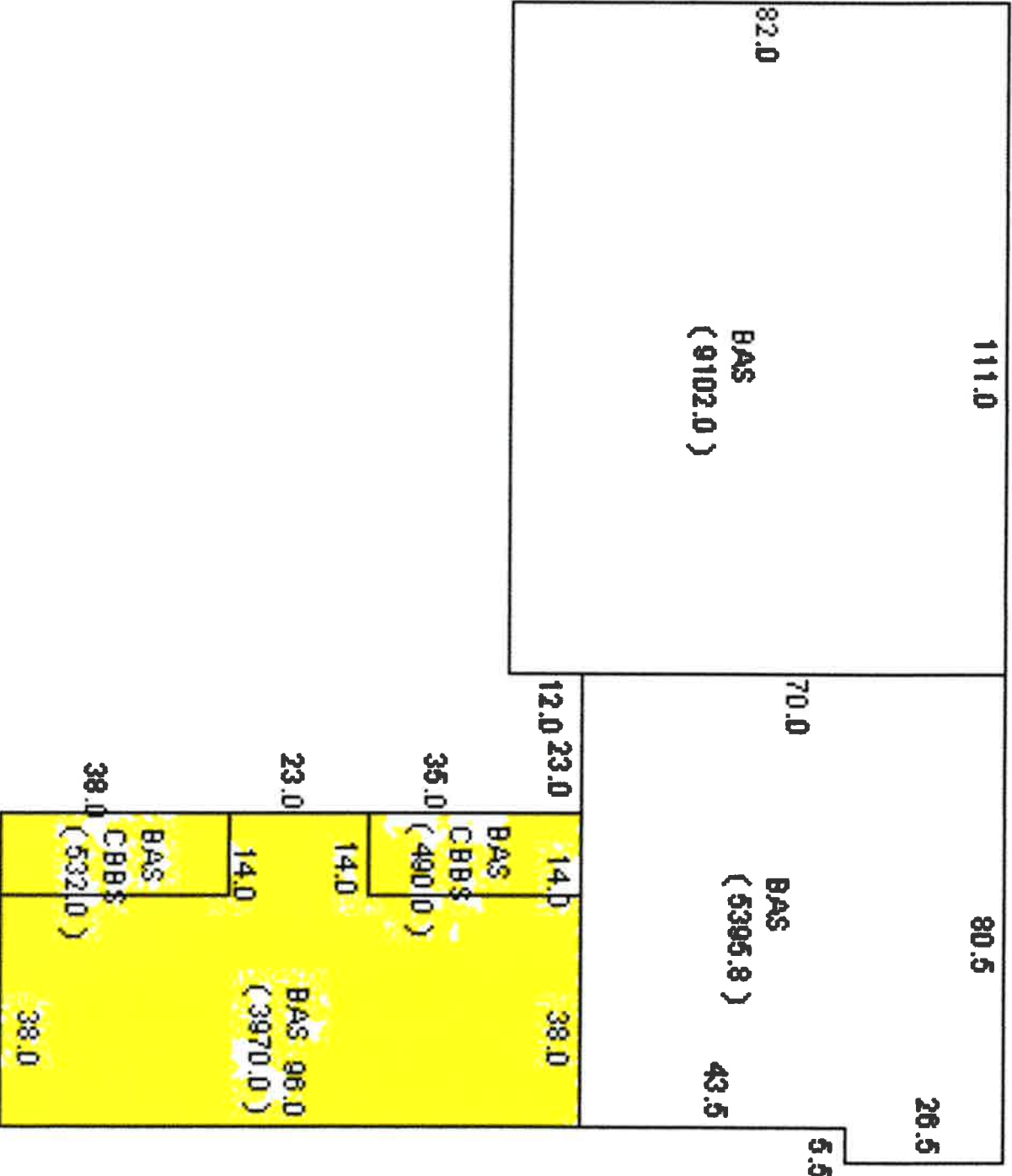
From the exterior of the white glazed brick building it is not at all evident that the interior is this far gone. We recently received letter from the Code Enforcement Division (attached) requiring us to repair various code violations on the exterior of the building (ie; tuck point brick, repair broken windows, etc). Receipt of this letter prompted us to take further action and demolish the portion of the complex that is deteriorated.

The poor physical condition of the building is indicated in the enclosed photos. Should you care to physically tour the complex, we would be delighted to arrange a tour of the entire facility.

We kindly ask for a reduction in the assessment based on the evidence provided. A suggested reduction in total assessment of \$ 370,000. Based on the prior years (2014 – 2018) would be better accounted for at this time.

Thank you for your consideration,

Anna Maria DeRango









Building Inspection Department

Code Enforcement Division



Room 304 - City Hall
730 Washington Avenue
Racine, WI 53403
FAX (262) 636-9329
www.cityofracine.org

Case Number: C0074390

City of Racine, Wisconsin

Date: Wednesday, April 29, 2020

RE: Code Violation(s) on Property at:

MARIO DE RANGO
6249 PHEASANT CREEK TRAIL
RACINE, WI 53406

3340 DOUGLAS AVE

Racine, Wisconsin

Tax No: 21218001

Dear Property Owner,

In conjunction with the City of Racine's Exterior Maintenance Program, an inspection was made of the above referenced property. You are hereby ordered to correct the following municipal code violation(s):

- 1) **The brick foundation of this residence is in need of tuckpointing in areas around the building. This foundation must be repaired as needed per 18-37(4)a.**
- 2) **The paint on the exterior of this building has deteriorated to a condition whereby chipping, cracking, or other evidence of deterioration is present. You are hereby ordered to paint this building per 18-312 (1) (2) (3) & (5).**
- 3) **The chimney located on the roof of this residence is in need of repair. This chimney must be rebuilt or repaired to its required condition per 18-37(4)a.**
- 4) **The windows of this residence are damaged. Windows must be repaired to their required condition by replacing all broken glass or deteriorated frames per 18-312(6). THIS IS AN EXTENSION GIVEN ON YOUR REPAIR ORDER IN REGARDS TO C-19. YOU WILL NOT ACRUE FEES PERTAINING TO THIS EXTENSION, HOWEVER, THIS IS A FINAL NOTICE BEFORE A SUMMONS MAY BE ISSUED.**
- 5) **The brick exterior located on this address is in poor condition (worn, missing, broken pieces). This siding/exterior must be repaired/tuck pointed to its required condition per 18-312.**
- 6) **The shingles which are located on the roof of this building are very worn and missing in areas. You are hereby ordered to reshingle these areas on this roof per 18-37(4)a. The Racine Building Code allows 2 layers of roofing. If this roof presently has 2 layers of roofing, these layers must be removed before the new layer is installed.**
- 7) **The soffit and fascia are rotten in areas around this building with holes in spots. You are hereby ordered to repair or replace all rotten, damaged or missing soffit and fascia boards per 18-37 (4) a.**
- 8) **The porch cement steps located at this residence have deteriorated. The porch steps must be repaired by repairing all damaged/cracked cement per 18-37(4)a.**

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: 3340 DOUGLAS AVE**PARCEL ID:** 21218001**CLASS:** Commercial**ASSESSMENT DISTRICT:** 15

MARIO DE RANGO
6249 PHEASANT CREEK TRAIL
RACINE, WI 53406

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	427,000
2019	REAL ESTATE ASSESSMENT	TOTAL	407,000

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.



Full Report

Property Location : 3340 Douglas Ave

View: Full Report View

Report Options

Print Report

Search Criteria

Search Results

Modify Search

Owner:

De Rango Mario
6249 Pheasant Creek Trl
Racine, WI 53406

Taxed by: City Of Racine

Taxkey # 21218001

Owner Occupied:

Property Address:
3340 Douglas Ave
Racine, WI 53402-3750

ID Walk Down

ID Walk Up

Record 1 of 1 selected records

County: Racine

Taxed by: City Of Racine

Taxkey # 21218001

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2019	Commercial	\$ 133,400	\$ 273,600	\$ 407,000	10.000 ↑		0.969461066
2018	Commercial	\$ 133,400	\$ 236,600	\$ 370,000	0.000 -		0.982969089
2017	Commercial	\$ 133,400	\$ 236,600	\$ 370,000	0.000 -		0.993541928
2016	Commercial	\$ 133,400	\$ 236,600	\$ 370,000	0.000 -		0.990270354
2015	Commercial	\$ 133,400	\$ 236,600	\$ 370,000	0.000 -		0.992356901
2014	Commercial	\$ 133,400	\$ 236,600	\$ 370,000	-4.884 ↓		0.998934200
2013	Commercial	\$ 150,100	\$ 238,900	\$ 389,000	0.000 -		1.035680186
2012	Commercial	\$ 150,100	\$ 238,900	\$ 389,000	0.000 -		1.004176402
2011	Commercial	\$ 150,100	\$ 238,900	\$ 389,000	0.000 -		1.002371724

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount	Ratio
2019	\$11,209.24	\$67.40		\$11,141.84		\$2,459.42		\$13,601.26	0.969461066
2018	\$10,791.71	\$69.99		\$10,721.72		\$902.00		\$11,623.72	0.982969089
2017	\$10,959.66	\$68.10		\$10,891.56		\$2,401.16		\$13,292.72	0.993541928
2016	\$11,219.61	\$67.04		\$11,152.57		\$2,390.70		\$13,543.27	0.990270354
2015	\$11,361.29	\$69.09		\$11,292.20		\$2,299.49		\$13,591.69	0.992356901
2014	\$10,783.05	\$62.34		\$10,720.71		\$2,349.96		\$13,070.67	0.998934200
2013	\$11,330.17	\$63.74		\$11,266.43		\$2,225.71		\$13,492.14	1.035680186
2012	\$11,075.01	\$66.35		\$11,008.66		\$2,101.85		\$13,110.51	1.004176402
2011	\$9,909.49	\$60.77		\$9,848.72		\$2,278.28		\$12,127.00	1.002371724

Assessor

Building Square Feet : 19448

Year Built : 1965

Township : 4N

Bedrooms :

Year Remodeled :

Range : 23E

Full Baths :

Effective Year Built :

Section : 32

Half Baths :

Air Conditioning :

Quarter :

Total Rooms :

Fireplace :

Pool :

Number of Stories : 1.00

Number of Units :

Attic :

Building Type : Store, Retail

Basement :

Exterior Wall : Concrete Block

Heat : Space Heater

Exterior Condition : Fair-Average

Garage :

Land Use : 223 Commercial GENERAL-1STY,2STY,ETC

School District : 4620 Racine

Zoning : B2 Community Shopping

Historic Designation :

Legal Description

N 1/2 Se 1/4 Section 32-4-23 N 155.1 FT Of S 504.67 FT Meas Alg Douglas Ave, N Of South ST, E Of T M E R + L Co Row, W Of Douglas Ave + PT Desc Vol 1154 Recs PG 595

Sales

Conveyance Date : 1/15/2001

Date Recorded : 1/17/2001

Value/Sale Price :

Grantor Name : De Rango Mario

Transfer Fee :

Grantee Name : De Rango Mario & Rosetta Revokable T

Document# : 1755330

Conveyance Instrument : Warranty / Condo Deed

Conveyance Type :

Information is supplied by third parties and has not been verified (2019)