



Board of Review

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Agenda

Thursday, June 6, 2024

10:00 AM

Council Chambers and Virtual

Pursuant to Wisconsin Statute 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 6, 2024** at **10:00 AM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET, DE PERE.**

The Public or Members of the Board of Review, which may count toward an official quorum, may attend the meeting either in person in the Council Chambers or telephonically or electronically via video conferencing or other appropriate technological means. Telephonic or electronic access to the meeting is provided below:

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

AGENDA FOR SAID MEETING:

1. Roll Call.
2. Approval of the minutes of the June 7, 2023 Board of Review meeting.
3. Election of the Chair and Vice-Chair.
4. Clerk's Report.
5. Assessor's Report.
6. Review of objections that were received 48 hours in advance.
 - A. 1886 Ledgeview Road
 - B. 1895 Horseshoe Court
 - C. 917 Trailside Court
 - D. 1515 Fox Ridge Court
 - E. 1524 Red Maple Road
 - F. 1912 Snowy Owl Court
 - G. 3030-3036 Ryan Road
 - H. 1601 Lawrence Drive
 - I. 901 Main Avenue
 - J. 150 South Wisconsin Street
 - K. 1415 Lawrence Drive

7. Public appearances by Objectors without 48 hour notice.
8. Deliberations.
9. Clerk's report on how objectors will be notified of decisions if not made at the meeting.
10. 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
Michael Hettmann
Cody & Shelby Craig
Charles Seyller
Joel Wood
Chris Saeugling-Coke
Katherine Hitch
Lisa Clark, Lexington Homes, Inc.
Gary Kohlenberg, CPA
Reinhart Boerner Van Deuren S.C.
Mallery S.C.



City of De Pere, Wisconsin

Request For Board of Review Action

MEETING DATE: June 6, 2024

DEPARTMENT: City Clerk

FROM: Carey Danen

SUBJECT: Approval of the minutes of the June 7, 2023 Board of Review meeting.

ATTACHMENTS:

- 6-7-23 Board of Review Minutes_draft(PDF)



Board of Review

Regular Meeting

Draft Minutes

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Wednesday, June 7, 2023

10:00 AM

Council Chambers and Virtual

1. Call to Order. The meeting was called to order at 10:00 AM.

Attendee Name	Title	Status	Arrived
Rob Domol	Board Member	Present	
Bob Gagan	Board Member	Present	
Corday Goddard	Board Member	Present	
Mike Kini	Board Member	Present	

Also present: City Attorney Tony Wachewicz, City Clerk Carey Danen, Accurate Assessor Account Coordinator Shanda Stachurski, and Statutory Assessor Jamie Busha.

2. Election of the Chair and Vice Chair.

Mike Kini nominated Bob Gagan as Chair, seconded by Rob Domol. Bob Gagan nominated Rob Domol as Vice Chair, seconded by Mike Kini. Upon vote, motion carried unanimously.

3. Approval of the minutes of the May 5, 2022 Board of Review meeting.

Board Member Gagan moved, seconded by Board Member Domol to approve the minutes. Upon vote, motion carried unanimously.

4. Clerk's report.

City Clerk Carey Danen reported that Board Member Corday Goddard met the mandatory training requirement specified by WI State Statute 70.46(4) by reviewing a Department of Revenue approved BOR training program on April 23, 2023. The Notice of Open Book and Board of Review was published in the Press Times on February 17, 2023 and was posted appropriately. The Notice of Rescheduled Board of Review meeting was published on April 28, 2023 and posted appropriately. Clerk Danen verified that City ordinance §10-17(g)(12) provides for confidentiality of income/expense information for properties valued using that method. The 2023 assessment roll was received and reviewed on March 20, 2023. Open Book appointments were held telephonically beginning with the date assessment notices were sent, up until April 20th. An Open Book session was also held in person at City Hall on Thursday, March 23rd, 2023.

5. Assessor's report.

Statutory Assessor Jamie Busha provided a printed report to the board members, which has been attached to these minutes as Exhibit A.

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

A. 1482 Chicago Street

Property owner did not appear.

B. 2089 E. Vista Circle

City Clerk Carey Danen swore in Statutory Assessor Jamie Busha and property owner Robert Lex. Mr. Lex provided testimony to the board in support of the documentation he provided in the agenda packet.

City Assessor Jamie Busha reviewed the comparable properties used for this assessment, a copy of which is attached to these minutes as Exhibit B.

Board Member Gagan moved, seconded by Board Member Domol to uphold the assessor's valuation. Upon roll call vote, motion carried unanimously.

C. 902 Helena Street

City Clerk Carey Danen noted that the city assessor continued under oath for this and all subsequent cases, and swore in property owner Kay Paiter.

Ms. Paiter provided testimony regarding the supporting documentation she provided in the agenda packet.

City Assessor Jamie Busha reviewed comparable properties, a copy of which is attached to these minutes as Exhibit C.

Board Member Gagan moved, seconded by Board Member Domol to uphold the assessor's valuation. Upon roll call vote, motion carried unanimously.

D. 139 Sullivan Lane

This objection was withdrawn prior to the meeting.

E. 1243 Danena Drive

The property owner was not present when called, so the board proceeded with subsequent objections. Property owner Tod Friebel appeared at 11:43AM. Because the board had provisionally adjourned at 11:26AM, City Clerk Carey Danen reconvened the meeting and conducted roll call. She noted that the board still held a quorum even though Board Member Goddard had to leave. The clerk stated that the assessor continued under oath and swore in the property owner, who stated that he felt an increase of \$26,000 was too much.

City Assessor Jamie Busha shared comparables with the property owner and board members, a copy of which is attached to these minutes as Exhibit D.

Board Member Gagan moved, seconded by Board Member Domol to uphold the assessor's valuation. Upon roll call vote, motion carried unanimously.

F. 427 S. Superior Street

The clerk swore in property owner Debra Bramschreiber, who provided testimony on the condition of her home in reference to the materials she had provided for the agenda packet.

City Assessor Jamie Busha explained the comparables that she distributed, which are attached to these minutes as Exhibit E.

Board Member Gagan moved, seconded by Board Member Kini to uphold the assessor's valuation. Upon roll call vote, motion carried unanimously.

G. 303 S. Huron Street

City Assessor Jamie Busha reported that this objection was resolved prior to the meeting.

H. 902 South Ninth Street

City Clerk Carey Danen swore in property owner David Meyer. He provided testimony regarding the documentation he submitted with his objection.

City Assessor Jamie Busha explained the comparables that she distributed, which are attached to these minutes as Exhibit F.

Board Member Gagan moved, seconded by Board Member Goddard to uphold the assessor's valuation. Upon roll call vote, motion carried unanimously.

I. 936 South Ninth Street

City Clerk Carey Danen reported that this property is owned by the same individual as the previous item. Assessor Busha provided comparables, which are attached to these minutes as Exhibit F.

Board Member Gagan moved, seconded by Board Member Domol to uphold the assessor's valuation. Upon roll call vote, motion carried unanimously.

J. 813 Morning Glory Lane

Property owner did not appear.

K. 602 N. Broadway Street/0 Fulton Street

The clerk swore in property owner Bret Blozinski, who testified as to the condition of his home and the documentation he submitted with his objection. He noted that the assessment lists his property with five bedrooms, but two of them don't have private entrances.

City Assessor Jamie Busha distributed comparables which are attached to these minutes as Exhibit H. She made a note to analyze the bedrooms next year, but as of this time Mr. Blozinski's assessment is lower than the neighboring properties he cited.

Board Member Gagan moved, seconded by Board Member Domol to uphold the assessor's valuation. Upon roll call vote, motion carried unanimously.

L. 1756 Rainbow Avenue

City Clerk Carey Danen swore in property owner Kelly Suda. She shared documents with the assessor and board members, which are attached to these minutes as Exhibit I.

City Assessor Jamie Busha distributed comparables which are attached to these minutes as Exhibit J. She reported that the property owner contacted the assessor during Open Book, and at that time her assessment was reduced to \$472,350.

Chairperson Gagan noted that no vote is required on this item because the property owner had already accepted the reduced assessment.

M. 1243 Meadow View Lane

Property owner did not appear.

N. 437 Dunning Drive

City Clerk Carey Danen swore in property owner Melanie Olp, who provided a basement repair estimate for board members to view; it has been added to the minutes as Exhibit K. She also reported that her home is located next to the fairgrounds and sewage plant.

Assessor Jamie Busha distributed comparables, which are attached to these minutes as Exhibit L.

Board Member Bob Gagan asked how assessors adjust for the location of the home. Assessor Busha noted that they will evaluate the fairgrounds and sewage plant for negative influence in 2024.

Board Member Gagan moved, seconded by Board Member Kini to uphold the assessor's valuation. Upon roll call vote, motion carried unanimously.

O. 2274-2276 Red Tail Glen

Property owner did not appear.

P. 920 - 940 Oak Street

Property owner did not appear.

Q. 1100 Employers Boulevard

Assessor Jamie Busha reported that this objection was resolved prior to the meeting.

R. 1415 Lawrence Drive

Assessor Jamie Busha reported that this property owner requested a waiver to Circuit Court.

Board Member Gagan moved, seconded by Board Member Goddard to uphold the assessor's valuation as it stands currently. Upon vote, motion carried unanimously.

7. Hearings on public appearances by objectors.

No objectors appeared who had not filed by the 48-hour deadline.

8. Deliberations.

Chairperson Gagan moved, seconded by Board Member Kini to provisionally uphold the assessments of non-appearances if they do not appear by 12:00 PM. Upon roll call vote, motion carried unanimously.

9. Clerk's report on how objectors will be notified of decisions if not made at the meeting.

Clerk Carey Danen provided decision notices to all in-person objectors at the meeting; she noted that the notice for the Wal-Mart case will be sent via mail.

10. Adjournment.

Board Member Gagan moved, seconded by Board Member Domol to adjourn provisionally at 11:26 AM, with the understanding that Board of Review members will remain accessible and reconvene if anyone comes to present an objection before 12:00 PM. Upon vote, motion carried unanimously.

The board reconvened at 11:43 AM because the objector for 1243 Danena Drive appeared. Board Member Gagan moved, seconded by Board Member Kini to adjourn at 11:55AM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen, City Clerk



2023 Annual Assessor Report

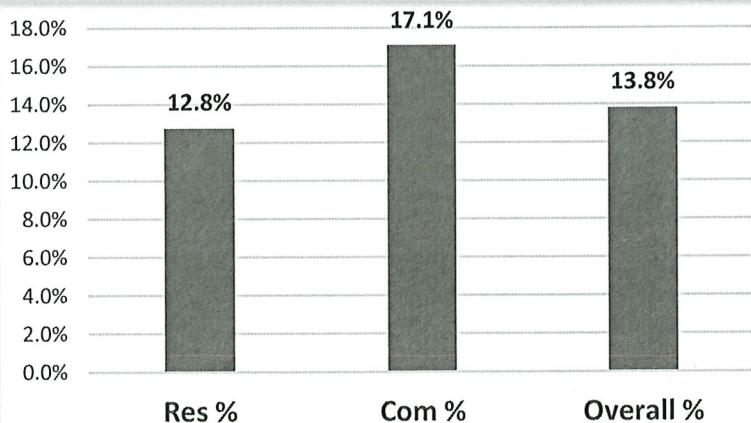
De Pere, City of

Accurate has been your Assessor for 18 years. In 2023 we performed a/an Annual Interim Market Update job. The current contract goes through 2025. Your last Market Update was 2022. Res increase average - 10-18.2% (overall 13.81%)
 Condos - 3% (however, 1015 Broadway condos had a sale for \$1.3 million and all were assessed approx. 660,000 so increase 63-70%)

Commercial - increase average 17.44%

Land value changes - in the water neighborhoods (22, 24 and 26) went up 20%, with no additional market adjustment increase on the improvements

2023 Market Changes



Quick Facts

451	Parcels Visited
1266	Permits Reviewed
706	Total Sales
439	Residential Sales Usable
113	Open Book Appointments

Estimated New Construction

Residential \$Value	\$ 12,944,650
Commercial \$Value	\$ 57,356,400

Assessment Timeline

Feb 6	Fieldwork Completed
Mar 13	Real Estate Review Completed
Mar 17	Real Estate Notices Mailed
Mar 21	Personal Property Notices Mailed
Mar 23	1st Open Book
Mar 28	Open Book Notices Mailed
Jun 7	Board of Review

Customer Interactions & Contacts

254	Residential
76	Commercial

Quality Audits Completed

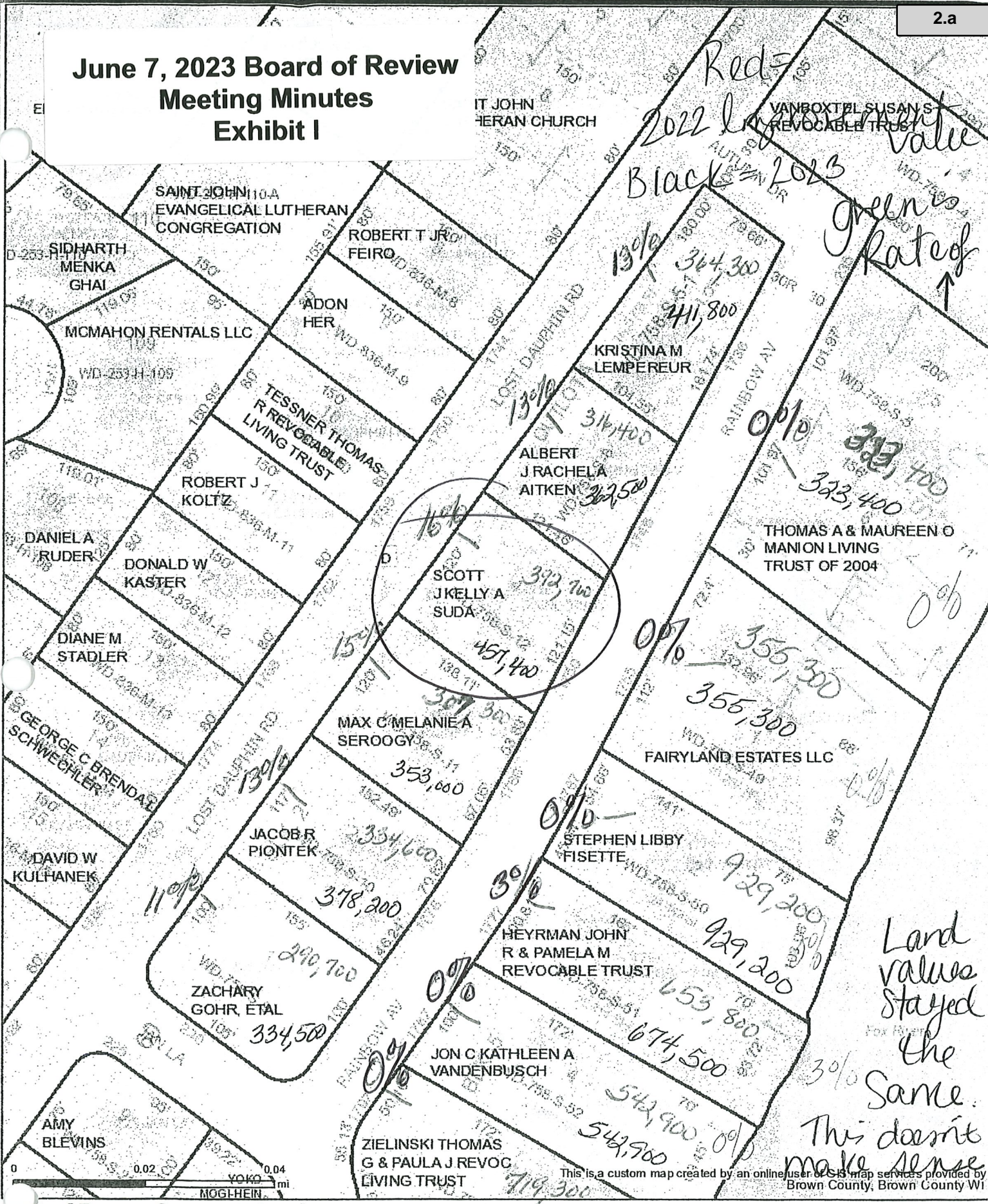
Mar 17	Real Estate
Mar 21	Personal Property

2024 Plans & Updates

We will be performing an Annual Interim Market Update for 2024.

June 7, 2023 Board of Review Meeting Minutes Exhibit A

June 7, 2023 Board of Review Meeting Minutes Exhibit I



Land values stayed the same. This doesn't make sense.

Part of Brown County WI

Map printed on 5/29/2023
 Scale: 1:1,200
 1 inch = 100 feet*
 1 inch = 0.0189 miles*
 *original page size: 8.5"x11"
 Appropriate format depends on zoom level

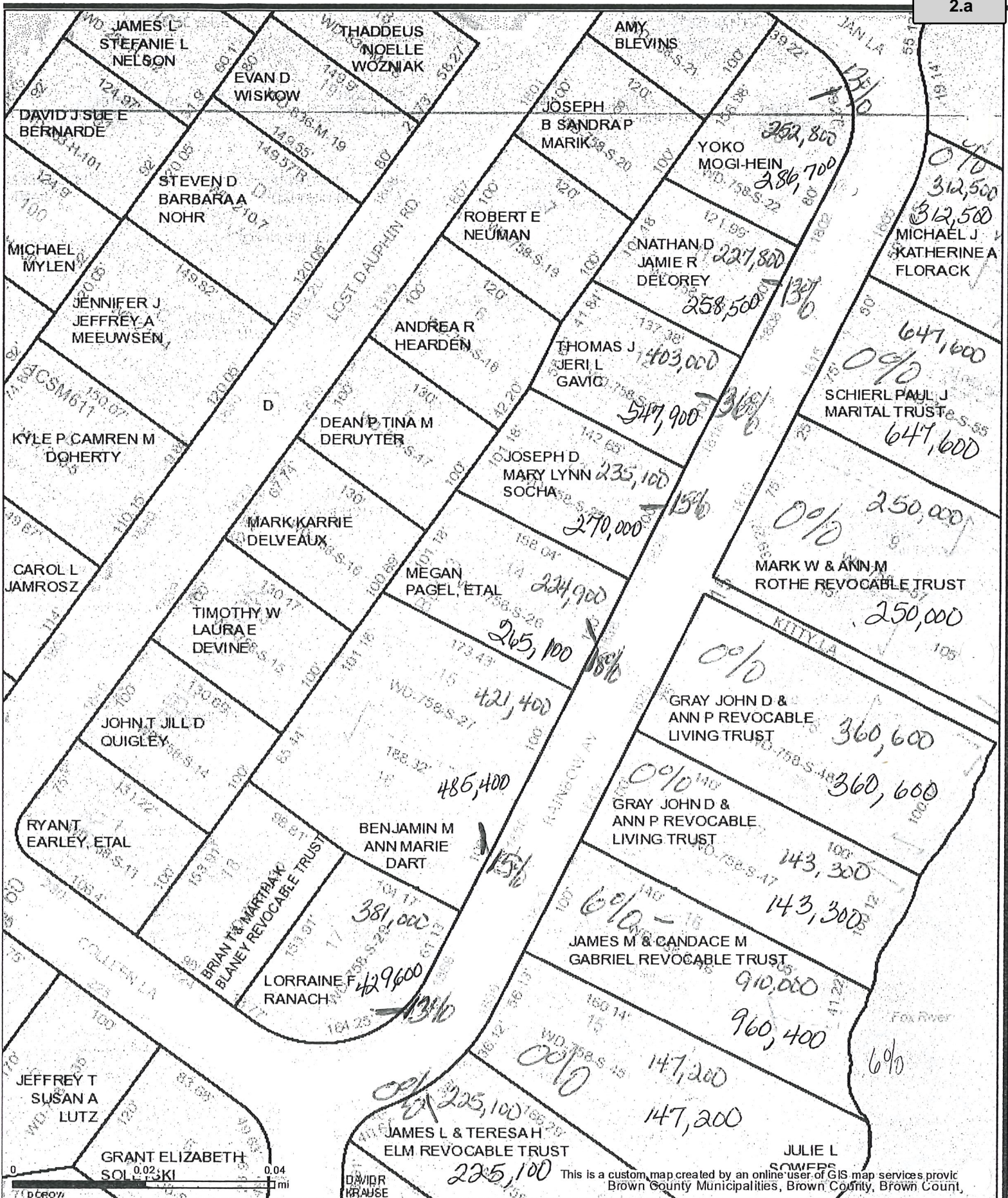
Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap
- "hooks" indicate parcel ownership crosses a line

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

A complete key (legend) is available at: tinyurl.com/BrownDogLegend





Part of Brown County WI

Map printed on 5/29/2023

1:1,200

1 inch = 100 feet*

1 inch = 0.0189 miles*

*original page size: 8.5"x11"

Annotation format depends on zoom level

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This is a custom map created by an online user of GIS map services provided by Brown County Municipalities, Brown County, Brown County,



Packet Pg. 17

(920) 448-6480

www.browncountywi.gov

A complete key (legend) is available at: tinyurl.com/BrownDogLegend



Part of Brown County WI

Map printed on 5/30/2023

1:1,200
 1 inch = 100 feet*
 1 inch = 0.0189 miles*
 *original page size: 8.5"x11"
 Appropriate format depends on zoom level

- Parcel ownership key**
- Parcel Boundary
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Packet Pg. 18

www.browncountywi.gov

This is a custom map created by an online user of GIS map services provided by Brown County, Brown County WI

PROLOREM

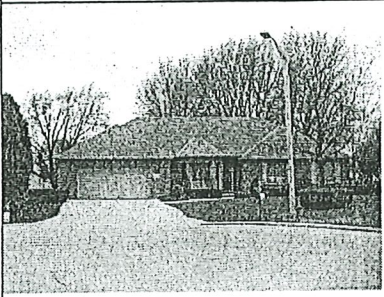
Residential Property Record Card

Parcel # WD-723-21

COMPREHENSIVE ASSESSMENT SOFTWARE

Parcel Numbers: WD-723-21 Property Address: 1502 FOX RIDGE CT Municipality: De Pere, City of

Owner Name: SMITH JANE S TRUST Mailing Address: 1502 FOX RIDGE CT DE PERE, WI 54115-1908 Land Use: Residential

	Legal Description:	Building Sketch:
	13,718 SQ FT LOST DAUPHIN ESTATES NO 2 LOT 21	<p><i>all brick = value</i> <u>423,300</u></p>
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 01 NE NAME-De Pere	

Building Description

Dwelling #	WD-723-21-1	Exterior Wall:	07-Brick
Year Built:	11/1989	Bedrooms:	3
Remodeled/Effective Age:	-34	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
WD-723-21-1	2,508	0	0	0	0	0	2,508

Attachment Description(s):	Area:
11-OPF	20
31-WD	312
13-AFG	568

Feature Description(s):	Area:
05-Metal Fireplace	1

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
7/20/2015	150426	\$4,990.00	replace

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.315	Square Footage				

Land Data & Computations

Total Square Footage: 13,721	Total Acreage: 0.315	Depth: 0	Act. Frontage:	Assessed Land Value: \$44,100
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General Information

Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
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Valuation/Explanation

Dwelling #	Area	Value Amount
WD-723-21- 1		
Description	Area	Value Amount
Living Area:		
First Story:	2,508	\$208,038.60
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$208,038.60
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,508	\$50,937.48
Half Story/Unfinished:	0	\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,169.68
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$2,000.00
Attachments:	900	\$20,500.00
Adjusted Base Price		\$299,840.76
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$329,833.64
Market Adjustment:	83%	\$603,595.55
CDU Adjustment:	70	\$422,500.00
Complete:	100	\$422,500.00
Dollar Adjustments		\$800.00
Dwelling Value		\$423,300.00
Detached Improvements	0	\$0.00
Total Improvement Value		\$423,300.00
Total Land Value		\$44,100.00
Total Assessed Value		\$467,400.00

PROLOREM

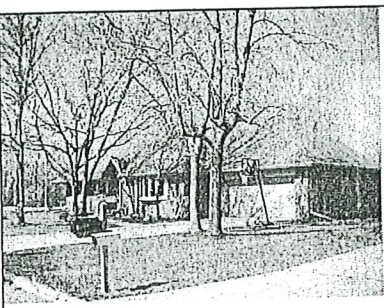
Residential Property Record Card

Parcel # WD-758-S-26

COMPREHENSIVE ASSESSMENT SOFTWARE

Parcel Numbers: WD-758-S-26 Property Address: 1838 RAINBOW AVE Municipality: De Pere, City of

Owner Name: MEGAN PAGEL, ETAL Mailing Address: 1838 RAINBOW AVE DE PERE, WI 54115-1722 Land Use: Residential

Property Photograph: 

Legal Description: 16,542 SQ FT RIVER RIDGE SUBD. # 2 LOT 14 BLK. 3

Building Sketch:

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 01 NE NAME-De Pere

Building Description

Dwelling #	WD-758-S-26- 1	Exterior Wall:	09-Masonry/Frame
Year Built:	1/1/1975	Bedrooms:	4
Remodeled/Effective Age:	-48	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	1
Storv:	1.00	Room Count:	8
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
WD-758-S-26- 1	2,072	0	0	0	0	0	2,072

Attachment Description(s):	Area:
31-WD	256
13-AFG	624
Feature Description(s):	Area:
05-Metal Fireplace	1

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
9/7/2022	221152	\$17,800.00	FURNACE & A/C REPLACEMENT FOR A SINGLE FAMILY DWELLING.

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:
12/16/2013	2657835	\$205,521.00	Invalid	O - Other	Land and Improvements
2/17/2015	2716891	\$163,000.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustme
A-Residential Primary Site	0.385	Square Footage			\$48,000

Land Data & Computations					
Total Square Footage: 16,771	Total Acreage: 0.385	Depth: 0	Act. Frontage:	Assessed Land Value: \$48,800	
General Information					
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
Valuation/Explanation					
Dwelling #	WD-758-S-26- 1				
Description	Area	Value Amount			
Living Area:					
First Story:	2,072	\$242,278.96			
Second Story:	0	\$0.00			
Additional Story:	0	\$0.00			
Attic/Finished Net:	0	\$0.00			
Half Story/Finished Net:	0	\$0.00			
Base Price		\$242,278.96			
Unfinished Living Area:					
Room/Unfinished:	0	\$0.00			
Unfinished Basement:	2,072	\$44,257.92			
Half Story/Unfinished:	0	\$0.00			
Structure Info, Features and Attachments:					
Heating/AC	Air Conditioning - Same Ducts	\$5,097.12			
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00			
Finished Basement Living Area	0	\$0.00			
Features:	1	\$2,000.00			
Attachments:	880	\$21, 0			
Adjusted Base Price		\$327,137.00			
Changes/Adjustments					
Grade Adjustment:	C 100%	\$327,137.00			
Market Adjustment:	35%	\$441,634.95			
CDU Adjustment:	60	\$265,000.00			
Complete:	100	\$265,000.00			
Dollar Adjustments		\$100.00			
Dwelling Value		\$265,100.00			
Detached Improvements	0	\$0.00			
Total Improvement Value		\$265,100.00			
Total Land Value		\$48,800.00			
Total Assessed Value		\$313,900.00			

PROLOREM


Residential Property Record Card

Parcel # ED-R53-1

COMPREHENSIVE ASSESSMENT SOFTWARE

Parcel Numbers: ED-R53-1 Property Address: 3280 OLD JANSSEN TRL Municipality: De Pere, City of

Owner Name: JORDAN DANIEL AND AMANDA LEE CAPEN Mailing Address: 3280 OLD JANSSEN TRL DE PERE, WI 54115 Land Use: Residential

Property Photograph:  Legal Description: 156,670 SQ FT LOT 1 OF 26 CSM 205 BNG PRT OF NE1/4 SW1/4 SEC 4 T22N R20E Building Sketch: 3 acres, 1 thing Comp = 1 story

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 20 NE NAME-De Pere

Building Description

Dwelling #	ED-R53-1- 1	Exterior Wall:	01-Wood
Year Built:	1/1/1992	Bedrooms:	3
Remodeled/Effective Age:	-31	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Room Count:	6
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
ED-R53-1- 1	2,035	0	0	0	0	0	2,035

Attachment Description(s):

13-AFG	Area: 684
31-WD	Area: 254

Feature Description(s):

05-Metal Fireplace	Area: 1
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/2/1992	832	Frame	Average	\$10,400.00

Permit / Construction History

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

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:
8/1/2022	3013474	\$485,000.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements
8/4/2022	3013473	\$485,000.00	Invalid	O - Other	Land and Improvements

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	3.597	Acreage				

Land Data & Computations

Total Square Footage: 156,685	Total Acreage: 3.597	Depth: 0	Act. Frontage:	Assessed Land Value: \$94,700
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General Information

Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: Well
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Valuation / Explanation

Dwelling #	ED-R53-1- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,035	\$221,021.35
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$221,021.35
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,035	\$43,752.50
Half Story/Unfinished:	0	\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,006.10
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$2,000.00
Attachments:	938	\$23,000.00
Adjusted Base Price		\$306,982.95
Changes/Adjustments		
Grade Adjustment:	C 100%	\$306,982.95
Market Adjustment:	77%	\$543,359.82
CDU Adjustment:	70	\$380,400.00
Complete:	100	\$380,400.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$379,900.00
Detached Improvements	832	\$10,400.00
Total Improvement Value		\$390,300.00
Total Land Value		\$94,700.00
Total Assessed Value		\$485,000.00

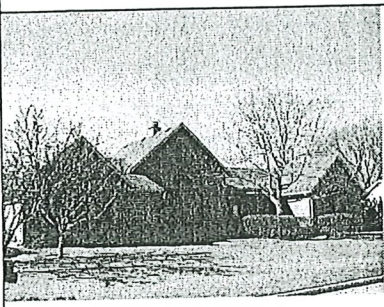
PROLOREM

Parcel # **WD-758-S-12**

COMPREHENSIVE ASSESSMENT SOFTWARE

Parcel Numbers: **WD-758-S-12** Property Address: **1756 RAINBOW AVE** Municipality: **De Pere, City of**

Owner Name: **SCOTT J SUDA** Mailing Address: **1756 RAINBOW AVE DE PERE, WI 54115-1720** Land Use: **Residential**

	Legal Description:	<i>Im assessed \$30,000 higher but 1502 Fox Ridge is all brick</i>
	15,570 SQ FT RIVER RIDGE SUBD. # 2 LOT 4 BLK. 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 01 NE NAME-De Pere	

Building Description

Dwelling #	WD-758-S-12- 1	Exterior Wall:	09-Masonry/Frame
Year Built:	1/1/1990	Bedrooms:	3
Remodeled/Effective Age:	-33	Full Baths:	3
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Better	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Gas
Bath Condition:	Good	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
WD-758-S-12- 1	2,370	0	0	0	0	0	2,370
Attachment Description(s): 13-AFG	Area: 750						
Feature Description(s): 05-Metal Fireplace	Area: 2						

Other Building Improvements

Structure Type: RP1-Inground Pool - Plastic Lined Pool	Year Built: 1/2/2015	Area: 425	Construction: Other	Condition: Average	Value: \$2,600.00
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Permit / Construction History

Date of Permit: 8/3/2015	Permit Number: 150696	Permit Amount: \$9,500.00	Details of Permit: replace - 6' vinyl - around po
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Ownership/Sales History

Date of Sale: 6/22/2013	Sale Document: 2632639	Purchase Amount: \$310,000.00	Sale Validity: Valid	Conveyance Type: W/C D - Warrant/Condo Deed	Sale Type: Land and Improvements
Date of Sale: 6/22/2015	Sale Document: SQ2709154	Purchase Amount: \$310,000.00	Sale Validity: Invalid	Conveyance Type: W/C D - Warrant/Condo Deed	Sale Type: Land and Improvements

Land Breakdown

Land Class: A-Residential Primary Site	Acreeage: 0.361	Unit of Measure: Square Footage	Influence Reason:	Influence Factor:	Dollar Adjusment:	Land Value: \$47,200
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Land Data & Computations

Total Square Footage: 15,725	Total Acreage: 0.361	Depth: 0	Act. Frontage:	Assessed Land Value: \$47,200
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General Information

Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
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Valuation/Explanation

Dwelling #	WD-758-S-12- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,370	\$266,459.10
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$266,459.10
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,370	\$48,916.80
Half Story/Unfinished:	0	\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,830.20
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$4,000.00
Attachments:	750	\$22,000.00
Adjusted Base Price		\$367,231.10
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$440,677.32
Market Adjustment:	47%	\$647,795.66
CDU Adjustment:	70	\$453,500.00
Complete:	100	\$453,500.00
Dollar Adjustments		\$1,300.00
Dwelling Value		\$454,800.00
Detached Improvements	425	\$2,600.00
Total Improvement Value		\$457,400.00
Total Land Value		\$47,200.00
Total Assessed Value		\$504,600.00

PROLOREM


Residential Property Record Card

Parcel # WD-181

COMPREHENSIVE ASSESSMENT SOFTWARE

Parcel Numbers: WD-181 Property Address: 999 THIRD ST Municipality: De Pere, City of

Owner Name: SEIDL STEPHEN L & MARY LNN REVOCABLE TRUST Mailing Address: 999 THIRD ST DE PERE, WI 54115-1960 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	0.736 AC M/L THAT PRT OF ASSESSOR'S SUBD OF LANDS IN NICOLET LOT 183 AS DESC IN 1776590	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	23 NE NAME-De Pere	

Building Description

Dwelling #	WD-181- 1	Exterior Wall:	07-Brick
Year Built:	1/1/2001	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	3
Building Type/Style:	15-Modern Multi Story	Half Baths:	1
Stories:	2.00	Room Count:	10
Grade:	B	Basement Description:	Full Basement
CDU/Overall Condition:	Good	Heating:	Air Conditioning - Same Ducts
Interior Condition:	Better	Type of Fuel:	Gas
Kitchen Condition:	Good	Type of System:	Warm Air
Bath Condition:	Good		

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
WD-181- 1	2,126	993	0	0	0	1,301	4,420

Attachment Description(s):	Area:
11-OFP	64
33-Concrete Patio	210
13-AFG	1,194
31-WD	360

Feature Description(s):	Area:
05-Metal Fireplace	1

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

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

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:
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Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.736	Frontage				\$345,000
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
32,060	0.736	267	115	\$345,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Medium			All Public	
Valuation/Explanation						
Dwelling #			WD-181- 1			
Description			Area	Value Amount		
Living Area:						
First Story:			2,126	\$212,068.50		
Second Story:			993	\$83,272.98		
Additional Story:			0	\$0.00		
Attic/Finished Net:			0	\$0.00		
Half Story/Finished Net:			0	\$0.00		
Base Price				\$295,341.48		
Unfinished Living Area:						
Room/Unfinished:			0	\$0.00		
Unfinished Basement:			825	\$22,572.00		
Half Story/Unfinished:			0	\$0.00		
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts	\$10,873.20		
Plumbing			1 - Half Bath 3 - Full Bath	\$19,500.00		
Finished Basement Living Area			1,301	\$35,113.99		
Features:			1	\$2,000.00		
Attachments:			1,828	\$41,800.00		
Adjusted Base Price				\$427,225.67		
Changes/Adjustments						
Grade Adjustment:			B 128%	\$546,848.86		
Market Adjustment:			-30%	\$382,794.20		
CDU Adjustment:			80	\$306,200.00		
Complete:			100	\$306,200.00		
Dollar Adjustments				(\$800.00)		
Dwelling Value				\$305,400.00		
Detached Improvements			0	\$0.00		
Total Improvement Value				\$305,400.00		
Total Land Value				\$345,000.00		
Total Assessed Value				\$650,400.00		


PROLOREM

Parcel # **WD-708-H-231**

COMPREHENSIVE ASSESSMENT SOFTWARE

Parcel Numbers: **WD-708-H-231** Property Address: **1129 DREWS DR** Municipality: **De Pere, City of**

Owner Name: **DANIEL L. DRUFFEL** Mailing Address: **1129 DREWS DR. DE PERE, WI 54115** Land Use: **Residential**

Property Photograph:	Legal Description:	Building Sketch:
	15,412 SQ FT 3RD ADDN HARVEST ACRES LOT 231	
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 01 NE NAME-De Pere		

Building Description

Dwelling #	WD-708-H-231- 1	Exterior Wall:	09-Masonry/Frame
Year Built:	1/1/1986	Bedrooms:	3
Remodeled/Effective Age:	-37	Full Baths:	3
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Room Count:	9
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Gas
Bath Condition:	Good	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
WD-708-H-231- 1	1,794	0	0	0	0	0	1,794

Attachment Description(s):
11-OFP Area: 128
13-AFG Area: 748

Feature Description(s):
05-Metal Fireplace Area: 1

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History

Date of Permit: 7/17/2017	Permit Number: 170573	Permit Amount: \$10,600.00	Details of Permit: Furance & New A/C
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Ownership/Sales History

Date of Sale: 07/15/2022	Sale Document: 3008669	Purchase Amount: \$393,000.00	Sale Validity: Valid	Conveyance Type: W/C D - Warrant/Condo Deed	Sale Type: Land and Improvements
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Land Breakdown

Land Class: A-Residential Primary Site	Acreage: 0.354	Unit of Measure: Square Footage	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$46,700
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Land Data & Computations

Total Square Footage: 15,420	Total Acreage: 0.354	Depth: 0	Act. Frontage:	Assessed Land Value: \$46,700
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General Information

Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
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Valuation/Explanation

Dwelling #	WD-708-H-231- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,794	\$217,845.42
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$217,845.42
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,794	\$39,288.60
Half Story/Unfinished:	0	\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,413.24
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$2,000.00
Attachments:	876	\$25,000.00
Adjusted Base Price		\$303,191.26
Changes/Adjustments		
Grade Adjustment:	C 100%	\$303,191.26
Market Adjustment:	63%	\$494,201.75
CDU Adjustment:	70	\$345,900.00
Complete:	100	\$345,900.00
Dollar Adjustments		\$400.00
Dwelling Value		\$346,300.00
Detached Improvements	0	\$0.00
Total Improvement Value		\$346,300.00
Total Land Value		\$46,700.00
Total Assessed Value		\$393,000.00

**June 7, 2023 Board of Review
Meeting Minutes
Exhibit K**



Prepared for:

Melanie Olp
437 Dunning Dr
De Pere, WI 54115
(920) 391-8857



Evaluated on:

Tuesday, April 27, 2021

Evaluated By:

Ryan McKenna

(920) 915-0918 | ryan@callabt.com

ABT Foundation Solutions Inc.








8718 WI-76

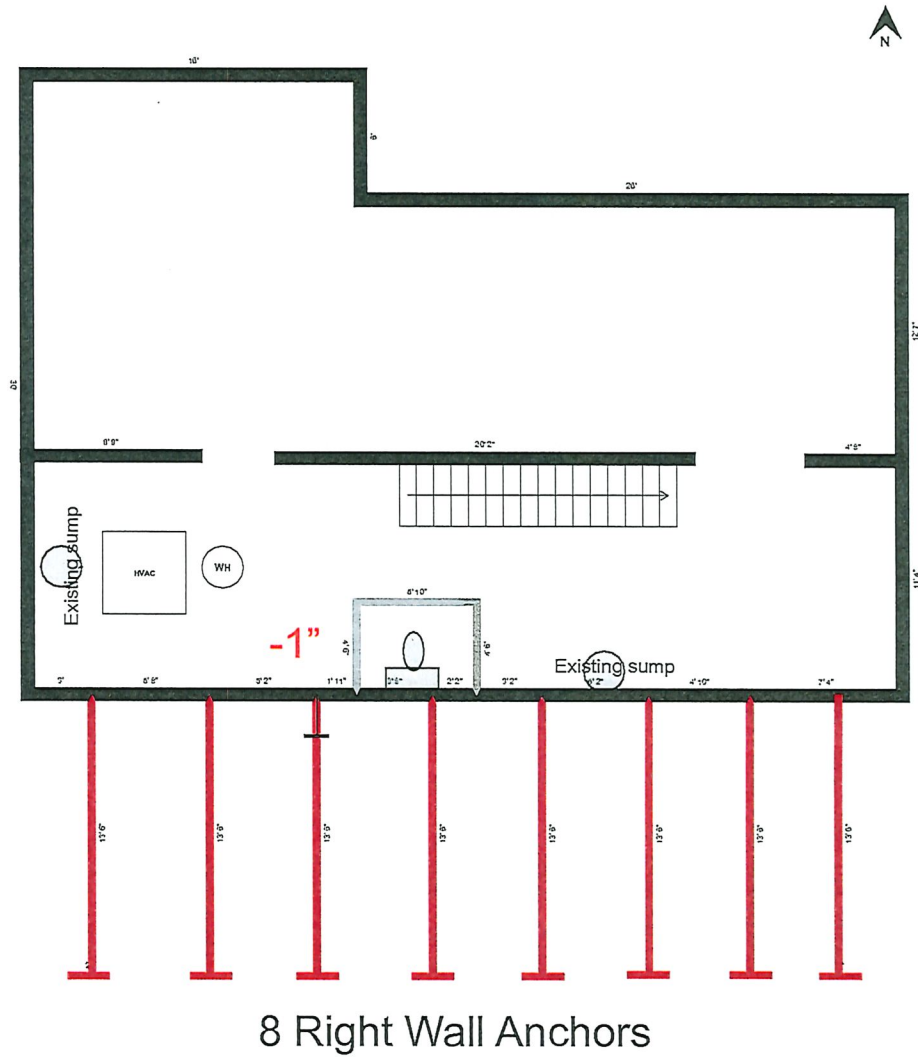
Neenah, WI 54956

Main (920) 733-4228

www.callabt.com

Legend

- Soil Anchor 
- Foundation 
- Interior Wall 
- HVAC 
- Water Heater 
- Beam 
- Stairs 



8 Right Wall Anchors

Wall Support



ABT Foundation Solutions Inc.
 8718 WI-76
 Neenah, WI 54956
 www.callabt.com

Project Address
 Melanie Olp
 437 Dunning Dr
 De Pere, WI 54115

Created By
 Ryan McKenna
 (920) 915-0918
 3/17/2020

Scope of Work

ABT Foundation Solutions Inc. has performed a foundation evaluation of your home and has observed damage that requires repair in order to preserve the structural integrity of your home. The damage observed may have been caused by multiple sources that will need to be addressed. ABT Foundation Solutions Inc. approaches these repairs using a comprehensive solution that addresses the source of the problems and also the symptoms they have caused. This approach provides a quality repair that lasts much longer than addressing only portions of the issues your home is experiencing.

Below, we have included a detailed explanation of how we will address your foundation issues and the associated costs.

Right Wall Anchors

Contractor Analysis

Type of Home	Type of Basement Excavation	Foundation Construction	
Single	N/A	Block	
	Basement - Other Description	Foundation - Other Description	
	N/A	N/A	
Basement Floor Construction	Walls are	Floor is	
Poured Concrete	Bare	Bare	
Floor - Other Description	Walls - Other Description	Floor - Other Description	
N/A	N/A	N/A	
Problem For	Age of Structure	Owned For	Sump Pump Age
N/A	N/A	N/A	N/A
Probable Causes or Conditions		Grading pitched away from home	
Wall Cracks, Hydrostatic Pressure		N/A	
Previous Repair Work		Additional Information	
N/A		N/A	

Homeowner Responsibilities

Homeowner To

Move Personal Items 8ft From Walls, Reseed/Repair Landscaping After Job is Complete, Cover Personal Effects and Doorways if Desired

Plumbing Description	Other Description
N/A	N/A

Wall Anchors

Product	Quantity
<p>Right Wall Earth Anchors</p> <p><i>Spaced across wall on 5' centers. 14' of galvanized steel rods are driven out from inside the basement at a downward pitch. Minimal yard work to attach exterior plate below grade. Plate then attached on inside to secure wall along with mortaring any cracks in foundation wall(s) being Repaired.</i></p>	8

Notes

N/A

Costs

Section: Right Wall Anchors

Description	Quantity	Cost
Right Wall Earth Anchors	8.00	\$7,280.00
Total Cost:		\$7,280.00
		Total: \$7,280.00

Payment Terms

Deposit	<i>Due at bid acceptance</i>	\$3,640.00
Final payment	<i>Due at project completion</i>	\$3,640.00

Terms & Conditions

Disclaimers

If ABT's work is delayed due to the Homeowner Responsibilities items not being completed by start of job, a charge of \$75.00 per man hour will be charged.

Anchor Torque Instructions
For RIGHT-WALL Anchor System

Torque instructions vary from season to season according to the results desired. Although wall movement cannot be guaranteed, wall movement is common and varies according to soil and wall conditions. To maximize the effectiveness of your wall anchors, the following procedures must be adhered to:

1. To set the anchor plate outside, you must tighten each anchor with the torque wrench that is provided by ABT Foundation Solutions, Inc. a minimum of five (5) times (see below for wrench settings).
2. The torque wrench settings are 75 ft/lbs. for a block wall or 90 ft/lbs. on a poured concrete wall. WARNING, do not exceed these settings. Failure to adhere to this requirement will void your warranty and cause damage to your wall.
3. The following is a typical season-to-season schedule for the torque process: November – May: torque every 6-8 weeks
June –October: torque every 3-4 weeks
4. It is the owner's responsibility to determine if the wall is straight, by use of a level of at least four (4) feet in length or other adequate means.
5. During the warm summer and fall months, the moisture in the unstable soil will evaporate and its mass decreases, which may allow the wall to begin moving. If wall recovery is desired and possible, you may need to torque each anchor more than five (5) times. However, if the wall is straight, STOP the torquing process on the anchors. If additional cracks appear, stop torquing the anchors and call ABT Foundation Solutions, Inc.
6. If you are not interested or able to torque anchors, ABT Foundation Solutions, Inc. will provide this service at a nominal fee per visit. **Customer is responsible to call and set up appointment**

Warranties

ANCHOR WARRANTY

Services and materials sold under this agreement are warranted to be free from defects under normal use and service for a period of twenty-five (25) years after installation, unless otherwise stated. The customer named on this contract may transfer this warranty in its entirety provided that the new owner notifies ABT Foundation Solutions, Inc. in writing within thirty (30) days from the date of the property being transferred. After ten (10) years from installation date, property must be inspected by an ABT representative prior to the warranty being transferred. Warranty transfer inspection subject to service fee. ABT Foundation Solutions, Inc.'s liability under this warranty is limited to the cost of repair of defective work or materials during the warranty period and for no other damages or losses. All claims under this warranty must be submitted directly to ABT Foundation Solutions, Inc. in writing, and per Wisconsin Administrative code ATCP 111 shall be responded to within forty-five (45) days and all warranty work shall be completed within one hundred eighty (180) days.

THE WARRANTIES SET FORTH HEREIN ARE THE ONLY WARRANTIES APPLICABLE TO PRODUCTS OR SERVICES SPECIFIED AND ARE EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES EXPRESSED OR IMPLIED INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. ABT FOUNDATION SOLUTIONS, INC IS NOT RESPONSIBLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND AND THE WARRANTY APPLIES ONLY FOR THE DURATION SPECIFIED. THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, WHICH EXTEND BEYOND THOSE IN THIS CONTRACT. FAILURE TO PAY IN FULL SHALL RENDER ALL WARRANTIES CONTAINED HEREIN NULL AND VOID.

All claims under this warranty must be submitted directly to ABT Foundation Solutions, Inc. in writing and per Wisconsin Administrative code ATCP 111 shall be responded to within forty-five (45) days and, weather-permitting, all warranty work shall be completed within one hundred eighty (180) days.

WHAT IS NOT COVERED UNDER THE WARRANTY AND OTHER ITEMS

It is understood that such installation will not resolve cracking of wall or water problems in basement. Installation of wall anchors will not result in the wall becoming vertically straight. If the wall's integrity is compromised, ABT Foundation Solutions, Inc. is not responsible to replace or straighten if said wall moves, before, during or after work is done. ABT Foundation Solutions, Inc. is not responsible for repair of cosmetic interior or exterior damage that could occur, including, but not limited to, cracks, realignment of doors or windows and landscaping. Landscaping issues include but are not limited to: tire tracks or ruts from equipment, damage to trees, shrubs or other plantings, gravel in lawn, cracks in concrete sidewalks, patios, driveways, or landscape curbing.

ABT Foundation Solutions, Inc. shall not be responsible for damage to siding, concrete, brick, mortar, sheet rock, wallpaper, paint, floor coverings, furniture, stored items, or any other rigid materials and furnishings. Any service calls that are not covered under the Warranty will be charged \$120.00 plus \$75.00 per man-hour in addition to the cost of any materials. In order to keep all warranties in effect, owner must maintain downspouts, gutters, and extensions of the downspouts of at least eight (8) feet, maintain a positive slope away from the structure, and follow torqueing instructions provided with contract after completion of project.

If the foundation wall fails due to the deterioration of original wall material, ABT is not responsible to replace the wall and all warranties are void. ABT Foundation Solutions, Inc. does not warrant defects or damages caused by improper care, negligence, or vandalism. Defects or damages caused by improper drainage or abandonment of the building (where the building is vacant for six (6) months or greater) will void this warranty. Tampering or alteration of or on anchors or related hardware, or on the building structures to which these devices attach or support, or any other load-bearing areas of the foundation (e.g., footing, basement or foundation walls) by any person or persons other than a certified ABT Foundation Solutions, Inc. agent or employee will void all warranties of whatever kind or nature. ABT Foundation Solutions, Inc. does not warrant defects or damages caused by earthquake, severe wind, flood, slope or hill movement, extreme change in water table, acts of nature, unknown subsurface conditions or man-made conditions, including but not limited to explosions, improper drainage or abandonment of the building (where the building is vacant for six (6) months or greater).

Neither the materials nor workmanship are designed to contain, control, or prevent mold and are not provided as a remedy for mold or mildew. Any and all warranties against past, present or future mold are expressly disclaimed.

Owner understands that dust/dirt will be generated from the work to be performed and ABT Foundation Solutions, Inc. is not responsible for any dust/dirt.

Warranty on water seepage applies only in areas that were fully excavated and if new drain tile was run directly to the sump pump by ABT. If iron bacteria is present in soil and clogs the drainage system, ABT is not responsible and warranty on water seepage is void. ABT Foundation Solutions, Inc. is not responsible for electrical work or plumbing if a sump pump is installed. If local municipal codes require that sump pump be connected to storm sewer system, property owner is responsible to have proper connections made at property owner's expense.

ABT Foundation Solutions, Inc. will assume responsibility for having the public utilities locate their natural gas, telephone, and electric lines. The homeowner shall be responsible to locate and disclose any underground or under-concrete lines, including but not limited to, water, sewer, electrical, cable, gas/fuel lines, or any other underground or under concrete lines, and shall not hold ABT Foundation Solutions, Inc. responsible for any damage to these types of lines or utilities. ABT is not financially responsible for any damaged lines not marked by Digger's Hotline or mismarked by Digger's Hotline. Property owner is responsible for any and all permits required by any municipality regarding this property.

ABT Foundation Solutions, Inc. assumes normal foundation construction and concrete thickness and that construction conforms to standard municipal codes. If existing construction and/or concrete are not of normal construction or do not meet standard building codes, or if previous repairs are encountered, an additional charge will be required to prepare the area for proper installation. Property owners agree to pay such additional charge.

Contract

ABT Foundation Solutions, Inc. will provide the labor and materials necessary to perform the work outlined in this Contract. No work shall be done, nor material furnished except as specified or subsequently agreed to in writing. The scope of work recommended is based upon observations during our inspection and information provided by property owner. We reserve the right to make modifications necessary in our work or materials used. Any methods, materials or procedures discussed by our specialists are for general use and individual circumstances may require modifications during the installation process. Any changes from the work agreed upon will be valid only if both parties hereof agree to the changes and price in writing.

ABT Foundation Solutions, Inc. understands that time is of the essence and will exert due diligence in keeping with the agreed upon start and completion times. ABT Foundation Solutions, Inc. will not be held liable for start and completion times of this project. Including but not limited to changes caused by weather, project changes, equipment failure, or product accessibility

LIMITED WARRANTY - Please see your personal bid for specific warranty information and limitations.

Neither the materials nor workmanship are designed to contain, control, or prevent mold and are not provided as a remedy for mold or mildew. Any and all warranties against past, present or future mold are expressly disclaimed. Owner understands that dust/dirt will be generated from the work to be performed and ABT Foundation Solutions, Inc. is not responsible for any dust/dirt or any damage to property.

ABT Foundation Solutions, Inc. will assume responsibility for having the public utilities locate their natural gas, telephone, and electric lines. ABT is not financially responsible for any damaged lines not marked by Digger's Hotline or mismarked by Digger's Hotline. The homeowner shall be responsible to locate and disclose any underground or under-concrete lines, including but not limited to, water, sewer, electrical, cable, gas/fuel lines, or any other underground or under concrete lines, and shall not hold ABT Foundation Solutions, Inc. responsible for any damage to these types of lines or utilities.

ABT Foundation Solutions, Inc. assumes normal foundation construction and concrete thickness and that construction conforms to standard municipal codes. If existing construction and/or concrete are not of normal construction or do not meet standard building codes, or if previous repairs are encountered, an additional charge will be required to prepare the area for proper installation. Property owners agree to pay such additional charge.

If circumstances unforeseen or undisclosed substantially alter the purpose of the contract or make it impossible to perform, ABT Foundation Solutions, Inc. shall be entitled to all labor and material costs incurred up to the time of such discovery.

ABT Foundation Solutions, Inc. assumes that gravel, stone or other underground debris will not be encountered. If such conditions are found, it may result in an extra charge of \$75.00 per hour per man for extra labor. Owner is responsible for obtaining all insurance except that ABT Foundation Solutions, Inc. shall carry Worker's Compensation Insurance.

Payment Terms:

ABT Foundation Solutions, Inc. requires a down payment before this work will be added to the job list.

The unpaid balance is due upon date of installation to Job Foreman unless otherwise specified in writing on this contract prior to start of project. Payments cannot be withheld due to non-completion of any other contractor's work, other contractor's non-compliance regarding code, license, permits, and paperwork or changes in the acceptance of insurance certificates, liability amounts, or lack of, by any other party. A delinquency charge of 1 ½ % per month will be charged on all accounts past due (annual percentage of 18%). Any fees resulting from "stop payment" or "NSF" checks will be charged to customer named on this contract, plus \$100.00.

NOTICE OF LIEN RIGHTS

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, ABT FOUNDATION SOLUTIONS, INC. HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES PERFORMING, FURNISHING, OR PROCURING LABOR, SERVICE, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS (AT THE ADDRESS ON THIS CONTRACT). IF NOT PAID, THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO ABT FOUNDATION SOLUTIONS, INC., ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN SIXTY (60) DAYS AFTER THE FIRST PERFORM FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION. YOU AS OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO YOUR MORTGAGE LENDER, IF ANY. ABT FOUNDATION SOLUTIONS, INC. AGREES TO COOPERATE WITH THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

Owner's Right to Cancel

You may cancel this agreement by mailing a written notice to ABT Foundation Solutions, Inc. at 8718 State Road 76, Neenah, WI 54956 before midnight of the third business day after you signed this agreement. If you deliver your written notice to cancel in some other way, it must be delivered to 8718 State Road 76, Neenah, WI 54956 before midnight of the third business day after you signed this agreement. Cancellations after midnight of the third business day will be subject to a forfeiture of 10% of total price plus \$100.00. If the job has already started, there will be a forfeiture of 10% plus any materials and equipment used, plus \$75.00 per man hour used including, but not limited to, wait time as determined by ABT Foundation Solutions, Inc.

The price, specifications, and conditions are satisfactory and hereby accepted. ABT Foundation Solutions, Inc. is authorized to do the work as specified. Payments will be made as stated above. All warranties become null and void should payment not be received in full at time of installation and will be reinstated when final balance is paid. The undersigned agrees to pay all costs of collection and actual attorneys' fees in enforcing this agreement and any legal disputes will be handled in Winnebago County, Wisconsin.

Right to Cure Law: By signing this contract, the undersigned agrees to follow the Right to Cure Laws in the State of Wisconsin.

ABT Foundation Solutions, Inc. may withdraw this proposal if not accepted within 25 days.

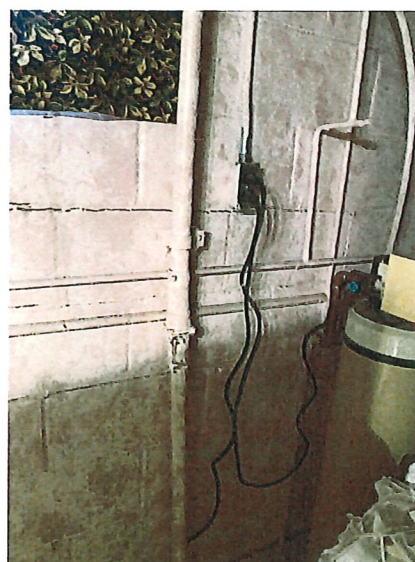
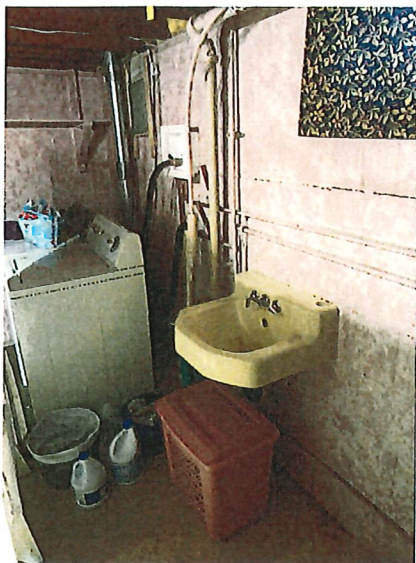
By signing any forms or agreements provided to you by ABT Foundation Solutions Inc., you understand, agree and acknowledge that your electronic signature is the legally binding equivalent to your handwritten signature. You agree, by providing your electronic signature, that you will not repudiate, deny or challenge the validity of your electronic signature or of any electronic agreement that you electronically sign or their legally binding effect.





Signature: _____ Date: _____ Time: _____

Photos

Right Wall Anchors

Wall Anchors



	SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3
				
			ADJUSTMENT	ADJUSTMENT
ADDRESS	437 DUNNING DR	660 FOXVIEW AVE	621 HELENA ST	407 TWILIGHT DR
PARCEL	WD-792-14	WD-708-F-3	WD-6-3	WD-726-M-18
ACREAGE	0.363	0.239	0.274	0.246
LAND VALUE	\$41,400	\$34,200	\$36,200	\$37,000
STYLE	Ranch	Ranch	Ranch	Ranch
YEAR BUILT	1953	1972	1960	1965
1ST FLOOR	1,488	1,344	1,048	1,442
2ND FLOOR	0	0	0	0
FBLA	0	0	0	0
EXTERIOR WALL	Masonry/Frame	Masonry/Frame	Brick	Wood
BEDROOMS	3	3	2	3
FULL BATHS	1	2	1	1
HALF BATHS	0	0	0	0
GRADE	C	C	C	C
CDU	Fair	Good	Average	Average
FEATURES	\$0	\$0	\$0	\$0
ATTACHMENTS	\$3,600	\$20,000	\$18,300	\$1,800
DET. IMPS	\$0	\$0	\$0	5000
BASEMENT	Full	Full	Full	Full
HEATING-A/C	Basic	AC	AC	AC
KITCHEN	Fair	Average	Average	Average
BATH	Fair	Average	Average	Average
INTERIOR	Poorer	Same	Same	Same
CONDITION	Fair	Average	Average	Average
		TOTAL ADJUSTMENTS	TOTAL ADJUSTMENTS	TOTAL ADJUSTMENTS
		-\$16,900	\$33,000	\$15,700
SALE DATE		7/22/2022	5/20/2022	12/30/2022
SALE PRICE		\$285,000	\$244,900	\$205,000
TIME ADJUSTED PRICE		\$285,000	\$244,900	\$205,000
ADJUSTED TOTAL TO SUBJECT	\$191,800	\$268,100	\$277,900	\$220,700
\$/ Sq Ft	\$95.30	\$186.61	\$199.14	\$113.04
Avg Adjusted Price	\$255,566.67			

June 7, 2023 Board of Review Meeting Minutes Exhibit L



City of De Pere, Wisconsin

Request For Board of Review Action

MEETING DATE: June 6, 2024
DEPARTMENT: City Clerk
FROM: Carey Danen
SUBJECT: A. 1886 Ledgeview Road

ATTACHMENTS:

- 1886 Ledgeview Rd (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 Guide for 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>Michael Hettmann</i>				Agent name (if applicable)			
Owner mailing address <i>1886 Ledgerview Rd.</i>				Agent mailing address			
City <i>De Pere</i>	State <i>WI</i>	Zip <i>54115</i>		City	State	Zip	
Owner phone <i>(920) 585-2071</i>	Email <i>mikehettmann@gmail.com</i>			Owner phone () -	Email		
Section 2: Assessment Information and Opinion of Value							
Property address <i>1886 Ledgerview Rd.</i>				Legal description or parcel no. (on changed assessment notice) <i>ED-2150</i>			
City <i>De Pere</i>	State <i>WI</i>	Zip <i>54115</i>					
Assessment shown on notice - Total <i>431,400</i>				Your opinion of assessed value - Total <i>391,412</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>Attached</i>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <i>Attached</i>

Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property? Yes No
 If Yes, provide acquisition price \$ _____ Date - - Purchase Trade Gift Inheritance
(mm-dd-yyyy)
- B. Within the last 10 years, did you change this property (ex: remodel, addition)? Yes No
 If Yes, describe _____
 Date of changes - - Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? Yes No
(mm-dd-yyyy)
- C. Within the last five years, was this property listed/offered for sale? *Not since I bought it.* 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? *Only by Accurate* 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 20 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) <i>Jun-3-2024</i>
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My property at 1886 Ledgeview Road is a 4 bedroom/ 3.5 bath ranch style house in The City of De Pere, in De Pere Unified School District, built in 2003, with 2500 square feet.

Per Wisconsin statute 70.32: 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.

In 2023, there were 6 arm's-length sales of reasonably comparable properties in The City of De Pere: De Pere Unified School District, built within +/- 7 years of 2003, with +/- 400 square feet of living space:

- 2119 Yahara Ct, \$449,900
- 1139 Jordan Rd, \$335,000
- 2049 Bark River, \$300,000
- 2190 Trailside, \$380,000
- 709 East River Drive, \$415,000
- 2184 Ryan Road, \$360,000

Please note that 2184 Ryan Road has the same bed and bath count and almost exactly the same square footage as my property.

These same arm's length sales by square foot:

- 2119 Yahara Ct, \$173.84
- 1139 Jordan Rd, \$158.46
- 2049 Bark River, \$136.36
- 2190 Trailside, \$148.26
- 709 East River Drive, \$179.65
- 2184 Ryan Road, \$142.80

Average price per square foot = \$156.56

Average price per square foot of these same arm's length sales multiplied by the square footage of my property = \$391,412 assessed value based on comparable arm's length sales in 2023.

Please note that using solely 2184 Ryan Road's price per square foot would equate to \$357,001 assessed value for my property.



City of De Pere, Wisconsin

Request For Board of Review Action

MEETING DATE: June 6, 2024
DEPARTMENT: City Clerk
FROM: Carey Danen
SUBJECT: B. 1895 Horseshoe Court

ATTACHMENTS:

- 1895 Horseshoe Ct (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 [Guide for 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) Cody & Shelby Craig			Agent name (if applicable)				
Owner mailing address 1895 HorseShoe Ct			Agent mailing address				
City De Pere	State WI	Zip 54115	City	State	Zip		
Owner phone (920) 309-0939	Email CODYMCRAIG@GMAIL.COM		Owner phone () -	Email			
Section 2: Assessment Information and Opinion of Value							
Property address 1895 HorseShoe Ct			Legal description or parcel no. (on changed assessment notice)				
City De Pere	State WI	Zip 54115					
Assessment shown on notice - Total \$467,600			Your opinion of assessed value - Total \$300,000				

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) Bought for \$250,000; how is it now valued at nearly double?	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 \$ 250,000 Date 11-1-2012 Purchase Trade Gift Inheritance
- B. Within the last 10 years, did you change this property (ex: remodel, addition)? Yes No
If Yes, describe Minor misc. updates over time
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? Yes No
If Yes, how long was the property listed (provide dates) - - to - -
Asking price \$ List all offers received
- D. Within the last five years, was this property appraised? Yes No
If Yes, provide: Date - - Value Purpose of appraisal
If this property had more than one appraisal, provide the requested information for each appraisal.

Section 5: BOR Hearing Information

- A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s):
Note: This does not apply in first or second class cities.
- B. Provide a reasonable estimate of the amount of time you need at the hearing _____ minutes.

Property owner or Agent signature <i>Cody Craig</i>	Date (mm-dd-yyyy) 4/24/2024
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City of De Pere, Wisconsin

Request For Board of Review Action

MEETING DATE: June 6, 2024
DEPARTMENT: City Clerk
FROM: Carey Danen
SUBJECT: C. 917 Trailside Court

ATTACHMENTS:

- 917 Trailside Ct (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 Guide for 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) CHARLES A SEYLLER				Agent name (if applicable)			
Owner mailing address 917 TRAILSIDE CT				Agent mailing address			
City DE PERE	State WI	Zip 54115		City	State	Zip	
Owner phone (920) 632-2020	Email CHARLES.SEYLLER@OUTLOOK.COM			Owner phone	Email		

Section 2: Assessment Information and Opinion of Value			
Property address 917 TRAILSIDE CT		Legal description or parcel no. (on changed assessment notice) ED-2954	
City DE PERE	State WI	Zip 54115	
Assessment shown on notice - Total \$334,000		Your opinion of assessed value - Total \$262,000	

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) ATTACHED	Basis for your opinion of assessed value: (Attach additional sheets if needed) ATTACHED

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

Section 5: BOR Hearing Information	
A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____ Note: This does not apply in first or second class cities.	
B. Provide a reasonable estimate of the amount of time you need at the hearing _____ minutes.	

Property owner or Agent signature 	Date (mm-dd-yyyy) 04-07-2024
--	--

Reason for Objection

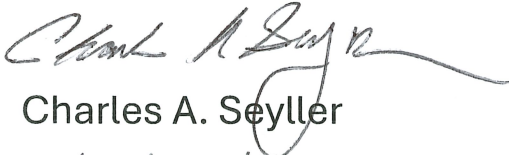
Our parcel, ED-2954 is a 2 bedroom, 2 car garage, 2-1/2 bathroom, 1,304 SqFt (living area) single family house. The 2024 Notice of Changed Assessment indicates \$322,000 (assessed value). This assessment is excessive in that it, together with homes that are similar to ED-2954 (i.e.: ED-2952, ED-2953, ED-2955, ED-2956, and ED-2957) are all assessed similar to homes that are up to 4 bedrooms, up to 3 car garages, up to 3 bathrooms, and up to 3,019 SqFt (living area).

Basis for Opinion of Assessed Value

Proposed Assessed Value (\$262,000) is fair and proportionate based on the size of these six - 2 bedroom homes (indicated above) relative to the assessed value of all other (much larger) homes in this neighborhood.

I am willing to meet with the City of De Pere - Board of Review to further delineate my assertion that our assessment is excessive.

Best Regards,


Charles A. Seyller
4/07/2024



City of De Pere, Wisconsin

Request For Board of Review Action

MEETING DATE: June 6, 2024
DEPARTMENT: City Clerk
FROM: Carey Danen
SUBJECT: D. 1515 Fox Ridge Court

ATTACHMENTS:

- 1515 Fox Ridge Ct (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 [Guide for 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> Joel M Wood				Agent name <i>(if applicable)</i>			
Owner mailing address 1515 Fox Ridge Ct				Agent mailing address			
City De Pere		State WI	Zip 54115	City		State	Zip
Owner phone (608) 536-5330		Email joelwood@gmail.com		Owner phone		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 1515 Fox Ridge Ct				Legal description or parcel no. <i>(on changed assessment notice)</i> WD-723-18			
City De Pere		State WI	Zip 54115				
Assessment shown on notice - Total \$2,097,600				Your opinion of assessed value - Total \$2,000,000			

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: <i>(Attach additional sheets if needed)</i> Overvalued based on comparisons, property defects	Basis for your opinion of assessed value: <i>(Attach additional sheets if needed)</i> Comparable properties - see attached

Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property?..... Yes No
 If Yes, provide acquisition price \$ 2,400,000 Date 11-12-2021 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 11-12-2021 Value \$2,400,000 Purpose of appraisal home purchase for loan/bank
(mm-dd-yyyy)
- If this property had more than one appraisal, provide the requested information for each appraisal. _____

Section 5: BOR Hearing Information

- A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____
Note: This does not apply in first or second class cities.
- B. Provide a reasonable estimate of the amount of time you need at the hearing _____ minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 05-29-2021
---------------------------------------	---------------------------------

Joel and Kyle Wood
 1515 Fox Ridge Ct
 De Pere, WI 54115
 608-556-5330, joelwood@gmail.com

May 27, 2024

City of De Pere Assessor
 335 S Broadway
 De Pere, WI 54115

To whom this may concern:

We are writing to formally appeal our house's 2024 assessment. Our family is concerned that the increase is not warranted and does not truly reflect the value of our home. We have included information about our house as well as similar properties. We think these data suggest that our house's assessed value is too high compared to similar properties in our area.

Additionally, there are a number of defects in our house and property. These include a leaky window in the primary bedroom with subsequent water damage, mold and glass shower wall damage in the primary bathroom that will likely need replacement, a front door stoop that needs major repairs, several trees that need removal, damage to the fence on the property's perimeter, a home automation system that is not compatible, a roof that needs repairs, among other things. Our house was built in 1978, so there are numerous issues we deal with.

From 2023 to 2024, our house's assessed value may tentatively increase by \$97,600 to \$2,097,600. Our house is 6,838 sq ft and our property is 1.93 acres.

In comparison, here are the details of some nearby houses on the Fox River that suggest our home was unfairly assessed:

2160 Greenleaf Rd: 2024 valuation \$1,310,700 (unchanged); 6,143 sq ft; 3.077 acres
 2248 Greenleaf Rd: 2024 valuation \$694,700 (unchanged); square footage N/A; 4.59 acres
 2387 Lost Dauphin Rd: 2024 est. fair market value: \$1,986,600; 7,848 sq ft; 3.34 acres
 1631 Lost Dauphin Rd: 2024 valuation \$2,070,900; 7,238 sq ft; 3.03 acres
 1703 Lost Dauphin Rd: 2024 valuation \$2,530,900; 10,574 sq ft; 2.48 acres
 1551 Fox Ridge Ct: 2024 valuation \$1,676,700; 9,443 sq ft; 0.72 acres

We hope you consider this information when the final assessment is discussed. We believe the information presented here indicates that our home was assessed significantly higher than the "going rate" in our neighborhood.

Sincerely,
 Joel and Kyle Wood
 City of De Pere residents

Our home - 1515 Fox Ridge Ct, De Pere, WI 54115

5 bd 6 ba
6,838 sqft
1.93 acres
Built in 1978

2023 assessed value: \$2,000,000
2024 assessed value (pending): \$2,097,600





City of De Pere, Wisconsin

Request For Board of Review Action

MEETING DATE: June 6, 2024
DEPARTMENT: City Clerk
FROM: Carey Danen
SUBJECT: E. 1524 Red Maple Road

ATTACHMENTS:

- 1524 Red Maple Rd (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 [Guide for 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>Christopher D. Scaugly-Coke</i>				Agent name (if applicable) <i>Chris Coke</i>			
Owner mailing address <i>1524 Red Maple Rd</i>				Agent mailing address <i>1524 Red Maple Rd</i>			
City <i>De Pere</i>	State <i>WI</i>	Zip <i>54115</i>		City <i>De Pere</i>	State <i>WI</i>	Zip <i>54115</i>	
Owner phone <i>(608) 513-6224</i>	Email <i>chris@tfrwi.com</i>			Owner phone <i>(608) 513-6224</i>	Email <i>chris@tfrwi.com</i>		
Section 2: Assessment Information and Opinion of Value							
Property address <i>1524 Red Maple Rd</i>				Legal description or parcel no. (on changed assessment notice) <i>20,700 sqft Honey Suckle Acres Third Addn Lot 54 Parcel ID: WD-1445</i>			
City <i>De Pere</i>	State <i>WI</i>	Zip <i>54115</i>					
Assessment shown on notice - Total <i>\$495,500</i>				Your opinion of assessed value - Total <i>\$418,483</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			340,000
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	

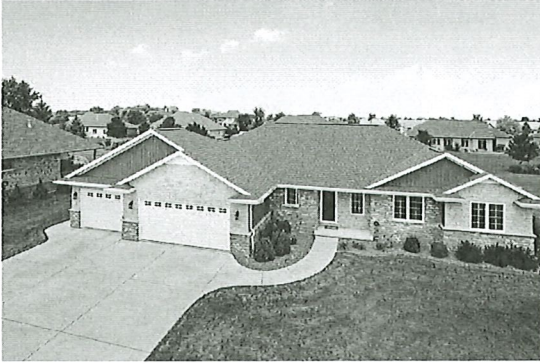
Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) <i>Licensed Realtor and feel value is too high</i>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <i>Attached comparative market analysis illustrating lower value</i>

Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide acquisition price \$ <i>340,000</i> Date <i>5-30-2019</i> <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance <small>(mm-dd-yyyy)</small>	
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 - - - - - Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? <input type="checkbox"/> Yes <input type="checkbox"/> No <small>(mm-dd-yyyy)</small>	
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) _____ to _____ <small>(mm-dd-yyyy)</small> <small>(mm-dd-yyyy)</small> Asking price \$ _____ List all offers received _____	
D. Within the last five years, was this property appraised? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide: Date <i>3-9-2020</i> Value <i>341,600</i> Purpose of appraisal <i>Refinance</i> <small>(mm-dd-yyyy)</small>	
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 <i>5-10</i> minutes.	

Property owner or Agent signature <i>Chris Scaugly-Coke</i>	Date (mm-dd-yyyy) <i>6-3-2024</i>
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SUBJECT PROPERTY DETAIL



MLS #: 50189185 **Sold** **Single Family** **Price: \$339,500**
1524 RED MAPLE ROAD **City De Pere** **Value Range: N**
County: Brown **Mailing City: De Pere**
Subdivision: **WI 54115**

Bedrooms: 3 **Est Fin Above Grade SqFt:** 1,740
Full Baths: 2 **Est Fin Below Grd Exp SqFt:** 0
Half Baths: 0 **Est Finished Non-Exp SqFt:**
Est Total Finished SqFt: 1,740 **Blue Print**
Est. Age: 4 **Est Total SqFt Range:** 1501-1750
Year Built: 2014
Age Range: 0-5 Years **Click for Map:**

Directions:

	<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>	
Living Rm:	M	17x16	Mstr BedRm:	M	14x12	Laundry:	M	8x6	Full	Half
Dining Rm:			2nd BedRm:	M	12x11	Den/Office:			Upper:	0 0
Kitchen:	M	22x12	3rd BedRm:	M	12x11				Main:	2 0
Family Rm:			4th BedRm:						Lower:	0 0
Rec Rm:			5th Bedrm:							

School District: West De Pere **Elementary:** Hemlock Creek-W Depe **Middle:** West Deperre-West Deperre **High:** Deperre West--Deperre

Legal:	Acres/LotSize: 0.5
Parcel #: WD-1445	Water Frontage:
Zoning: Residential	Est. Lot SqFt: 20,700
Builder:	Acres Range:
	Lake Depth:
	Net Taxes: \$ 5,585 / 2017

Type	1 story	Fuel	Natural gas
Primary Bed Bath	Full, Walk-in Shower	Heating/Cooling	Central air
Kitchen Features	Pantry, Kitchen Island, Range/Oven, Refrigerator, Dishwasher, Microwave	Water/Waste	Municipal water, Municipal sewer
Fireplace	Gas burning	Terms Misc.	Restrictions/Covenants, Arms Length Sale
Basement	Full, None, Poured Concrete Foundatn	Lake/River	
Garage	3 car, Attached, None, Opener		
Driveway	Paved		
Exterior	Vinyl, Aluminum/Steel, Brick/Stone		

Interior Features Wood or sim. wood floor, Walk-in closet(s), At least 1 tub

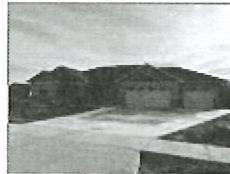
Exterior Features Patio, Sprinkler system

Agent Remarks:

Stunning ranch home in sought after W De Pere neighborhood. Very attractive, near full masonry front provides beautiful curb appeal. Step inside & be greeted by the warm inviting foyer w/rich wood floor, crown moldings & open staircase to the LL. Crown moldings continue into the light filled KIT & L/R which also offers 9 ft ceilings & transom windows with a great view of the yard. Spacious mstr bdrm complete w/ walk in closet, dual vanity sinks & tiled shower. Lg patio overlooking landscaped yard + irrigation system to keep your new yard looking beautiful. LL egress window & bath rough-ins.

Data provided courtesy of [Keller Williams Green Bay](#)

COMPARABLE REPORT



Original MLS #	50189185	50279903	50283359	50283347
Status	Sold	Sold	Sold	Sold
Address	1524 RED MAPLE ROAD	389 WILLIE MAYS CIRCLE	1668 TORCHWOOD TRAIL	2389 TIGERWOOD TRAIL
C/T/V	City	City	Town	Town
Municipality	De Pere	De Pere	Lawrence	Lawrence
County	Brown	Brown	Brown	Brown
Original Price	\$339,500	\$394,900	\$399,900	\$415,900
List Price	\$339,500	\$389,900	\$399,900	\$415,900
Sold Price	\$335,000	\$389,900	\$399,900	\$415,900
Bedrooms	3	3	3	3
Full Baths	2	2	2	2
1/2 Baths	0	0	0	0
FinSqFt	1,740	1,600	1,520	1,603
EstSqFtRg	1501-1750	1501-1750	1501-1750	1501-1750
Estimated Age	4	0	0	0
EstAgeRng	0-5 Years	New Construction	New Construction	New Construction
Lot Size/Acres	0.5	0.35	0.42	0.45
Garage	3 car, Attached, None, Opener	3 car, Attached, Opener, Access to Basement	3 car, Attached	3 car, Attached
CC	Full, Walk-in Shower			
Basement	Full, None, Poured Concrete Foundatn	Full, Sump pump, Stubbed for Bathroom, Poured Concrete Foundatn	Full, Stubbed for Bathroom, Poured Concrete Foundatn	Full, Stubbed for Bathroom, Poured Concrete Foundatn
Fireplace	Gas burning	None	None	Electric
School District Elementary	West De Pere Hemlock Creek-W Depere	West De Pere	West De Pere	West De Pere
Middle School	West Depere-West Depere			
High School	Depere West--Depere			
Subdivision		Waterview Heights		
Closing Date	9/7/2018	3/22/2024	3/14/2024	12/29/2023
	33	201	141	65
Adjustments:				
FinSqFt	\$0	+\$15,000	+\$23,000	+\$14,000
Appliances	\$0	\$0	+\$8,000	+\$8,000
Patio	\$0	+\$5,000	+\$5,000	+\$5,000
EstAgeRng	\$0	-\$15,000	-\$15,000	-\$15,000
Fireplace	\$0	+\$5,000	+\$5,000	\$0
Estimated Age	\$0	\$0	\$0	\$0
Quality	\$0	\$0	\$0	\$0
Total	\$0	+\$10,000	+\$26,000	+\$12,000
Adjusted Price	\$335,000	\$399,900	\$425,900	\$427,900

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COMPARABLE REPORT



Original MLS #	50189185	50287971	50286672	50283836
Status	Sold	Sold	Sold	Sold
Address	1524 RED MAPLE ROAD	386 WILLIE MAYS CIRCLE	1722 GALWAY LANE	412 BROOKLINE AVENUE
C/T/V	City	City	City	City
Municipality	De Pere	De Pere	De Pere	De Pere
County	Brown	Brown	Brown	Brown
Original Price	\$339,500	\$417,900	\$359,900	\$405,900
List Price	\$339,500	\$417,900	\$359,900	\$405,900
Sold Price	\$335,000	\$416,400	\$364,900	\$405,900
Bedrooms	3	3	3	3
Full Baths	2	2	2	2
1/2 Baths	0	0	0	0
FinSqFt	1,740	1,619	1,438	1,603
EstSqFtRg	1501-1750	1501-1750	1251-1500	1501-1750
Estimated Age	4	1	10	0
EstAgeRng	0-5 Years	0-5 Years	6-10 Years	New Construction
Lot Size/Acres	0.5	0.3	0.33 109x135	0.4
Garage	3 car, Attached, None, Opener	3 car, Attached	3 car, Attached, Opener	3 car, Attached
CC	Full, Walk-in Shower			
Basement	Full, None, Poured Concrete Foundatn	Full, Sump pump, Stubbed for Bathroom, Poured Concrete Foundatn	Full, Sump pump, Stubbed for Bathroom, Poured Concrete Foundatn	Full, Stubbed for Bathroom, Poured Concrete Foundatn
Fireplace	Gas burning	Electric	None	Electric
School District Elementary	West De Pere Hemlock Creek-W Depere	West De Pere	West De Pere	West De Pere
Middle School	West Depere-West Depere			
High School	Depere West--Depere			
Subdivision		Waterview Heights	Garritys Glen	
Closing Date	9/7/2018	5/17/2024	3/28/2024	2/9/2024
	33	72	51	95
Adjustments:				
FinSqFt	\$0	+\$13,000	+\$32,000	+\$14,000
Appliances	\$0	+\$8,000	\$0	+\$8,000
Patio	\$0	+\$5,000	\$0	+\$5,000
EstAgeRng	\$0	\$0	\$0	-\$15,000
Fireplace	\$0	\$0	\$0	\$0
Estimated Age	\$0	-\$15,000	\$0	\$0
Quality	\$0	\$0	+\$15,000	\$0
Total	\$0	+\$11,000	+\$47,000	+\$12,000
Adjustments:				
Adjusted Price	\$335,000	\$427,400	\$411,900	\$417,900

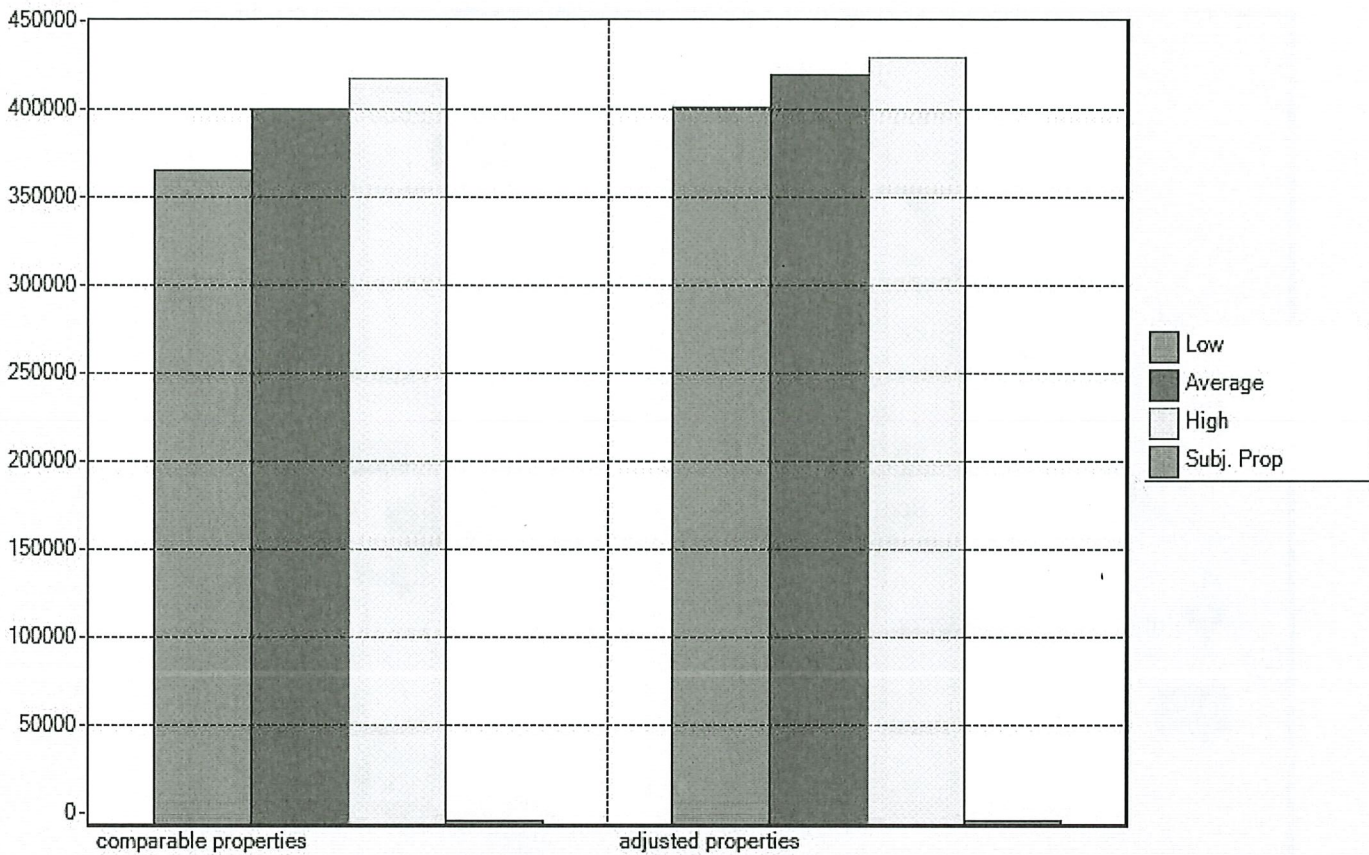
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COMPARABLE REPORT

Single Family Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
Price:	\$417,900	\$359,900	\$398,233	\$402,900
Selling Price:	\$416,400	\$364,900	\$398,816	\$402,900
Adj Price:	\$427,900	\$399,900	\$418,483	\$421,900
Suggested List Price:				

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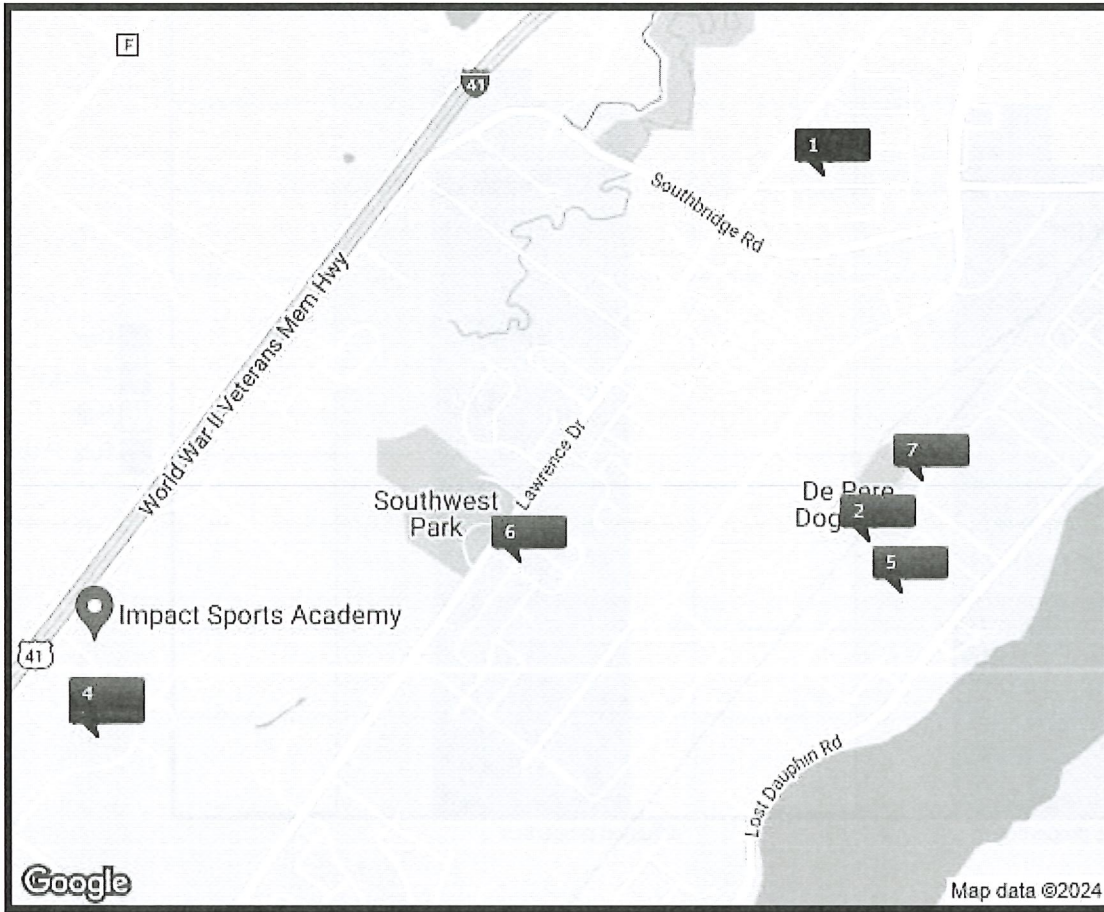
COMPARABLE PRICE ANALYSIS



Comparable Price Analysis	Price	Price Per SQFT
Low	\$364,900	\$243.69
Average	\$398,816	\$255.07
High	\$416,400	\$263.09
Adjusted Price Analysis	Adjusted Price	Price Per SQFT
Low	\$399,900	\$249.94
Average	\$418,483	\$268.04
High	\$427,900	\$286.44
Suggested List Price	\$418,483	

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MAP OF PROPERTIES



Subject Property
 Active
 Sold
 Pending
 Withdrawn
 Rented
 Expired

Map No.	MLS#	Address	City/State/Zip	Price
1	Sub. Property	1524 RED MAPLE ROAD	De Pere WI 54115	\$335,000
2	NE50279903	389 WILLIE MAYS CIRCLE	De Pere WI 54115	\$389,900
3	NE50283359	1668 TORCHWOOD TRAIL	Lawrence WI 54115	\$399,900
4	NE50283347	2389 TIGERWOOD TRAIL	Lawrence WI 54115	\$415,900
5	NE50287971	386 WILLIE MAYS CIRCLE	De Pere WI 54115	\$416,400
6	NE50286672	1722 GALWAY LANE	De Pere WI 54115	\$364,900
7	NE50283836	412 BROOKLINE AVENUE	De Pere WI 54115	\$405,900

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LISTING COUNT: DAYS ON MARKET:
TOTAL HIGH LOW AVG MED
 63 326 1 102 94

HIGH LOW AVERAGE MEDIAN TOTAL PRICE
 LIST PRICE: \$587,900 \$319,900 \$437,174 \$427,900 \$27,541,987
 SOLD PRICE: \$575,000 \$300,000 \$439,448 \$427,900 \$27,685,266

Class=SF AND Closing Date=06/03/2023-06/06/2079 AND Features Must=AA1,FF3 AND Features Not=RR1,RR2,RR3,RR30 AND Beds=3-4 AND TtlBaths=1.5-3 AND FinSqFt=1300-2100 AND Acres #=.25-1 AND Status=SLD AND SchIDist=west de pere

DEFAULT MLS DEFINED SPREADSHEET

PicCount	MLS #	Status	Class	Address	Municipality	Price	Beds	Full	1/2 Baths	Total Fin	Price Per	List Price	Age Range
19	NE502801 61	Sold	Single Family	1302 STANEK LANE	De Pere	\$300,000	3	2	0	1,404	\$213.68	\$319,900	21+ Years
39	NE502840 16	Sold	Single Family	1350 S CARRINGTON LANE	De Pere	\$350,000	3	2	0	1,789	\$195.64	\$350,000	21+ Years
26	NE502839 22	Sold	Single Family	1223 CECELIA COURT	De Pere	\$350,000	3	2	0	1,591	\$219.99	\$329,900	21+ Years
34	NE502762 67	Sold	Single Family	2237 LAWRENCE DRIVE	De Pere	\$359,000	3	3	0	2,013	\$178.34	\$324,900	21+ Years
31	NE502834 69	Sold	Single Family	334 CROSS GATE LANE	De Pere	\$360,000	3	2	1	2,068	\$174.08	\$359,900	11-20 Years
27	NE502866 72	Sold	Single Family	1722 GALWAY LANE	De Pere	\$364,900	3	2	0	1,438	\$253.76	\$359,900	6-10 Years
29	NE502799 03	Sold	Single Family	389 WILLIE MAYS CIRCLE	De Pere	\$389,900	3	2	0	1,600	\$243.69	\$389,900	New Construction
40	NE502763 87	Sold	Single Family	338 WILLIE MAYS CIRCLE	De Pere	\$389,900	3	2	0	1,617	\$241.13	\$389,900	New Construction
34	NE502833 59	Sold	Single Family	1668 TORCHWOOD TRAIL	Lawrence	\$399,900	3	2	0	1,520	\$263.09	\$399,900	New Construction
21	NE502895 68	Sold	Single Family	2595 N STELLITA CIRCLE	De Pere	\$400,000	3	2	1	1,654	\$241.84	\$399,900	New Construction
27	NE502782 96	Sold	Single Family	1426 HONOR WAY	Lawrence	\$400,000	3	2	1	1,699	\$235.43	\$379,900	11-20 Years
20	NE502843 08	Sold	Single Family	2418 CREEKSEDGE WAY	De Pere	\$400,469	3	2	1	1,654	\$242.12	\$400,469	New Construction
41	NE502728 10	Sold	Single Family	2400 CREEKSEDGE WAY	De Pere	\$404,900	3	2	0	1,638	\$247.19	\$404,900	New Construction
26	NE502831 26	Sold	Single Family	343 BATTERY AVENUE	De Pere	\$405,000	3	2	0	1,617	\$250.46	\$405,000	New Construction
28	NE502838 36	Sold	Single Family	412 BROOKLINE AVENUE	De Pere	\$405,900	3	2	0	1,603	\$253.21	\$405,900	New Construction
34	NE502777 61	Sold	Single Family	1051 NUTMEG DRIVE	Lawrence	\$409,900	3	2	0	1,801	\$227.60	\$409,900	New Construction
29	NE502884 93	Sold	Single Family	3645 S RIDGE ROAD	Ashwaubenon	\$410,000	3	2	0	1,603	\$255.77	\$374,900	11-20 Years
34	NE502844 57	Sold	Single Family	351 BATTERY AVENUE	De Pere	\$410,007	3	2	0	1,667	\$245.96	\$418,447	New Construction
35	MM183915 7	Sold	Single Family	397 Cross Gate LANE	De Pere	\$412,000	3	2	0	1,603	\$257.02	\$394,900	11-20 Years
25	NE502817 97	Sold	Single Family	329 BATTERY AVENUE	De Pere	\$414,000	3	2	0	1,651	\$250.76	\$408,500	New Construction

29	NE502806 40	Sold	Single Family	302 WILLIE MAYS CIRCLE	De Pere	\$414,900	3	2	0	1,753	\$236.68	\$414,900	New Construction
35	NE502790 74	Sold	Single Family	2371 TIGERWOOD TRAIL	Lawrence	\$414,900	3	2	0	1,649	\$251.61	\$414,900	0-5 Years
36	NE502833 47	Sold	Single Family	2389 TIGERWOOD TRAIL	Lawrence	\$415,900	3	2	0	1,603	\$259.45	\$415,900	New Construction
29	NE502879 71	Sold	Single Family	386 WILLIE MAYS CIRCLE	De Pere	\$416,400	3	2	0	1,619	\$257.20	\$417,900	0-5 Years
46	NE502720 74	Sold	Single Family	345 WILLIE MAYS CIRCLE	De Pere	\$416,776	3	2	0	1,637	\$254.60	\$394,500	New Construction
21	NE502866 52	Sold	Single Family	2559 MEYER WAY	De Pere	\$417,900	3	2	0	1,603	\$260.70	\$417,900	New Construction
28	NE502783 89	Sold	Single Family	1237 COPILOT WAY	Hobart	\$419,900	3	2	1	1,796	\$233.80	\$419,900	0-5 Years
1	NE502728 14	Sold	Single Family	2530 MEYER WAY	De Pere	\$420,000	3	2	1	1,726	\$243.34	\$419,900	New Construction
44	NE502742 88	Sold	Single Family	1454 CHICKORY COURT	Lawrence	\$420,230	3	2	0	1,894	\$221.87	\$428,500	0-5 Years
33	NE502861 08	Sold	Single Family	3776 MAY LANE	Ashwaubenon	\$425,000	3	2	1	2,013	\$211.13	\$419,900	11-20 Years
46	NE502834 31	Sold	Single Family	312 BATTERY AVENUE	De Pere	\$427,890	3	2	0	1,662	\$257.45	\$425,000	New Construction
33	NE502879 67	Sold	Single Family	417 LANSDOWNE STREET	De Pere	\$427,900	3	2	0	1,649	\$259.49	\$427,900	New Construction
1	NE502863 75	Sold	Single Family	2406 CREEKSEDGE WAY	De Pere	\$429,900	3	2	1	1,726	\$249.07	\$429,900	New Construction
41	NE502738 40	Sold	Single Family	353 WILLIE MAYS CIRCLE	De Pere	\$432,893	3	2	0	1,743	\$248.36	\$419,900	New Construction
1	NE502859 33	Sold	Single Family	1320 HIGHLAND RIDGE DRIVE	Ashwaubenon	\$434,900	4	2	1	1,917	\$226.86	\$434,900	0-5 Years
56	NE502877 02	Sold	Single Family	3627 E HANK AVENUE	Ashwaubenon	\$438,000	3	2	0	1,803	\$242.93	\$439,900	New Construction
34	NE502675 55	Sold	Single Family	2218 ROWLING ROAD	Hobart	\$442,900	4	2	1	1,917	\$231.04	\$442,900	New Construction
33	NE502864 32	Sold	Single Family	337 BATTERY AVENUE	De Pere	\$447,000	3	2	0	1,757	\$254.41	\$442,750	0-5 Years
57	NE502730 15	Sold	Single Family	322 WILLIE MAYS CIRCLE	De Pere	\$447,137	3	2	0	1,750	\$255.51	\$439,750	New Construction
30	NE502752 91	Sold	Single Family	1452 CHICKORY COURT	Lawrence	\$450,000	3	2	1	1,631	\$275.90	\$458,900	New Construction
1	MM185538 3	Sold	Single Family	1452 Chickory COURT	Lawrence	\$450,000	3	2	1	1,631	\$275.90	\$458,900	New Construction
43	NE502772 17	Sold	Single Family	310 WILLIE MAYS CIRCLE	De Pere	\$455,500	3	2	1	1,795	\$253.76	\$455,500	New Construction
19	NE502907 69	Sold	Single Family	2503 N BEASLE COURT	De Pere	\$458,471	3	2	1	1,641	\$279.39	\$458,471	New Construction
22	NE502694 43	Sold	Single Family	1219 COPILOT WAY	Hobart	\$459,900	3	2	1	1,932	\$238.04	\$459,900	New Construction
38	NE502788 06	Sold	Single Family	1054 NUTMEG DRIVE	Lawrence	\$464,900	3	2	1	1,955	\$237.80	\$464,900	New Construction
13	NE502722 80	Sold	Single Family	3576 E HANK AVENUE	Ashwaubenon	\$464,900	3	2	1	1,808	\$257.13	\$464,900	New Construction

42	NE502733	Sold	Single Family	2200 FOX POINT COURT	De Pere	\$469,817	3	2	0	1,964	\$239.21	\$459,900	New Construction
0	NE502807	Sold	Single Family	1343 LUCY LANE	Ashwaubenon	\$469,900	3	2	1	1,804	\$260.48	\$469,900	New Construction
1	NE502734	Sold	Single Family	1164 APPLEWOOD DRIVE	Lawrence	\$479,900	3	2	1	1,902	\$252.31	\$479,900	New Construction
35	NE502850	Sold	Single Family	1057 NUTMEG DRIVE	De Pere	\$485,900	3	2	0	1,813	\$268.01	\$489,900	New Construction
1	MM186264	Sold	Single Family	1057 Nutmeg DRIVE	Lawrence	\$485,900	3	2	0	1,813	\$268.01	\$489,900	New Construction
26	NE502699	Sold	Single Family	1213 COPILOT WAY	Hobart	\$489,900	3	2	1	1,976	\$247.93	\$489,900	0-5 Years
16	NE502873	Sold	Single Family	1331 LUCY LANE	Ashwaubenon	\$491,935	3	2	1	1,804	\$272.69	\$489,900	New Construction
2	NE502781	Sold	Single Family	1058 NUTMEG DRIVE	Lawrence	\$499,000	3	2	0	1,823	\$273.72	\$499,900	New Construction
2	NE502777	Sold	Single Family	1176 APPLEWOOD DRIVE	Lawrence	\$499,900	3	2	1	1,963	\$254.66	\$499,900	New Construction
29	NE502687	Sold	Single Family	1231 COPILOT WAY	Hobart	\$499,900	3	2	1	1,976	\$252.99	\$499,900	New Construction
31	NE502751	Sold	Single Family	1922 WIZARD WAY	Lawrence	\$515,600	3	2	1	1,871	\$275.57	\$499,900	New Construction
3	NE502864	Sold	Single Family	3579 E HANK AVENUE	Ashwaubenon	\$524,000	3	2	1	2,009	\$260.83	\$524,900	0-5 Years
29	NE502867	Sold	Single Family	1163 APPLEWOOD DRIVE	Lawrence	\$525,000	3	2	1	1,945	\$269.92	\$524,900	0-5 Years
28	NE502892	Sold	Single Family	377 WILLIE MAYS CIRCLE	De Pere	\$528,741	3	2	0	1,864	\$283.66	\$510,000	0-5 Years
48	NE502783	Sold	Single Family	2150 ROWLING ROAD	Lawrence	\$530,000	3	2	0	2,000	\$265.00	\$529,900	6-10 Years
15	NE502817	Sold	Single Family	1564 ECHO PINE COURT	Lawrence	\$565,000	3	2	1	1,880	\$300.53	\$580,000	New Construction
22	NE502732	Sold	Single Family	1053 NUTMEG DRIVE	Lawrence	\$575,000	3	2	1	1,887	\$304.72	\$587,900	New Construction

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2024 SCWMLS



City of De Pere, Wisconsin

Request For Board of Review Action

MEETING DATE: June 6, 2024
DEPARTMENT: City Clerk
FROM: Carey Danen
SUBJECT: F. 1912 Snowy Owl Court

ATTACHMENTS:

- 1212 Snowy Owl Ct (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 [Guide for 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)				Agent name (if applicable)			
Owner mailing address 1912 Snowy Owl Court				Agent mailing address			
City De Pere	State WI	Zip 54115		City	State	Zip	
Owner phone (614) 357-9295	Email katherine.hitch@boldt.com			Owner phone () -	Email		

Section 2: Assessment Information and Opinion of Value			
Property address 1912 Snowy Owl Court		Legal description or parcel no. (on changed assessment notice) WD-1394	
City De Pere	State WI	Zip 54115	
Assessment shown on notice – Total \$652,000		Your opinion of assessed value – Total \$598,840 (10% increase over 2023. Community average increase was noted as 8%-10%. Still well within range of assessed value compared to fair market value per State Law.)	

If this property contains non-market value class acreage, provide your

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

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) See Attached	Basis for your opinion of assessed value: (Attach additional sheets if needed) See Above and Attached

Section 4: Other Property Information

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

Section 5: BOR Hearing Information

- A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____
Note: This does not apply in first or second class cities.
- B. Provide a reasonable estimate of the amount of time you need at the hearing _____ minutes.

Property owner or Agent signature Katherine S Hitch	Date (mm-dd-yyyy) 06/04/2024
--	---------------------------------

To whom it may concern. I have summarized several reasons for my objection to the Board of Review in regard to the Re-Assessment of **parcel WD-1394**.

- 1) At a 19.76% increase, the re-assessment is not uniform and consistent with the outlined 2024 market update community average increase of 8%-10%. The increase on this property was in fact over double the community average.
- 2) Below state statute regarding an assessor changing the valuation of property based solely on a recent sale of the property. Municipalities should not take the property sale amount from the DOR and increase their assessment on it without adjusting the assessed value of comparable properties in the same area.
<https://docs.legis.wisconsin.gov/2019/related/acts/114>
- 3) State law requires municipalities to maintain the assessed value of each major class of property within 10 percent of fair market value once every five years. This property has been assessed at an increase of 62.84% in the last 5 years.
- 4) Wisconsin's constitution requires all property tax assessments to be assessed uniformly. Specifically, Article VIII, Section 1 states, "The rule of taxation shall be uniform" Known as "uniformity clause". According to Wisconsin Department of Revenue (DOR) guidelines and rules, basing the assessment solely on the recent sale of a property violates the uniformity clause. Specifically, the DOR's guidelines state, "[s]ingling out specific properties as a result of a sale during a maintenance assessment is in direct conflict with the Wisconsin Property Assessment Manual. The practice results in non-uniform assessments."
- 5) State law also recognizes every municipality cannot be assessed at market value each year.

III. Assessment and Its Purpose

An assessment is the value an assessor places on your property. This value determines what portion of the local property tax levy is covered by your property.

An assessed value is the value a local assessor places on taxable property. Under state law, all non-agricultural assessments must be based on the property's market value as of January 1. State law recognizes every municipality cannot be assessed at market value each year. The law requires each municipality is within 10% of market value once every five years. Assessed values are used to distribute the municipality's tax burden among the individual property owners.

- 6) The assessment does not take into account the age and style of this home in comparison to other surrounding properties, and many needed repairs including

replacing rotting windows, upgrading and repairing plumbing fixtures, light fixtures, and hardware, painting, and concrete porch, wood deck, and gutter repairs. This house was built in 2004 and has had no repairs or updates since being built.

- 7) The sale of this parcel in 2023 included personal property, household furniture and electronics which cannot be a part of the parcel assessment value. These items included a pool table, theater projection equipment and 4 theater chairs, 2 wall mounted TVs, storage shelving in garage and basement. None of this was outlined separately by the Title Company.

Katherine Hitch

1912 Snowy Owl Court

De Pere, WI 54115

614-357-9295

Katherine.hitch@boldt.com

PARCEL WD-1394 ASSESSMENT INFO

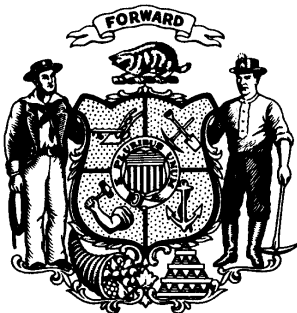
YEAR	VALUATION	FAIR MARKET VALUE	ASSEMENT INCREASE %	ASSESSMENT INCREASE % IN LAST 5 YEARS SINCE 2019
2024	\$652,000	\$665,000	19.76%	62.84%
2023	\$544,400	\$558,400	16.18%	
2022	\$468,600	\$489,000	11.78%	
2021	\$419,200	\$429,100	0.00%	
2020	\$419,200	\$433,400	4.70%	
2019	\$400,400	\$404,100	7.49%	
2018	\$372,500	\$379,400		

To ensure property assessments are accurate and fair, state law requires municipalities to maintain the assessed value of each major class of property within 10 percent of fair market value once every five years. This property has been assessed at an increase of \$62.84% in the last 5 years.

<https://action.wra.org/2023/05/30/no-more-chasing-sales-fair-assessments-for-all/>

<https://docs.legis.wisconsin.gov/2019/related/acts/114>

State of Wisconsin



2019 Assembly Bill 691

Date of enactment: February 28, 2020
Date of publication*: February 29, 2020

2019 WISCONSIN ACT 114

AN ACT to amend 70.365 of the statutes; relating to: notice that an assessor is prohibited from changing the valuation of property based solely on a recent sale of the property.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. 70.365 of the statutes, as affected by 2019 Wisconsin Act 2, is amended to read:

70.365 Notice of changed assessment. When the assessor assesses any taxable real property, or any improvements taxed as personal property under s. 77.84 (1), and arrives at a different total than the assessment of it for the previous year, the assessor shall notify the person assessed if the address of the person is known to the assessor, otherwise the occupant of the property. However, the assessor is not required to provide notice under this section if land is classified as agricultural land, as defined in s. 70.32 (2) (c) 1g., for the current year and previous year and the difference between the assessments is \$500 or less. If the assessor determines that land assessed under s. 70.32 (2r) for the previous year is no longer eligible to be assessed under s. 70.32 (2r), and the current classification under s. 70.32 (2) (a) is not undeveloped, agricultural forest, productive forest land, or other, the assessor shall notify the person assessed if the assessor knows the person's address, or otherwise the occupant of the property, that the person assessed may be subject to a conversion charge under s. 74.485. Any notice issued under this section shall be in writing and shall be sent by ordinary mail at least 15 days before the meeting of the board of review or before the meeting of the board of

assessors in 1st class cities and in 2nd class cities that have a board of assessors under s. 70.075, except that, in any year in which the taxation district conducts a revaluation under s. 70.05, the notice shall be sent at least 30 days before the meeting of the board of review or board of assessors. The notice shall contain the amount of the changed assessment and the time, date, and place of the meeting of the local board of review or of the board of assessors. The notice shall also include the following: "Under Wisconsin law, generally, the assessor may not change the assessment of property based solely on the recent arm's length sale of the property without adjusting the assessed value of comparable properties in the same market area. For information on the assessment of properties that have recently sold, visit the Internet site of the Department of Revenue at ... (Internet site address)." However, if the assessment roll is not complete, the notice shall be sent by ordinary mail at least 15 days prior to the date to which the board of review or board of assessors has adjourned, except that, in any year in which the taxation district conducts a revaluation under s. 70.05, the notice shall be sent at least 30 days prior to the date to which the board of review or board of assessors has adjourned. The assessor shall attach to the assessment roll a statement that the notices required by this section have been mailed and failure to receive the notice shall not affect the validity of the changed assessment, the

* Section 991.11, WISCONSIN STATUTES: Effective date of acts. "Every act and every portion of an act enacted by the legislature over the governor's partial veto which does not expressly prescribe the time when it takes effect shall take effect on the day after its date of publication."

The Assessment notice outlined a community average increase of 8-10%. At a 19.76% increase, the re-assessment is not uniform and consistent with the outlined 2024 market update community average increase of 8%-10%. The increase on this property was in fact over double the community average.

2019 Wisconsin Act 114

- 2 -

2019 Assembly Bill 691

resulting changed tax, the procedures of the board of review or of the board of assessors or the enforcement of delinquent taxes by statutory means. After the person assessed or the occupant of the property receives notice under this section, if the assessor changes the assessment as a result of the examination of the rolls as provided in s. 70.45 and the person assessed waives, in writing and on a form prescribed or approved by the department of revenue, the person's right to the notice of the changed assessment under this section, no additional notice is

required under this section. The secretary of revenue shall prescribe the form of the notice required under this section. The form shall include information notifying the taxpayer of the procedures to be used to object to the assessment. The form shall also indicate whether the person assessed may be subject to a conversion charge under s. 74.485.

SECTION 2. Initial applicability.

(1) This act first applies to the property tax assessments as of January 1, 2021.

No More Chasing Sales, Fair Assessments for All

LEGISLATION

2019 Wisconsin Act 114

[Learn More](#)

Wisconsin’s constitution requires all property tax assessments to be assessed uniformly. Specifically, Article VIII, Section 1 states, “The rule of taxation shall be uniform ...” This language, known as the “uniformity clause,” was inserted in the constitution in the 1800s to prevent state and local lawmakers from giving preferential treatment to some property owners over others.



As the Wisconsin Supreme Court has recognized, the purpose of the uniformity clause is “to protect the citizen against unequal, and consequently unjust taxation.” See *Weeks v. Milwaukee*, 10 Wis. 186, 242 (1860).

To ensure property assessments are accurate and fair, state law requires municipalities to maintain the assessed value of each major class of property within 10 percent of fair market value once every five years. When assessed values fall outside this acceptable range, assessors are supposed to perform complete revaluations of the properties, which require a closer examination of each property to make sure the information on the property is accurate and the value reflects current market conditions.

Many communities, however, do not perform regular revaluations. Some do it every few years, while others wait 10 years or longer. Milwaukee, for example, performs citywide assessment revaluations every year, which include an analysis of sales in the previous year and make any necessary adjustments. Rather, it is common for communities to perform regular “maintenance” on their assessments, which includes making adjustments to individual properties based upon a recent sale or remodeling project such as an addition, new garage or bathroom remodel.

Chasing sales violates the uniformity clause

According to Wisconsin Department of Revenue (DOR) guidelines and rules, basing the assessment solely on the recent sale of a property, referred to as “chasing sales,” violates the uniformity clause. Specifically, the DOR’s guidelines state, “[s]ingling out specific properties as a result of a sale during a maintenance assessment is in direct conflict with the Wisconsin Property Assessment Manual. The practice results in non-uniform assessments.”

Although the DOR prohibits the practice of chasing sales, assessors regularly increase the assessed value of property based on a recent sale. In a sampling of 24 communities around the state in 2014, an analysis by the Milwaukee Journal Sentinel found that at least 5 percent of the new assessments were identical to a property's selling price. In Racine county, for example, the assessor admitted to using the sale price to establish the assessed value for 20 percent of the properties that sold in two communities she assessed.



When assessors adjust the value of individual properties based on market conditions without adjusting the values of all other properties in the neighborhood or community, the properties are not being assessed fairly or uniformly. If all property is assessed based upon the same market conditions and the same methodology, then all property owners are paying their fair share even if all the properties are over-assessed or under-assessed.

While the sale of a property is important information to be considered in the assessment, the uniformity clause prohibits the sale from being the sole basis for the assessment. Other factors related to the sale must be considered, including days on market and sales of other comparable properties in the neighborhood.

Wisconsin stopped the practice of chasing sales, in 2019. [2019 Wisconsin Act 114](#), was enacted prevent this practice by assessors from continuing and protected new homebuyers from paying more than their fair share of property taxes.

Quick Links

Equity Theft Loophole

Practice Changes

Story Covenants and Deed Restrictions in Wisconsin

the Personal Property Tax

Apply Solutions

Operation Efficiencies

WRA headquarters

4801 Forest Run Road, Ste. 201
Madison, WI 53704-7337

Phone: **608-241-2047** or **800-279-1972**

Email:

Tom Larson

President and CEO

TLarson@WRA.org

Cori Lamont

Vice President of Legal and Public Affairs

CoriL@WRA.org

8:30 a.m.- 5:00 p.m. Monday – Friday

Parcel #: WD-1394

06/04/2024 08:24 PM
PAGE 1 OF 1

Alt. Parcel #:

216 - CITY OF DE PERE
BROWN COUNTY, WISCONSIN

Tax Address: JEFFREY P HILLIS MARGARET A HILLIS 1912 SNOWY OWL CT DE PERE WI 54115		Owner(s): O = Current Owner, C = Current Co-Owner O - HILLIS, JEFFREY P C - HILLIS, MARGARET A																	
Districts: SC = School SP = Special <table border="1"> <thead> <tr> <th>Type</th> <th>Dist #</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>SC</td> <td>6328</td> <td>WEST DEPERE SCH BROWN COUNTY</td> </tr> <tr> <td>SP</td> <td>1300</td> <td>NORTHEAST WI VTAE</td> </tr> <tr> <td>SP</td> <td>5040</td> <td>G.B. METRO SEWER</td> </tr> </tbody> </table>		Type	Dist #	Description	SC	6328	WEST DEPERE SCH BROWN COUNTY	SP	1300	NORTHEAST WI VTAE	SP	5040	G.B. METRO SEWER	Property Address(es): * = Primary * 1912 SNOWY OWL CT					
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	2200703																		
	2053131	J27038/03																	
Plat: * = Primary		Tract: (S-T-R 40% 160% GL) Block/Condo Bldg:																	

2020 SUMMARY

Bill #: 4086895 **Fair Market Value:** 433,400

Valuations: **Last Changed:** 04/23/2020

Description	Class	Acres	Land	Improve	Total
RESIDENTIAL	G1	0.509	56,100	363,100	419,200
Totals for 2020:					
	General Property	0.509	56,100	363,100	419,200
	Woodland	0.000	0	0	0
Totals for 2019:					
	General Property	0.509	44,600	355,800	400,400
	Woodland	0.000	0	0	0

Lottery Credit: **Claim Count:** 1

Parcel #: WD-1394

06/04/2024 08:23 PM

PAGE 1 OF 1

Alt. Parcel #:

216 - CITY OF DE PERE
BROWN COUNTY, WISCONSIN

Tax Address: JEFFREY P HILLIS MARGARET A HILLIS 1912 SNOWY OWL CT DE PERE WI 54115		Owner(s): O = Current Owner, C = Current Co-Owner O - HILLIS, JEFFREY P C - HILLIS, MARGARET A																	
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Plat: * = Primary		Tract: (S-T-R 40% 160% GL) Block/Condo Bldg:																	

2021 SUMMARY

Bill #: 5087238

Fair Market Value: 429,100

Valuations:						Last Changed: 04/23/2020
Description	Class	Acres	Land	Improve	Total	
RESIDENTIAL	G1	0.509	56,100	363,100	419,200	
Totals for 2021:						
	General Property	0.509	56,100	363,100	419,200	
	Woodland	0.000	0	0	0	
Totals for 2020:						
	General Property	0.509	56,100	363,100	419,200	
	Woodland	0.000	0	0	0	

Lottery Credit: Claim Count: 1

Parcel #: WD-1394

06/04/2024 08:23 PM

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Alt. Parcel #:

216 - CITY OF DE PERE
BROWN COUNTY, WISCONSIN

Tax Address: JEFFREY P HILLIS MARGARET A HILLIS 1912 SNOWY OWL CT DE PERE WI 54115		Owner(s): O = Current Owner, C = Current Co-Owner O - HILLIS, JEFFREY P C - HILLIS, MARGARET A																					
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Plat: * = Primary		Tract: (S-T-R 40% 160% GL) Block/Condo Bldg:																					

2022 SUMMARY

Bill #: 6087766 **Fair Market Value:** 489,000

Valuations:						Last Changed: 03/24/2022
Description	Class	Acres	Land	Improve	Total	
RESIDENTIAL	G1	0.509	67,300	401,300	468,600	
Totals for 2022:						
	General Property	0.509	67,300	401,300	468,600	
	Woodland	0.000	0	0	0	
Totals for 2021:						
	General Property	0.509	56,100	363,100	419,200	
	Woodland	0.000	0	0	0	

Lottery Credit: Claim Count: 1

Parcel #: WD-1394

06/04/2024 08:18 PM

PAGE 1 OF 2

Alt. Parcel #:

216 - CITY OF DE PERE
BROWN COUNTY, WISCONSIN

Tax Address: KATHERINE S HITCH 1912 SNOWY OWL CT DE PERE WI 54115		Owner(s): O = Current Owner, C = Current Co-Owner O - HITCH, KATHERINE S																					
Districts: SC = School SP = Special Type Dist # Description SC 6328 WEST DEPERE SCH BROWN COUNTY SP 1300 NORTHEAST WI VTAE SP 5040 G.B. METRO SEWER		Property Address(es): * = Primary * 1912 SNOWY OWL CT																					
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Plat: * = Primary		Tract: (S-T-R 40% 160% GL) Block/Condo Bldg:																					

2023 SUMMARY

Bill #: 7092288

Fair Market Value: 558,400

Valuations:						Last Changed: 03/17/2023
Description	Class	Acres	Land	Improve	Total	
RESIDENTIAL	G1	0.509	67,300	477,100	544,400	
Totals for 2023:						
	General Property	0.509	67,300	477,100	544,400	
	Woodland	0.000	0	0	0	
Totals for 2022:						
	General Property	0.509	67,300	401,300	468,600	
	Woodland	0.000	0	0	0	

Lottery Credit: Claim Count: 1

Parcel #: WD-1394

06/04/2024 08:20 PM
PAGE 1 OF 2

Alt. Parcel #:

216 - CITY OF DE PERE
BROWN COUNTY, WISCONSIN

Tax Address: KATHERINE S HITCH 1912 SNOWY OWL CT DE PERE WI 54115		Owner(s): O = Current Owner, C = Current Co-Owner O - HITCH, KATHERINE S																					
Districts: SC = School SP = Special Type Dist # Description SC 6328 WEST DEPERE SCH BROWN COUNTY SP 1300 NORTHEAST WI VTAE SP 5040 G.B. METRO SEWER		Property Address(es): * = Primary * 1912 SNOWY OWL CT																					
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10/27/2023	3049428		TDI																				
	2696135																						
	2200703																						

Plat: * = Primary

Tract: (S-T-R 40% 160% GL) Block/Condo Bldg:

2024 SUMMARY

Bill #: Fair Market Value:
0

Valuations: Last Changed: 04/08/2024

Description	Class	Acres	Land	Improve	Total
RESIDENTIAL	G1	0.509	67,300	584,700	652,000
Totals for 2024:					
	General Property	0.509	67,300	584,700	652,000
	Woodland	0.000	0	0	0
Totals for 2023:					
	General Property	0.509	67,300	477,100	544,400
	Woodland	0.000	0	0	0

Lottery Credit: Claim Count: 1



City of De Pere, Wisconsin

Request For Board of Review Action

MEETING DATE: June 6, 2024
DEPARTMENT: City Clerk
FROM: Carey Danen
SUBJECT: G. 3030-3036 Ryan Road

ATTACHMENTS:

- 3030-3036 Ryan Rd (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 [Guide for 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> Tranquil Trails, LLC				Agent name <i>(if applicable)</i> Lisa Clark. Lexington Homes, Inc			
Owner mailing address 1256 Centennial Centre Blvd				Agent mailing address 256 Centennial Centre Blvd			
City Hobart		State WI	Zip 54155	City Hobart		State WI	Zip 54155
Owner phone (920-662-1611 -		Email jmarlow@lexingtonneighborhoods.com		Owner phone (920-662-1611 -		Email lclark@lexingtonneighborhoods.com	
Section 2: Assessment Information and Opinion of Value							
Property address 3030-3036 Ryan Rd				Legal description or parcel no. <i>(on changed assessment notice)</i> ED-3072			
City DePere		State WI	Zip 54115				
Assessment shown on notice - Total \$8,762,900				Your opinion of assessed value - Total \$6,704,200			

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> cap rate used/current interest rates/ expense % used	Basis for your opinion of assessed value: <i>(Attach additional sheets if needed)</i> cap rate used/current interest rates/ expense % used

Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property?..... Yes No
If Yes, provide acquisition price \$ 250,000 Date 10-02-2018 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 development of multi-family site
Date of changes 07/2019 - 10/2020 Cost of changes \$ 5,650,000 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 Janauary 2021 Value \$8,150,000 Purpose of appraisal Permanent Financing
(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 20-30 minutes.

Property owner or Agent signature <i>Lisa Clark</i> Lexington Homes, Inc	Date (mm-dd-yyyy) 05/30/2024
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City of De Pere, Wisconsin

Request For Board of Review Action

MEETING DATE: June 6, 2024
DEPARTMENT: City Clerk
FROM: Carey Danen
SUBJECT: H. 1601 Lawrence Drive

ATTACHMENTS:

- 1601 Lawrence Dr (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 Guide for 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) David Gloss, EASTBROOK ASSISTED LIVING LLC
Agent name (if applicable) Gary Kohlenberg
Owner mailing address 42 BRENTWOOD LN
Agent mailing address 345 River Bluff Circle
City APPLETON State WI Zip 54915-7217
City Oconomowoc State WI Zip 53066-2772
Owner phone (920) 419-1919 Email dgloss99@gmail.com
Agent phone (262) 569-1800 Email gary@kohlenberg.net

Section 2: Assessment Information and Opinion of Value
Property Address 1601 LAWRENCE DR
Legal description or parcel no. (on changed assessment notice) WDD0020
City CITY OF DE PERE CITY OF DE PERE State WI Zip 54111
Total Assessment shown on notice -- Total \$4,262,500.00
Your opinion of assessed value -- Total \$3,160,000.00

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

Table with 4 columns: Statutory Class, Acres, \$ Per Acre, Full Taxable Value. Rows include Residential total market value, Commercial total market value, Agricultural classification (tillable, pasture, specialty acres), Undeveloped classification, Agricultural forest, Forest, Class 7 'Other', and Managed forest land.

Section 3: Reason for Objection and Basis of Estimate
Reason(s) for your objection: (Attach additional sheets if needed) Equalized value exceeds Fair Market Value
Basis for your opinion of assessed value: (Attach additional sheets if needed) Supporting documentation to follow under separate cover

Section 4: Other Property Information
A. Within the last 10 years, did you acquire the property? [X] Yes [] No
If Yes, provide acquisition price \$3,175,000 Date 11/2019 [X] Purchase [] Trade [] Gift [] Inheritance
B. Within the last 10 years, did you change this property (ex: remodel, addition)? [] Yes [X] No
Date of Changes Cost of Changes \$
Does this cost include the value of all labor (including your own)? [X] Yes [] No
C. Within the last five years, was this property listed/offered for sale? [] Yes [X] No
If Yes, how long was the property listed (provide dates) to
Asking price \$ List all offers received
D. Within the last five years, was this property appraised? [] Yes [X] No
If Yes, provide: Date 10/2019 Value 3,230,000 Purpose of appraisal Financing
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 Gary Kohlenberg - Agent Date (mm-dd-yyyy) 5/30/2024

Notice of Intent to File Objection with Board of Review

I, Gary Kohlenberg of Kohlenberg Consulting L.L.C. DBA PropertyTaxBill.com as the agent of the property owner David Gloss EASTBROOK ASSISTED LIVING LLC, hereby give notice of intent to file an objection on the assessment for the following property: Property Tax ID# WDD0020 1601 LAWRENCE DR for the 2024 Assessment Year in the municipality of CITY OF DE PERE. Valuation assigned by Assessor is \$4,262,500.00.

THIS NOTICE OF INTENT IS BEING FILED at least 48 hours before the Board's first scheduled meeting.



Gary Kohlenberg

Thursday, May 30, 2024

Gary Kohlenberg
Kohlenberg Consulting L.L.C. /PropertyTaxBill.com

PropertyTaxBill.com

345 River Bluff Circle • Oconomowoc, WI 53066-3480

phone (262) 569-1800 • fax (888) 308-3919
email gary@propertytaxbill.com • www.propertytaxbill.com

Thursday, May 30, 2024

Attn: Municipal Clerk

Dear Municipal Clerk,

Please acknowledge in writing receipt of the attached Notice of Intent to File and Objection Form For Real Property Assessment regarding TAX ID# WDD0020 located at 1601 LAWRENCE DR in CITY OF DE PERE. Please notify me via fax (888) 308-3919 or email gary@kohlenberg.net with the date and time for my appointment before the Board of Review. Thank you,

Sincerely,



Gary Kohlenberg

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

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

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

Municipality DePere	County Brown
Property owner's name EASTBROOK ASSISTED LIVING LLC	Agent name (if applicable) Gary Kohlenberg
Owner's mailing address 42 BRENTWOOD LN Appleton, WI 54915	Agent's mailing address 345 River Bluff Circle Oconomowoc, WI. 53066
Owner's telephone number () - 2625691800 <input type="checkbox"/> Land Line <input checked="" type="checkbox"/> Cell Phone	Agent's telephone number () - 2625691800 <input type="checkbox"/> Land Line <input checked="" type="checkbox"/> Cell Phone
Owner's email address gary@kohlenberg.net	Agent's email address gary@kohlenberg.net

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

1. Property address 1601 LAWRENCE DR

2. Legal description or parcel number from the current assessment roll WDD0020

3. Total Property Assessment \$ 4,262,500

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

Testify by telephone* Submit sworn written statement

Basis for request Out of town, can not attend. If waiver to circuit court is denied, I would like to present by phone.

* If the request is approved, provide the best telephone number to reach you (262) - 5691800

Owner's or Agent's signature 	Date 5 - 30 - 2024
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For Board Use Only

Approved Denied

Reason _____

Taxpayer advised _____
Date

Agent Authorization for Property Assessment Appeals

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

Section 1: Property Owner and Property Information

Company/property owner name EASTBROOK ASSISTED LIVING LLC		Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> City		County
Mailing address 42 BRENTWOOD LN		Enter municipality → CITY OF DE PERE		
Street address of property 1601 LAWRENCE DR				
City APPLETON	State WI	Zip 54915-7217	City CITY OF DE PERE	State WI
Parcel number WDD0020	Phone (920) 419-1919	Email dgloss99@gmail.com	Fax ()	

Section 2: Authorized Agent Information

Name/tile Gary Kohlenberg		Company name Kohlenberg Consulting LLC	
Mailing address 345 River Bluff		Phone (262) 569-1800	Fax (888) 308-3919
City Oconomowoc	State WI	Zip 53066	Email gary@kohlenberg.net

Section 3: Agent Authorization

<p>Agent Authorized for: (check all that apply)</p> <p><input type="checkbox"/> Manufacturing property assessment appeals (BOA)</p> <p><input type="checkbox"/> Access to manufacturing assessment system (MAS)</p> <p><input checked="" type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals</p> <p><input checked="" type="checkbox"/> Municipal Board of Review</p> <p><input checked="" type="checkbox"/> Other <u>Communicate with Assessor</u></p> <p>Authorization expires: <u>12-31-2023</u> mm-dd-yyyy</p>	<p>Enter Tax Years of Authorization</p> <p>_____</p> <p><u>2023</u></p> <p><u>2023</u></p> <p><u>2023</u></p>
<p>Send notices and other written communications to: (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/> Property Owner</p>	

Section 4: Agreement/Acceptance

I understand, agree and accept:

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

Section 5: Owner grants authorization

Owner Sign Here	<small>Owner name (please print)</small>	EASTBROOK ASSISTED LIVING LLC	
	<small>Owner signature</small>	<i>[Handwritten Signature]</i>	
	<small>Company or title</small>	Manager	<small>Date (mm-dd-yyyy)</small>



City of De Pere, Wisconsin

Request For Board of Review Action

MEETING DATE: June 6, 2024
DEPARTMENT: City Clerk
FROM: Carey Danen
SUBJECT: I. 901 Main Avenue

ATTACHMENTS:

- 901 Main Av (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 estimate of property value, see the Wisconsin Department Revenue's Guide for 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) Walgreen Co.				Agent name (if applicable) Reinhart Boerner Van Deuren s.c., including but limited to, Don Millis, Sara Rapkin, Shawn Lovell & Olivia Brooks			
Owner mailing address 104 Wilmot, Mail Stop #3301				Agent mailing address 22 E. Mifflin Street, Suite 700			
City Deerfield	State IL	Zip 60015	City Madison	State WI	Zip 53703		
Owner phone () -	Email	Owner phone (608) 229 - 2200		Email dmillis@reinhartlaw.com			
Section 2: Assessment Information and Opinion of Value							
Property address 901 Main Avenue				Legal description or parcel no. (on changed assessment notice) WD-D0200-1			
City De Pere	State WI	Zip					
Assessment shown on notice - Total \$3,150,400				Your opinion of assessed value - Total \$2,060,000			

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) Assessed value exceeds FMV and is not uniform with the other assessments in the City. Market Value is \$2,060,000	Basis for your opinion of assessed value: (Attach additional sheets if needed) Based on income approach. Information provided to Assessor.

Section 4: Other Property Information

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

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


C. Within the last five years, was this property listed/offered for sale? Yes No
 If Yes, how long was the property listed (provide dates) - - - - (mm-dd-yyyy) to - - - - (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 - - - - (mm-dd-yyyy) Value _____ Purpose of appraisal _____
 If this property had more than one appraisal, provide the requested information for each appraisal. _____

Section 5: BOR Hearing Information

A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): n/a
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 30 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 05 - 31 - 2024
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Request for Waiver of Board of Review (BOR) Hearing

Section 70.47 (8m), Wis. Stats., states, "The board may, at the request of the taxpayer or assessor, or at its own discretion, waive the hearing of an objection under sub. (8) or, in a 1st class city, under sub. (16) and allow the taxpayer to have the taxpayer's assessment reviewed under sub. (13). For purposes of this subsection, the board shall submit the notice of decision under sub. (12) using the amount of the taxpayer's assessment as the finalized amount. For purposes of this subsection, if the board waives the hearing, the waiver disallows the taxpayer's claim on excessive assessment under sec. 74.37(3) and notwithstanding the time period under sec. 74.37(3)(d), the taxpayer has 60 days from the notice of hearing waiver in which to commence an action under sec. 74.37(3)(d)."

NOTE: The legal requirements of the Notice of Intent to Appear must be satisfied and the Objection Form must be completed and submitted as required by law prior to the Request for Waiver of Board of Review Hearing being submitted.

NOTE: Request for Waiver must be presented prior to the commencement of the hearing.

Municipality De Pere	County Brown
Requestor's name Walgreen Co.	Agent name (if applicable) *Reinhart Boerner Van Deuren s.c., including but not limited to, Don Millis, Sara Rapkin, Shawn Lovell, Olivia Brooks
Requestor's mailing address 104 Wilmot Road, Mail Stop 3301 Deerfield, IL 60015	Agent's mailing address 22 E. Mifflin Street, Suite 700 Madison, WI 53703
Requestor's telephone number () - <input type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone	Agent's telephone number (608) 229 - 2200 <input checked="" type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone
Requestor's email address	Agent's email address dmillis@reinhartlaw.com

Property address 901 Main Avenue	
Legal description or parcel number WD-D0200-1	
Taxpayer's assessment as established by assessor - Value as determined due to waiving of BOR hearing \$ 3,150,400	
Property owner's opinion of value \$ 2,060,000	
Basis for request To move directly to Circuit Court	
Date Notice of Intent to Appear at BOR was given 05 - 31 - 2024	Date Objection Form was completed and submitted 05 - 31 - 2024

All parties to the hearing understand that in granting of this waiver there can be no appeal to the Department of Revenue under sec. 70.85, Wis. Stats. An action under sec. 70.47(13), Wis. Stats., must be commenced within 90 days of the receipt of the notice of the waiving of the hearing. An action under sec. 74.37(3)(d), Wis. Stats., must be commenced with 60 days of the receipt of the notice of the waiving of the hearing.

Requestor's / Agent's Signature

***If agent, attach signed Agent Authorization Form, PA-105**

Decision

Approved Denied

Reason _____

Board of Review Chairperson's Signature

Date

Taxpayer advised _____
Date

Agent Authorization

for Property Assessment Appeals

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

Section 1: Property Owner and Property Information

Company/property owner name Walgreen Co.			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> City <input type="checkbox"/> County Enter municipality → See attached.		
Mailing address 104 Wilmot Road, MS #3301			Street address of property <small>Any property in which Walgreen Co. has any right, interest, or title, including a tenant's interest, located in the State of Wisconsin</small>		
City Deerfield	State IL	Zip 60015	City	State WI	Zip
Parcel number See attached	Phone () -	Email		Fax () -	

Section 2: Authorized Agent Information

Name / title Including but not limited to, Don Millis, Sara Rapkin, Shawn Lovell and Olivia Brooks			Company name Reinhart Boerner Van Deuren s.c.		
Mailing address 22 E. Mifflin Street, Suite 700			Phone (608) 229 - 2200	Fax (608) 229 -2100	
City Madison	State WI	Zip 53703	Email dmillis@reinhartlaw.com		

Section 3: Agent Authorization

Agent Authorized for: (check all that apply)

Manufacturing property assessment appeals (BOA)

Access to manufacturing assessment system (MAS)

Wisconsin Department of Revenue 70.85 appeals

Municipal Board of Review

Other _____

Enter Tax Years of Authorization

2024 & subsequent years until revoked in writing

Authorization expires: _____ (unless rescinded in writing prior to expiration)

(mm - dd - yyyy)


Send notices and other written communications to: (check one or both) Authorized Agent Property Owner

Section 4: Agreement/Acceptance

I understand, agree and accept:

- The assessor's office may divulge to the agent any information it may have on file concerning this property
- My agent has the authority and my permission to accept a subpoena concerning this property on my behalf, but this grant of authority and permission does not cure or waive any defect in the subpoena or the manner in which it was served
- Signing this document does not relieve me of personal responsibility for timely reporting changed to my property and paying taxes, or penalties for failure to do so, as provided under Wisconsin tax law.
- A photocopy and/or faxes copy of this completed form has the same authority as a signed original.
- If signed by a corporate officer, partner, or fiduciary on behalf of the owner, I certify that I have the power to execute this Agent Authorization form.

Section 5: Owner Grants Authorization

Owner Sign Here ▶	Owner name (please print) Kathleen Swanich
	Owner signature 
	Company or title Tax Manager, Walgreen Co
	Date (mm-dd-yyyy) 05-09-2024

Attachment to 2024 Agent Authorization - Walgreen Co.

Address	Parcel No.	Municipality	County
1819 S Hastings Way	201-1007-01	Altoona	Eau Claire
2204 Neva Road	2012891.015	Antigo	Langlade
1901 South Oneida Street	31-4-0619-00	Appleton	Outagamie
3330 East Calumet Street	314-6162-01	Appleton	Outagamie
700 West College Avenue	31-5-1173-00	Appleton	Outagamie
729 W Northland Avenue	31-5-4253-00	Appleton	Outagamie
2803 N Meade Street	31-6-7601-00	Appleton	Outagamie
110 Lake Shore Dr. W	201-01302-0100	Ashland	Ashland
2301 South Oneida Street	VA-99-14	Ashwaubenon, Village of	Brown
607 Park Avenue	206-1114-0322-122	Beaver Dam	Dodge
1979 Lime Kiln Rd.*	B-2408	Bellevue, Village of	Brown
1531 Madison Road	12770030	Beloit	Rock
1531 Madison Road	12770035	Beloit	Rock
1531 Madison Road	12770040	Beloit	Rock
910 Broad Street	13650540	Beloit	Rock
1901 Prairie Avenue	21950530	Beloit	Rock
15740 Capitol Drive	BR C1020128	Brookfield, City of	Waukesha
2205 N. Calhoun	BR C1089997	Brookfield, City of	Waukesha
15650 West Greenfield Avenue	BR C1144985005	Brookfield, City of	Waukesha
21325 E. Moreland Blvd.*	BKFT 1130963	Brookfield, Town of	Waukesha
6020 W. Brown Deer Rd.	030-0107-001	Brown Deer, Village of	Milwaukee
ow to	030-0107-003	Brown Deer, Village of	Milwaukee
680 Milwaukee Avenue	206-03-19-29-077-010	Burlington	Racine
5005 Douglas Avenue	104 042320106010	Caledonia, Village of	Racine
W62 N190 Washington Avenue	13-051-03-04-027	Cedarburg	Ozaukee
245 W. Calumet Street	17182	Chilton	Calumet
849 Woodward Avenue	22808-0833-72746001	Chippewa Falls	Chippewa
201 S. Main St.	024389-26-74-10	Clintonville	Waupaca
1500 W James Street	11211-1110.30	Columbus	Columbia
2575 Main Street	0707-034-8460-1	Cross Plains, Village of	Dane
3201 East Layton Avenue	631-0114-015	Cudahy	Milwaukee
6241 South Packard Avenue	682-9947-002	Cudahy	Milwaukee
150 South Wisconsin Street	ED-823	De Pere	Brown
901 Main Avenue	WD-D0200-1	De Pere	Brown
807 South Main Street	0910-202-8620-1	DeForest, Village of	Dane
6464 Blanchers Crossing	0910-322-6096-1	DeForest, Village of	Dane
4400 State Highway 19	0910-323-9556-1	DeForest, Village of	Dane
2901 Golf Road	DEL C 0801-999-010	Delafield	Waukesha
445 South Wright Street	XA-97200002A	Delavan	Walworth
1133 North Johns Street	216 1080.D	Dodgeville	Iowa
108 W Wall Street	221-07	Eagle River	Vilas
1106 West Clairemont	15-1061-F	Eau Claire	Eau Claire
n/a	221-15-1747	Eau Claire	Eau Claire
939 North Wisconsin Street	YA-405200001	Elkhorn	Walworth
15350 West Bluemound	EGV-1111-982	Elm Grove, Village of	Waukesha
2931 South Fish Hatchery Road	0609-091-8002-3	Fitchburg	Dane
1060 E. Johnson Street	FDL-15-17-12-42-256-01	Fond du Lac	Fond du Lac

Attachment to 2024 Agent Authorization - Walgreen Co.

Address	Parcel No.	Municipality	County
192 North Main Street	FDL 15-17-10-13-662-00	Fond du Lac	Fond du Lac
20 West Pioneer	FDL-15-17-22-42-272-00	Fond du Lac	Fond du Lac
310 North Main Street	226-0514-0322-028	Fort Atkinson	Jefferson
8615 N Port Washington Rd*	053-8987-001	Fox Point, Village of	Milwaukee
7130 S. 76th St.	756-9993-020	Franklin	Milwaukee
9909 West Loomis Road	840-9991-001	Franklin	Milwaukee
9527 South 27th Street	902-9964-002	Franklin	Milwaukee
W 156 N11261 Pilgrim Road	GTNV 224-972	Germantown, Village of	Washington
1915 Wisconsin Avenue	10-025-06-004.00	Grafton, Village of	Ozaukee
1305 North Casaloma Drive	101-086806	Grand Chute, Town of	Outagamie
1165 West Mason Street	2-53	Green Bay	Brown
1401 East Mason	17-848	Green Bay	Brown
1995 Main Street	21-1328-1	Green Bay	Brown
2204 University Avenue	21-2273	Green Bay	Brown
116 N. Military Ave	6-235-B	Green Bay	Brown
5400 N. Port Washington Road	197-9020-000	Greendale, Village of	Milwaukee
6220 West Loomis	695-9995-001	Greendale, Village of	Milwaukee
4296 S. Layton St	571-8984-010	Greenfield, City of	Milwaukee
4688 South 108th Street	608-9990-001	Greenfield, City of	Milwaukee
4405 Layton Avenue	620-9987-002	Greenfield, City of	Milwaukee
5860 South 108th Street	659-9940-012	Hales Corners, Village of	Milwaukee
1400 East Sumner Street	36-2202-001-055	Hartford	Washington
423 Merton Avenue*	HAV 0427 997 015	Hartland, Village of	Waukesha
10489 State Highway 27	236-941-27-2226	Hayward	Sawyer
464 Cardinal Lane	VH-459-6	Howard, Village of	Brown
141 Carmichael Rd	236-0281-04-100	Hudson	St. Croix
N168 W21330 Main St.	V3 0074 00B	Jackson, Village of	Washington
1933 W. Court Street	135400127	Janesville	Rock
2519 Kettering St	208400245	Janesville	Rock
1717 Milton Avenue	219400003	Janesville	Rock
1732 Center Avenue	411200150	Janesville	Rock
1740 Center Avenue	411200151	Janesville	Rock
2412 Crooks Avenue	324-075203	Kaukauna	Outagamie
7535 Green Bay Road	03-122-10-201-041	Kenosha	Kenosha
7525 Sheridan Road	06-123-07-130-020	Kenosha	Kenosha
1810 30th Avenue	07-222-24-205-022	Kenosha	Kenosha
2626 Rose Street	17-10263-051	La Crosse	La Crosse
4415 State Road 16	17-10318-10	La Crosse	La Crosse
2626 Rose Street	17-10355-11	La Crosse	La Crosse
900 West Avenue Street	17-30063-60	La Crosse	La Crosse
3909 Mormon Coulee Rd.	17-50316-015	La Crosse	La Crosse
351 Edwards Boulevard	ZA326300001	Lake Geneva	Walworth
812 North Main Street	246-0713-1223-018	Lake Mills	Jefferson
219 West Main Street	260053900	Little Chute, Village of	Outagamie
6601 McKee Road	0608-122-0127-0	Madison	Dane
8302 Old Sauk Road	0708-154-0330-1	Madison	Dane
7810 Mineral Point Rd*	0708-233-0807-2	Madison	Dane

Attachment to 2024 Agent Authorization - Walgreen Co.

Address	Parcel No.	Municipality	County
676 State Street*	0709-143-0207-4	Madison	Dane
311 E. Campus Mall*	0709-232-3202-2	Madison	Dane
15 E. Main St.*	0709-242-0415-3	Madison	Dane
606 S Whitney Way	0709-303-0522-6	Madison	Dane
5702 Raymond Road	0709-313-1101-6	Madison	Dane
2121 Park Street	0709-351-0811-2	Madison	Dane
2909 East Washington Avenue	0710-061-2935-0	Madison	Dane
108 Cottage Grove Road	0710-092-2410-7	Madison	Dane
4518 Cottage Grove Road*	0710-102-1505-4	Madison	Dane
1725 Northport Drive*	0810-303-0222-8	Madison	Dane
3710 East Washington Avenue	0810-332-0318-4	Madison	Dane
2702 Calumet Avenue	158-000-031	Manitowoc	Manitowoc
2301 Hall Avenue	251-00947.003	Marinette	Marinette
1012 N. Central Avenue	3303254A	Marshfield	Wood
403 State Road 82 East	292510410	Mauston	Juneau
4605 Larson Beach Rd.*	0610-032-2235-2	McFarland, Village of	Dane
305 Racine Street	1-00275-02	Menasha	Winnebago
N83W15701 Appleton Avenue	MNFV0040927	Menomonee Falls, Village of	Waukesha
N56W15501 Silversprings Drive	MNFV0138-999-009	Menomonee Falls, Village of	Waukesha
121 West Pine Avenue	251-1305-06-000	Menomonie	Dunn
11270 North Port Washington Rd.	15-020-11-011.00	Mequon	Ozaukee
101 North Center Avenue	34-0072-002-195-01-00	Merrill	Lincoln
2010 Branch Street	255-0708-122-7113-2	Middleton	Dane
9040 West Good Hope Road	108-0481-100	Milwaukee	Milwaukee
7171 North Teutonia Avenue	123-0328-100-0	Milwaukee	Milwaukee
6442 North 76th Street	141-0814-000-4	Milwaukee	Milwaukee
5183 North 91st Street	215-9989-113-4	Milwaukee	Milwaukee
6727 West Hampton Avenue	226-1181-000-1	Milwaukee	Milwaukee
2222 West Capitol Drive	245-0216-110-1	Milwaukee	Milwaukee
7600 W. Capiol Dr.*	252-9999-100-0	Milwaukee	Milwaukee
5115 West Capitol Drive	266-0724-000-X	Milwaukee	Milwaukee
2826 Martin Luther King Blvd.	313-2391-000	Milwaukee	Milwaukee
2950 North Oakland Avenue	316-187-1000	Milwaukee	Milwaukee
2727 West North Avenue	349-1106-110-6	Milwaukee	Milwaukee
3522 West Wisconsin Avenue	387-0755-110-8	Milwaukee	Milwaukee
2625 West National Avenue	434-2381-000-X	Milwaukee	Milwaukee
1433 West Burnham Street	469-3271-000-5	Milwaukee	Milwaukee
2424 West Forest Home Avenue	470-4051-000-8	Milwaukee	Milwaukee
618 West Oklahoma Avenue	507-0938-100-5	Milwaukee	Milwaukee
6000 West Okalahoma Avenue	514-0303-100-7	Milwaukee	Milwaukee
9100 West Beloit Road	526-9938-111	Milwaukee	Milwaukee
3233 South 27th	533-1101-000-6	Milwaukee	Milwaukee
3103 South Kinnickinnic Avenue	540-0801-110-1	Milwaukee	Milwaukee
3701 S. Howell Ave.	549-0884-100-2	Milwaukee	Milwaukee
4730 South 27th Street	623-9842-111-1	Milwaukee	Milwaukee
6292 South 27th Street	690-0941-100	Milwaukee	Milwaukee
5310 Monona Drive	0710-212-3332-2	Monona	Dane

Attachment to 2024 Agent Authorization - Walgreen Co.

Address	Parcel No.	Municipality	County
717 8th Ave	23-251-2426.1	Monroe	Green
1401 Business Highway 18/151	157-0606-124-0030-1	Mount Horeb, Village of	Dane
4901 Spring Street	151-03-22-12-041-010	Mount Pleasant, Village of	Racine
6125 Durand Avenue	151-03-22-26-045-000	Mount Pleasant, Village of	Racine
214 North Rochester Street	MUKV-1976-086-003	Mukwonago, Village of	Waukesha
570 W15775 Janesville Road	MSKC2172030001	Muskego, City of	Waukesha
579 W18885 Janesville Road	MSKC2225987002	Muskego, City of	Waukesha
1191 Westtowne Drive	807-1026-00-00	Neenah	Winnebago
500 South Commercial	808-0016-01-00	Neenah	Winnebago
3855 South Moorland Road	1212-988-001	New Berlin, City of	Waukesha
981 North Shawano Street	33-12-12-13	New London	Waupaca
9449 South Howell Avenue	875-9991-002	Oak Creek, City of	Milwaukee
704 North Main Street	165/0509-012-6940-1	Oregon, Village of	Dane
1100 Emmers Lane	162153000	Oshkosh	Winnebago
950 S Koeller Street	1308480200	Oshkosh	Winnebago
315 West Murdock Avenue	1501840000	Oshkosh	Winnebago
25401 75th Street	40-4-120-101-1102	Paddock Lake, Village of	Kenosha
10 Park Ridge Drive	171-24-0834-06.15	Park Ridge, Village of	Portage
1441 Capitol Drive	PWV-0901-988	Pewaukee, Village of	Waukesha
675 S. Water St	271-02242-0000	Platteville	Grant
7520 118th Avenue	91-4-122-072-0032	Pleasant Prairie, Village of	Kenosha
2455 Eastern Avenue	59271820975	Plymouth	Sheboygan
2700 New Pinery Road/201 Collins	3084.1	Portage	Columbia
109 North Marquette Road	12-271-1407-0010	Prairie du Chien	Crawford
819 North Memorial Drive	07857000	Racine	Racine
4810 Washington Avenue	13132020	Racine	Racine
1920 Douglas Avenue	17751000	Racine	Racine
3825 Durand Avenue	23871007	Racine	Racine
1100 East Main Street	1767-00000	Reedsburg	Sauk
421 South Eisenhower Parkway	RH-9104-0900	Rhineland	Oneida
502 S. Main St.	276-2326-02-000	Rice Lake	Barron
1203 W Fon du Lac	RIP1614171103023	Ripon	Fond du Lac
807 North Main Street	276-1057-10-000	River Falls	Pierce
333 Phillips Boulevard	181-0173-00000	Sauk City, Village of	Sauk
920 E. Green Bay Avenue	11-025-16-037-00	Saukville, Village of	Ozaukee
401 East Green Bay Street	281-75150-0000	Shawano	Shawano
1029 North 14th Street	205930	Sheboygan	Sheboygan
3320 South Business Drive	431734	Sheboygan	Sheboygan
2702 Calumet Drive	629780	Sheboygan	Sheboygan
3700 University Avenue	0709-174-5410-1	Shorewood Hills, Village of	Dane
4035 N. Oakland Avenue	240-0579-000	Shorewood, Village of	Milwaukee
710 E. Washington Street	V5 0643 00A	Slinger, Village of	Washington
2985 S. Chicago Avenue	777-0518-002	South Milwaukee	Milwaukee
710 West Wisconsin Street	281-02290-0000	Sparta	Monroe
710 West Wisconsin Street	281-02291-0000	Sparta	Monroe
3301 Church Street	230804301417	Stevens Point	Portage
1705 US Highway 51	281/0511-072-8006-2	Stoughton	Dane

Attachment to 2024 Agent Authorization - Walgreen Co.

Address	Parcel No.	Municipality	County
808 South Duluth Avenue	281-68-18000601A	Sturgeon Bay	Door
808 South Duluth Avenue	281-6818000601B	Sturgeon Bay	Door
275 Davison Drive	0811-064-8030-3	Sun Prairie	Dane
275 Davison Drive	0811-064-8045-6	Sun Prairie	Dane
546 North Grand Avenue	0810-024-0034-2	Sun Prairie	Dane
2015 Tower Avenue	07-807-00842-00	Superior	Douglas
N65 W25055 Main Street	SUXV-0228-999-011	Sussex, Village of	Waukesha
266 North Main Street	12-050-03-24-004	Thiensville, Village of	Ozaukee
278 N. Main Street	12-050-03-24-005	Thiensville, Village of	Ozaukee
2206 Washington Street	053-145-001-012.03	Two Rivers	Manitowoc
104 North Main Street	0608-153-1916-2	Verona	Dane
104 North Main Street	286-0608-153-1915-2	Verona	Dane
517 North Main Street	286-00133-0001	Viroqua	Vernon
320 W. Summit Ave.	WLSV1457996003	Wales, Village of	Waukesha
900 E. Main Street	191-04-19-36-015-100	Waterford, Village of	Racine
301 West Main Street	291-0815-0421-134	Watertown	Jefferson
2700 North Grandview Blvd.	WAKC0974089	Waukesha	Waukesha
601 Meadowbrook Road	WAKC0990047	Waukesha	Waukesha
230 Madison Street	WAKC1305465	Waukesha	Waukesha
221 East Sunset Drive	WAKC1350242	Waukesha	Waukesha
401 West Main Street	0809-053-9226-1	Waunakee, Village of	Dane
925 West Fulton	34-25-11-8	Waupaca	Waupaca
999 E. Main St.	292-1315-0421-015	Waupun	Dodge
105 Central Bridge Street	291-2907-261-0957	Wausau	Marathon
4901 Stewart Avenue	291-2907-321-0971	Wausau	Marathon
504 S. 17th Ave.	291-2907-341-0838	Wausau	Marathon
10800 West Capitol Drive	256-0075-007	Wauwatosa	Milwaukee
2656 North Wauwatosa Avenue	331-0777-001	Wauwatosa	Milwaukee
6600 West State Street	384-0009-002	Wauwatosa	Milwaukee
2677 South 108th Street	484-9986-017	West Allis, City of	Milwaukee
6101 W. Greenfield Ave	454-0640-001	West Allis, City of	Milwaukee
8333 West Greenfield Avenue	451-0641-001	West Allis, City of	Milwaukee
603 West Pine Street	191-0090-00000	West Baraboo, Village of	Sauk
1720 W Washington Street	291-1119-113-0065	West Bend	Washington
1921 South Main Street	291-1119-252-0043	West Bend	Washington
5305 Business Highway 51	192-2808-183-1010	Weston, Village of	Marathon
5305 Business Highway 51	192-2808-183-1010	Weston, Village of	Marathon
1041 Main St.	/A 43800001	Whitewater	Walworth
300 Highway 13	291-0213-00000	Wisconsin Dells	Sauk
3200 8th Street	34-13387	Wisconsin Rapids	Wood
900 1st Avenue	WR-17-1	Woodruff, Town of	Oneida



City of De Pere, Wisconsin

Request For Board of Review Action

MEETING DATE: June 6, 2024
DEPARTMENT: City Clerk
FROM: Carey Danen
SUBJECT: J. 150 South Wisconsin Street

ATTACHMENTS:

- 150 S Wisconsin St (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 Guide for 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) Walgreen Co.				Agent name (if applicable) Reinhart Boerner Van Deuren s.c., including but limited to, Don Millis, Sara Rapkin, Shawn Lovell & Olivia Brooks			
Owner mailing address 104 Wilmot, Mail Stop #3301				Agent mailing address 22 E. Mifflin Street, Suite 700			
City Deerfield	State IL	Zip 60015	City Madison	State WI	Zip 53703		
Owner phone () -	Email	Owner phone (608) 229 - 2200		Email dmillis@reinhartlaw.com			
Section 2: Assessment Information and Opinion of Value							
Property address 150 S. Wisconsin Street				Legal description or parcel no. (on changed assessment notice)			
City De Pere	State WI	Zip	ED-823				
Assessment shown on notice - Total \$3,114,100				Your opinion of assessed value - Total \$2,223,200			

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) Assessed value exceeds FMV and is not uniform with the other assessments in the City. Market Value is \$2,223,200	Basis for your opinion of assessed value: (Attach additional sheets if needed) Based on income approach. Information provided to Assessor.

Section 4: Other Property Information

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

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


C. Within the last five years, was this property listed/offered for sale? Yes No
If Yes, how long was the property listed (provide dates) - - - - (mm-dd-yyyy) to - - - - (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 - - - - (mm-dd-yyyy) Value _____ Purpose of appraisal _____
If this property had more than one appraisal, provide the requested information for each appraisal. _____

Section 5: BOR Hearing Information

A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): n/a
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 30 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 05 - 31 - 2024
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Request for Waiver of Board of Review (BOR) Hearing

Section 70.47 (8m), Wis. Stats., states, "The board may, at the request of the taxpayer or assessor, or at its own discretion, waive the hearing of an objection under sub. (8) or, in a 1st class city, under sub. (16) and allow the taxpayer to have the taxpayer's assessment reviewed under sub. (13). For purposes of this subsection, the board shall submit the notice of decision under sub. (12) using the amount of the taxpayer's assessment as the finalized amount. For purposes of this subsection, if the board waives the hearing, the waiver disallows the taxpayer's claim on excessive assessment under sec. 74.37(3) and notwithstanding the time period under sec. 74.37(3)(d), the taxpayer has 60 days from the notice of hearing waiver in which to commence an action under sec. 74.37(3)(d)."

NOTE: The legal requirements of the Notice of Intent to Appear must be satisfied and the Objection Form must be completed and submitted as required by law prior to the Request for Waiver of Board of Review Hearing being submitted.

NOTE: Request for Waiver must be presented prior to the commencement of the hearing.

Municipality De Pere	County Brown
Requestor's name Walgreen Co.	Agent name (if applicable)*Reinhart Boerner Van Deuren s.c., including but not limited to, Don Millis, Sara Rapkin, Shawn Lovell, Olivia Brooks
Requestor's mailing address 104 Wilmot Road, Mail Stop 3301 Deerfield, IL 60015	Agent's mailing address 22 E. Mifflin Street, Suite 700 Madison, WI 53703
Requestor's telephone number () - <input type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone	Agent's telephone number (608) 229 - 2200 <input checked="" type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone
Requestor's email address	Agent's email address dmillis@reinhartlaw.com

Property address 150 S. Wisconsin Street	
Legal description or parcel number ED-823	
Taxpayer's assessment as established by assessor – Value as determined due to waiving of BOR hearing \$ 3,114,100	
Property owner's opinion of value \$ 2,223,200	
Basis for request To move directly to Circuit Court	
Date Notice of Intent to Appear at BOR was given 05 - 31 - 2024	Date Objection Form was completed and submitted 05 - 31 - 2024

All parties to the hearing understand that in granting of this waiver there can be no appeal to the Department of Revenue under sec. 70.85, Wis. Stats. An action under sec. 70.47(13), Wis. Stats., must be commenced within 90 days of the receipt of the notice of the waiving of the hearing. An action under sec. 74.37(3)(d), Wis. Stats., must be commenced with 60 days of the receipt of the notice of the waiving of the hearing.



Requestor's / Agent's Signature

***If agent, attach signed Agent Authorization Form, PA-105**

Decision

Approved Denied

Reason _____

Board of Review Chairperson's Signature _____

Date _____

Taxpayer advised _____

Date _____

Agent Authorization

for Property Assessment Appeals

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

Section 1: Property Owner and Property Information

Company/property owner name Walgreen Co.			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> City <input type="checkbox"/> County Enter municipality --> See attached.		
Mailing address 104 Wilmot Road, MS #3301			Street address of property Any property in which Walgreen Co. has any right, interest, or title, including a tenant's interest, located in the State of Wisconsin		
City Deerfield	State IL	Zip 60015	City	State WI	Zip
Parcel number See attached	Phone () -	Email	Fax () -		

Section 2: Authorized Agent Information

Name / title Including but not limited to, Don Millis, Sara Rapkin, Shawn Lovell and Olivia Brooks			Company name Reinhart Boerner Van Deuren s.c.		
Mailing address 22 E. Mifflin Street, Suite 700			Phone (608) 229 - 2200	Fax (608) 229 -2100	
City Madison	State WI	Zip 53703	Email dmillis@reinhartlaw.com		

Section 3: Agent Authorization

Agent Authorized for: (check all that apply)		Enter Tax Years of Authorization	
<input type="checkbox"/> Manufacturing property assessment appeals (BOA)		_____	
<input type="checkbox"/> Access to manufacturing assessment system (MAS)		_____	
<input type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals		_____	
<input checked="" type="checkbox"/> Municipal Board of Review		2024 & subsequent years until revoked in writing	
<input type="checkbox"/> Other _____		_____	
Authorization expires: _____ (mm - dd - yyyy)		(unless rescinded in writing prior to expiration)	
Send notices and other written communications to: (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/> Property Owner			

Section 4: Agreement/Acceptance

I understand, agree and accept:

- The assessor's office may divulge to the agent any information it may have on file concerning this property
- My agent has the authority and my permission to accept a subpoena concerning this property on my behalf, but this grant of authority and permission does not cure or waive any defect in the subpoena or the manner in which it was served
- Signing this document does not relieve me of personal responsibility for timely reporting changed to my property and paying taxes, or penalties for failure to do so, as provided under Wisconsin tax law.
- A photocopy and/or faxes copy of this completed form has the same authority as a signed original.
- If signed by a corporate officer, partner, or fiduciary on behalf of the owner, I certify that I have the power to execute this Agent Authorization form.

Section 5: Owner Grants Authorization

Owner Sign Here ▶	Owner name (please print) Kathleen Swanich	
	Owner signature <i>Kathleen Swanich</i>	
	Company or title Tax Manager, Walgreen Co	Date (mm-dd-yyyy) 05-09-2024

Attachment to 2024 Agent Authorization - Walgreen Co.

Address	Parcel No.	Municipality	County
1819 S Hastings Way	201-1007-01	Altoona	Eau Claire
2204 Neva Road	2012891.015	Antigo	Langlade
1901 South Oneida Street	31-4-0619-00	Appleton	Outagamie
3330 East Calumet Street	314-6162-01	Appleton	Outagamie
700 West College Avenue	31-5-1173-00	Appleton	Outagamie
729 W Northland Avenue	31-5-4253-00	Appleton	Outagamie
2803 N Meade Street	31-6-7601-00	Appleton	Outagamie
110 Lake Shore Dr. W	201-01302-0100	Ashland	Ashland
2301 South Oneida Street	VA-99-14	Ashwaubenon, Village of	Brown
607 Park Avenue	206-1114-0322-122	Beaver Dam	Dodge
1979 Lime Kiln Rd.*	B-2408	Bellevue, Village of	Brown
1531 Madison Road	12770030	Beloit	Rock
1531 Madison Road	12770035	Beloit	Rock
1531 Madison Road	12770040	Beloit	Rock
910 Broad Street	13650540	Beloit	Rock
1901 Prairie Avenue	21950530	Beloit	Rock
15740 Capitol Drive	BR C1020128	Brookfield, City of	Waukesha
2205 N. Calhoun	BR C1089997	Brookfield, City of	Waukesha
15650 West Greenfield Avenue	BR C1144985005	Brookfield, City of	Waukesha
21325 E. Moreland Blvd.*	BKFT 1130963	Brookfield, Town of	Waukesha
6020 W. Brown Deer Rd.	030-0107-001	Brown Deer, Village of	Milwaukee
ow to	030-0107-003	Brown Deer, Village of	Milwaukee
680 Milwaukee Avenue	206- 03-19-29-077-010	Burlington	Racine
5005 Douglas Avenue	104 042320106010	Caledonia, Village of	Racine
W62 N190 Washington Avenue	13-051-03-04-027	Cedarburg	Ozaukee
245 W. Calumet Street	17182	Chilton	Calumet
849 Woodward Avenue	22808-0833-72746001	Chippewa Falls	Chippewa
201 S. Main St.	024389-26-74-10	Clintonville	Waupaca
1500 W James Street	11211-1110.30	Columbus	Columbia
2575 Main Street	0707-034-8460-1	Cross Plains, Village of	Dane
3201 East Layton Avenue	631-0114-015	Cudahy	Milwaukee
6241 South Packard Avenue	682-9947-002	Cudahy	Milwaukee
150 South Wisconsin Street	ED-823	De Pere	Brown
901 Main Avenue	WD-D0200-1	De Pere	Brown
807 South Main Street	0910-202-8620-1	DeForest, Village of	Dane
6464 Blanchers Crossing	0910-322-6096-1	DeForest, Village of	Dane
4400 State Highway 19	0910-323-9556-1	DeForest, Village of	Dane
2901 Golf Road	DEL C 0801-999-010	Delafield	Waukesha
445 South Wright Street	XA-97200002A	Delavan	Walworth
1133 North Johns Street	216 1080.D	Dodgeville	Iowa
108 W Wall Street	221-07	Eagle River	Vilas
1106 West Clairemont	15-1061-F	Eau Claire	Eau Claire
n/a	221-15-1747	Eau Claire	Eau Claire
939 North Wisconsin Street	YA-405200001	Elkhorn	Walworth
15350 West Bluemound	EGV-1111-982	Elm Grove, Village of	Waukesha
2931 South Fish Hatchery Road	0609-091-8002-3	Fitchburg	Dane
1060 E. Johnson Street	FDL-15-17-12-42-256-01	Fond du Lac	Fond du Lac

Attachment to 2024 Agent Authorization - Walgreen Co.

Address	Parcel No.	Municipality	County
192 North Main Street	FDL 15-17-10-13-662-00	Fond du Lac	Fond du Lac
20 West Pioneer	FDL-15-17-22-42-272-00	Fond du Lac	Fond du Lac
310 North Main Street	226-0514-0322-028	Fort Atkinson	Jefferson
8615 N Port Washington Rd*	053-8987-001	Fox Point, Village of	Milwaukee
7130 S. 76th St.	756-9993-020	Franklin	Milwaukee
9909 West Loomis Road	840-9991-001	Franklin	Milwaukee
9527 South 27th Street	902-9964-002	Franklin	Milwaukee
W 156 N11261 Pilgrim Road	GTNV 224-972	Germantown, Village of	Washington
1915 Wisconsin Avenue	10-025-06-004.00	Grafton, Village of	Ozaukee
1305 North Casaloma Drive	101-086806	Grand Chute, Town of	Outagamie
1165 West Mason Street	2-53	Green Bay	Brown
1401 East Mason	17-848	Green Bay	Brown
1995 Main Street	21-1328-1	Green Bay	Brown
2204 University Avenue	21-2273	Green Bay	Brown
116 N. Military Ave	6-235-B	Green Bay	Brown
5400 N. Port Washington Road	197-9020-000	Greendale, Village of	Milwaukee
6220 West Loomis	695-9995-001	Greendale, Village of	Milwaukee
4296 S. Layton St	571-8984-010	Greenfield, City of	Milwaukee
4688 South 108th Street	608-9990-001	Greenfield, City of	Milwaukee
4405 Layton Avenue	620-9987-002	Greenfield, City of	Milwaukee
5860 South 108th Street	659-9940-012	Hales Corners, Village of	Milwaukee
1400 East Sumner Street	36-2202-001-055	Hartford	Washington
423 Merton Avenue*	HAV 0427 997 015	Hartland, Village of	Waukesha
10489 State Highway 27	236-941-27-2226	Hayward	Sawyer
464 Cardinal Lane	VH-459-6	Howard, Village of	Brown
141 Carmichael Rd	236-0281-04-100	Hudson	St. Croix
N168 W21330 Main St.	V3 0074 00B	Jackson, Village of	Washington
1933 W. Court Street	135400127	Janesville	Rock
2519 Kettering St	208400245	Janesville	Rock
1717 Milton Avenue	219400003	Janesville	Rock
1732 Center Avenue	411200150	Janesville	Rock
1740 Center Avenue	411200151	Janesville	Rock
2412 Crooks Avenue	324-075203	Kaukauna	Outagamie
7535 Green Bay Road	03-122-10-201-041	Kenosha	Kenosha
7525 Sheridan Road	06-123-07-130-020	Kenosha	Kenosha
1810 30th Avenue	07-222-24-205-022	Kenosha	Kenosha
2626 Rose Street	17-10263-051	La Crosse	La Crosse
4415 State Road 16	17-10318-10	La Crosse	La Crosse
2626 Rose Street	17-10355-11	La Crosse	La Crosse
900 West Avenue Street	17-30063-60	La Crosse	La Crosse
3909 Mormon Coulee Rd.	17-50316-015	La Crosse	La Crosse
351 Edwards Boulevard	ZA326300001	Lake Geneva	Walworth
812 North Main Street	246-0713-1223-018	Lake Mills	Jefferson
219 West Main Street	260053900	Little Chute, Village of	Outagamie
6601 McKee Road	0608-122-0127-0	Madison	Dane
8302 Old Sauk Road	0708-154-0330-1	Madison	Dane
7810 Mineral Point Rd*	0708-233-0807-2	Madison	Dane

Attachment to 2024 Agent Authorization - Walgreen Co.

Address	Parcel No.	Municipality	County
676 State Street*	0709-143-0207-4	Madison	Dane
311 E. Campus Mall*	0709-232-3202-2	Madison	Dane
15 E. Main St.*	0709-242-0415-3	Madison	Dane
606 S Whitney Way	0709-303-0522-6	Madison	Dane
5702 Raymond Road	0709-313-1101-6	Madison	Dane
2121 Park Street	0709-351-0811-2	Madison	Dane
2909 East Washington Avenue	0710-061-2935-0	Madison	Dane
108 Cottage Grove Road	0710-092-2410-7	Madison	Dane
4518 Cottage Grove Road*	0710-102-1505-4	Madison	Dane
1725 Northport Drive*	0810-303-0222-8	Madison	Dane
3710 East Washington Avenue	0810-332-0318-4	Madison	Dane
2702 Calumet Avenue	158-000-031	Manitowoc	Manitowoc
2301 Hall Avenue	251-00947.003	Marinette	Marinette
1012 N. Central Avenue	3303254A	Marshfield	Wood
403 State Road 82 East	292510410	Mauston	Juneau
4605 Larson Beach Rd.*	0610-032-2235-2	McFarland, Village of	Dane
305 Racine Street	1-00275-02	Menasha	Winnebago
N83W15701 Appleton Avenue	MNFV0040927	Menomonee Falls, Village of	Waukesha
N56W15501 Silversprings Drive	MNFV0138-999-009	Menomonee Falls, Village of	Waukesha
121 West Pine Avenue	251-1305-06-000	Menomonie	Dunn
11270 North Port Washington Rd.	15-020-11-011.00	Mequon	Ozaukee
101 North Center Avenue	34-0072-002-195-01-00	Merrill	Lincoln
2010 Branch Street	255-0708-122-7113-2	Middleton	Dane
9040 West Good Hope Road	108-0481-100	Milwaukee	Milwaukee
7171 North Teutonia Avenue	123-0328-100-0	Milwaukee	Milwaukee
6442 North 76th Street	141-0814-000-4	Milwaukee	Milwaukee
5183 North 91st Street	215-9989-113-4	Milwaukee	Milwaukee
6727 West Hampton Avenue	226-1181-000-1	Milwaukee	Milwaukee
2222 West Capitol Drive	245-0216-110-1	Milwaukee	Milwaukee
7600 W. Capiol Dr.*	252-9999-100-0	Milwaukee	Milwaukee
5115 West Capitol Drive	266-0724-000-X	Milwaukee	Milwaukee
2826 Martin Luther King Blvd.	313-2391-000	Milwaukee	Milwaukee
2950 North Oakland Avenue	316-187-1000	Milwaukee	Milwaukee
2727 West North Avenue	349-1106-110-6	Milwaukee	Milwaukee
3522 West Wisconsin Avenue	387-0755-110-8	Milwaukee	Milwaukee
2625 West National Avenue	434-2381-000-X	Milwaukee	Milwaukee
1433 West Burnham Street	469-3271-000-5	Milwaukee	Milwaukee
2424 West Forest Home Avenue	470-4051-000-8	Milwaukee	Milwaukee
618 West Oklahoma Avenue	507-0938-100-5	Milwaukee	Milwaukee
6000 West Okalahoma Avenue	514-0303-100-7	Milwaukee	Milwaukee
9100 West Beloit Road	526-9938-111	Milwaukee	Milwaukee
3233 South 27th	533-1101-000-6	Milwaukee	Milwaukee
3103 South Kinnickinnic Avenue	540-0801-110-1	Milwaukee	Milwaukee
3701 S. Howell Ave.	549-0884-100-2	Milwaukee	Milwaukee
4730 South 27th Street	623-9842-111-1	Milwaukee	Milwaukee
6292 South 27th Street	690-0941-100	Milwaukee	Milwaukee
5310 Monona Drive	0710-212-3332-2	Monona	Dane

Attachment to 2024 Agent Authorization - Walgreen Co.

Address	Parcel No.	Municipality	County
717 8th Ave	23-251-2426.1	Monroe	Green
1401 Business Highway 18/151	157-0606-124-0030-1	Mount Horeb, Village of	Dane
4901 Spring Street	151-03-22-12-041-010	Mount Pleasant, Village of	Racine
6125 Durand Avenue	151-03-22-26-045-000	Mount Pleasant, Village of	Racine
214 North Rochester Street	MUKV-1976-086-003	Mukwonago, Village of	Waukesha
570 W15775 Janesville Road	MSKC2172030001	Muskego, City of	Waukesha
579 W18885 Janesville Road	MSKC2225987002	Muskego, City of	Waukesha
1191 Westtowne Drive	807-1026-00-00	Neenah	Winnebago
500 South Commercial	808-0016-01-00	Neenah	Winnebago
3855 South Moorland Road	1212-988-001	New Berlin, City of	Waukesha
981 North Shawano Street	33-12-12-13	New London	Waupaca
9449 South Howell Avenue	875-9991-002	Oak Creek, City of	Milwaukee
704 North Main Street	165/0509-012-6940-1	Oregon, Village of	Dane
1100 Emmers Lane	162153000	Oshkosh	Winnebago
950 S Koeller Street	1308480200	Oshkosh	Winnebago
315 West Murdock Avenue	1501840000	Oshkosh	Winnebago
25401 75th Street	40-4-120-101-1102	Paddock Lake, Village of	Kenosha
10 Park Ridge Drive	171-24-0834-06.15	Park Ridge, Village of	Portage
1441 Capitol Drive	PWV-0901-988	Pewaukee, Village of	Waukesha
675 S. Water St	271-02242-0000	Platteville	Grant
7520 118th Avenue	91-4-122-072-0032	Pleasant Prairie, Village of	Kenosha
2455 Eastern Avenue	59271820975	Plymouth	Sheboygan
2700 New Pinery Road/201 Collins	3084.1	Portage	Columbia
109 North Marquette Road	12-271-1407-0010	Prairie du Chien	Crawford
819 North Memorial Drive	07857000	Racine	Racine
4810 Washington Avenue	13132020	Racine	Racine
1920 Douglas Avenue	17751000	Racine	Racine
3825 Durand Avenue	23871007	Racine	Racine
1100 East Main Street	1767-00000	Reedsburg	Sauk
421 South Eisenhower Parkway	RH-9104-0900	Rhineland	Oneida
502 S. Main St.	276-2326-02-000	Rice Lake	Barron
1203 W Fon du Lac	RIP1614171103023	Ripon	Fond du Lac
807 North Main Street	276-1057-10-000	River Falls	Pierce
333 Phillips Boulevard	181-0173-00000	Sauk City, Village of	Sauk
920 E. Green Bay Avenue	11-025-16-037-00	Saukville, Village of	Ozaukee
401 East Green Bay Street	281-75150-0000	Shawano	Shawano
1029 North 14th Street	205930	Sheboygan	Sheboygan
3320 South Business Drive	431734	Sheboygan	Sheboygan
2702 Calumet Drive	629780	Sheboygan	Sheboygan
3700 University Avenue	0709-174-5410-1	Shorewood Hills, Village of	Dane
4035 N. Oakland Avenue	240-0579-000	Shorewood, Village of	Milwaukee
710 E. Washington Street	V5 0643 00A	Slinger, Village of	Washington
2985 S. Chicago Avenue	777-0518-002	South Milwaukee	Milwaukee
710 West Wisconsin Street	281-02290-0000	Sparta	Monroe
710 West Wisconsin Street	281-02291-0000	Sparta	Monroe
3301 Church Street	230804301417	Stevens Point	Portage
1705 US Highway 51	281/0511-072-8006-2	Stoughton	Dane

Attachment to 2024 Agent Authorization - Walgreen Co.

Address	Parcel No.	Municipality	County
808 South Duluth Avenue	281-68-18000601A	Sturgeon Bay	Door
808 South Duluth Avenue	281-6818000601B	Sturgeon Bay	Door
275 Davison Drive	0811-064-8030-3	Sun Prairie	Dane
275 Davison Drive	0811-064-8045-6	Sun Prairie	Dane
546 North Grand Avenue	0810-024-0034-2	Sun Prairie	Dane
2015 Tower Avenue	07-807-00842-00	Superior	Douglas
N65 W25055 Main Street	SUXV-0228-999-011	Sussex, Village of	Waukesha
266 North Main Street	12-050-03-24-004	Thiensville, Village of	Ozaukee
278 N. Main Street	12-050-03-24-005	Thiensville, Village of	Ozaukee
2206 Washington Street	053-145-001-012.03	Two Rivers	Manitowoc
104 North Main Street	0608-153-1916-2	Verona	Dane
104 North Main Street	286-0608-153-1915-2	Verona	Dane
517 North Main Street	286-00133-0001	Viroqua	Vernon
320 W. Summit Ave.	WLSV1457996003	Wales, Village of	Waukesha
900 E. Main Street	191-04-19-36-015-100	Waterford, Village of	Racine
301 West Main Street	291-0815-0421-134	Watertown	Jefferson
2700 North Grandview Blvd.	WAKC0974089	Waukesha	Waukesha
601 Meadowbrook Road	WAKC0990047	Waukesha	Waukesha
230 Madison Street	WAKC1305465	Waukesha	Waukesha
221 East Sunset Drive	WAKC1350242	Waukesha	Waukesha
401 West Main Street	0809-053-9226-1	Waunakee, Village of	Dane
925 West Fulton	34-25-11-8	Waupaca	Waupaca
999 E. Main St.	292-1315-0421-015	Waupun	Dodge
105 Central Bridge Street	291-2907-261-0957	Wausau	Marathon
4901 Stewart Avenue	291-2907-321-0971	Wausau	Marathon
504 S. 17th Ave.	291-2907-341-0838	Wausau	Marathon
10800 West Capitol Drive	256-0075-007	Wauwatosa	Milwaukee
2656 North Wauwatosa Avenue	331-0777-001	Wauwatosa	Milwaukee
6600 West State Street	384-0009-002	Wauwatosa	Milwaukee
2677 South 108th Street	484-9986-017	West Allis, City of	Milwaukee
6101 W. Greenfield Ave	454-0640-001	West Allis, City of	Milwaukee
8333 West Greenfield Avenue	451-0641-001	West Allis, City of	Milwaukee
603 West Pine Street	191-0090-00000	West Baraboo, Village of	Sauk
1720 W Washington Street	291-1119-113-0065	West Bend	Washington
1921 South Main Street	291-1119-252-0043	West Bend	Washington
5305 Business Highway 51	192-2808-183-1010	Weston, Village of	Marathon
5305 Business Highway 51	192-2808-183-1010	Weston, Village of	Marathon
1041 Main St.	/A 43800001	Whitewater	Walworth
300 Highway 13	291-0213-00000	Wisconsin Dells	Sauk
3200 8th Street	34-13387	Wisconsin Rapids	Wood
900 1st Avenue	WR-17-1	Woodruff, Town of	Oneida



City of De Pere, Wisconsin

Request For Board of Review Action

MEETING DATE: **June 6, 2024**

DEPARTMENT: **City Clerk**

FROM: **Carey Danen**

SUBJECT: **K. 1415 Lawrence Drive**

ATTACHMENTS:

- 1415 Lawrence Dr (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 Guide for 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) Wal-Mart Real Estate Business Trust				Agent name (if applicable) Mallery s.c.			
Owner mailing address P.O. Box 8050				Agent mailing address 731 N. Jackson St., Suite 900			
City Bentonville	State AR	Zip 72716	City Milwaukee	State WI	Zip 53202		
Owner phone (479) 204-3835	Email brandon.caplana@walmart.com		Owner phone (414) 271-1440	Email cstrohbehn@mallerysc.com			
Section 2: Assessment Information and Opinion of Value				rkarnes@mallerysc.com			
Property address 1415 Lawrence Drive				Legal description or parcel no. (on changed assessment notice) WD-D0011-1			
City De Pere	State WI	Zip 54115					
Assessment shown on notice - Total \$11,991,100				Your opinion of assessed value - Total \$8,320,000			

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) Value is excessive based on other comparable big box stores and appraisals.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Based on other big box stores and appraisals.

Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property?..... Yes No
If Yes, provide acquisition price \$ _____ Date - - - - Purchase Trade Gift Inheritance
(mm-dd-yyyy)
- B. Within the last 10 years, did you change this property (ex: remodel, addition)?..... Yes No
If Yes, describe Remodel _____
Date of _____ Cost of _____
changes 12-12-2017 changes \$ 112,041 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: 01-01-2023- -Value 8,320,000 Purpose of appraisal Retrospective Market Value
(mm-dd-yyyy)
If this property had more than one appraisal, provide the requested information for each appraisal. _____

Section 5: BOR Hearing Information

- A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____
Note: This does not apply in first or second class cities.
- B. Provide a reasonable estimate of the amount of time you need at the hearing _____ minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 06-03-2024
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Request for Waiver of Board of Review (BOR) Hearing

Section 70.47 (8m), Wis. Stats., states, "The board may, at the request of the taxpayer or assessor, or at its own discretion, waive the hearing of an objection under sub. (8) or, in a 1st class city, under sub. (16) and allow the taxpayer to have the taxpayer's assessment reviewed under sub. (13). For purposes of this subsection, the board shall submit the notice of decision under sub. (12) using the amount of the taxpayer's assessment as the finalized amount. For purposes of this subsection, if the board waives the hearing, the waiver disallows the taxpayer's claim on excessive assessment under sec. 74.37(3) and notwithstanding the time period under sec. 74.37(3)(d), the taxpayer has 60 days from the notice of hearing waiver in which to commence an action under sec. 74.37(3)(d)."

NOTE: The legal requirements of the Notice of Intent to Appear must be satisfied and the Objection Form must be completed and submitted as required by law prior to the Request for Waiver of Board of Review Hearing being submitted.

NOTE: Request for Waiver must be presented prior to the commencement of the hearing.

Municipality City of De Pere	County Brown
Requestor's name Wal-Mart Real Estate Business Trust	Agent name (if applicable)* Mallery s.c.
Requestor's mailing address P.O. Box 8050, Bentonville, AR 72716	Agent's mailing address 731 N. Jackson St., Suite 900 Milwaukee, WI 53202
Requestor's telephone number (497)204-3835 <input checked="" type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone	Agent's telephone number (414)271-2424 <input checked="" type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone
Requestor's email address brandon.caplana@walmart.com	Agent's email address cstrohbehn@mallerysc.com - rkarnes@mallerysc.com

Property address 1415 Lawrence Drive, De Pere WI 54115	
Legal description or parcel number WD-D0011-1	
Taxpayer's assessment as established by assessor - Value as determined due to waiving of BOR hearing \$11,991,100	
Property owner's opinion of value \$8,320,000	
Basis for request To take matter directly to Circuit Court.	
Date Notice of Intent to Appear at BOR was given 06-03-2024	Date Objection Form was completed and submitted 06-03-2024

All parties to the hearing understand that in granting of this waiver there can be no appeal to the Department of Revenue under sec. 70.85, Wis. Stats. An action under sec. 70.47(13), Wis. Stats., must be commenced within 90 days of the receipt of the notice of the waiving of the hearing. An action under sec. 74.37(3)(d), Wis. Stats., must be commenced with 60 days of the receipt of the notice of the waiving of the hearing.

Requestor's / Agent's Signature

***If agent, attach signed Agent Authorization Form, PA-105**

Decision

Approved Denied

Reason _____

Board of Review Chairperson's Signature _____

Date _____

Taxpayer advised _____
Date _____

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

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

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

Municipality City of De Pere	County Brown
Property owner's name Wal-Mart Real Estate Business Trust	Agent name (if applicable) Mallery s.c.
Owner's mailing address P.O. Box 8050, Bentonville, AR 72716	Agent's mailing address 731 N. Jackson St., Suite 900 Milwaukee, WI 53202
Owner's telephone number (479) 204-3835 <input checked="" type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone	Agent's telephone number (414) 271-2424 <input checked="" type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone
Owner's email address brandon.caplana@walmart.com	Agent's email address cstrohbehn@mallerysc.com - rkarnes@mallerysc.com

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

- Property address 1415 Lawrence Drive, De Pere WI 54115
- Legal description or parcel number from the current assessment roll WD-D0011-1
- Total Property Assessment \$11,991,100
- If agent, attach signed Agent Authorization form, PA-105

Testify by telephone* Submit sworn written statement

Basis for request To take matter directly to Circuit Court.

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

Owner's or Agent's signature 	Date 06-03-2024
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For Board Use Only

Approved Denied

Reason _____

Taxpayer advised _____
Date

Agent Authorization

for Property Assessment Appeals

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

Section 1: Property Owner and Property Information

Company/property owner name Wal-Mart Real Estate Business Trust			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City			County Brown
Mailing address P.O. Box 8050			Street address of property 1415 Lawrence Drive			
City Bentonville	State AR	Zip 72716	City De Pere	State WI	Zip 54115	
Parcel number WD-D0011-1	Phone (479) 204 - 3835	Email brandon.caplana@walmart.com	Fax () -			

Section 2: Authorized Agent Information

Name / title Attys Christopher L Strohbehn, Russell J. Karnes, Samantha S. Bailey, Stephen L. Lovell			Company name Mallery s.c.			
Mailing address 731 North Jackson Street, Suite 900			Phone (414) 271 - 2424	Fax (414) 271 - 8678		
City Milwaukee	State WI	Zip 53202	Email cstrohbehn@mallerysc.com/rkarnes@mallerysc.com			

Section 3: Agent Authorization

Agent Authorized for: (check all that apply) <input checked="" type="checkbox"/> Manufacturing property assessment appeals (BOA) <input type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals <input checked="" type="checkbox"/> Municipal Board of Review <input checked="" type="checkbox"/> Other _____	Enter Tax Years of Authorization 2018, 2019, 2020, 2021, 2022, 2023, 2024 _____ _____
Authorization expires: <u>12 - 31 - 2024</u> (unless rescinded in writing prior to expiration) (mm - dd - yyyy)	
Send notices and other written communications to: (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/> Property Owner	

Section 4: Agreement/Acceptance

I understand, agree and accept:

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

Section 5: Owner Grants Authorization

Owner Sign Here ▶	Owner name (please print) Brandon Caplena	
	Owner signature <i>Brandon Caplena</i>	
	Company or title Walmart Stores, Inc.	Date (mm-dd-yyyy) 04/19/2024-

ADDENDUMLIST OF ADDITIONAL AUTHORIZED AGENTS

<u>Name</u>	<u>Title</u>	<u>Company Name</u>	<u>Mailing Address</u>	<u>Email</u>	<u>Phone</u>
Christopher L. Strohbehn	Attorney	Mallery, s.c.	731 North Jackson Street, Suite 900, Milwaukee, WI 53202	cstrohbehn@mallerysc.com	414-271-2424
Russell J. Karnes	Attorney	Mallery, s.c.	731 North Jackson Street, Suite 900, Milwaukee, WI 53202	rkarnes@mallerysc.com	414-271-2424
Samantha B. Bailey	Attorney	Mallery, s.c.	731 North Jackson Street, Suite 900, Milwaukee, WI 53202	sbailey@mallerysc.com	414-271-2424
Stephen L. Lovell	Attorney	Mallery, s.c.	731 North Jackson Street, Suite 900, Milwaukee, WI 53202	slovell@mallerysc.com	414-271-2424
Bob Wentzel	Consultant	Alliance Property Consultants, Inc.	11985 Technology Drive, Suite 260, Eden, MN 55344	bobwentzel@aol.com	952-942-6734
Bill Wentzel	Consultant	Alliance Property Consultants, Inc.	11985 Technology Drive, Suite 260, Eden, MN 55344	billw@alliancepropertyconsultants.com	952-942-6734