



Board of Review

Regular Meeting

335 South Broadway
De Pere, WI 54115
<http://www.de-pere.org>

Agenda

Wednesday, June 10, 2020

10:00 AM

De Pere City Hall Council Chambers

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Board of Review** of the City of De Pere will be held on **June 10, 2020** at **10:00 AM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

This will be an in-person meeting of the Board of Review.

The public may attend the meeting in person, electronically or telephonically.

Computer/smart phone accessing <https://www.gotomeet.me/DePere>

OR

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(312\) 757-3117](tel:+13127573117)

Access Code: 154-883-285

I. AGENDA FOR SAID MEETING:

1. Roll Call.
2. Election of Chairperson and Vice-Chairperson.
3. Approval of the minutes of the May 2, 2019 Board of Review meeting.
4. Approval of the minutes of the May 10, 2019 Board of Review meeting.
5. Clerk Report.
6. Assessor's Report.
7. Review objections that were received 48 hours in advance.
 - A. 1951 and 1952 Snowy Owl Court Objection
 - B. 609 N Wisconsin Street Objection
 - C. 1601 Lawrence Drive Objection
 - D. 654 Mollies Way Objection
 - E. 2095 N Rock River Circle Objection
8. Public appearances by Objectors without 48 hour notice.
9. Hearings - public appearances by objectors.
10. Deliberations.

11. Clerk reports on how objectors will be notified of decisions if not made at the meeting.
12. Adjournment.

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk's office at 339-4050 by Noon, the previous day so that arrangements can be made.

Mayor
Alderspersons
Board of Review Members
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Accurate Appraisal
John Cordry, Organics Inc.
Amy Rock
David Gloss, Eastbrook Assisted Living LLC
Kenneth R. & Sydney M. Zilch
Kim M. Kerkhoff



City of De Pere, Wisconsin

Request For Board of Review Action

MEETING DATE: June 10, 2020

DEPARTMENT: City Clerk

FROM: Carey Danen

SUBJECT: Approval of the minutes of the May 2, 2019 Board of Review meeting.

ATTACHMENTS:

- 5-2-19 Board of Review Minutes_Draft (PDF)
- May 2 BOR exhibits (PDF)



Board of Review

335 South Broadway
De Pere, WI 54115
<http://www.de-pere.org>

Regular Meeting

Draft Minutes

Thursday, May 2, 2019

10:00 AM

De Pere City Hall Council Chambers

1. AGENDA FOR SAID MEETING:

10:00 AM Meeting called to order on May 2, 2019 at De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI.

Attendee Name	Title	Status	Arrived
Todd Bartels	Board Member	Present	
Robert Gagan	Board Member	Present	
Stacy Schlemmer	Board Member	Present	
Laura Rabas	Board Member	Present	
Rich Starry	Board Member	Present	

Also present were City Assessor Addie Ebert, Assistant Assessor Sarah Rathsack, City Attorney Judy Schmidt-Lehman, Staff Attorney Kristen Johnson, and City Clerk Carey Danen.

2. Election of Chairperson and Vice-Chairperson.

Rich Starry nominated Laura Rabas as Chairperson. Upon vote, motion carried unanimously. Laura Rabas nominated Todd Bartels as Vice-Chair. Upon vote, motion carried unanimously.

3. Approval of the Minutes of the 2018 Board of Review Meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rich Starry, Vice Chair/Treasurer
SECONDER:	Todd Bartels, Board Member
AYES:	Bartels, Gagan, Higgins, Rabas, Starry

4. Clerk Report.

City Clerk Carey Danen announced that Board Member Laura Rabas met the mandatory training requirements specified by Wisconsin State Statutes 70.46(4) by reviewing a Department of Revenue approved Board of Review training program. The Clerk reported that the notice of Open Book of Assessments and Board of Review meeting was published on March 1 and March 8, 2019 and was posted appropriately. The clerk verified that City ordinance 10-17(g)(12) provides for confidentiality of income/expense information for properties valued using that method. The 2019 assessment roll was received and reviewed on March 14, 2019. Open Book was held on March 27th, 2019 from 9 AM - 3 PM, and on March 28th, 2019 from 12:00 PM - 7:00 PM.

5. Assessor's Report.

City Assessor Addie Ebert reported that the assessor affidavit and assessor's official oath have been submitted to the Clerk's office. She also confirmed that the 2019 assessment roll is up to date and correct to the best of her knowledge. Addie reported that residential properties saw an average increase of 7.06%, while commercial assessments saw relatively no change. This brought the total assessed value increase for the community from 2018 to 2019 to 5.22%. The City saw \$9.7 million in new residential construction, and \$5.8 million in new commercial construction (these figures were removed before the 7.06% was arrived at).

Attachment: 5-2-19 Board of Review Minutes_Draft (9660 : Approval of the minutes of the May 2, 2019 Board of Review meeting.)

6. Review objections that were received 48 hours in advance.

1. 1603 Quinnette Lane Objection

City Clerk Carey Danen swore in objector Larry Goeben. Board Member Laura Rabas explained the duties of the Board of Review in hearing objections. Mr. Goeben reviewed his property, and the reasons he is objecting to the assessed value. Mr. Goeben did not present any comparable sales to the board.

City Assessor Addie Ebert answered Mr. Goeben's questions, and reviewed the three comparable properties used in the assessor's analysis. The evidence provided is attached to these Minutes as Exhibit A. Board Member Bartels moved, seconded by Board Member Gagan to uphold the Assessor's value of the property. Upon roll call vote, motion carried unanimously.

2. 1006 Fourth Street Objection

City Clerk Carey Danen swore in objector John Griffin. Mr. Griffin discussed evidence in support of his objection. Mr. Griffin then answered questions from the board.

City Assessor Addie Ebert explained that the state of Wisconsin requires assessors to use sales as of 2018 and 2017. She then reviewed the comparable properties used in their analysis. The evidence she provided is attached to these Minutes as Exhibit B. Discussion followed. Board Member Bartels moved, seconded by Board Member Starry to uphold the Assessor's value of the property. Upon roll call vote, motion carried unanimously.

3. 2089 E. Vista Circle Objection

City Clerk Carey Danen swore in objector Robert Lex. Mr. Lex reviewed the basis for his objection and brought forth comparable properties. This evidence is attached to these Minutes as Exhibit C. Mr. Lex then answered questions from the board.

City Assessor Addie Ebert reviewed the comparable properties used in the analysis; this evidence is attached to these Minutes as Exhibit D. She also answered Mr. Lex's questions. Board Member Gagan moved, seconded by Board Member Starry to uphold the Assessor's value of the property. Upon roll call vote, motion carried unanimously.

4. 773 East River Drive Objection

This item was taken up after Agenda Item #5.

City Clerk Carey Danen swore in objector Gary Wisneski, who provided information in support of his objection. Mr. Wisneski also answered questions from the board.

City Assessor Addie Ebert reviewed the comparable properties and answered Mr. Wisneski's questions. The assessor's evidence has been attached to these Minutes as Exhibit E. Board Member Bartels moved, seconded by Board

Member Starry to uphold the Assessor's value of the property. Upon roll call vote, motion carried unanimously.

5. 1300 Meadow View Lane Objection

This item was taken up before Agenda Item #4.

City Clerk Carey Danen swore in objector Mark Challe. Mr. Challe reviewed the documentation he brought forth in support of his objection. This evidence has been attached to these Minutes as Exhibit F. Mr. Challe also answered questions from the board.

City Assessor Addie Ebert reviewed the comparables used in the analysis of this property. This evidence has been attached to these minutes as Exhibit G. She also answered Board members' questions. Board Member Starry moved, seconded by Board Member Gagan to uphold the Assessor's value of the property. Upon roll call vote, motion carried unanimously.

6. 815 East Saint Francis Road Objection

This objection was withdrawn.

7. 200 S. Ninth Street Objection

This objection was withdrawn.

8. 250 S. Ninth Street Objection

This objection was withdrawn.

7. Public appearances by Objectors without 48 hour notice.

The following objectors appeared before the Board of Review without notice regarding their properties: Dave White, 1342 Fox River Drive; Brian Blaney, 224 Colleen Lane; and Marguerite Williams, 901 Trailside Court. City Attorney Judy Schmidt-Lehman advised rescheduling the walk-ins so that there is sufficient time to prepare. Board Member Rabas moved, seconded by Board Member Starry to recess the meeting in order to give time for the City Assessor to prepare. Upon vote, motion carried unanimously. Diane Goffard then appeared before the Board without notice regarding the property at 734 Morning Glory Lane. Board Member Gagan moved, seconded by Board Member Starry to allow the objection to be heard at the reconvened meeting date. Upon vote, motion carried with Board Member Schlemmer voting nay.

8. Hearings - public appearances by objectors.

9. Deliberations.


10. Clerk reports on how objectors will be notified of decisions if not made at the meeting.

City Clerk Carey Danen personally provided decision notices to each objector at the conclusion of their hearing.

11. Adjournment.

At 12:10 PM, Board Member Gagan moved, seconded by Board Member Starry to recess the meeting until Friday, May 10, 2019 at 10:00 AM. Upon vote, motion carried unanimously.





Respectfully submitted,
City Clerk Carey Danen

	SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3
				
		ADJUSTMENT	ADJUSTMENT	ADJUSTMENT
ADDRESS	1603 Quinnette Ln	814 Oakdale	932 Helena	1621 Willard Te
PARCEL	ED-1129-Q-48	ED-1207	WD-758-L-75	ED-371-D-11
ACREAGE	0.353	0.194	0.425	0.292
LAND VALUE	\$36,400	\$30,400	\$40,200	\$31,000
STYLE	COLONIAL	COLONIAL	COLONIAL	COLONIAL
YEAR BUILT	1963	1940	1966	1972
1ST FLOOR	1,540	1,316	1,284	1,440
2ND FLOOR	1,234	910	800	884
FBLA	0	0	0	0
EXTERIOR WALL	ALUM/VINYL	ALUM/VINYL	ALUM/VINYL	MASONRY / WOOD
BEDROOMS	4	3	4	3
FULL BATHS	1	1	1	2
HALF BATHS	1	1	1	2
GRADE	C	C	C	C
FEATURES	\$1,900	\$1,900	\$0	\$5,700
ATTACHMENTS	\$11,800	\$3,500	\$3,100	\$15,900
DET. IMPS	\$0	\$11,000	2400	5000
BASEMENT	PARTIAL	PARTIAL	FULL	FULL
HEATING-A/C	BASIC	A/C	BASIC	BASIC
KITCHEN	AVERAGE	AVERAGE	ACERAGE	GOOD
BATH	AVERAGE	GOOD	AVERAGE	GOOD
INTERIOR	SAME	SAME	SAME	BETTER
CONDITION	AVERAGE	AVERAGE	AVERAGE	GOOD
		TOTAL ADJUSTMENTS	TOTAL ADJUSTMENTS	TOTAL ADJUSTMENTS
		\$31,100	\$15,350	-\$21,750
SALE DATE		4/30/2018	5/3/2018	7/31/2018
SALE PRICE		\$220,000	\$199,900	\$285,000
TIME ADJUSTED PRICE		\$220,000	\$199,900	\$285,000
TOTAL	\$221,600	\$251,100	\$215,250	\$263,250
\$/ Sq Ft	\$66.76	\$85.17	\$76.63	\$76.63
Avg Adjusted Price	\$243,200.00			

36,400
185,200
221,600

Exhibit A

Attachment: May 2 BOR exhibits (9660 : Approval of the minutes of the May 2, 2019 Board of Review

	SUBJECT	COMPARABLE #1	ADJUSTMENT	COMPARABLE #2	ADJUSTMENT	COMPARABLE #3	ADJUSTMENT
							
ADDRESS	1006 Fourth St	920 Fourth St		508 Huron St		518 & 518 1/2 Lewis	
PARCEL	WD-898	WD-741-1		ED-516		ED-932	
ACREAGE	0.138	0.139		0.193		0.009	
LAND VALUE	\$16,800	\$17,000	-200	\$23,500	-6,700	\$12,100	4,700
STYLE	FLAT	FLAT		FLAT		FLAT	
YEAR BUILT	1920	1920	0	1930	0	1940	0
1ST FLOOR	1,009	913	2,900	1,012	-3,000	903	3,200
2ND FLOOR	688	880	-2,880	642	690	903	-3,225
FBLA	0	0	0	0	0	0	0
EXTERIOR WALL	ALUM/VINYL	ALUM/VINYL	0	ALUM/VINYL		ALUM/VINYL	0
BEDROOMS	4	5	-2,000	2	8,000	4	0
FULL BATHS	2	2	0	2	0	2	0
HALF BATHS	0	0	0	0	-2,500	0	0
GRADE	C -	C		C		C	
FEATURES	\$0	\$0	0	\$0	0	\$0	0
ATTACHMENTS	\$3,800	\$0	3,800	\$3,100	700	\$0	3,800
DET. IMPS	\$0	\$3,100	-3,100	2400	-2,400	0	0
BASEMENT	FULL	FULL		CRAWL	8,000	FULL	
HEATING-A/C	BASIC	A/C	-2,000	BASIC		A/C	
KITCHEN	FAIR	AVERAGE	-5,000	AVERAGE	-5,000	AVERAGE	-5,000
BATH	AVERAGE	AVERAGE	0	AVERAGE	0	FAIR	5,000
INTERIOR	POOR	SAME	-5,000	SAME	-5,000	POOR	0
CONDITION	AVERAGE	AVERAGE	0	GOOD	-5,000	AVERAGE	0
		TOTAL ADJUSTMENTS	-\$13,480	TOTAL ADJUSTMENTS	-\$12,210	TOTAL ADJUSTMENTS	\$8,475
SALE DATE		7/24/2018		4/30/2018		8/8/2018	
SALE PRICE		\$128,500		\$132,900		\$135,000	
TIME ADJUSTED PRICE		\$128,500		\$132,900		\$135,000	
TOTAL	\$102,800	\$115,020		\$120,690		\$143,475	
\$/ Sq Ft	\$50.67	\$62.18		\$66.14		\$68.05	
Avg Adjusted Price	\$126,395.00						

16,800
86,000
102,800

Exhibit B

Attachment: May 2 BOR exhibits (9660 : Approval of the minutes of the May 2, 2019 Board of Review

Appendix A: Process and calculation for reassessment values as described by Accurate Appraisal, LLC.

Process for reassessment values as described by Accurate Appraisal, LLC.

1. Identify sales of comparable homes
 - a. Comparable means same style
 - b. Similar square footage
 - c. Same neighborhood
 - d. Similar number of bedrooms and bathrooms
 - e. Similar quality
 - f. Similar extras (fireplace, sheds, etc.)
 - g. Similar age
2. Determine an average change in sale price relative to assessed value for selected homes
3. Apply "human judgement" to percent change
 - a. When pressed for details on "human judgement" Accurate Appraisal was unable to provide further clarification
4. Change value of reassessed property by applying change to adjusted square footage value
 - a. When questioned in detail about this and the actual calculation performed, it was clear that the actual calculation was to multiply the previous assessed value by the "human judgement" change. However, when I explained back the calculation Accurate Appraisal denied using this model and adamantly denied doing this and instead expressed the above. Appendix C contains evidence that the actual calculation used is to multiply the previous assessed value by the "human judgement".

Calculation for 2089 E Vista Circle

1. Identify comparable homes

<u>Property</u>	<u>Address</u>	<u>Year Built</u>	<u>Sqaure ft</u>	<u>Sale Price</u>	<u>Assessed Value</u>
WD-758-82	2051 Terry Ln	1971	1,124	170,000	143,800
WD-253-H-107	1715 Revere Tr	1977	1,196	163,000	149,700
WD-253-H-2	1963 Terry Ln	1979	1,092	183,500	160,000
WD-253-H-80	1737 76 Pl	1984	1,176	173,500	140,900

2. Determine average change in sale price relative to assessed value

<u>Property</u>	<u>Address</u>	<u>Change</u>
WD-758-82	2051 Terry Ln	18.22%
WD-253-H-107	1715 Revere Tr	8.88%
WD-253-H-2	1963 Terry Ln	14.69%
WD-253-H-80	1737 76 Pl	23.14%
Average Change:		16.23%

3. Apply "human judgement" to percent change

Decrease to : 7.80%

Reason for "human judgement": Not documented (see Appendix B for provided documentation)

4. Change value of reassessed property by applying change to adjusted square footage value

<u>Previous Value</u>	<u>New Value</u>
189,000	203,700

What makes this a bad calculation?

1. Properties are not comparable

Comparison of characteristics

<u>Property</u>	<u>Address</u>	<u>Year Built</u>	<u>Sqaure ft</u>	<u>Reason(s) not comparable</u>
WD-758-43	2089 E Vista Cir	1969	2,004	
WD-758-82	2051 Terry Ln	1971	1,124	Radically different size
WD-253-H-107	1715 Revere Tr	1977	1,196	Radically different size
WD-253-H-2	1963 Terry Ln	1979	1,092	Radically different size

Attachment: May 2 BOR exhibits (9660 : Approval of the minutes of the May 2, 2019 Board of Review meeting.)

WD-253-H-80 1737 76 PI 1984 1,176 Radically different size, significantly newer

2. No documentation for why "human judgement" used or how the percentage was determined.
3. Extreme deviation from the average change for selected properties which implies non-comparable properties
4. Sample size of four is not credible. The 95% confidence interval provides a range of 4.47% to 28.00% as containing the actual mean change.
5. Actual assessed value does not match the calculation as described by Accurate Appraisal.

Actual calculation

Previous Value	Land Value	Improvements
189,000	56,400	132,600

Correct calculation

$$132,600 * (1 + 0.078) + 56,400 = 199,300$$

This corrected calculation only increase the value of the improvements, not the land.

Other evidence for incorrect assessment

1. Assessed value of 2089 E Vista Circle is out of alignment with actual comparable properties

<u>Address</u>	<u>Square Footage</u>	<u>Assessed Value 2018</u>	<u>Assessed Cost per Sq Foot</u>
2089 E Vista Circle	2,004	189,000	94.31
1141 Stevens St	1,750	158,700	90.69
2008 E Vista Cir	2,928	160,500	54.82
2007 E Vista Cir	1,648	138,600	84.10
2033 E Vista Cir	1,584	147,000	92.80
2022 E Vista Cir	1,958	160,500	81.97
2090 Lost Dauphin Rd	2,073	179,300	86.49
2094 Lost Dauphin Rd	1,947	178,300	91.58
1126 Terry Ln	1,644	128,200	77.98
1165 Aero Dr	1,576	147,300	93.46
2076 Terry Ln	1,988	155,200	78.07
2072 Terry Ln	1,889	168,600	89.25
2059 Terry Ln	1,831	142,900	78.04
2050 Terry Ln	1,738	153,500	88.32
Average		155,277	83.66
Lex Difference		33,723	10.65
Most Similar Average (orange lines)		163,614	80.03
Lex Difference		25,386	14.28

By objective measures, 2089 E Vista Cir is assessed out of alignment with actual comparable properties. This can be seen in both the total assessed value of the property and the assessed value by square footage.

Attachment: May 2 BOR exhibits (9660 : Approval of the minutes of the May 2, 2019 Board of Review meeting.)

<u>RANCH</u>	<u>NE 2</u>																			
WD-758-82	2051 TERRY LN	9/5/2018	\$170,000	18.22%	1	1971	1124	0	3	1	0	C	D	2	10542	30600	143800	\$1		
WD-253-H-107	1715 REVERE TR	7/13/2018	\$163,000	8.88%	1	1977	1196	0	3	1	1	C	D	2	10759	30900	149700	\$1		
WD-253-H-2	1963 TERRY LN	6/29/2018	\$183,500	14.69%	1	1979	1092	0	3	1	0	C	D	2	10890	31100	160000	\$1		
WD-253-H-80	1737 76 PL	10/29/201	\$173,500	23.14%	1	1984	1176	0	3	1	0	C	C	2	20212	42300	140900	\$1		

8

Attachment: May 2 BOR exhibits (9660 : Approval of the minutes of the May 2, 2019 Board of Review

\$1.

Appendix C: Illustration of Accurate Appraisal increasing both land and improvement value

	Address	% Assessment Increase		
		2019	2018	2016
Lex Family	2089 E Vista Circle	8%	3%	-3%
1.	1141 Stevens St		13%	-6%
2.	2008 E Vista Cir		28%	2%
3.	2007 E Vista Cir		12%	-13%
4.	2033 E Vista Cir		11%	2%
5.	2022 E Vista Cir		11%	2%
6.	2090 Lost Dauphin Rd		12%	2%
7.	2094 Lost Dauphin Rd		12%	2%
8.	1126 Terry Ln		11%	2%
9.	1165 Aero Dr		12%	2%
10.	2076 Terry Ln		13%	-21%
11.	2072 Terry Ln		13%	2%
12.	2059 Terry Ln		12%	2%
13.	2050 Terry Ln		13%	2%
	Average without outliers		12%	2%

Attachment: May 2 BOR exhibits (9660 : Approval of the minutes of the May 2, 2019 Board of Review meeting.)

Appendix D: Calculation of Actual Property Value

1. 2018 Comparable Assessed Values

<u>Address</u>	<u>Square Footage</u>	<u>Assessed Value 2018</u>	<u>Assessed Cost per Sq Foot</u>
2089 E Vista Circle	2,004	189,000	94.31
1141 Stevens St	1,750	158,700	90.69
2008 E Vista Cir	2,928	160,500	54.82
2007 E Vista Cir	1,648	138,600	84.10
2033 E Vista Cir	1,584	147,000	92.80
2022 E Vista Cir	1,958	160,500	81.97
2090 Lost Dauphin Rd	2,073	179,300	86.49
2094 Lost Dauphin Rd	1,947	178,300	91.58
1126 Terry Ln	1,644	128,200	77.98
1165 Aero Dr	1,576	147,300	93.46
2076 Terry Ln	1,988	155,200	78.07
2072 Terry Ln	1,889	168,600	89.25
2059 Terry Ln	1,831	142,900	78.04
2050 Terry Ln	1,738	153,500	88.32
Average		155,277	83.66
Lex Difference		33,723	10.65
Most Similar Average (orange lines)		163,614	80.03
Lex Difference		25,386	14.28

2. Assessment Increase for 2019

"Human judgement" percentage change 7.80%

3. Proposed assessment value for 2089 E Vista Cir

Most similar value per square foot * square footage * (1 + 2019 increase)

2,004 * 80.03 * (1 + 0.087) = 172,894

Rounded Value 172,900

This correctly calculated valuation is now in alignment with the other comparable properties.



	SUBJECT	COMPARABLE #1	ADJUSTMENT	COMPARABLE #2	ADJUSTMENT	COMPARABLE #3	ADJUSTMENT
ADDRESS	2089 E VISTA CIR	2008 E VISTA CIR		2051 TERRY LANE		1963 TERRY LANE	
PARCEL	WD-758-43	WD-758-19		WD-758-82		WD-253-H-2	
ACREAGE	0.734	0.316		0.242		0.25	
LAND VALUE	\$56,400	\$34,500	21,900	\$30,600	25,800	\$31,100	25,300
STYLE	RANCH	RANCH		RANCH		RANCH	
YEAR BUILT	1969	1964	2,500	1971	-1,000	1979	-5,000
1ST FLOOR	2,004	1,656	10,400	1,124	26,400	1,092	27,400
2ND FLOOR	0	0	0	0	0	0	0
FBLA	0	0	0	0	0	0	0
EXTERIOR WALL	MAS/FRAME	WOOD		ALUM/VINYL		ALUM/VINYL	
BEDROOMS	3	3	0	3	0	3	0
FULL BATHS	2	2	0	1	5,000	1	5,000
HALF BATHS	2	1	2,500	0	5,000	0	5,000
GRADE	C	C		C		C	
	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
FEATURES	\$1,900	\$5,200	-3,300	\$1,500	400	\$5,900	-4,000
ATTACHMENTS	\$19,100	\$15,300	3,800	\$15,200	3,900	\$14,600	4,500
DET. IMPS	\$10,000	\$0	10,000	0	10,000	0	10,000
BASEMENT	FULL	FULL		FULL		FULL	
HEATING-A/C	A/C	BASIC	2,000	BASIC	2,000	A/C	
KITCHEN	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
BATH	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
INTERIOR	SAME	SAME		SAME		SAME	
CONDITION	AVERAGE	GOOD	-5,000	AVERAGE		AVERAGE	
		TOTAL ADJUSTMENTS	\$44,800	TOTAL ADJUSTMENTS	\$77,500	TOTAL ADJUSTMENTS	\$68,200
SALE DATE		1/13/2017		9/5/2018		6/29/2018	
SALE PRICE		\$160,500		\$170,000		\$183,500	
TIME ADJUSTED PRICE		\$171,700	7%	\$170,000		\$183,500	
TOTAL	\$203,700	\$216,500		\$247,500		\$251,700	
\$/ Sq Ft	\$73.50	\$76.09		\$124.02		\$139.56	

56,400
147,300
203,700

Exhibit D

Attachment: May 2 BOR exhibits (9660 : Approval of the minutes of the May 2, 2019 Board of Review

	SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3
				
		ADJUSTMENT	ADJUSTMENT	ADJUSTMENT
ADDRESS	773 East River Dr	2177 Yahara Ci	765 East River Dr	701 East River
PARCEL	ED-2211	ED-2508	ED-2223	ED-2231
ACREAGE	0.422	0.398	0.595	0.365
LAND VALUE	\$46,600	\$45,000	\$57,900	\$42,800
STYLE	RANCH	RANCH	RANCH	RANCH
YEAR BUILT	2002	2004	2003	2003
1ST FLOOR	1,959	2,180	2,550	2,060
2ND FLOOR	0	0	0	0
FBLA	0	0	0	0
EXTERIOR WALL	MASONARY	MASONARY	MASONARY	MASONARY
BEDROOMS	3	3	3	3
FULL BATHS	2	2	2	2
HALF BATHS	1	1	1	1
GRADE	C+	C+	C+	C+
FEATURES	\$1,900	\$1,900	\$1,900	\$1,900
ATTACHMENTS	\$19,400	\$22,600	\$26,400	\$21,300
DET. IMPS	\$0	\$0	\$0	\$0
BASEMENT	FULL	FULL	FULL	FULL
HEATING-A/C	A/C	A/C	A/C	A/C
KITCHEN	GOOD	GOOD	GOOD	GOOD
BATH	AVERAGE	GOOD	GOOD	AVERAGE
INTERIOR	SAME	SAME	SAME	SAME
CONDITION	GOOD	GOOD	GOOD	GOOD
		TOTAL ADJUSTMENTS	TOTAL ADJUSTMENTS	TOTAL ADJUSTMENTS
		-\$16,200	-\$50,900	-\$3,700
SALE DATE		3/29/2018	11/13/2018	6/2/2017
SALE PRICE		\$359,900	\$349,900	\$282,000
TIME ADJUSTED PRICE		\$359,900	\$349,900	\$301,700
TOTAL	\$284,000	\$343,700	\$299,000	\$298,000
\$/ Sq Ft	\$121.18	\$144.44	\$114.50	\$116.11
Avg Adjusted Price	\$313,566.67			

46,600
287,400
284,000

Exhibit E

Attachment: May 2 BOR exhibits (9660 : Approval of the minutes of the May 2, 2019 Board of Review

Exhibit F - 1300 Meadow View

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DESCRIPTION OF MY HOME



1300 Meadow View Ln, De Pere, WI

1,582 sqft

3 beds

2 baths

1992

Last Sold: August 1, 1994

Purchase Amount: \$95,000

Current Assessment Amount: \$181,000

2017 Assessment Amount: \$167,900

NEIGHBORS HOME RECENTLY PURCHASED THAT IS THE MOST SIMILAR TO MINE



1171 Meadow View Ln, De Pere, WI

1,480 sqft

3 beds

2 bath

1986

Last sold: August 27, 2018

Purchase Amount: \$173,300

Current Assessment Amount: \$168,900

2017 Assessment Amount: \$149,000

OTHER HOMES RECENTLY PURCHASED NEAR MY HOME

1783 Bridge Port, De Pere, WI Purchased 12/06/18 \$143,000
1528 sqft, 3 beds, 2 baths, 2002

1783 Bridge Port Ln, De Pere, WI is a single family home that contains 1,528 sq ft and was built in 2002. It contains 3 bedrooms and 2 bathrooms. This home last sold for \$143,000 in December 2018.

715 Desplain Rd Purchased 12/04/18 \$178,500
1240 sqft, 3 beds, 2 baths, 1989

Nicely updated 3 bedroom 2 bath ranch in desirable East De Pere. Open concept with vaulted ceiling features eat in kitchen, fully applianced with an abundance of cabinets and counter space, snack bar and skylight. Dining area with patio doors leading to wood deck in backyard. Spacious living room with gas log fireplace. Master bedroom with private full bath. New flooring, roof and gutters. Updated furnace and A/C. First floor laundry.

1737 76th Pl De Pere, WI Purchased 10/31/18 \$173,500
3 beds 2 baths 2,058 sqft 1984

Formal living room off foyer leading into open kitchen and dining with doors leading out to large patio in large fenced in backyard! 2 stairs from main lead to 3 bedrooms including master with dual entry full bath! Finished lower level rec room, den or workout room, and a full bath with hall leading to laundry area! Lots of storage space in unfinished area! 2 stall attached garage with extra paved parking area!

1758 Bridge Port Ln De Pere, WI Purchased 10/16/17 \$179,000
3 beds 2 baths 1,462 sqft 2002

1758 Bridge Port Ln, De Pere, WI is a single family home that contains 1,462 sq ft and was built in 2002. It contains 3 bedrooms and 2 bathrooms. This home last sold for \$179,000 in October 2017.

2348 Indy Ct De Pere, WI Purchased 6/7/17 \$165,000
3 beds 2 baths 1,320 sqft 2004

2348 Indy Ct, De Pere, WI is a single family home that contains 1,320 sq ft and was built in 2004. It contains 3 bedrooms and 2 bathrooms. This home last sold for \$165,000 in June 2017.

1125 Stine Way De Pere, WI Purchased 05/04/17 \$151,500
3 beds 2 baths 1,561 sqft 1977

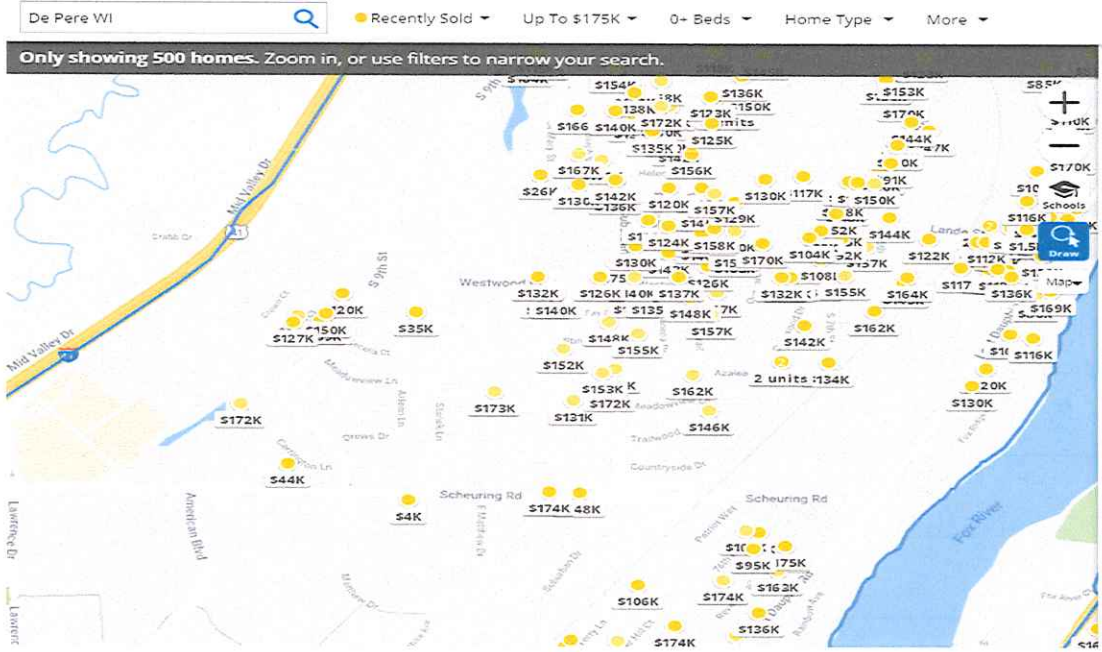
1125 Stine Way, De Pere, WI is a single family home that contains 1,561 sq ft and was built in 1977. It contains 3 bedrooms and 2 bathrooms. This home last sold for \$151,500 in May 2017.

1318 N Carrington Ln De Pere, WI Purchased 11/22/16 \$172,300
3 beds 2 baths 1,292 sqft 1998

West DePere Ranch home well cared for, immediate occupancy, move in ready. Open concept great room has vaulted ceiling & gas f/p, eat in kitchen has large peninsula island, fully applianced, extra cabinets & serving buffet, 1st floor laundry washer/dryer included, large master suite w/private bath. Large 20x20 deck overlooks yard, and 2.5 car garage has work bench and is 32' deep. Good storage

*Information on this site obtained from various realty sites.

RECENTLY SOLD HOMES IN MY NEIGHBORHOOD



My home would be competing with over 500 homes that match the description of my home and many of those have been recently remodeled. These homes are in quieter neighborhoods and have sold for \$145,000 - \$175,000. There are too many to list here.

Attachment: May 2 BOR exhibits (9660 : Approval of the minutes of the May 2, 2019 Board of Review meeting.)

SIMILAR HOMES NEAREST TO MINE AND THE PURCHASE PRICE



1237 Meadow View

1479 sqft

1992

Last sold: January 28, 2013

Purchase Amount: \$137,900

Current Assessment Amount: \$152,600



1214 Meadow View Ln

De Pere, WI 54115

1,758 sqft

1990

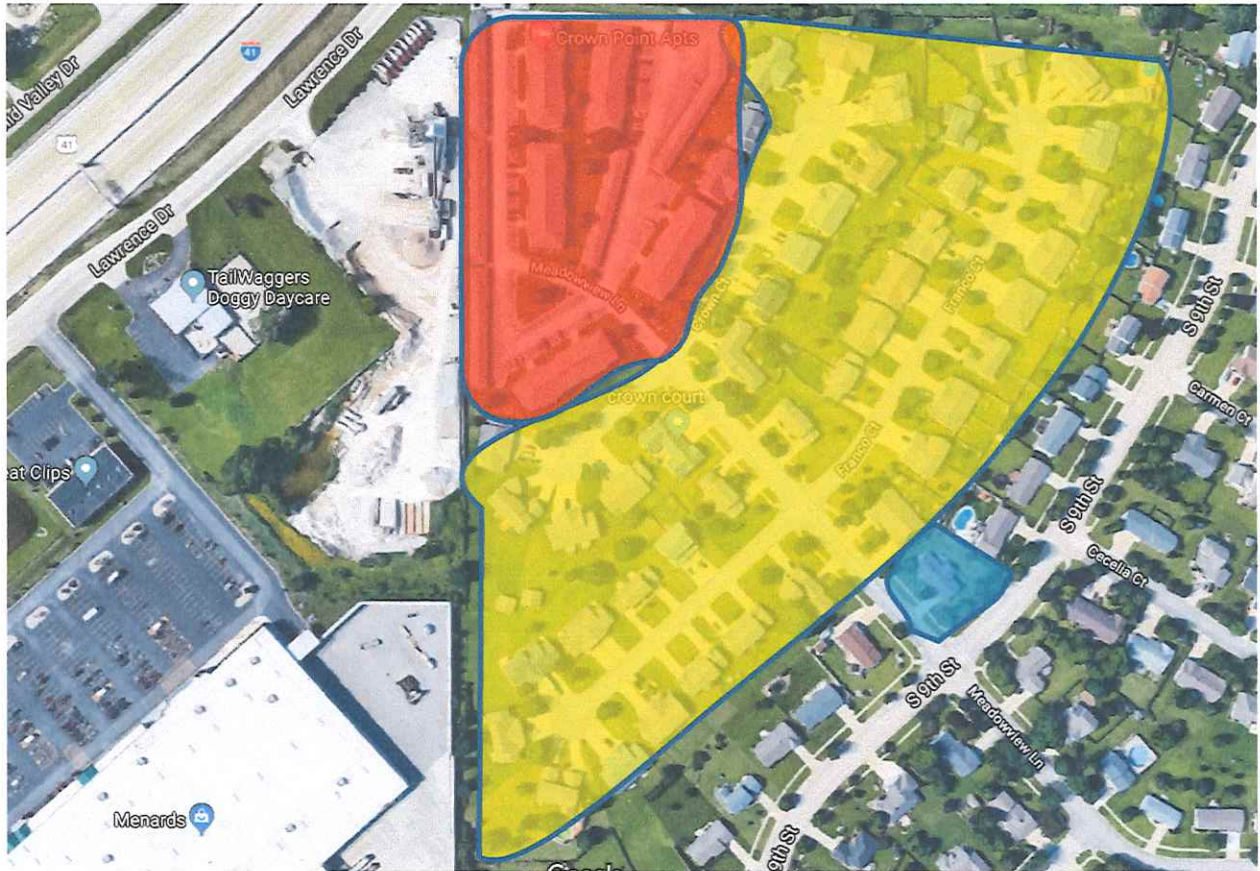
Last sold: October 20, 2014

Purchase Amount: \$137,000

Current Assessment Amount: \$158,900

Attachment: May 2 BOR exhibits (9660 : Approval of the minutes of the May 2, 2019 Board of Review meeting.)

LOCATION – APARTMENT COMPLEXES AND DUPLEXES



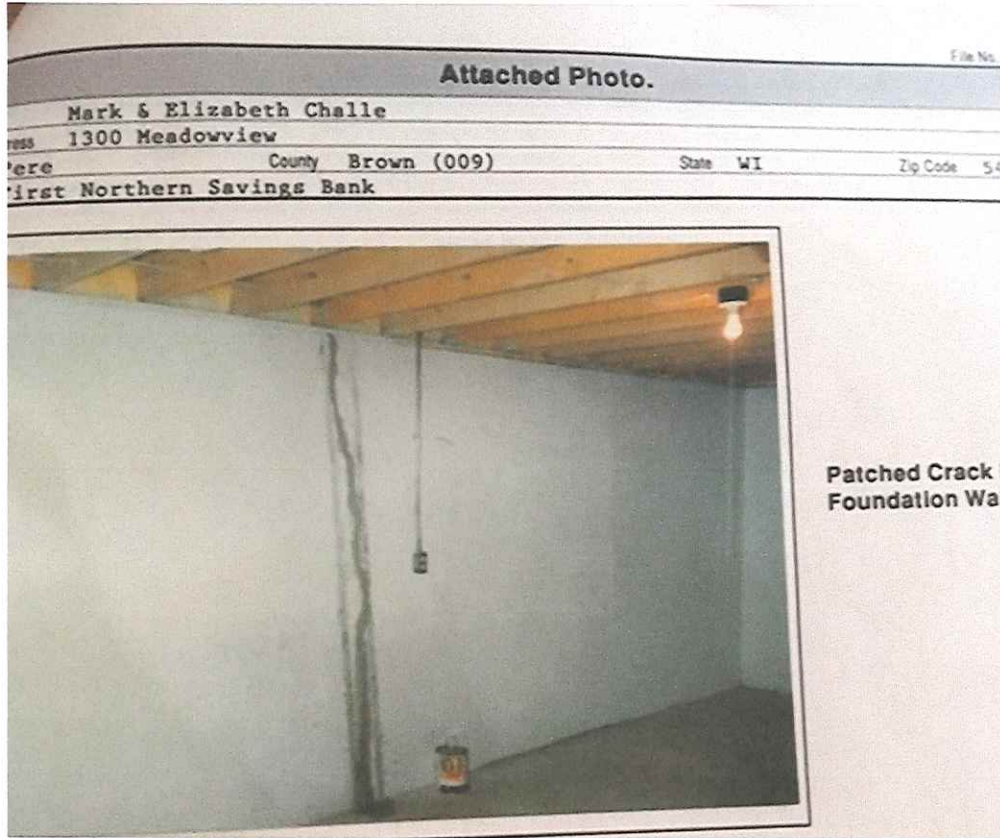
KEY

- My House
- Duplexes
- Apartment Buildings

1. 9TH Street is one of the busiest streets on the west side of De Pere
2. My house is located on the corner of one of the busiest intersections in the city
3. Hundreds of cars have to go past my house to get to apartment complexes and duplexes.
4. Apartment complexes and duplexes have one way in and one way out – No Outlet
5. Comparable houses in this document are set in quiet residential neighborhoods

Attachment: May 2 BOR exhibits (9660 : Approval of the minutes of the May 2, 2019 Board of Review meeting.)

CRACK IN FOUNDATION



When we purchased the home, a large crack had been repaired in the foundation. This crack will have to be reported to potential buyers of the home thus decreasing the value of the home.

Attachment: May 2 BOR exhibits (9660 : Approval of the minutes of the May 2, 2019 Board of Review meeting.)

FLOOR PLAN

Statement on Crac...

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	ATTIC
Basement												
Level 1		1	>>>>>	1				3	2	1		
Level 2												

Finished area above grade contains: 5 Rooms: 3 Bedroom(s): 2 Bath(s): 1,316 Square Feet of Gross L

INTERIOR	Materials/Condition	HEATING	Type	FWA	KITCHEN EQUIP.	Refrigerator	None	ATTIC	Fireplace(s) # 0	CAR STORAGE:
Floors	Carpet/Ceramic/Good				Range/Oven					None <input type="checkbox"/>
Walls	Plaster/Good	Fuel	Gas		Disposal				Patio	Garage
Trim/Finish	Stained Oak/Good	Condition	Good		Dishwasher	<input checked="" type="checkbox"/>			Deck	Attached 2
Bath Floor	Ceramic/Good	COOLING			Fan/Hood	<input checked="" type="checkbox"/>			Porch	Detached
Bath Wainscot	FbrglsMod/Good	Central	Yes		Microwave				Fence	Built-In
Doors	Stained Wood/Good	Other	None		Washer/Dryer				Pool	Carport
100 amp elec. (per box)		Condition	Good							Driveway C

Additional features (special energy efficient items, etc.): See Additional Comments.

Condition of the Improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.:
 A minor patched crack was noted in the north foundation wall (see attached photo). The stated that since the crack was fixed 2 months ago they have not had any seepage. A deg functional depreciation is noted for the subject's floor plan with bath off of the
 Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, immediate vicinity of the subject property: kitchen. See attached FIRREA addendum.

When the house was assessed at the time we purchased it, a "depreciation is noted for the subject's floor plan with a bath of the kitchen." They also noted that the hallway on the middle of the living room was not desirable.

Attachment: May 2 BOR exhibits (9660 : Approval of the minutes of the May 2, 2019 Board of Review meeting.)

SUMMARY

According to the Property Assessment Appeal Guide for Wisconsin Real Property Owners, "If you did not recently purchase the property, the next best evidence is recent arm's-length sales of reasonably comparable property." My neighbor, located at 1171 Meadow View Ln, recently purchased a home that is the most similar to mine for \$173,300 on August 27, 2018. This property should be used for the basis of my assessment because this house is extremely similar to mine and very close in proximity. They are both ranch homes of similar square footage, design, and age.





There are seven addition homes on page 4 of this document that are not too far from my home that were recently purchased. These are all ranch homes with similar square footage and design. Several are much newer than mine. Page 5 is an illustration of the many ranch homes recently sold in De Pere that are all priced well below my current assessed value. Although many of these homes are slightly older than mine, these are the homes that I would have to compete with when trying to sell. Perspective buyers would have to weigh a home that is slightly older but newly remodeled against my home and the drawbacks it presents. In researching the homes for this document, I came to the conclusion that I would gladly trade homes with many of them.

Two of the ranch homes that are closest to my house on Meadow View Ln were purchased in January 2013 and October 2014 for under \$137,900. Although this was some time ago, my home's assessed value was not appropriately assessed downward at that time. This has resulted in my house having a much higher assessed value than them currently. For 2018, my assessed value was \$167,900 while there assessed value is \$152,600 and \$158,900 respectively. I am not arguing my current assessed value based on their current assessed value, although I would like to because I found many homes of similar size and design that are assessed well below mine. I am arguing that my house was not properly assessed at the time they purchased their homes which is currently inflating the assessed value of my home.

Location is a major factor in why my house is over assessed. It is uniquely located on the corner of one of the busiest streets (Ninth Street) and literally next to a duplex with both driveways on the same street. There is only one way in and one way out to the duplexes with no outlet other way out than past my house. I believe this is the largest conglomeration of duplexes and twin-dos in the city. On top of that, there are 5 huge apartment complexes just blocks away. Not only does this increase automotive traffic but it has led to a tremendous amount of foot traffic. I no longer live in the quiet neighborhood I did when I purchased the house.

Other factors as to why my house is over assessed is a crack in the foundation that was repaired a couple of months prior to my purchasing the home and the floor plan of the home. Both of these are documented in the assessment I had done at the time I purchased the home. The crack will have to be reported to perspective buyers and the floor plan has a bathroom off the kitchen and a hallway in the middle of the living room that leads to the bedrooms at the other end of the house.

When looking at the home located at 1171 Meadow View Ln and the many similar homes near mine that sold for less than my current assessed value, subtracting for the deficiencies like location, foundation imperfections and floor plan, my house should be valued at \$165,000. My home has been over assessed for some time and now is the time to correct the assessment value of my home.

	SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3
				
		ADJUSTMENT	ADJUSTMENT	ADJUSTMENT
ADDRESS	1300 Meadow View Ln	1261 Meadow View Ln	1210 Westwood Dr	1170 Meadow View Ln
PARCEL	WD-746-D-10	WD-746-D-8	WD-746-D-70	WD-726-V-7
ACREAGE	0.274	0.265	0.297	0.274
LAND VALUE	\$34,500	\$34,000	\$35,800	\$34,500
STYLE	RANCH	RANCH	RANCH	RANCH
YEAR BUILT	1992	1991	1999	1996
1ST FLOOR	1,582	1,478	1,408	1,498
2ND FLOOR	0	0	0	0
FBLA	0	0	0	144
EXTERIOR WALL	ALUM/VINYL	ALUM/VINYL	ALUM/VINYL	ALUM/VINYL
BEDROOMS	3	4	3	4
FULL BATHS	2	3	2	2
HALF BATHS	0	0	0	1
GRADE	C -	C	C	C
FEATURES	\$3,600	\$6,300	\$5,800	\$1,900
ATTACHMENTS	\$17,500	\$16,300	\$14,800	\$11,400
DET. IMPS	\$0	\$0	0	0
BASEMENT	FULL	FULL	FULL	FULL
HEATING-A/C	A/C	A/C	A/C	A/C
KITCHEN	AVERAGE	AVERAGE	AVERAGE	AVERAGE
BATH	AVERAGE	AVERAGE	AVERAGE	AVERAGE
INTERIOR	SAME	SAME	SAME	SAME
CONDITION	AVERAGE	AVERAGE	AVERAGE	AVERAGE
		TOTAL ADJUSTMENTS	TOTAL ADJUSTMENTS	TOTAL ADJUSTMENTS
		-\$9,300	-\$3,100	-\$4,400
SALE DATE		9/21/2018	7/18/2018	9/14/2018
SALE PRICE		\$240,000	\$247,000	\$227,000
TIME ADJUSTED PRICE		\$240,000	\$247,000	\$227,000
TOTAL	\$181,800	\$230,700	\$243,900	\$222,600
\$/ Sq Ft	\$93.10	\$128.42	\$139.66	\$117.20
Avg Adjusted Price	\$232,400.00			

34,500
147,300
181,800

Exhibit G

Attachment: May 2 BOR exhibits (9660 : Approval of the minutes of the May 2, 2019 Board of Review



City of De Pere, Wisconsin

Request For Board of Review Action

MEETING DATE: June 10, 2020

DEPARTMENT: City Clerk

FROM: Carey Danen

SUBJECT: Approval of the minutes of the May 10, 2019 Board of Review meeting.

ATTACHMENTS:

- 5-10-19 Board of Review Minutes_Draft (PDF)
- May 10 BOR exhibits (PDF)



Board of Review

335 South Broadway
De Pere, WI 54115
<http://www.de-pere.org>

Regular Meeting

Draft Minutes

Friday, May 10, 2019

10:00 AM

De Pere City Hall Council Chambers

1. AGENDA FOR SAID MEETING:

10:00 AM Meeting called to order on May 10, 2019 at De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI.

Attendee Name	Title	Status	Arrived
Todd Bartels	Board Member	Present	
Robert Gagan	Board Member	Present	
Mark Higgins	Board Member	Present	
Laura Rabas	Board Member	Excused	
Rich Starry	Vice Chair/Treasurer	Present	

Also present were City Assessor Addie Ebert, Assistant Assessor Sarah Rathsack, City Attorney Judy Schmidt-Lehman, Staff Attorney Kristen Johnson, and City Clerk Carey Danen. Todd Bartels conducted the meeting in the absence of Laura Rabas.

2. Hearing and decision on property owner objections that were timely received by the Board on May 2, 2019.

1. 224 Colleen Lane Objection

City Clerk Carey Danen swore in objector Brian Blaney and City Assessor Addie Ebert. Mr. Blaney distributed additional evidence in support of his objection, which has been attached to these Minutes as Exhibit A.

City Assessor Addie Ebert reviewed the comparable properties used in the analysis. This evidence is attached to these Minutes as Exhibit B. Addie concurred with Mr. Blaney that there are not a lot of comparable properties in his neighborhood. She pointed out that some of the comparables used by the objector are not within the City of De Pere, and that the assessor is required to use comparable sales within the city. Mr. Blaney and Ms. Ebert also answered questions from the board. Board Member Bartels moved, seconded by Board Member Starry to uphold the Assessor's value of the property. Upon roll call vote, motion carried unanimously.

2. 901 Trailside Court Objection

City Clerk Carey Danen swore in objector Marguerite Williams. Ms. Williams explained the basis for her objection and her opinion of the property's worth based on the information she provided in the packet.

City Assessor Addie Ebert reviewed the comparables used in the analysis of this property, which have been attached to these Minutes as Exhibit C. Ms. Williams also answered questions from the board and the City Assessor.

Board Member Bartels moved, seconded by Board Member Gagan to uphold the Assessor's value of the property. Upon roll call vote, motion carried unanimously.

3. 1342 Fox River Drive Objection

Attachment: 5-10-19 Board of Review Minutes_Draft (9661 : Approval of the minutes of the May 10, 2019 Board of Review meeting.)

Objector Dave White left a voicemail message for the City Clerk on the morning of the meeting at approximately 9:45 AM indicating that he was withdrawing his objection. City Attorney Judy Schmidt-Lehman suggested that since he did not submit a written request to withdraw, that the board attempt to call him to confirm his decision to withdraw his objection. The board attempted to call Mr. White from Council Chambers during the meeting, and the call went to voicemail. This attempt combined with another message left yesterday, suffices as a withdrawal.

4. 734 Morning Glory Lane Objection

Board Member Bartels announced that this objection has been withdrawn. The City Attorney recommended that is acceptable to adjourn if the objector has not arrived after 35 minutes of the start of meeting.

3. Clerk report on how objectors will be notified of decision if the Board takes the case under advisement.

City Clerk Carey Danen personally provided decision notices to each objector at the conclusion of their hearing.

4. Adjournment.

Board Member Starry moved, seconded by Board Member Gagan to adjourn the meeting at 10:35 AM. Upon vote, motion carried unanimously.

Respectfully submitted,
City Clerk Carey Danen

Support for objection to property assessment of 224 Colleen Lane, De Pere, WI 54115

224 Colleen Lane Assessment increased \$83,700 over the past two years to \$422,200

Average assessment of other 5 houses on block excluding ours (Colleen lane between Lost Dauphin and Rainbow – 6 houses) was \$251,420 with a two year increase of approximately \$49,000

Average Zillow Estimate on block \$249,226, 224 Colleen Lane was \$405,000

Two nearby properties that are at least 0.60 Acres and located on river are valued at less than \$400,000.

224 Colleen Lane (WD-758-S-30)

Assessed \$422,200
Built 2013
Lot 0.35 Acre
Bed 4, Ba 3.5
3,351 sq. ft

Sale Comparable

1427 Bingham Drive (D-1682)
Sold \$375,000 (7/5/18)
Assessed \$338,600
Built 2006
Lot 0.344 Acre
Bed 5, Ba 3
3,335 Sq Ft.

324 Grandeur Oaks Ct (ED-2454)
Sold \$400,000 (4/23/18)
Assessed \$400,000
Built 2004
Lot 0.35 Acre
Bed 4, Ba 3
3,015 Sq Ft

Neighborhood Comparable

1850 Rainbow Ave (WD-758-S-27)
Assessed \$400,200
Lot 0.85 Acres (Double Lot)
Bed 4, Ba 2.5
3,065 Sq Ft.
Adjacent Property
Across street from river

<u>Address</u>	<u>Parcel</u>	<u>Village/Town/City</u>	<u>Assessment</u>	<u>Built</u>	<u>Lot</u>	<u>Bed</u>	<u>Ba</u>	<u>Sq Ft</u>
224 Colleen Lane	WD-758-S-30	De Pere	422,200	2013	0.35	4.00	3.50	3,351

Comp Sales

<u>Address</u>	<u>Parcel</u>	<u>Village/Town/City</u>	<u>Sale Price</u>	<u>Sale Date</u>	<u>Assessment</u>	<u>Built</u>	<u>Lot</u>	<u>Bed</u>	<u>Ba</u>	<u>Sq Ft</u>
256 Shelley Lane	ED-714-G-262	De Pere	429,000	4/26/2019	414,200	1999	0.48	4.0	4.0	3,436
216 Shelley Lane	ED-714-G-257	De Pere	458,069	3/29/2019	445,900	1993	0.27	4.0	5.0	5,037
1881 Old Valley Road	D-437-34	Ledgeview	429,400	5/23/2018	394,100	1999	0.43	4.0	5.0	4,577
1427 Bingham Drive	D-1682	Ledgeview	375,000	7/5/2018	338,600	2006	0.34	5.0	3.0	3,335
324 Grandeur Oaks Court	ED-2454	De Pere	400,000	4/23/2018	400,000	2004	0.35	4.0	3.0	3,015
504 Ravine Road	D-33-7	Ledgeview	397,000	9/4/2018	354,000	2001	1.20	3.0	3.0	3,338
Average of comp sales			414,745		391,133		0.51	4.00	3.83	3,790

Nearby Properties

<u>Address</u>	<u>Parcel</u>	<u>Village/Town/City</u>	<u>Zillow Est</u>	<u>Assessment</u>	<u>Built</u>	<u>Lot</u>	<u>Bed</u>	<u>Ba</u>	<u>Sq Ft</u>	<u>Comments</u>
1868 Rainbow Ave	WD-758-S-29	De Pere	322,022	326,500	1970	0.37	4.0	2.0	3,700	Adjacent
1906 Rainbow Ave	WD-758-S-36	De Pere	291,496	275,600	1979	0.41	4.0	2.0	2,448	Adjacent Pool
225 Colleen Lane	WD-758-S-35	De Pere	226,733	253,400	1974	0.37	3.0	2.0	2,155	Adjacent
230 Colleen Lane	WD-758-S-13	De Pere	190,800	183,200	1976	0.30	3.0	2.0	2,019	Adjacent
235 Colleen Lane	WD-758-S-34	De Pere	215,079	218,400	1977	0.41	4.0	2.0	1,736	Adjacent Pool
1850 Rainbow Ave	WD-758-S-27	De Pere	436,739	400,200	2006	0.85	4.0	2.5	3,065	Adjacent Double Lot
1849 Rainbow Ave	WD-758-S-47	De Pere	481,291	393,300	1966	0.60	4.0	3.0	1,552	River Lot
1853 Rainbow Ave	WD-758-S-46	De Pere	162,481	356,800	1977	0.62	3.0	2.5	3,008	River Lot
1869 Rainbow Ave	WD-758-S-44	De Pere	639,481	517,600	1960	0.80	3.0	2.0	4,764	River Lot
Average of nearby properties			329,569	325,000		0.53	3.56	2.22	2,716	

Attachment: May 10 BOR exhibits (9661 : Approval of the minutes of the May 10, 2019 Board of Review

SUBJECT

COMPARABLE #1

COMPARABLE #2



				ADJUSTMENT		ADJUSTMENT
ADDRESS	224 Colleen Ln	324 Grandeur Oaks			1934 Paint Horse Trl	
PARCEL	ED-758-S-30	ED-2454			ED-2360	
ACREAGE	0.35	0.347			0.282	
LAND VALUE	\$38,700	\$48,200	-9,500		\$43,700	-5,000
STYLE	MOD 2	MOD 2			MOD 2	
YEAR BUILT	2013	2004	4,500		2004	4,500
1ST FLOOR	1,583	2,129	-27,300		1,589	-300
2ND FLOOR	1,674	886	19,700		2,221	-13,675
FBLA	0	0	0		0	0
EXTERIOR WALL	MASONARY	MASONARY	0		MASONARY	
BEDROOMS	4	4	0		4	0
FULL BATHS	3	2	5,000		2	5,000
HALF BATHS	1	1	0		1	0
GRADE	B-	B-	0		B	-5,000
	AVERAGE	AVERAGE	0		AVERAGE	0
FEATURES	\$1,900	\$3,800	-1,900		\$1,900	0
ATTACHMENTS	\$25,300	\$24,600	700		\$20,200	5,100
DET. IMPS	\$0	\$0	0		0	0
BASEMENT	FULL	FULL			FULL	
HEATING-A/C	A/C	A/C			A/C	
KITCHEN	AVERAGE	AVERAGE	0		AVERAGE	0
BATH	AVERAGE	AVERAGE	0		AVERAGE	0
INTERIOR	SAME	SAME			SAME	
CONDITION	AVERAGE	AVERAGE	0		AVERAGE	0
		TOTAL ADJUSTMENTS	-\$8,800		TOTAL ADJUSTMENTS	-\$9,375
SALE DATE		9/21/2018			10/24/2018	
SALE PRICE		\$400,000			\$465,000	
TIME ADJUSTED PRICE		\$400,000			\$465,000	
TOTAL	\$422,200	\$391,200			\$455,625	
\$/ Sq Ft	\$117.72	\$116.68			\$110.57	
Avg Adjusted Price	\$423,400.00					

Attachment: May 10 BOR exhibits (9661 : Approval of the minutes of the May 10, 2019 Board of Review

Exhibit B

SUBJECT

COMPARABLE #1

COMPARABLE #2



				ADJUSTMENT		ADJUSTMENT
ADDRESS	901 TRAILSIDE CT	911 TRAILSIDE CT	2165 TRAILSIDE LN			
PARCEL	ED-2946	ED-2951	ED-2848			
ACREAGE	N/A	N/A	N/A			
LAND VALUE	\$10,000	\$10,000	\$10,000	0	0	
STYLE	CONDO	CONDO	CONDO			
YEAR BUILT	2006	2006	2006	0	0	
1ST FLOOR	1,510	1,510	1,510	0	0	
2ND FLOOR	0	0	0	0	0	
FBLA	0	0	0	0	0	
EXTERIOR WALL	MAS/FRAME	MAS/FRAME	MAS/FRAME			
BEDROOMS	2	2	2	0	0	
FULL BATHS	2	2	2	0	0	
HALF BATHS	0	0	0	0	0	
GRADE	C	C	C			
	AVERAGE	AVERAGE	AVERAGE			
FEATURES	\$1,900	\$1,900	\$1,900	0	0	
ATTACHMENTS	\$9,400	\$9,400	\$9,400	0	0	
DET. IMPS	\$0	\$0	\$0	0	0	
BASEMENT	FULL	FULL	FULL			
HEATING-A/C	A/C	A/C	A/C	0	0	
KITCHEN	AVERAGE	AVERAGE	AVERAGE			
BATH	AVERAGE	AVERAGE	AVERAGE			
INTERIOR	SAME	SAME	SAME			
CONDITION	AVERAGE	AVERAGE	AVERAGE	0		
		TOTAL ADJUSTMENTS		\$0	TOTAL ADJUSTMENTS	\$0
SALE DATE	9/28/2012	3/4/2016	7/13/2016			
SALE PRICE	\$167,000	\$208,900	\$184,000			
TIME ADJUSTED PRICE		\$208,900	\$184,000			
TOTAL	\$188,100	\$208,900	\$184,000			

Attachment: May 10 BOR exhibits (9661 : Approval of the minutes of the May 10, 2019 Board of Review

Exhibit C



City of De Pere, Wisconsin

Request For Board of Review Action

MEETING DATE: **June 10, 2020**

DEPARTMENT: **City Clerk**

FROM: **Carey Danen**

SUBJECT: **A. 1951 and 1952 Snowy Owl Court Objection**

ATTACHMENTS:

- Snowy Owl Objection (PDF)

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) <i>Organics Inc. Pres. John Corchy</i>				Agent name (if applicable)			
Owner mailing address <i>1985 French Rd</i>				Agent mailing address			
City <i>Dopere</i>	State <i>Wi.</i>	Zip <i>54115</i>		City	State	Zip	
Owner phone <i>920 336-5633</i>		Email <i>johnorganicsinc@gmail.com</i>		Owner phone		Email	

Section 2: Assessment Information and Opinion of Value			
Property address <i>1951-1952 Snowy Owl Ct</i>		Legal description or parcel no. (on changed assessment notice) <i>1951 WD-1387</i>	
City <i>Dopere</i>	State <i>Wi.</i>	Zip <i>54115</i>	<i>1952 WD 1388</i>
Assessment shown on notice - Total <i>\$36,000</i>		Your opinion of assessed value - Total <i>\$21,000 - Change</i>	

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>Developers Discount & 100% increase in Assessment</i>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <i>100% rise in Taxes</i>

Section 4: Other Property Information	
<p>A. Within the last 10 years, did you acquire the property? <i>No</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide acquisition price \$ _____ Date <i>- -</i> (mm-dd-yyyy) <input type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance</p> <p>B. Within the last 10 years, did you change this property (ex: remodel, addition)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe _____ Date of changes <i>- -</i> (mm-dd-yyyy) Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>C. Within the last five years, was this property listed/offered for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, how long was the property listed (provide dates) <i>- -</i> (mm-dd-yyyy) to <i>- -</i> (mm-dd-yyyy) Asking price \$ _____ List all offers received _____</p> <p>D. Within the last five years, was this property appraised? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide: Date <i>- -</i> (mm-dd-yyyy) Value <i>- -</i> Purpose of appraisal _____ If this property had more than one appraisal, provide the requested information for each appraisal. _____</p>	

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>John Corchy</i>	Date (mm-dd-yyyy) <i>May 15 2020</i>
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Attachment: Snowy Owl Objection (9674 : A. 1951 and 1952 Snowy Owl Court Objection)

John m Cordry

Organics inc.

5-18-20

Objection to real-estate assessment

When Organics inc developed Clairmoore estates and CRM 1 addition, I was given a developers discount on the 27 lots. I was assured parcels would stay the same assessment until sold or developed, which held true until the 2-20 assessment. Lot WD-1387 and WD-1388 assessments went up 100 + pc which is the root of my objection.

~~John Cordry~~
Organics Inc.



City of De Pere, Wisconsin

Request For Board of Review Action

MEETING DATE: **June 10, 2020**

DEPARTMENT: **City Clerk**

FROM: **Carey Danen**

SUBJECT: **B. 609 N Wisconsin Street Objection**

ATTACHMENTS:

- N Wisconsin Objection (PDF)

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) <u>Amy Rock</u>				Agent name (if applicable)			
Owner mailing address <u>609 N Wisconsin St.</u>				Agent mailing address			
City <u>De Pere</u>		State <u>WI</u>	Zip <u>54115</u>	City		State	Zip
Owner phone <u>720 819-7668</u>		Email <u>amy.rock421@ykt.com</u>		Owner phone () -		Email	

Section 2: Assessment Information and Opinion of Value			
Property address <u>609 N Wisconsin St.</u>		Legal description or parcel no. (on changed assessment notice) <u>IRWINS ADDN TO DEPERE E. 85 FT OF LOT3 BLK7 5109 SQ FT</u>	
City <u>De Pere</u>		State <u>WI</u>	Zip <u>54115</u>
Assessment shown on notice - Total <u>\$113,800</u>		Your opinion of assessed value - Total <u>\$95,000</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>No improvements Actual Value Inflation too high + \$54,300 increase since bought?</u>	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 \$ 59,500 Date 4-14-2011 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 5 minutes.

Property owner or Agent signature <u>Amy J. Rock</u>	Date (mm-dd-yyyy) <u>6-3-2020</u>
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Attachment: N Wisconsin Objection (9675 : B. 609 N Wisconsin Street Objection)



City of De Pere, Wisconsin

Request For Board of Review Action

MEETING DATE: **June 10, 2020**

DEPARTMENT: **City Clerk**

FROM: **Carey Danen**

SUBJECT: **C. 1601 Lawrence Drive Objection**

ATTACHMENTS:

- Lawrence Objection (PDF)

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) EASTBROOK ASSISTED LIVING LLC			Agent name (if applicable) DAVID GLOSS - OWNER OF LLC		
Owner mailing address 42 BRENTWOOD LN			Agent mailing address		
City APPLETON	State WI	Zip 54915	City	State	Zip
Owner phone (202) 419-1919	Email DGLOSS99@GMAIL.COM	Owner phone () - Email			

Section 2: Assessment Information and Opinion of Value

Property address 1601 LAWRENCE DR			Legal description or parcel no. (on changed assessment notice) WD-00020		
City DEPERE	State WI	Zip 54115			
Assessment shown on notice - Total 3,175,000			Your opinion of assessed value - Total 2,750,000		

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) TARGETING OF SALES VIOLATES FAIRNESS DOCTRINE. VACANCY	Basis for your opinion of assessed value: (Attach additional sheets if needed)
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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 **11-6-2019** 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 - - - - 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? **PURCHASED 11-6-19** Yes No
If Yes, how long was the property listed (provide dates) **UNKNOWN** to - - - -
Asking price \$ **2,300,000** List all offers received _____
- D. Within the last five years, was this property appraised? Yes No
If Yes, provide: Date - - - - Value _____ Purpose of appraisal **BANK LOAN**
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 **20** minutes.

Property owner or Agent signature [Signature], EASTBROOK LLC mgr. (DAVID GLOSS)	Date (mm-dd-yyyy) 6-5
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Attachment: Lawrence Objection (9676 : C. 1601 Lawrence Drive Objection)



City of De Pere, Wisconsin

Request For Board of Review Action

MEETING DATE: **June 10, 2020**

DEPARTMENT: **City Clerk**

FROM: **Carey Danen**

SUBJECT: **D. 654 Mollies Way Objection**

ATTACHMENTS:

- Mollies Way Objection (PDF)

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 <i>(on changed assessment notice)</i> KENNETH R & SYDNEY M ZILCH				Agent name <i>(if applicable)</i>			
Owner mailing address 19N079 W WOODVIEW PKWY				Agent mailing address			
City HAMPSHIRE	State IL	Zip 60140		City	State	Zip	
Owner phone (847) 274- 6613	Email KZilch@careered.com			Owner phone () -	Email		

Section 2: Assessment Information and Opinion of Value			
Property address 654 MOLLIES WY		Legal description or parcel no. <i>(on changed assessment notice)</i> MOLLIES WAY LOT 29 CONDOMINIUM UNIT B TOGETHER WITH AN UNDIVIDED INTEREST IN COMMON ELEMENTS ETC.	
City De Pere	State WI	Zip 54115	
Assessment shown on notice - Total \$151,200		Your opinion of assessed value - Total \$127,030	

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: <i>(Attach additional sheets if needed)</i> SEE ATTACHED	Basis for your opinion of assessed value: <i>(Attach additional sheets if needed)</i> RECENT SALE PRICE

Section 4: Other Property Information

A. Within the last 10 years, did you acquire the property? Yes No
 If Yes, provide acquisition price \$ 127,030 Date 05 - 30 - 2017 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 <u>Ken Zilch</u> <small>Rev. 2/18/19, Page 6, 2020, Form PA-105</small>	Date (mm-dd-yyyy) 06 - 08 - 2020
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Attachment: Mollies Way Objection (9677 : D. 654 Mollies Way Objection)

**City of De Pere Board of Review
Supporting Statement**

Address: 654 Mollies Way, De Pere, WI
Parcel Code Number: WD-708-J-229-A

To whom it may concern:

Please find this statement in support of Kenneth Zilch's City of De Pere Board of Review valuation appeal. The subject property was purchased in May, 2017 for \$127,030. (Exhibit A- Photo of Property) (Exhibit B- Closing Statement) The subject property was built in 1996, has 1,722 square feet of improvement, and has 3 bedrooms and two bathrooms. The subject property was reassessed in 2020 at \$151,200, a 19% increase over the 2017 purchase price of the property. As stated in Wis. Stat. § 70.32 (1), "... In determining the value, the assessor shall consider recent arm's-length sales of the property to be assessed if according to professionally acceptable appraisal practices those sales conform to recent arm's-length sales of reasonably comparable property; recent arm's-length sales of reasonably comparable property; and all factors that, according to professionally acceptable appraisal practices, affect the value of the property to be assessed." The Wisconsin courts have consistently held that the hierarchy of Wis. Stat. § 70.32 (1) clearly identifies the recent sale of a property to be the best indication of market value for a property. Markarian v. Cudahy, 45 Wis. 2d 683, 686, 173 N.W.2d 627 (1970); Campbell v. Township of Delavan, 210 Wis. 2d 239, 256, 565 N.W.2d 209 (Ct. App. 1997). Failure to do so constitutes an error of law. Levine v. Board of Review, 191 Wis. 2d 363, 372-73, 528 N.W.2d 424, 427-28 (1995). Therefore, the assessed value of the property should reflect the recent sale price of \$127,030.

In the alternative, the assessor has a duty to assess property on "recent arm's length sales of reasonably comparable property." Attached to this appeal is the 2020 Sales Report for properties in De Pere, WI. Highlighted in yellow are 6 recent sales within a half a mile of the subject property that best compare to the subject property. (Exhibit C) The unadjusted average sales price per square foot of improvement for these sales is \$73.70. Under the taxpayer's alternative argument, the taxpayer contends that the Board of Review reduce the subject property's assessed improvement value to reflect the average of these recent, comparable sales, which results in a total assessed value of \$144,911. (Subject Property SF X Average Improvement P/SF + Subject Property Land AV= Assessed Value) (1,722 X \$73.70 + \$18,000= \$144,911)

Exhibit A



A small inset map from Google Maps. It shows a red location pin on a street labeled "654 Mollie". The map also shows nearby streets: "Grant St" to the north, "driu St" to the west, "shart Ave" to the south, and "tes Dr" to the east. A compass icon is visible on the map.

Google

Attachment: Mollies Way Objection (9677 : D. 654 Mollies Way Objection)

Exhibit B

American Land Title Association

ALTA Settlement Statement – Buyer

Adopted 05-01-2015

File No.: 2858414

Printed: 05/23/2017, 9:47 AM

Officer/Escrow Officer: Laura Spiering/LL

Settlement Location:

300 N Broadway, Ste. 3B, Green Bay, WI

54303-2753

First American Title Insurance Company

- Evans Title Division

300 N Broadway, Ste. 3B • Green Bay, WI 54303-2753

Phone: (920)435-5212 Fax: (877)244-1774

Final Settlement Statement



Property Address: 654 Mollies Way, De Pere, WI 54115

Buyer: Kenneth R. Zilch; Sydney M. Zilch

Seller: Humberto Rodriguez, Maria G. Barragan

Lender:

Settlement Date: 05/30/2017

Disbursement Date: 05/30/2017

Description	Buyer	
	Debit	Credit
Financial		
Sale Price	127,000.00	
Total Deposit/Earnest Money		1,000.00
Prorations/Adjustments		
City/Town Taxes 01/01/17 to 05/19/17 @\$2,991.50/yr		1,139.23
Government Recording and Transfer Charges		
Deed to Brown County Register of Deeds	30.00	
Subtotals	127,030.00	2,139.23
Due From Buyer		124,890.77
Totals	127,030.00	127,030.00

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize First American Title Insurance Company - Evans Title Division to cause the funds to be disbursed in accordance with this statement.

Attachment: Mollies Way Objection (9677 : D. 654 Mollies Way Objection)

Buyer(s):

Kenneth R. Zilch

Sydney M. Zilch

Escrow Officer: Laura Spiering

Attachment: Mollies Way Objection (9677 : D. 654 Mollies Way Objection)

Exhibit C

PARCEL	ADDRESS	DATE	\$\$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	LOT	LAND	TOTAL	\$/SQ
RANCH NE 1																		
WD-253-1	232 BELLE AV	5/31/2019	174900	18.58%	1	1952	1096	0	3	1	0	C	D	1	7318	23400	147500	\$138.23
WD-00211-1	1120 GRANT ST	12/30/2019	178000	53.98%	1	1997	1248	0	4	2	0	D	E	1	13547	36500	115600	\$113.38
WD-746-D-67	1216 S NINTH ST	4/22/2019	225000	14.10%	1	1996	1320	0	3	2	0	C	D	1	13809	36900	197200	\$142.50
WD-1029-39	1283 RITA LN	6/28/2019	250000	15.47%	1	1997	1335	0	3	2	1	C+	D	1	13939	37000	216500	\$159.55
WD-1558	334 CROSS GATE LN	5/15/2019	253000	12.54%	1	2007	1480	0	3	2	1	C	D	1	13460	36400	224800	\$146.35
WD-1329	336 ARBORVITAE LN	5/24/2019	249900	11.07%	1	2003	1486	0	3	2	0	C	D	1	12153	34800	225000	\$144.75
WD-746-D-52	1253 CECELIA CT	11/22/2019	233000	5.67%	1	1997	1544	0	3	2	1	C	D	1	12023	34600	220500	\$128.50
WD-1089	303 LANTERN LN	2/27/2019	259900	13.79%	1	2003	1576	0	3	2	0	C	D	1	14462	37700	228400	\$140.99
WD-758-311	1261 DANENA DR	5/8/2019	215000	1.65%	1	1987	1578	0	3	1	1	C	D	1	12240	34900	211500	\$114.13
WD-746-D-47	1223 CECELIA CT	6/21/2019	234000	-2.01%	1	1995	1591	0	3	2	0	C+	D	1	16727	40600	238800	\$121.56
WD-1412	301 SOUTHERN STAR LN	7/12/2019	249850	10.85%	1	2009	1640	0	3	2	0	C	D	1	17555	41700	225400	\$126.92
WD-726-V-2	1198 MEADOW VIEW LN	2/28/2019	238500	-4.29%	1	1998	1662	0	3	3	1	C	D	1	12153	34800	249200	\$122.56
WD-904-W-34	325 WATERVIEW RD	7/31/2019	275000	-1.54%	1	1999	1794	0	3	3	1	C+	C	1	12371	35000	279300	\$133.78
WD-1345	411 ARBORVITAE LN	7/5/2019	287000	21.15%	1	2012	1838	0	3	2		C	D	1	15812	39400	236900	\$134.71
WD-883-T-8	1419 S SEVENTH ST	8/23/2019	240099	0.75%	1	1981	1868	0	3	2	0	C	C	1	13068	35900	238300	\$109.31
WD-1335	325 ARBORVITAE LN	9/25/2019	285000	4.51%	1	2003	1885	0	3	2	0	C+	D	1	12807	35600	272700	\$132.31
WD-1070	2370 OLD IVY CT	9/30/2019	309500	2.15%	1	2002	1924	0	3	2	0	C+	D	1	12371	35000	303000	\$142.67
																		\$132.48
RANCH NE 2																		
WD-253-H-100	1821 REVERE TR	7/17/2019	173000	6.99%	1	1980	1104	0	3	1	1	C	D	2	11500	31800	161700	\$127.90
WD-836-M-19	1808 LOST DAUPHIN RD	11/11/2019	170000	19.80%	1	1972	1124	0	3	1	0	C	D	2	11979	32400	141900	\$122.42
WD-758-31	2032 W VISTA CI	6/18/2019	200000	12.11%	1	1971	1322	0	4	2	0	C	D	2	12371	32800	178400	\$126.48
WD-758-30	2020 W VISTA CI	4/30/2019	189900	1.33%	1	1966	1448	0	3	2	0	C	D	2	13112	33700	187400	\$107.87
WD-758-19	2008 E VISTA CI	9/11/2019	200000	24.61%	1	1964	1656	0	3	2	1	C	D	2	13765	34500	160500	\$99.94
WD-253-H-58	1774 PATRIOT WY	11/29/2019	205000	-7.24%	1	1986	2333	1117	4	2	0	C+	D	2	17990	39600	221000	\$70.90
																		\$109.25
RANCH NE 3																		
WD-758-L-140	1058 VERONICA LN	8/23/2019	155000	18.32%	1	1960	992	0	3	1	0	C	D	3	8494	25500	131000	\$130.54
WD-758-L-43	1026 WISHART AV	11/19/2019	177000	28.63%	1	1967	1040	0	3	1	1	C	D	3	8494	25500	137600	\$145.67
WD-758-L-83	1003 ESTES DR	11/22/2019	179900	29.99%	1	1964	1040	0	3	1	0	C	D	3	8843	26500	138400	\$147.50
WD-708-H-77	1117 STINE WY	8/9/2019	182000	17.72%	1	1976	1064	0	3	1	0	C	D	3	9017	27100	154600	\$145.58
WD-758-L-195	956 OUTWARD AV	9/26/2019	184900	26.64%	1	1972	1068	0	2	2	0	C	D	3	9540	28600	146000	\$146.35
WD-758-L-183	1017 LEE AV	4/26/2019	177500	11.01%	1	1968	1080	0	3	1	1	C	C	3	9670	29000	159900	\$137.50
WD-758-L-172	938 LEE AV	3/20/2019	157000	10.64%	1	1967	1084	0	3	1	0	C	D	3	8494	25500	141900	\$121.31
WD-792-G-8	1109 OUTWARD AV	6/7/2019	175000	17.85%	1	1979	1092	0	4	2	0	C	D	3	9017	27100	148500	\$135.44
WD-758-L-50	1015 ST ANTHONY DR	4/10/2019	171500	7.25%	1	1968	1144	0	3	1	1	C	D	3	9191	27600	159900	\$125.79
WD-708-H-111	1189 MEADOW VIEW LN	9/5/2019	209280	17.64%	1	1984	1172	0	3	2	0	C	D	3	11805	32200	177900	\$151.09
WD-726-M-20	741 MORNING GLORY LN	4/30/2019	149500	-1.71%	1	1960	1232	0	2	1	0	C	D	3	7971	23900	152100	\$101.95
WD-708-P-28	415 LOIS ST	8/12/2019	204000	16.91%	1	1979	1273	0	3	2	0	C	D	3	12240	32700	174500	\$134.56
WD-708-H-110	1183 MEADOW VIEW LN	6/17/2019	233000	18.58%	1	1987	1429	0	3	2	1	C	D	3	11805	32200	196500	\$140.52
WD-708-P-6	1111 TWILIGHT DR	11/6/2019	152000	-8.82%	1	1962	1476	0	4	1	1	C	D	3	11892	32300	166700	\$81.10
WD-708-P-30	408 APOLLO WY	9/20/2019	251000	6.85%	1	2015	1481	0	3	2	0	C	D	3	9453	28400	234900	\$150.30
WD-758-L-20	429 SUBURBAN DR	9/18/2019	148000	12.04%	1	1965	1768	884	4	1	0	C	D	3	6055	18200	132100	\$73.42
																		\$129.29
RANCH NE 4																		
WD-561-1	311 N EIGHTH ST	10/9/2019	56500	2.54%	1	1950	650	0	1	1	0	C-	D	4	6011	16800	55100	\$61.08
WD-128-2	524 S SIXTH ST	8/30/2019	52500	-47.08%	1	1950	820	0	2	1	0	C-	D	4	8407	23500	99200	\$35.37
WD-745	432 LANDE ST	1/17/2019	79500	-13.21%	1	1959	967	0	3	1	0	C-	D	4	15943	20200	91600	\$61.32
WD-745	432 LANDE ST	3/22/2019	134000	48.23%	1	1959	967	0	3	1	0	C-	D	4	7231	20200	90400	\$117.68
WD-718-2	603 N NINTH ST	11/15/2019	145000	-0.75%	1	1950	1064	0	2	1	0	C	C	4	16858	35700	146100	\$102.73
WD-276	1413 LOST DAUPHIN RD	9/17/2019	139900	-0.92%	1	1955	1077	0	2	1	0	C	D	4	9409	26300	141200	\$105.48
WD-252	805 FOURTH ST	8/30/2019	120000	-0.91%	1	1930	1110	0	3	1	0	C	D	4	7579	21200	121100	\$89.01
WD-1	730 S SIXTH ST	9/16/2019	151500	39.76%	1	1940	1273	0	1	1	1	C-	D	4	10934	29000	108400	\$96.23
WD-138	519 S SIXTH ST	4/4/2019	200000	5.71%	1	2010	1592	0	3	2	0	C	D	4	8451	11800	189200	\$118.22
																		\$87.46
RANCH NE 6																		
WD-792-G-101-1	723 AZALEA TR	9/10/2019	237000	11.58%	1	1967	2300	0	4	2	1	C	D	6	13199	33800	212400	\$88.35
WD-792-G-59	1261 OUTWARD AV	4/29/2019	219800	8.60%	1	1962	1702	0	2	2	1	C	D	6	16509	37800	202400	\$106.93
WD-186	1101 S SEVENTH ST	9/6/2019	180500	16.45%	1	1959	1144	0	3	2	0	C	D	6	12589	33100	155000	\$128.85
																		\$108.04
RANCH NE 7																		
WD-1158	1484 S HONEYSUCKLE CI	11/13/2019	380000	10.98%	1	2002	3442	1147	3	2	1	B	C	7	24655	57300	342400	\$93.75
WD-1451	1547 RED MAPLE RD	11/8/2019	360000	3.60%	1	2012	2267	0	4	2	1	B-	D	7	20735	55400	347500	\$134.36
WD-1445	1524 RED MAPLE RD	5/30/2019	340000	1.49%	1	2014	1715	0	3	2		C	D	7	20691	55300	335000	\$166.01
																		\$131.37
RANCH NE 8																		
ED-714-G-21	1648 RUSK ST	8/19/2019	200000	6.04%	1	1986	1160	0	3	2	0	C	D	8	19079	47600	188600	\$131.38
ED-1164-R-230	2032 E BARABOO CI	10/8/2019	210000	3.55%	1	1995	1245	0	3	2	0	C	D	8	7667	26100	202800	\$147.71
ED-1164-R-257	1982 PIKE LN	7/10/2019	195000	5.41%	1	1993	1284	0	3	2	0	C	C	8	9845	33500	185000	\$125.78
ED-629-6	247 LIBAL ST	2/27/2019	210000	0.00%	1	1992	1298	0	3	2	1	C+	E	8	10977	35500	210000	\$134.44
ED-1164-R-17	806 FLAMBEAU PL	8/19/2019	179900	-4.21%	1	1986	1332	0	3	1	0	C	D	8	6970	23700	187800	\$117.27
ED-714-G-106	123 LIBAL																	

ED-2548	2168 YAHARA CI	8/1/2019	248750	-0.38%	1	2012	1684	180	3	2	1	C+	D	8	10498	34700	249700	\$127.11
ED-2553	2126 YAHARA CI	9/19/2019	345000	21.01%	1	2004	1730	0	3	2	1	C+	C	8	9714	33000	285100	\$180.35
ED-714-G-112	1758 SUNNYSIDE LN	7/5/2019	260000	9.94%	1	1989	1738	0	2	2	1	C	D	8	11892	36800	236500	\$128.42
ED-714-G-25	111 CRESTVIEW LN	9/24/2019	270000	15.98%	1	1984	1740	0	4	2	2	C	D	8	12632	37900	232800	\$133.39
ED-714-G-6	237 CRESTVIEW LN	5/13/2019	250000	4.73%	1	1988	1752	0	3	2	1	C	D	8	11238	35900	238700	\$122.20
ED-2493	2091 RUSHWAY CI	5/8/2019	280000	-10.63%	1	2004	1756	0	3	2	0	C	D	8	12110	37200	313300	\$138.27
ED-P0001-3	1803 S SUNKIST CI	11/18/2019	286000	0.99%	1	1992	1932	0	2	2	0	B-	C	8	17206	44800	283200	\$124.84
ED-2479	798 EAST RIVER DR	1/28/2019	265000	-4.74%	1	2007	1935	0	3	2	0	C+	D	8	12545	37800	278200	\$117.42
ED-582-99	1789 CAMARILLO CT	6/6/2019	280000	-4.76%	1	1993	2210	0	3	2	0	C+	D	8	11151	35700	294000	\$110.54
ED-714-G-262	256 SHELLEY LN	4/17/2019	429250	3.63%	1	2015	3436	1145	5	3	1	B+	C	8	21127	50700	414200	\$110.17
RANCH NE 9																		
ED-582-21	815 N CLAY ST	5/8/2019	147000	-11.39%	1	1950	1104	0	3	1	0	C	D	9	10716	28800	165900	\$107.07
ED-1435-71	446 N WASHINGTON ST	9/9/2019	169900	23.47%	1	1960	1120	0	3	1	0	C	D	9	8407	23500	137600	\$130.71
ED-1435-15	612 N WINNEBAGO ST	12/16/2019	143200	-8.38%	1	1953	1196	0	3	1	1	C	D	9	17119	36000	156300	\$89.63
ED-1435-66	435 N ADAMS ST	10/15/2019	170500	9.36%	1	1967	1264	0	3	2	0	C	D	9	13068	31400	155900	\$110.05
ED-1435-63	1104 FRANKLIN ST	10/4/2019	158000	4.98%	1	1950	1268	0	2	1	0	C	D	9	8712	24400	150500	\$105.36
ED-1128-L-25	602 N CLAY ST	6/14/2019	203000	19.06%	1	1975	1332	0	3	1	1	C	C	9	11674	29900	170500	\$129.95
ED-124-K-8	1638 RUSK ST	5/10/2019	195000	5.01%	1	1979	1392	0	3	1	1	C	D	9	10106	28100	185700	\$119.90
ED-582-N-32	701 N WEBSTER AV	4/2/2019	215000	14.79%	1	1993	1418	0	3	2	0	C-	D	9	13416	31800	187300	\$129.20
ED-582-22	819 N CLAY ST	8/16/2019	177000	8.92%	1	1948	1504	0	3	1	1	C	D	9	10367	28400	162500	\$98.80
ED-582-85	1620 LEBRUN ST	1/4/2019	171400	-2.06%	1	1971	1528	0	2	1	1	C	D	9	15420	34100	175000	\$89.86
ED-1436-2	1480 CHICAGO ST	9/17/2019	175000	8.70%	1	1961	1784	0	4	1	2	C	D	9	14505	33000	161000	\$79.60
RANCH NE 10																		
ED-1414	840 URBANDALE AV	7/19/2019	110000	-18.76%	1	1950	1277	0	3	1	0	C	E	10	5837	21000	135400	\$69.69
ED-124-N-5	841 W ST FRANCIS RD	6/5/2019	208500	17.66%	1	1959	2332	0	2	2	0	C	E	10	13678	41300	177200	\$71.70
ED-1348	839 WHITE PINE AV	12/2/2019	178000	-14.18%	1	1952	1696	0	3	2	1	C+	D	10	11500	38200	207400	\$82.43
RANCH NE 11																		
ED-546	518 N ERIE ST	9/9/2019	140000	30.84%	1	1952	720	0	2	1	0	C	C	11	8407	23500	107000	\$161.81
ED-1099	132 S ONTARIO ST	1/22/2019	119000	3.84%	1	1900	822	0	2	1	0	C-	D	11	7187	20100	114600	\$120.32
FD-1110	226 S ONTARIO ST	9/26/2019	148000	117.33%	1	1930	1002	0	1	1	0	D+	C	11	7187	20100	68100	\$127.64
ED-219	502 S ONTARIO ST	8/2/2019	130000	45.09%	1	1940	1056	0	3	2	0	D+	E	11	11456	29600	89600	\$95.08
ED-533	430 N ERIE ST	6/10/2019	193000	24.52%	1	1994	1174	0	2	1	0	C	D	11	8102	22700	155000	\$145.06
ED-1137	715 MORRIS ST	7/31/2019	163000	54.80%	1	1950	1232	0	2	1	0	C-	D	11	7667	21500	105300	\$114.85
ED-217	409 S ERIE ST	6/4/2019	170000	26.87%	1	1945	1245	0	3	2	0	C	D	11	7623	21300	134000	\$119.44
ED-1133	718 RIDGEWAY BL	6/12/2019	189900	-2.42%	1	1958	1516	0	2	2	1	C	D	11	8233	23100	194600	\$110.03
ED-706	821 BOLLES ST	2/28/2019	185000	-12.36%	1	1964	1706	0	3	2	0	C	D	11	9583	26800	211100	\$92.73
RANCH NE 14																		
ED-124-11	1414 REBMAN ST	8/23/2019	144400	24.16%	1	1955	816	0	3	2	0	C	D	12	7971	23900	116300	\$147.67
ED-371-M-92	1439 HOCKERS ST	2/13/2019	159950	13.52%	1	1960	1092	0	3	2	0	C	D	12	8799	26400	140900	\$122.30
ED-124-S-12-1	1210 ROBIN ST	8/30/2019	170000	21.95%	1	1977	1098	0	3	1	0	C	D	12	10367	30400	139400	\$127.14
ED-124-S-49	1223 O KEEFE CT	7/9/2019	162000	-2.70%	1	1981	1120	0	3	1	1	C	C	12	10672	30800	166500	\$117.14
ED-124-S-45	1245 O KEEFE CT	10/11/2019	190000	34.28%	1	1980	1120	0	3	1	0	C	D	12	8625	25900	141500	\$146.52
ED-1203	462 WILCOX CT	6/28/2019	145000	-3.97%	1	1975	1128	0	3	1	1	C	D	12	10803	31000	151000	\$101.06
ED-663-23	853 KNOLL TE	3/29/2019	132650	-6.32%	1	1972	1152	0	3	1	0	C-	D	12	8407	25200	141600	\$93.27
ED-663-27	907 JORDAN RD	7/31/2019	144900	4.32%	1	1955	1186	0	3	1	0	C	D	12	8015	24000	138900	\$101.94
ED-1129-Q-25	1414 MERRILL ST	8/23/2019	197000	25.00%	1	1976	1248	0	3	1	2	C	D	12	10454	30500	157600	\$133.41
ED-124-S-38-1	1199 ROBIN ST	5/31/2019	205000	17.14%	1	1982	1256	0	3	1	1	C	D	12	8146	24400	175000	\$143.79
ED-1423-16	807 BOMIER ST	11/7/2019	177000	4.42%	1	1961	1292	0	3	2	0	C	D	12	9627	28900	169500	\$114.63
ED-124-27	803 MT OLIVET DR	4/11/2019	175000	6.06%	1	1969	1333	0	2	2	0	C	D	12	9104	27300	165000	\$110.80
ED-1129-Q-4	1420 QUINNETTE LN	7/11/2019	188500	13.83%	1	1961	1336	0	3	1	1	C	D	12	12632	33200	165600	\$116.24
ED-371-M-98	1438 COOK ST	3/19/2019	170444	5.08%	1	1965	1340	0	3	1	1	C	D	12	8799	26400	162200	\$107.50
ED-371-B-32	412 S ST BERNARD DR	8/29/2019	181500	-0.17%	1	1981	1405	0	3	1	0	C	D	13	10542	30700	181800	\$107.38
ED-371-M-14	1426 MAYFAIR ST	8/12/2019	169900	1.74%	1	1954	1407	0	3	1	0	C	D	12	7710	23100	167000	\$104.34
ED-371-M-84	1330 COOK ST	11/15/2019	179900	2.39%	1	1971	1410	0	3	2	1	C	D	12	9235	27700	175700	\$107.94
ED-371-M-26	1440 MAYFAIR ST	10/2/2019	156900	-6.05%	1	1960	1450	0	3	1	0	C	D	12	7710	23100	167000	\$92.28
ED-124-44	1514 GRACE ST	10/16/2019	162000	19.38%	1	1953	1464	400	3	2	0	C-	D	12	9453	28400	135700	\$91.26
ED-124-23	1421 REBMAN ST	6/3/2019	181900	2.13%	1	1960	1554	0	3	2	0	C	D	12	13242	33900	178100	\$95.24
ED-371-M-57	1319 COOK ST	8/27/2019	214000	20.22%	1	1965	1686	0	3	1	1	C	D	12	9322	28000	178000	\$110.32
ED-1129-Q-42	1608 MERRILL ST	9/25/2019	230000	4.88%	1	1972	1930	0	3	2	1	C+	C	12	11761	32100	219300	\$102.54
ED-371-B-43	437 N GOOD HOPE RD	6/17/2019	185600	8.16%	1	1973	1096	0	2	1	0	C	D	13	10542	30700	171600	\$141.33
RANCH NE 17																		
WD-1268	1784 LEMON LN	10/22/2019	220000	9.62%	1	2002	1412	0	3	2	0	C	D	17	12458	43900	200700	\$124.72
WD-1271	1762 LEMON LN	8/9/2019	244900	7.41%	1	2001	1494	0	3	3	0	C	D	17	12545	44100	228000	\$134.40
WD-1628	1823 PAYTON CT	10/25/2019	244000	-2.75%	1	2006	1521	0	3	2	0	C	D	17	11631	42600	250900	\$132.41
WD-1477	1769 MAXWELL CT	10/30/2019	240000	-0.83%	1	2003	1528	0	3	3	0	C	D	17	12153	43400	242000	\$128.66
WD-1298	2216 NICK LN	6/26/2019	288900	26.77%	1	2002	1599	0	3	2	1	C	D	17	14288	46900	227900	\$151.34
RANCH NE 17																		
ED-1164-R-229	2040 E BARABOO CI	7/25/2019	200000	13.83%	1	1995	1166	0	3	2	0	C+	C	18	7797	31200	175700	\$144.77
ED-2146	1127 SWAN RD	5/22/2019	237000	4.22%	1	1999	1586	0	3	2	0	C	D	19	11979	43200	227400	\$122.19
ED-2363	1910 PAINT HORSE TR	10/30/2019	265000	3.92%	1	2002	1709	0	3	2	0	C+	D	19	12327	43700	255000	\$129.49
ED-2359	1942 PAINT HORSE TR	7/24/2019	285000	3.71%	1	2002	1759	0	3	3	1	C+	D	19	12894	44600	274800	\$136.67
ED-2160	1867 HORSESHOE LN	9/26/2019	289500	-2.85%	1	1999	2562	1083	4	3	1	C+	D	19	21519	58400	298000	\$90.20

Attachment: Mollies Way Objection (9677 : D. 654 Mollies Way Objection)

ED-2134	1897 HORSESHOE LN	4/1/2019	328500	-2.41%	1	1999	2568	734	5	3	1	B-	C	19	16335	50100	336600	\$108.41
ED-2361	1926 PAINT HORSE TR	5/17/2019	342500	1.09%	1	2001	2936	972	4	3	1	C+	D	19	12197	43500	338800	\$101.84
ED-2163	1849 SADDLEBROOK LN	8/23/2019	430000	42.57%	1	2001	3043	1199	7	4	0	B	C	19	12981	44800	301600	\$126.59
RANCH NE 21																		
ED-2715	2134 RYAN RD	4/8/2019	216000	-0.28%	1	2009	1328	0	3	2	0	C	D	21	8015	32100	216600	\$138.48
ED-2660	2167 W MELCORN CI	6/27/2019	245000	5.65%	1	2009	1470	0	3	2	0	C	D	21	9583	38300	231900	\$140.61
ED-2687	747 KILLARNY TR	12/6/2019	250500	6.23%	1	2009	1471	0	3	2	0	C	D	21	11631	40800	235800	\$142.56
ED-2723	2180 RYAN RD	4/12/2019	229900	-0.35%	1	2009	1477	0	3	2	0	C	D	21	13286	41600	230700	\$127.49
ED-2679	795 KILLARNY TR	6/28/2019	252000	21.33%	1	2016	1504	0	3	2		C	D	21	12300	41100	207700	\$140.23
ED-2720	2164 RYAN RD	8/19/2019	245000	7.74%	1	2009	1512	0	3	2	0	C	D	21	8015	32100	227400	\$140.81
ED-2714	2128 RYAN RD	7/19/2019	235000	12.71%	1	2016	1554	0	3	2		C	D	21	11783	40900	208500	\$124.90
ED-2794	796 S MELCORN CI	11/27/2019	249500	-8.57%	1	2013	1572	0	3	2		C+	D	21	12023	41000	272900	\$132.63
ED-2686	753 KILLARNY TR	8/2/2019	258000	6.35%	1	2010	1619	0	3	2	0	C	D	21	10280	40100	242600	\$134.59
ED-2665	2127 W MELCORN CI	6/3/2019	241000	-8.12%	1	2007	1642	0	0	0	0	C+	D	21	9583	38300	262300	\$123.45
ED-2676	788 N MELCORN CI	2/27/2019	238500	-3.13%	1	2007	1655	0	3	2	0	C+	D	21	11631	40800	246200	\$119.46
ED-2700	708 KILLARNY TR	9/20/2019	224350	-4.41%	1	2010	1704	0	3	2	0	C	D	21	9583	38300	234700	\$109.18
ED-2781	783 S MELCORN CI	8/13/2019	218500	-14.41%	1	2016	1736	0	3	2		C	D	21	8625	34500	255300	\$105.99
ED-2638	2118 W MELCORN CI	11/27/2019	253000	2.85%	1	2008	2061	700	3	2	0	C	D	21	13286	41600	246000	\$102.57
ED-2703	722 KILLARNY TR	5/6/2019	232000	-7.50%	1	2012	2100	700	4	3		C	D	21	10062	40000	250800	\$91.43
RANCH																		
WD-254-1	222 NICOLET PL	3/8/2019	380000	-0.45%	1	1961	2113	1001	3	1	2	C	E	23	19776.24	305900	381700	\$35.07
WD-807	615 FAIRVIEW AV	11/18/2019	460000	66.91%	1	1945	1756	0	2	2	0	C+	B	25	14374.8	135000	275600	\$185.08
RANCH NE 28																		
WD-1256	2370 TALLADEGA SPEEDWAY	9/27/2019	227000	12.88%	1	2003	1292	0	3	2	0	C	D	28	6534	32700	201100	\$150.39
WD-1258	2378 TALLADEGA SPEEDWAY	10/16/2019	224000	7.54%	1	2003	1436	0	3	2	0	C	D	28	6403	32000	208300	\$133.70
WD-1259	2382 TALLADEGA SPEEDWAY	6/7/2019	225000	11.11%	1	2003	1448	0	3	2	0	C	D	28	6316	31600	202500	\$133.56
WD-1229	2345 INDY CT	5/21/2019	230100	18.30%	1	2006	1468	0	3	2	0	C	D	28	12415	54800	194500	\$119.41
WD-1234	2365 INDY CT	3/29/2019	230000	5.75%	1	2004	1472	0	3	2	0	C	D	28	7187	35900	217500	\$131.86
WD-1242	2361 DAYTONA SPEEDWAY	5/20/2019	255000	20.34%	1	2004	1479	0	3	2	0	C	D	28	6186	30900	211900	\$151.52
WD-1217	2372 INDY CT	9/6/2019	231000	-0.39%	1	2006	1784	160	3	3	0	C	D	28	5401	27000	231900	\$114.35
RANCH																		
WD-VA457-2	1003 CEDAR ST	7/31/2019	189900	-1.71%	1	1959	1767	0	5	2	0	C	D	35	13765	32200	193200	\$89.25
WD-VA457-3	1005 CEDAR ST	10/21/2019	166000	-3.09%	1	1958	1218	0	3	1	0	C	D	35	13765	32200	171300	\$109.85
RANCH NE 54																		
ED-2906	903 DIVERSITY DR	7/12/2019	253900	0.36%	1	2014	1608	0	3	2	0	C+	D	54	14201	37200	253000	\$134.76
ED-2885	2196 TRAILSIDE LN	8/6/2019	257900	1.62%	1	2010	1543	0	3	2	0	C	D	54	11369	35000	253800	\$144.46
RANCH NE 56																		
WD-1689	2323 LAWRENCE DR	3/25/2019	220000	3.97%	1	2005	1328	0	3	2	0	C	D	56	11021	40300	211600	\$135.32
WD-1724	2465 BALLYVAUGHAN RD	12/5/2019	259900	23.76%	1	2008	1382	0	3	2	0	C	D	56	14462	44600	210000	\$155.79
WD-1882	1729 GALLOWAY LN	10/30/2019	274900	9.00%	1	2014	1388	0	3	2		C	D	56	10803	40000	252200	\$169.24
WD-1869	1754 GALLOWAY LN	8/8/2019	235000	3.39%	1	2012	1409	0	3	2		C	D	56	10803	40000	227300	\$138.40
WD-1907	1751 BALLINAMORE PL	5/30/2019	240000	6.90%	1	2015	1460	0	3	2	0	C	D	56	10800	40000	224500	\$136.99
WD-1900	1728 BALLINAMORE PL	5/17/2019	296000	3.14%	1	2014	1616	156	4	3	0	C	D	56	16797	47500	287000	\$153.77
WD-1902	2419 TULLIG PL	12/20/2019	294000	7.10%	1	2014	1626	0	3	2	0	C+	D	56	15021	45300	274500	\$152.95
WD-1720	1755 ADARE CT	5/14/2019	286000	2.14%	1	2011	1785	224	4	3	0	C	D	56	16814	47500	280000	\$133.61
WD-1877	2447 TULLIG PL	3/4/2019	287000	-1.48%	1	2013	2204	547	4	2		C+	D	56	13896	43900	291300	\$110.30
BI LEVEL																		
ED-371-G-12	831 VIRGINIA DR	10/29/2019	168000	10.31%	2	1960	1708	572	4	2	0	C	D	12	6403	19200	152300	\$87.12
WD-1132	2246 LAWRENCE DR	11/11/2019	206200	-0.29%	2	2002	1991	943	4	2	1	C	D	17	14898	47800	206800	\$79.56
SPLIT																		
WD-758-L-99	1072 SUBURBAN DR	12/30/2019	154300	9.98%	3	1961	1320	462	4	1	1	C	D	3	8625	25900	140300	\$97.27
WD-415	223 N SIXTH ST	8/23/2019	171000	39.02%	3	1900	1392	0	3	1	0	C	D	4	6229	17400	123000	\$110.34
WD-758-36	2064 W VISTA CI	4/12/2019	178500	8.12%	3	1971	1560	312	3	1	1	C	D	2	11718	32100	165100	\$93.85
WD-836-M-18	305 BALLARD ST	2/8/2019	179900	7.47%	3	1979	1628	528	3	2	0	C	D	2	11979	32400	167400	\$90.60
WD-708-P-25	421 LOIS ST	3/12/2019	198000	1.64%	3	1978	1710	0	4	1	1	C	D	3	11108	31300	194800	\$97.49
WD-147-1	529 LANDE ST	6/14/2019	163000	-1.63%	3	1963	1770	576	4	2	0	C	D	4	19994	39200	165700	\$69.94
WD-10002	637 BUTLER ST	5/21/2019	160555	6.47%	3	1960	1808	648	4	1	1	C	E	4	6447	18100	150800	\$78.79
WD-758-22	1102 STEVENS ST	4/10/2019	170000	-10.01%	3	1966	2039	787	4	2	0	C	D	2	18818	40600	188900	\$63.46
WD-883-T-45	1018 MEADOW VIEW LN	8/30/2019	250500	7.28%	3	1987	2311	990	3	2	1	C	C	1	13678	36700	233500	\$92.51
SPLIT																		
ED-1223	953 LAWTON PL	5/2/2019	133000	-23.21%	3	1960	1560	392	2	1	1	C	D	10	9583	34500	173200	\$63.14
ED-714-G-8	221 CRESTVIEW LN	8/30/2019	240000	9.89%	3	1986	1752	572	4	2	0	C	D	8	11238	35900	218400	\$116.50
ED-1203-S-16	232 SCOUT WY	12/4/2019	177000	-6.10%	3	1979	1804	572	4	2	1	C	D	8	12894	38300	188500	\$76.88
ED-1164-R-40	720 EAU CLAIRE PL	1/31/2019	223900	-3.99%	3	1982	2024	624	3	2	0	C+	D	8	19036	47600	233200	\$87.10
ED-582-N-10	712 N WASHINGTON ST	11/12/2019	195000	1.77%	3	1961	2551	792	5	2	0	C	D	9	13939	32400	191600	\$63.74
SPLIT																		
ED-371-M-68	1015 S ERIC ST	11/11/2019	159000	7.29%	3	1974	1360	440	3	1	0	C	D	12	18339	40000	148200	\$87.50
ED-371-C-69	1778 GENEVA ST	7/3/2019	178000	19.87%	3	1979	1380	432	3	1	1	C	D	14	10803	33000	148500	\$105.07
ED-371-C-59	1721 GENEVA ST	2/1/2019	189900	38.11%	3	1979	1540	500	4	2	0	C	D	14	10846	33100	137500	\$101.82
ED-1478	1001 JORDAN RD	9/13/2019	164900	-8.49%	3	1973	1858	576	3	2	0	C	D	12	11587	31900	180200	\$71.58
CAPE COD NE 3																		
WD-121	950 S SEVENTH ST	7/15/2019	147400	19.74%	4	1940	1104	0	2	1	0	C	C	3	17017	38400	123100	\$98.73
WD-758-L-103	1031 HELENA ST	7/25/2019	200000	26.66%	4	1977	1496	0	3	2	0	C	D	3	9191	27600	157900	\$115.24
WD-02028	1218 GRANT ST	2/14/2019	250000	25.44%														

ED-699	627 S SUPERIOR ST	7/29/2019	165000	1.54%	8	1919	1499	0	3	1	1	C	D	11	8233	23100	162500	\$94.66
ED-513	509 N ERIE ST	10/3/2019	85000	-35.95%	8	1894	1702	0	4	1	0	C	E	11	16814	35600	132700	\$29.02
ED-473	430 N MICHIGAN ST	2/19/2019	189900	2.15%	8	1930	1894	0	4	3	0	C	D	11	8407	23500	185900	\$87.86
ED-984	232 N MICHIGAN ST	9/27/2019	210000	24.85%	8	1868	2090	0	3	2	0	C	C	11	7187	20100	168200	\$90.86
ED-465	508 N MICHIGAN ST	5/7/2019	148000	-12.37%	8	1920	2190	0	3	3	0	C	D	11	8712	24400	168900	\$56.44
ED-982	220 N MICHIGAN ST	3/29/2019	153500	0.00%	8	1895	2408	0	6	2	1	C	C	11	7187	20100	153500	\$55.40
																		\$89.13
RES OS	NE 12																	
ED-91	815 FOX RIVER DR	11/1/2019	255000	15.59%	8	1860	1882	0	3	2	0	C	C	12	28445	70100	220600	\$98.25
ED-1450	903 FOX RIVER DR	12/17/2019	999900	-0.01%	8	1877	3643	0	4	4	1	B	B	12	59939	79400	1000000	\$252.68
MANSION																		
ED-126	807 N BROADWAY ST	10/10/2019	1037500	1.84%	9	1908	6892	1175	7	3	2	A	C	27	89977	294300	1018800	\$107.84
DUPLEX	NE 1																	
WD-708-H-170	1150-1152 SCHEURING RD	1/14/2019	174500	-13.27%	11	1987	2008	0	4	2	0	C	D	1	12240	34900	201200	\$69.52
WD-708-H-166	1138-1140 SCHEURING RD	3/7/2019	197675	17.38%	11	1980	2008	0	4	2	0	C	D	1	12240	34900	168400	\$81.06
WD-708-H-155	1103-1105 COUNTRYSIDE DR	2/28/2019	238000	-13.71%	11	1994	2888	0	6	2	2	C	D	1	14331	37500	275800	\$69.43
WD-883-J-6	1327-1329 S FRANCO CT	8/5/2019	189900	-29.43%	11	1995	3536	1218	6	4	0	C	D	1	12371	35000	269100	\$43.81
WD-708-H-154	1608-1610 SUBURBAN DR	4/19/2019	247000	-11.82%	11	1988	3630	1210	4	4	0	C+	D	1	13416	36400	280100	\$58.02
																		\$64.37
DUPLEX	NE 2																	
WD-758-103	2020-2022 TERRY LN	5/13/2019	199900	33.27%	11	1966	2304	0	4	2	2	C	D	2	10716	30900	150000	\$73.35
WD-758-104	2010-2012 TERRY LN	11/26/2019	169800	14.73%	11	1966	1560	0	4	3	0	C	D	2	13242	33900	148000	\$87.12
DUPLEX																		
WD-5-2	626 HELENA ST	9/3/2019	151900	15.43%	11	1973	1820	910	4	2	0	C	D	4	7884	22100	131600	\$71.32
WD-883-G-4	1103-1105 OUTWARD AV	10/4/2019	197116	5.58%	11	1972	2141	0	5	3	0	C	D	3	10846	31000	186700	\$77.59
WD-97	642 GRANT ST	8/22/2019	170000	-2.02%	11	1935	2160	0	5	2	1	C	D	4	32844	53600	173500	\$53.89
WD-1022	418-420 S NINTH ST	7/26/2019	280500	7.39%	11	1994	2768	0	6	6	0	C+	C	3	11674	32000	261200	\$89.78
WD-1009	413-415 ALOYSIUS CT	1/2/2019	253900	-5.82%	11	1998	2880	0	6	4	0	C	D	3	10890	31100	269600	\$77.36
WD-1016	408-410 ALOYSIUS CT	10/25/2019	263000	-6.51%	11	1998	3208	0	6	4	0	C	D	3	10890	31100	281300	\$72.29
																		\$73.70
DUPLEX																		
ED-1128-6-2-A	1191-1193 S ERIE ST	3/22/2019	143500	2.35%	11	1970	1152	0	4	2	0	C-	D	12	9365	28100	140200	\$100.17
ED-124-S-2	1322-1324 HOCKERS ST	4/26/2019	176900	10.49%	11	1968	1472	0	4	2	0	C	D	12	9365	28100	160100	\$101.09
ED-582-34	1510 LEBRUN ST	5/17/2019	135000	-12.90%	11	1955	1728	0	4	2	0	C	D	9	10411	28500	155000	\$61.63
ED-714-N-9	1626-1628 RIDGEWAY DR	8/30/2019	209000	12.73%	11	1972	1800	0	4	2	1	C	D	9	9583	26800	185400	\$101.22
ED-582-18	1421-1423 RIDGEWAY DR	4/30/2019	123000	-2.07%	11	1970	1824	912	4	2	0	C	D	9	7187	20100	125600	\$56.41
ED-371-G-24	608-610 BOMIER ST	5/31/2019	164100	-13.45%	11	1966	2048	0	4	2	0	C	D	12	12720	33300	189600	\$63.87
ED-35-4	822-824 SMITS ST	10/4/2019	192500	6.77%	11	1964	2246	204	6	2	0	C	D	9	11456	29600	180300	\$72.53
ED-1148	302-304 LEGION CT	8/28/2019	240000	7.14%	11	1995	2384	0	4	2	0	C	D	9	13460	31900	224000	\$87.29
WD-708-J-218	990-992 ST ANTHONY DR	10/15/2019	290000	14.17%	11	1995	2672	0	6	2	2	C	D	5	17642	41800	254000	\$92.89
WD-253-B-5	1132-1134 S NINTH ST	3/8/2019	255000	3.32%	11	1993	2688	0	6	2	2	C	D	5	22738	48300	246800	\$76.90
ED-390	621 N BROADWAY ST	8/30/2019	170000	4.62%	11	1890	2756	0	4	3	0	C	D	11	8407	23500	162500	\$53.16
WD-D0221-4	517-519 S NINTH ST	1/22/2019	289000	8.00%	11	2004	2852	0	6	4	0	C	D	5	10062	32100	267600	\$90.08
ED-714-G-183	181-183 DESPLAINE RD	5/14/2019	280500	16.44%	11	1992	2880	0	6	2	2	C	D	8	11718	36600	240900	\$84.69
WD-708-J-206	803 ESTES DR	5/16/2019	285000	0.88%	11	1997	2914	0	6	3	1	C	D	5	14418	37700	282500	\$84.87
WD-112-4	700-702 MOLLIES WY	8/9/2019	287000	17.24%	11	1996	2962	0	6	4	0	C	D	5	11718	34200	244800	\$85.35
WD-980-1	832-834 S NINTH ST	3/8/2019	235000	-5.43%	11	1993	3006	0	6	4	2	C+	D	5	12110	34700	248500	\$66.63
ED-714-G-217	332-334 DESPLAINE RD	10/14/2019	295000	11.74%	11	1993	3598	0	3	2	0	C	D	8	14375	40600	264000	\$70.71
																		\$79.38
DUPLEX																		
ED-371-B-22	457-459 N ST BERNARD DR	4/26/2019	170900	24.84%	11	1974	1872	0	4	2	0	C	E	13	16335	38100	136900	\$70.94
ED-371-B-34	1325-1327 FOX RIVER DR	10/18/2019	163000	1.18%	11	1974	2240	1120	4	2	2	C	D	13	16030	37700	161100	\$55.94
WD-1860	1744-1746 MAXWELL CT	3/29/2019	255000	6.92%	11	2006	2538	0	5	2	2	C	D	17	18208	53100	238500	\$79.55
ED-371-B-16	433-435 N ST BERNARD DR	4/9/2019	185300	6.37%	11	1975	2640	0	5	2	2	C	D	13	10716	30900	174200	\$58.48
ED-F0032	460-462 N GOOD HOPE DR	3/25/2019	220000	17.02%	11	1980	2698	0	6	2	2	C	D	13	11195	31500	188000	\$69.87
ED-2060	1801-1803 BRIARWOOD CT	10/15/2019	293700	11.21%	11	1998	3154	0	6	4	0	C	D	13	12502	33200	264100	\$82.59
ED-371-A-12	1425 FOX RIVER DR	8/16/2019	278000	-2.46%	11	1994	3191	0	4	2	1	B-	D	13	12110	32700	285000	\$76.87
ED-2061	1809-1811 BRIARWOOD CT	10/10/2019	300500	9.99%	11	1999	3315	81	7	6	0	C	D	13	12240	32900	273200	\$80.72
ED-124-I-62	1166-1168 RED WING TR	5/14/2019	295000	6.92%	11	1996	3872	0	6	2	2	C+	D	14	17293	41300	275900	\$65.52
																		\$71.17
CONDO																		
ED-19-3	825 MANITOWISH PL	9/16/2019	129900	17.77%	12	1986	948	0	2	1	0	C	D	8	0	20000	110300	\$115.93
ED-1164-V-15	1820-42A RIDGEWAY DR	12/20/2019	132000	16.61%	12	1983	1056	0	2	1	1	C	D	80	0	25000	113200	\$101.33
ED-2327	1807-36 RIDGEWAY DR	2/25/2019	94900	-3.36%	12	1997	1100	0	1	1	0	C	D	83	0	18000	98200	\$69.91
ED-2327	1807-36 RIDGEWAY DR	5/3/2019	100000	1.83%	12	1997	1100	0	1	1	0	C	D	83	0	18000	98200	\$74.55
ED-2409	820-16 LIBAL ST	8/8/2019	104900	6.82%	12	1995	1100	0	1	1	0	C	D	83	0	18000	98200	\$79.00
ED-2326	1807-35 RIDGEWAY DR	9/16/2019	109000	11.00%	12	1997	1100	0	1	1	0	C	D	83	0	18000	98200	\$82.73
ED-2877	1167 CARDINAL ST	3/28/2019	146500	16.45%	12	1997	1124	0	2	1	1	C+	D	14	7144	22800	125800	\$110.05
ED-2968	2196 S BROADWAY ST	9/6/2019	158000	20.34%	12	2007	1150	0	2	1	0	C	D	55	0	7500	131300	\$130.87
ED-2970	2190 S BROADWAY ST	7/1/2019	165000	25.67%	12	2007	1150	0	2	1	1	C	D	55	0	7500	131300	\$136.96
ED-2464	1774 BRIARWOOD CT	5/8/2019	172000	-0.12%	12	1999	1265	0	2	2	0	C	D	86	0	30000	172200	\$112.25
ED-2843	2147 TRAILSIDE LN	4/30/2019	180000	24.14%	12	2006	1275	0	2	1	1	C	D	51	0	10000	145000	\$133.33
ED-371-C-207	630-31 BRULE RD	4/15/2019	156000	9.47%	12	1984	1342	228	3	1	1	C+	D	87	0	19000	142500	\$102.09
ED-371-C-206	630-24 BRULE RD	8/16/2019	167000	17.19%	12	1984	1366	252	2	2	0	C+	C	87	0	19000	142500	\$108.35
ED-2402	1757 BRIARWOOD CT	8/13/2019	205000	5.45%	12	2000	1468	0	2	2	1	C	D	86	16248	30000	194400	\$119.21
ED-2412	820-19 LIBAL ST	9/24/2019	164500	-3.29%	12	1995	1492	0	2	2	0	C	D	83	0	18000	170100	\$98.19
ED-371-C-208	630-32 BRULE RD	7/10/2019	154900	17.71%	12	1987	1537	423	2	1	1	C+	D	87	0	19000	131600	\$88.42
ED-2390	1823 HARDWOODS CT</																	

Exhibit D

Analysis of Comparable Properties

Address	Sale Date	Sale Price	Year Built	Improvement SF	2020 Assessed Val	Land AV	Improvement AV	Imp AV/SF
 654 Mollies Way (Subject Property)	5/30/2017	151,200*	1996	1,722	151,200	18,000	133,200	\$77.35
 626 HELENA ST	9/3/2019	151,900	1973	1,820		22,100	131,600	\$71.32
 1103-1105 OUTWARD AV	10/4/2019	197,116	1972	2,141		31,000	186,700	\$77.59
 642 GRANT ST	8/22/2019	170,000	1935	2,160		53,600	173,500	\$53.89
 418-420 S NINTH ST	7/26/2019	280,500	1994	2,768		32,000	261,200	\$89.78
 413-415 ALOYSIUS CT	1/2/2019	253,900	1998	2,880		31,100	269,600	\$77.36
 408-410 ALOYSIUS CT	10/25/2019	263,000	1998	3,208		31,100	281,300	\$72.29
Average Improvement Value per SF								\$73.70

*Values for subject property Reflect 2020 Assessment





Zilch DePere BOR Objection for signature 6-8-20

Final Audit Report

2020-06-08

Created:	2020-06-08
By:	James Kane (jim.kane@jhkane.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAACQtwgAxJq2T-4CZ-CSiji3wbAHL3C00K

"Zilch DePere BOR Objection for signature 6-8-20" History

-  Document created by James Kane (jim.kane@jhkane.com)
2020-06-08 - 8:48:50 PM GMT- IP address: 107.77.209.109
-  Document emailed to Ken Zilch (kzilch@perdoceoed.com) for signature
2020-06-08 - 8:50:35 PM GMT
-  Email viewed by Ken Zilch (kzilch@perdoceoed.com)
2020-06-08 - 9:16:43 PM GMT- IP address: 64.135.212.170
-  Document e-signed by Ken Zilch (kzilch@perdoceoed.com)
Signature Date: 2020-06-08 - 9:17:36 PM GMT - Time Source: server- IP address: 64.135.212.170
-  Signed document emailed to James Kane (jim.kane@jhkane.com) and Ken Zilch (kzilch@perdoceoed.com)
2020-06-08 - 9:17:36 PM GMT

Attachment: Mollies Way Objection (9677 : D. 654 Mollies Way Objection)



City of De Pere, Wisconsin

Request For Board of Review Action

MEETING DATE: **June 10, 2020**

DEPARTMENT: **City Clerk**

FROM: **Carey Danen**

SUBJECT: **E. 2095 N Rock River Circle Objection**

ATTACHMENTS:

- N Rock River Objection (PDF)
- N Rock River comparables (PDF)

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 <i>(on changed assessment notice)</i> Kim M. Kerkhoff				Agent name <i>(if applicable)</i>			
Owner mailing address 2095 N. Rock River Cir				Agent mailing address			
City De Pere	State WI	Zip 54115		City	State	Zip	
Owner phone (920) 609-2615	Email kimkerkhoff@gmail.com			Owner phone () -	Email		

Section 2: Assessment Information and Opinion of Value

Property address 2095 N. Rock River Cir			Legal description or parcel no. <i>(on changed assessment notice)</i> Parcel #ED-2232			
City De Pere	State WI	Zip 54115				
Assessment shown on notice - Total \$340,100			Your opinion of assessed value - Total Too high			

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: <i>(Attach additional sheets if needed)</i> Put house on the market and real estate agents and potential buyers believe assessment and taxes are high	Basis for your opinion of assessed value: <i>(Attach additional sheets if needed)</i> Comparable assessments in neighborhood - see attached
---	---

Section 4: Other Property Information

A. Within the last 10 years, did you acquire the property? **Built** Yes No
 If Yes, provide acquisition price \$ 226,000 + lot Date - - 2013 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)* 3-2-2018 to 5-9-2018
(mm-dd-yyyy) (mm-dd-yyyy)
 Asking price \$ 319,900 down to \$ 299,900 List all offers received None - kept lowering the price

D. Within the last five years, was this property appraised? **Not sure** 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 _____ minutes.

Pr <u>Kim M Kerkhoff</u>	dotloop verified 06/08/20 3:52 PM CDT EDXH-ZZLE-BGTJ-OHMY	Date (mm-dd-yyyy) - -
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Attachment: N Rock River Objection (9678) : E. 2095 N Rock River Circle Objection

Parcel Number:
 ED-2232

Property Address:
 2095 ROCK RIVER CI N

Municipality:
 De Pere City of

Owner Name:
 KIM M KERKHOFF
 2095 N ROCK RIVER CI
 DE PERE WI 54115

Zoning:
 1-Residential

Land Use:
 Residential

Date of Inspection:
 04-29-2014

Property Photograph:

Legal Description:

RIVER PARK 6TH ADDN LOT:326 12,150 SQ FT

Subject
property

Building Description

Year Built:	2013	Exterior Wall:	04-Alum/Vinyl
Building Type/Style:	01-Ranch	Bedrooms:	3
Story:	1	Full Baths:	2
Grade:	C+	Half Baths:	1
CDU/Overall Condition:	(D) (D)Average	Room Count:	5
Interior Condition:	2-Same	Basement Description:	Full
Kitchen Condition:	3-Average	Heating:	
Bath Condition:	3-Average	Type of Fuel:	1-Gas
		Type of System:	

Square Footage / Attachments

Basement: 1850	Total Square Footage: 1850
First Story: 1850	
Attachment Description(s):	Area:
Open Frame Porch	115
Attached Frame Garage	1045
Feature Description(s):	Units:

Other Building Improvements

Structure Type:	Year Built:	Area:	Condition:
			NA

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
2013-04-23	130231	225000	

Ownership / Sales History

Date of Sale:	Sale Amount:	Conveyance Type:
2013-04-19	20000	0-Valid Sale
2018-06-25	289900	6-Related Individuals or Corp

Land Data & Computations

Land Class	Total Square Footage:	Total Acreage:	Depth:	Actual Frontage:	Assessed Land Value:	Assessed Improvement:
Residential	12153	0.279	0	0	\$37200	\$302900

Total Improvement Value	\$302900
Total Land Value	\$37200
Total Assessed Value	\$340100

Attachment: N Rock River comparables (9678 : E: 2095 N Rock River Circle Objection)

Residential
50178510

Expired

2095 N ROCK RIVER Circle City of De Pere
DE PERE, WI 54115-4154

Not for Public Distribution *Subject property listed/expire 2018*

\$299,900
06/08/2020 01:05 PM

List: Michelle Tavera - PREF: 920-360-9072 of Coldwell Banker Real Estate Group - Office: 920-993-7007
Co-List: of
Sell: of

Ofc: 120813 Agt: 100845
Ofc: Agt:
Ofc: Agt:



Finished Beds: 3 Total Baths: 2.1 Total # Cars: 3

County Brown
MunSubArea East De Pere
School-District De Pere
Subdivision
Tax Net Amt \$5,713.00
Tax Yr 2017
TaxID ED-2232
Assessments Total
Assessment Year
Special Assessments
Age Est (Pre2017)
Year Built Est 2013
Source-Year Built Assessor/Public Rec

Building Type 1 Story
Garage 1 Type Attached
Garage 1 # cars 3 or 3.5 Cars
Grg Dim
Garage 2 Type None
Garage 2 # cars
Grg 2 Dim
Deeded Access
Restrictive Covenant(s) Unknown
Flood Plain Unknown
Hobby Farm No
Zero Lot Line No
HOA Annual Fee
Assoc Fee-Annual



[Schedule a Showing](#)

Description	Data	Data Source	Description	Data	Data Source	New Construction Info
SQFT Fin Above Grade Est	1,850	Assessor/Public Record	Acres Est	0.27	Assessor/Public Record	Completed New Construction
SQFT Fin Below Grade Est	0	Assessor/Public Record	Lot Dimensions Est			No
SQFT Total Fin Abv & Blw	1,850	Assessor/Public Record	Lot SQFT Est			To be built w/Lot No

Water Frontage	Water Body Name	School-Elementary
No	Est Water Frontage	School-Middle
Water Type	Source-Water Frontage	School-High

Room	DIM	LVL	Room	DIM	LVL	RM TYPE	Room	DIM	LVL	Baths	Full	Half
Living/Great Rm	19x16	Main	Other Rm 1				Bedroom 1/Master	15x13	Main	Upper		
Family Room			Other Rm 2				Bedroom 2	14x12	Main	Main	2	1
Formal Dining			Other Rm 3				Bedroom 3	14x12	Main	Lower		
Kitchen	18x11	Main	Other Rm 4				Bedroom 4					
Dining Area			Unfin Rm 1				Bedroom 5					
Laundry Rm	8x6	Main	Unfin Rm 2									

Directions East River Dr to Rock River Circle.

RemarksPub Beautiful 5 year young ranch (p/seller) situated in great East DePere location! Home is a split bedroom design offering 3 large bedrooms & 2.5 baths. Kitchen w/granite countertops, generous work space center island, walk in pantry and appliances included. Nice size living room with gas fireplace and TV/speaker stay. Large bedrooms, tile, wood & carpet flooring & 1st floor laundry (washer & dryer stay). Full lower ready for future expansion, stubbed for bath. Surround sound system & speakers included.

Inclusions
Exclusions
Remarks-Private
Show Info

ZONING Residential
HEATING FUEL TYPE Natural Gas
HEATING/COOLING Central A/C, Forced Air
WATER Municipal Public Water
WASTE Municipal Sewer
EXTERIOR FINISH Brick, Vinyl
FOUNDATION Poured Concrete
GARAGE Attached
LOWER LEVEL Full, Stubbed For Bathroom
DRIVEWAY Garage #1-Concrete
FIREPLACES Gas

MASTER BD/BATH FEATURES Master Bath 1st Fl, Master Bath Full, Master Bed 1st Floor, Master Walk-in Closet, Master Walk-in Shower
APPLIANCES INCLUDED Dishwasher, Dryer, Microwave, Oven/Range, Refrigerator, Washer

ListVisbl	Confirmed	Agent - License	94-58419	Electronic Consent	Y	Board Entered	No
Input Date		List Ofc 1 - CorpLin	91-6849	VOW Include		Ad Code	
List Date	3/2/2018	Selling Price		Internet/IDX w/address		Comm-Sub Agent	2.1 %
Offer Date		Close Date		VOW w/AVM		Comm-Buyer Broker	2.1 %
Pending Date		Financing Type		VOW w/Comment		Variable Rate Comm	No
Expiration Date	5/8/2018	SellConAmt				Licnt	No
Off Market Date	5/9/2018	Type Of Sale				Contract Type	Exclusive Right to Sell
Days On Market	68	Misc Closed Info				Limited Service	No
		Owners Name				Named Exceptions	Yes

Cooperative compensation offered in MLS can be in addition to, or replaced by, compensation paid by the buyer or money paid by the seller as established in the purchase agreement. Because cooperating brokers are not a party to a purchase agreement, such agreement cannot be used to modify the listing broker's offer of compensation in MLS. Information provided for general information only; if material should be verified by user or qualified expert. *Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land, building/room dimensions if material. Below-grade areas may not meet building code requirements. Equal Housing Opportunity Listing, 2020 COPYRIGHT RANW MLS

Attachment: N Rock River comparables (9678 : E: 2095 N Rock River Circle Objection)

Parcel Number:
ED-2233

Property Address:
2087 ROCK RIVER CI N

Municipality:
De Pere City of

Owner Name:
KYLE & MEGAN FAY
2087 N ROCK RIVER CI
DE PERE WI 54115

Zoning:
1-Residential

Land Use:
Residential

Date of Inspection:

Property Photograph:



Legal Description:

RIVER PARK 6TH ADDN LOT 327 12,150 SQ FT

Comparables on same street

Building Description

Year Built:	2002	Exterior Wall:	09-Masonry/Frame
Building Type/Style:	01-Ranch	Bedrooms:	3
Story:	1	Full Baths:	3
Grade:	B-	Half Baths:	1
CDU/Overall Condition:	(D) (D)Average	Room Count:	10
Interior Condition:	3-Poorer	Basement Description:	Full
Kitchen Condition:	2-Good	Heating:	
Bath Condition:	2-Good	Type of Fuel:	1-Gas
		Type of System:	A

Square Footage / Attachments

Basement: 1940	Total Square Footage: 1940
First Story: 1940	

Attachment Description(s):	Area:
Concrete Patio	144
Open Frame Porch	96
Attached Frame Garage	937
Feature Description(s):	Units:
05-Metal Fireplace	1
08-Rec. Room Average	1440

Other Building Improvements

Structure Type: RS1-Frame Utility Shed	Year Built: 2014	Area: 96	Condition: (A) Average
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Attachment: N Rock River comparables (9678 : E: 2095 N Rock River Circle Objection)

Permit / Construction History

1.7.b

<u>Date of Permit:</u> 2016-01-11 2014-06-24 2019-10-17	<u>Permit Number:</u> 160017 140508 191258	<u>Permit Amount:</u> 3765 1450 5400	<u>Details of Permit:</u> 19-Furnace 08-Fence
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Ownership / Sales History

<u>Date of Sale:</u> 2014-04-30 2018-11-21	<u>Sale Amount:</u> 209900 273000	<u>Conveyance Type:</u> 0-Valid Sale 0-Valid Sale
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Land Data & Computations

<u>Land Class</u>	<u>Total Square Footage:</u>	<u>Total Acreage:</u>	<u>Depth:</u>	<u>Actual Frontage:</u>	<u>Assessed Land Value:</u>	<u>Assessed Improvement:</u>
Residential	12153	0.279	0	0	\$37200	\$248700
Total Improvement Value					\$248700	
Total Land Value					\$37200	
Total Assessed Value					\$285900	

Attachment: N Rock River comparables (9678 : E. 2095 N Rock River Circle Objection)

Parcel Number:
ED-2236

Property Address:
2063 ROCK RIVER CI N

Municipality:
De Pere City of

Owner Name:
DAVID L & DEBORAH K JOHNSON
2063 N ROCK RIVER CI
DE PERE WI 54115

Zoning:
1-Residential

Land Use:
Residential

Date of Inspection:

Property Photograph:



Legal Description:

RIVER PARK 6TH ADDN LOT 330 16,408 SQ FT

Building Description

Year Built: 2003	Exterior Wall: 04-Alum/Vinyl
Building Type/Style: 01-Ranch	Bedrooms: 3
Story: 1	Full Baths: 2
Grade: C	Half Baths: 1
CDU/Overall Condition: (D) (D)Average	Room Count: 6
Interior Condition: 3-Poorer	Basement Description: Full
Kitchen Condition: 3-Average	Heating:
Bath Condition: 3-Average	Type of Fuel: 1-Gas
	Type of System: A

Square Footage / Attachments

Basement: 1895	Total Square Footage:
First Story: 1895	1895

<u>Attachment Description(s):</u>	<u>Area:</u>
Concrete Patio	255
Open Frame Porch	170
Attached Frame Garage	780
<u>Feature Description(s):</u>	<u>Units:</u>
05-Metal Fireplace	1

Other Building Improvements

<u>Structure Type:</u>	<u>Year Built:</u>	<u>Area:</u>	<u>Condition:</u>
			NA

Attachment: N Rock River comparables (9678 : E: 2095 N Rock River Circle Objection)

Permit / Construction History

1.7.b

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership / Sales History

Date of Sale: 1900-01-00	Sale Amount: 0	Conveyance Type:
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Land Data & Computations

Land Class	Total Square Footage:	Total Acreage:	Depth:	Actual Frontage:	Assessed Land Value:	Assessed Improvement:
Residential	16422	0.377	0	0	\$43600	\$252400
Total Improvement Value					\$252400	
Total Land Value					\$43600	
Total Assessed Value					\$296000	

Attachment: N Rock River comparables (9678 : E. 2095 N Rock River Circle Objection)

Parcel Number:
ED-2264

Property Address:
2088 ROCK RIVER CI N

Municipality:
De Pere City of

Owner Name:
DANIEL J MACKIN
2088 N ROCK RIVER CI
DE PERE WI 54115

Zoning:
1-Residential

Land Use:
Residential

Date of Inspection:

Property Photograph:



Legal Description:

RIVER PARK 6TH ADDN LOT 358 10,910 SQ FT

Building Description

Year Built:	2008	Exterior Wall:	04-Alum/Vinyl
Building Type/Style:	01-Ranch	Bedrooms:	3
Story:	1	Full Baths:	2
Grade:	C+	Half Baths:	1
CDU/Overall Condition:	(D) (D)Average	Room Count:	8
Interior Condition:	2-Same	Basement Description:	Full
Kitchen Condition:	3-Average	Heating:	
Bath Condition:	3-Average	Type of Fuel:	1-Gas
		Type of System:	A

Square Footage / Attachments

Basement: 1716	Total Square Footage: 1716
First Story: 1716	

<u>Attachment Description(s):</u>	<u>Area:</u>
Concrete Patio	392
Open Frame Porch	28
Attached Frame Garage	944
<u>Feature Description(s):</u>	<u>Units:</u>
05-Metal Fireplace	1

Other Building Improvements

<u>Structure Type:</u>	<u>Year Built:</u>	<u>Area:</u>	<u>Condition:</u>
			NA

Attachment: N Rock River comparables (9678 : E: 2095 N Rock River Circle Objection)

Permit / Construction History

1.7.b

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership / Sales History

Date of Sale: 2017-01-17	Sale Amount: 226000	Conveyance Type: 6-Related Individuals or Corp
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Land Data & Computations

Land Class	Total Square Footage:	Total Acreage:	Depth:	Actual Frontage:	Assessed Land Value:	Assessed Improvement:
Residential	10890	0.25	0	0	\$35300	\$247000

Total Improvement Value	\$247000
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Total Land Value	\$35300
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Total Assessed Value	\$282300
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Attachment: N Rock River comparables (9678 : E. 2095 N Rock River Circle Objection)

Parcel Number:
ED-2260

Property Address:
672 ROCK RIVER CI W

Municipality:
De Pere City of

Owner Name:
BRIEN & JULIANNE YOST
672 W ROCK RIVER CI
DE PERE WI 54115

Zoning:
1-Residential

Land Use:
Residential

Date of Inspection:

Property Photograph:



Legal Description:

RIVER PARK 6TH ADDN LOT 354 11,013 SQ FT

Building Description

Year Built:	2012	Exterior Wall:	09-Masonry/Frame
Building Type/Style:	01-Ranch	Bedrooms:	3
Story:	1	Full Baths:	2
Grade:	C	Half Baths:	1
CDU/Overall Condition:	(D) (D) Average	Room Count:	6
Interior Condition:	2-Same	Basement Description:	Full
Kitchen Condition:	3-Average	Heating:	
Bath Condition:	3-Average	Type of Fuel:	1-Gas
		Type of System:	A

Square Footage / Attachments

Basement: 1386	Total Square Footage: 2250
Finished Basement Living Area: 864	
First Story: 1386	

<u>Attachment Description(s):</u>	<u>Area:</u>
Open Frame Porch	105
Attached Frame Garage	789

<u>Feature Description(s):</u>	<u>Units:</u>
14-Extra Features	1

Other Building Improvements

<u>Structure Type:</u>	<u>Year Built:</u>	<u>Area:</u>	<u>Condition:</u>
			NA

Attachment: N Rock River comparables (9678 : E: 2095 N Rock River Circle Objection)

Permit / Construction History

1.7.b

<u>Date of Permit:</u> 2012-03-22 2014-04-29	<u>Permit Number:</u> 120178 140293	<u>Permit Amount:</u> 95000 1500	<u>Details of Permit:</u>
--	---	--	---------------------------

Ownership / Sales History

<u>Date of Sale:</u> 2012-03-30 2012-06-07 2017-08-15	<u>Sale Amount:</u> 30000 155274 255900	<u>Conveyance Type:</u> 0-Valid Sale 0-Valid Sale 0-Valid Sale
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Land Data & Computations

<u>Land Class</u>	<u>Total Square Footage:</u>	<u>Total Acreage:</u>	<u>Depth:</u>	<u>Actual Frontage:</u>	<u>Assessed Land Value:</u>	<u>Assessed Improvement:</u>
Residential	11021	0.253	0	0	\$35500	\$231900
Total Improvement Value					\$231900	
Total Land Value					\$35500	
Total Assessed Value					\$267400	

Attachment: N Rock River comparables (9678 : E. 2095 N Rock River Circle Objection)

Parcel Number:
ED-2265

Property Address:
2096 ROCK RIVER CI N

Municipality:
De Pere City of

Owner Name:
MATTHEW N & SHAWNA N JOHNSON
2096 N ROCK RIVER CI
DE PERE WI 54115

Zoning:
1-Residential

Land Use:
Residential

Date of Inspection:

Property Photograph:



Legal Description:

RIVER PARK 6TH ADDN LOT 359 10,904 SQ FT

Building Description

Year Built:	2001	Exterior Wall:	04-Alum/Vinyl
Building Type/Style:	01-Ranch	Bedrooms:	3
Story:	1	Full Baths:	2
Grade:	C+	Half Baths:	
CDU/Overall Condition:	(D) (D)Average	Room Count:	6
Interior Condition:	3-Poorer	Basement Description:	Full
Kitchen Condition:	3-Average	Heating:	
Bath Condition:	3-Average	Type of Fuel:	1-Gas
		Type of System:	A

Square Footage / Attachments

Basement: 1852	Total Square Footage: 1852
First Story: 1852	

<u>Attachment Description(s):</u>	<u>Area:</u>
Concrete Patio	396
Open Frame Porch	30
Attached Frame Garage	820
<u>Feature Description(s):</u>	<u>Units:</u>
05-Metal Fireplace	1

Other Building Improvements

<u>Structure Type:</u>	<u>Year Built:</u>	<u>Area:</u>	<u>Condition:</u>
			NA

Attachment: N Rock River comparables (9678 : E: 2095 N Rock River Circle Objection)

Permit / Construction History

1.7.b

<u>Date of Permit:</u>	<u>Permit Number:</u>	<u>Permit Amount:</u>	<u>Details of Permit:</u>
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Ownership / Sales History

<u>Date of Sale:</u> 2014-07-25	<u>Sale Amount:</u> 216000	<u>Conveyance Type:</u> 0-Valid Sale
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Land Data & Computations

<u>Land Class</u>	<u>Total Square Footage:</u>	<u>Total Acreage:</u>	<u>Depth:</u>	<u>Actual Frontage:</u>	<u>Assessed Land Value:</u>	<u>Assessed Improvement:</u>
Residential	10890	0.25	0	0	\$35300	\$246600

Total Improvement Value	\$246600
Total Land Value	\$35300
Total Assessed Value	\$281900

Attachment: N Rock River comparables (9678 : E. 2095 N Rock River Circle Objection)



Property Record Card



Parcel Number:
ED-2256

Property Address:
2071 ROCK RIVER CI S

Municipality:
De Pere City of

Owner Name:
PAUL J & MICHELLE J PALUBICKI
2071 S ROCK RIVER CI
DE PERE WI 54115

Zoning:
1-Residential

Land Use:
Residential

Date of Inspection:

Property Photograph:



Legal Description:

RIVER PARK 6TH ADDN LOT 350 15,650 SQ FT

Building Description

Year Built:	2000	Exterior Wall:	04-Alum/Vinyl
Building Type/Style:	01-Ranch	Bedrooms:	4
Story:	1	Full Baths:	3
Grade:	C	Half Baths:	
CDU/Overall Condition:	(D) (D)Average	Room Count:	7
Interior Condition:	3-Poorer	Basement Description:	Full
Kitchen Condition:	2-Good	Heating:	
Bath Condition:	2-Good	Type of Fuel:	1-Gas
		Type of System:	A

Square Footage / Attachments

Basement: 2195	Total Square Footage: 2867
Finished Basement Living Area: 672	
First Story: 2195	

Attachment Description(s):	Area:
Concrete Patio	320
Open Frame Porch	135
Attached Frame Garage	1396

Feature Description(s):	Units:
08-Rec. Room Average	868

Other Building Improvements

<u>Structure Type:</u>	<u>Year Built:</u>	<u>Area:</u>	<u>Condition:</u>
			NA

Attachment: N Rock River comparables (9678 : E. 2095 N Rock River Circle Objection)

Permit / Construction History

<u>Date of Permit:</u> 2014-09-25 2014-09-25	<u>Permit Number:</u> 140810 140811	<u>Permit Amount:</u> 2110 1	<u>Details of Permit:</u> 19-Furnace 16-Other
--	---	------------------------------------	---

Ownership / Sales History

<u>Date of Sale:</u> 2014-03-21 2016-06-30	<u>Sale Amount:</u> 213000 259900	<u>Conveyance Type:</u> 0-Valid Sale 0-Valid Sale
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Land Data & Computations

<u>Land Class</u> Residential	<u>Total Square Footage:</u> 15638	<u>Total Acreage:</u> 0.359	<u>Depth:</u> 0	<u>Actual Frontage:</u> 0	<u>Assessed Land Value:</u> \$42500	<u>Assessed Improvement:</u> \$280200
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Total Improvement Value	\$280200
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Total Land Value	\$42500
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Total Assessed Value	\$322700
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Attachment: N Rock River comparables (9678 : E. 2095 N Rock River Circle Objection)

Not for Public Distribution

Comparable

Residential
50142533

Sold

2071 S ROCK RIVER CR City of De Pere
DE PERE, WI 54115-4140

\$259,900

06/08/2020 02:22 P

List: Tina Pungarcher - PREF: 920-445-6955
Co-List:
Sell: Tina Pungarcher - PREF: 920-445-6955

of Real Living Bay Realtors, Inc. - Office: 920-593-8338
of
of Real Living Bay Realtors, Inc. - Office: 920-593-8338

Ofc: 11550 Agt: 109327
Ofc:
Ofc: 11550 Agt: 109327



Finished Beds:	4	Total Baths:	3.0	Total # Cars:	4
County	Brown	Building Type	1 Story		
MunSubArea	East De Pere	Garage 1 Type	Attached		
School-District	De Pere	Garage 1 # cars	4 or More Cars		
Subdivision	River Park	Grg Dim			
Tax Net Amt	\$4,479.00	Garage 2 Type	None		
Tax Yr	2015	Garage 2 # cars			
TaxID	ED-2256	Grg 2 Dim			
Assessments Total		Deeded Access			
Assessment Year		Restrictive Covenant(s)	Unknown		
Special Assessments		Flood Plain	No		
Age Est (Pre2017)	11-15 YEARS	Hobby Farm	No		
Year Built Est		Zero Lot Line	No		
Source-Year Built		HOA Annual Fee			
		Assoc Fee-Annual	\$0		

Description	Data	Data Source	Description	Data	Data Source	New Construction Info
SQFT Fin Above Grade Est	2,195	Assessor/Public Record	Acres Est			Completed New Construction
SQFT Fin Below Grade Est	1,500	Assessor/Public Record	Lot Dimensions Est	130x110	Assessor/Public Record	Under Construction
SQFT Total Fin Aby & Blw	3,695	Assessor/Public Record	Lot SQFT Est			No

Water Frontage No	Water Body Name	School-Elementary	Dickinson
Water Type	Est Water Frontage	School-Middle	Foxview Int.
	Source-Water Frontage	School-High	DePere East

Room	DIM	LVL	Room	DIM	LVL	RM TYPE	Room	DIM	LVL	Baths	Full	Half
Living/Great Rm	20X14	Main	Other Rm 1				Bedroom 1/Master	15X21	Main	Upper	0	0
Family Room	49X15	Lower	Other Rm 2				Bedroom 2	16X14	Main	Main	2	0
Formal Dining			Other Rm 3				Bedroom 3	15X14	Lower	Lower	1	0
Kitchen	17X11	Main	Other Rm 4				Bedroom 4	17X15	Lower			
Dining Area	28X15	Main	Unfin Rm 1				Bedroom 5					
Laundry Rm	15X14	Main	Unfin Rm 2									

Directions East River Drive, West on S Rock River to home
 RemarksPub This is what move-in ready looks like. Custom built home w/9ft. ceilings. Large master w/on suite. Eat-in Kitchen w/walk in pantry, bar area, kohler fixtures. Dining area big enough for extra lounging/entertaining. Fully finished lower level, LL rooms have exposed windows. Insulated Garage has workshop/new heating system. Yard is beautifully landscaped.

Inclusions
 Exclusions
 Remarks-Private For questions call Tina 920.445.6955
 Show Info Use Showingtime icon above.

ZONING Residential
 HEATING FUEL TYPE Natural Gas
 HEATING/COOLING Central A/C, Forced Air, Zoned Heating
 WATER Municipal Public Water
 WASTE Municipal Sewer
 EXTERIOR FINISH Vinyl
 FOUNDATION Poured Concrete
 GARAGE Attached, Basement Access, Opener Included
 LOWER LEVEL Finished Pre-2020, Full
 DRIVEWAY Garage # 1-Concrete
 FIREPLACES None

EXTERIOR MISC INCLUDED Patio
 INTERIOR MISC INCLUDED Central Vacuum, Split Bedroom, Water Softener-Own
 MASTER BD/BATH FEATURES Master Bath 1st Fl, Master Bed 1st Floor
 APPLIANCES INCLUDED Dishwasher, Oven/Range, Refrigerator
 BARRIER FREE FEATURES 1st Floor Bedroom, 1st Floor Full Bath, Laundry Room 1st Floor, Open Floor Plan
 ARCHITECTURE Ranch

ListVisbl	Confirmed	Agent - License	94-75451	Electronic Consent		Board Entered	No
Input Date		List Ofc 1 - CorpLin	91-835806	VOW Include		Ad Code	
List Date	5/7/2016	Selling Price	\$259,900	Internet/IDX w/address		Comm-Sub Agent	2.1 %
Offer Date	5/11/2016	Close Date	7/1/2016	VOW w/AVM		Comm-Buyer Broker	2.1 %
Pending Date	5/10/2016	Financing Type	CONVENTIONAL			Variable Rate Comm	No
Expiration Date	11/30/2016	SelConAmt	0	VOW w/Comment		Licnt	No
Off Market Date	5/10/2016	Type Of Sale	Arms-Length Sale			Contract Type	Exclusive Right to Sell
Days On Market	3	Misc Closed Info				Limited Service	No
		Owners Name				Named Exceptions	No

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Attachment: N Rock River comparables (9678 : E: 2095 N Rock River Circle Objection)