



# Board of Review

## Regular Meeting

335 South Broadway  
De Pere, WI 54115  
[www.deperewi.gov](http://www.deperewi.gov)

## Agenda

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Thursday, June 5, 2025

10:00 AM

Council Chambers and Virtual

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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 5, 2025** 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

- I. Call to Order
  1. Roll Call
  2. Approval of the minutes of the June 6, 2024 Board of Review meeting
  3. Election of the Chair and Vice-Chair
  4. Clerk's report
  5. Assessor's report
  6. Requests for waiver of Board of Review hearing, allowing the property owner an appeal directly to the circuit court.
  7. Review of objections that were received 48 hours in advance
    - A. 2130 Lost Dauphin Road N4
    - B. 1305 Rita Lane

- C. 2134 Fox Point Circle
  - D. 910 Main Avenue
  - E. 920 Main Avenue
  - F. 1243 Danena Drive
  - G. 2098 S Rock River Circle
  - H. 1327 Ridgeway Boulevard
  - I. 930 Hickory Avenue
  - J. 801 Heritage Road
  - K. 650 Black Earth Drive
  - L. 2119 Lost Dauphin Road
  - M. 2123 Lost Dauphin Road
  - N. 221 Riverview Avenue
  - O. 332 Jacobs Court
  - P. 336 Jacobs Court
  - Q. 417 Fourth Street
  - R. 504 Fourth Street
  - S. 512 Fourth Street
  - T. 715 Third Street
  - U. 718 Third Street
  - V. 803 Third Street
  - W. 1716 Lawrence Drive
  - X. 1499 Lawrence Drive
  - Y. 747 Heritage Road
  - Z. 308 Franklin Street
  - AA. 301 Main Avenue
8. Public appearances by objectors without 48 hour notice

## II. 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.

Agenda Sent To:

Alderspersons  
City Manager  
Mayor  
Department Heads  
TV, Newspapers & Radio Stations  
Kress Family Library  
De Pere Chamber of Commerce  
Matthew Barber  
Jeffrey Longlais  
Joel Tingley  
BMG Development LLC  
Tod Friebel  
Ashly & Justin Krumpitsch  
Sheila McCarron  
Kenneth Webb Jr.  
Josh Phillips  
Reinhart Boerner Van Deuren s.c.  
Mazen Alkhalisy  
Kevin & Jackie Zeinemann  
Edward Thompson  
Thomas Delsart  
Steve Traudt, Assessment Reduction Services, LLC  
Belmark, Inc.  
Thomas Wilhelmy, Ryan Law Firm, PLLC  
Jules LeFebvre  
PHE WI, LLC  
Mallery s.c.



**City of De Pere, Wisconsin**

**I.2**

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:**  
**FROM:**  
**SUBJECT:** Approval of the minutes of the June 6, 2024 Board of Review meeting  
**RECOMMENDED ACTION:**

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**ATTACHMENTS:**  
6-6-24 Board of Review Minutes\_draft



# Board of Review

## Regular Meeting

### Draft Minutes

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

Thursday, June 6, 2024

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	
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. Approval of the minutes of the June 6, 2023 Board of Review meeting.

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

3. 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.

4. Clerk's report.

City Clerk Carey Danen reported that Board Member Rob Domol met the mandatory training requirement specified by WI State Statute 70.46(4) by reviewing a Department of Revenue approved BOR training program on June 1, 2024. The Notice of Open Book and Board of Review was published in the Press Times on March 29, 2024 and was 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 2024 assessment roll was received and reviewed on May 1, 2024. Open Book appointments were held online beginning May 2, up until May 30, 2024. In-person Open Book sessions was also held at City Hall on Tuesday, April 30, Wednesday, May 1, and Thursday, May 2, 2024.

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. 1886 Ledgeview Road

This objection was withdrawn prior to the meeting.

B. 1895 Horseshoe Court

Property owner did not appear.

C. 917 Trailside Court

City Clerk Carey Danen swore in Statutory Assessor Jamie Busha and property owner Charles Seyller. Mr. Seyller provided testimony regarding his opinion of value. City Assessor Jamie Busha reviewed comparable properties and answered questions. Board Member Gagan moved, seconded by Board Member Domol to uphold the assessor's valuation. Upon roll call vote, motion carried unanimously.

D. 1515 Fox Ridge Court

City Clerk Carey Danen noted that the city assessor continued under oath for this and all subsequent cases, and swore in property owner Joel Wood. Mr. Wood provided testimony regarding his opinion of value. City Assessor Jamie Busha reviewed an information sheet with comparable properties, 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.

E. 1524 Red Maple Road

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

F. 1912 Snowy Owl Court

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

G. 3030-3036 Ryan Road

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

H. 1601 Lawrence Drive

Assessor Jamie Busha reported that the assessed value for this property was reduced during Open Book, but that the property owner still requested a waiver to Circuit Court. Board Member Gagan moved, seconded by Board Member Kini to uphold the assessor's valuation as it stands currently. Upon vote, motion carried unanimously.

I. 901 Main Av

Assessor Jamie Busha reported that this property owner requested a waiver to Circuit Court. Board Member Gagan moved, seconded by Board Member Domol to uphold the assessor's valuation as it stands currently. Upon vote, motion carried unanimously.

J. 150 South Wisconsin Street

Assessor Jamie Busha reported that this property owner requested a waiver to Circuit Court. Board Member Gagan moved, seconded by Board Member Kini to uphold the assessor's valuation as it stands currently. Upon vote, motion carried unanimously.

K. 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 Kini to uphold the assessor's valuation as it stands currently. Upon vote, motion carried unanimously.

7. Hearings on public appearances by objectors.

None.

8. Deliberations.

Chairperson Gagan moved, seconded by Board Member Domol 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; all others will be sent via mail.

10. Adjournment.

Board Member Gagan moved, seconded by Board Member Domol to adjourn provisionally at 11:15 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.

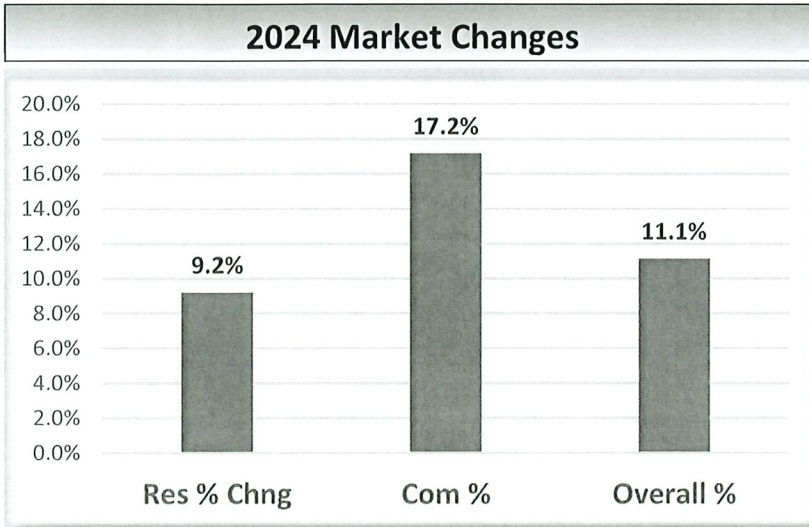
Respectfully submitted,  
Carey Danen, City Clerk



## 2024 Annual Assessor Report De Pere, City of

Accurate has been your Assessor for 19 years. In 2024 we performed a/an A-IMU service. The current contract goes through 2025. Your last Market Update was 2023. \*Residential saw an average increase of 9.21%. All styles of dwellings/parcels that did not see a sale of subject saw an average increase. \*Condos saw an average increase of 13.39% \*Commercial saw an average increase of 17.16%. This was determined by a combination of valid sales, I&E data provided by PO's.

\*\* IMU = Interrim Market Update | A-IMU = Annual Interrim Market Update



Quick Facts	
260	<b>Parcels Visited</b>
1168	<b>2023 Permits Reviewed</b>
645	<b>2023 Total Sales</b>
419	<b>Residential Sales Usable</b>
33	<b>Open Book Appointments</b>

Estimated New Construction	
Residential \$Value	\$ 36,691,300
Commercial \$Value	\$ 10,692,100

Assessment Timeline	
<b>Feb 19</b>	Fieldwork Completed
<b>Apr 5</b>	Real Estate Review Completed
<b>Apr 10</b>	Real Estate Notices Mailed
<b>Apr 30</b>	1st Open Book
<b>May 7</b>	Open Book Notices Mailed
<b>Jun 6</b>	Board of Review

Customer Interactions & Contacts	
<b>210</b>	Residential
<b>86</b>	Commercial




Quality Audits Completed	
Apr 9	Parcel Review Audit
Feb 26	Fieldwork Review Audit

### Next Year's Plans & Updates

We will continue communicate to you any additional changes or updates.

**June 6, 2024  
Board of Review  
Meeting Minutes  
Exhibit B**

**1515 FOX RIDGE CT**

	<b>SUBJECT</b>	<b>COMPARABLE #1</b>		<b>COMPARABLE #2</b>
				
			<b>ADJUSTMENT</b>	<b>ADJUSTMENT</b>
<b>ADDRESS</b>	1515 FOX RIDGE CT	1515 FOX RIDGE CT		2097 LOST DAUPHIN RD
<b>PARCEL</b>	WD-723-18	WD-723-18		WD-836-W-8
<b>ACREAGE</b>	1.983	1.983		0.459
<b>LAND VALUE</b>	\$1,159,900	\$1,159,900	0	\$477,300
<b>STYLE</b>	Modern Multi Story	Modern Multi Story		Modern Multi Story
<b>YEAR BUILT</b>	1978	1978	0	2003
<b>1ST FLOOR</b>	3,012	3,012	0	2,621
<b>2ND FLOOR</b>	2,008	2,008	0	0
<b>FBLA</b>	0	0	0	2,021
<b>EXTERIOR WALL</b>	Masonry/Frame	Masonry/Frame		Masonry/Frame
<b>BEDROOMS</b>	5	5		4
<b>FULL BATHS</b>	5	5	0	3
<b>HALF BATHS</b>	1	1		1
<b>GRADE</b>	A	A	0	B+
<b>CDU</b>	Good	Good		Average
<b>FEATURES</b>	\$6,800	\$6,800	0	\$5,000
<b>ATTACHMENTS</b>	\$60,200	\$60,200	0	\$47,400
<b>DET. IMPS</b>	\$4,900	\$4,900	0	\$8,000
<b>BASEMENT</b>	Full	Full		Full
<b>HEATING-A/C</b>	AC	AC		AC
<b>KITCHEN</b>	Very Good	Very Good		Average
<b>BATH</b>	Good	Good		Average
<b>INTERIOR</b>	Same	Same		Same
<b>CONDITION</b>	Good	Good		Average
		<b>TOTAL ADJUSTMENTS</b>	<b>\$0</b>	<b>TOTAL ADJUSTMENTS</b>
				<b>\$819,620</b>
<b>SALE DATE</b>		11/12/2021		7/25/2023
<b>SALE PRICE</b>		\$2,000,000		\$1,287,500
<b>TIME ADJUSTED PRICE</b>		\$97,600		\$1,287,500
<b>ADJUSTED TOTAL TO SUBJECT</b>	<b>\$2,097,600</b>	<b>\$2,097,600</b>		<b>\$2,107,120</b>
	Subject had a sale in 2021 for \$2,400,000 but included personal property, value was adjusted at that time for this reason.			
<b>\$/ Sq Ft</b>	\$186.79	\$186.79		\$351.10
<b>Avg Adjusted Price</b>	\$2,102,360			



City of De Pere, Wisconsin

I.3

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** Election of the Chair and Vice-Chair  
**RECOMMENDED ACTION:**

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ATTACHMENTS:  
None



City of De Pere, Wisconsin

I.4

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** Clerk's report  
**RECOMMENDED ACTION:**

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ATTACHMENTS:  
None



**City of De Pere, Wisconsin**

**L5**

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** Assessor's report  
**RECOMMENDED ACTION:**

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**ATTACHMENTS:**  
None



**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** Requests for waiver of Board of Review hearing, allowing the property owner an appeal directly to the circuit court.  
**RECOMMENDED ACTION:**

- 
1. 1997 Venture Avenue
  2. 1415 Lawrence Drive \*  
The property owner met the requirements for filing a written or oral notice of intent to appeal and request a waiver; these documents were not received before the agenda publication deadline.
  3. 150 S Wisconsin Street
  4. 901 Main Avenue

**ATTACHMENTS:**  
1997 Venture Av\_objection form, 1997 Venture Av\_agent auth-request for waiver-request to testify, 150 S Wisconsin St, 901 Main Av, Walgreens Agent Authorization

Save

Print

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# 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> Glory Road #1 LLC & Glory Road #2 LLC, acting by and through its tenant, United Natural Foods, Inc.			Agent name <i>(if applicable)</i> Thomas R. Wilhelmy		
Owner mailing address 101 Jefferson Ave., South			Agent mailing address 7760 France Ave. S., 11th Floor		
City Hopkins	State MN	Zip 55343	City Bloomington	State MN	Zip 55435
Owner phone ( ) -	Email Robert.Meiers@unfi.com		Owner phone ( 612 ) 501- 0234	Email Thomas.Wilhelmy@ryanlawyers.com	

### Section 2: Assessment Information and Opinion of Value

Property address 1997 Venture Ave.			Legal description or parcel no. <i>(on changed assessment notice)</i> WD-364-D-506		
City De Pere	State WI	Zip 54115			
Assessment shown on notice - Total \$ 13,600,000			Your opinion of assessed value - Total \$ 8,774,800		

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> Assessed value greatly exceeds the true fair market value.	Basis for your opinion of assessed value: <i>(Attach additional sheets if needed)</i> Recent sales of comparable properties indicate lower value.
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### Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property?.....  Yes  No  
 If Yes, provide acquisition price \$ \_\_\_\_\_ Date \_\_\_\_ - \_\_\_\_ - \_\_\_\_  Purchase  Trade  Gift  Inheritance  
(mm-dd-yyyy)
- B. Within the last 10 years, did you change this property (ex: remodel, addition)?.....  Yes  No  
 If Yes, describe UNFI is a tenant at the subject property and is not aware of any new construction.  
 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 UNFI is a tenant at the subject property.
- D. Within the last five years, was this property appraised? .....  Yes  No  
 If Yes, provide: Date \_\_\_\_ - \_\_\_\_ - \_\_\_\_ Value \_\_\_\_\_ Purpose of appraisal UNFI is a tenant at the subject property and has not ordered an 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): None.  
**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 <i>/s/ Thomas R. Wilhelmy</i>	Date (mm-dd-yyyy) 6 - 2 - 2025
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# City of De Pere, Brown County

## 2025 Notice of Changed Assessment

THIS IS NOT A TAX BILL

Under state law (Sec. 70.365, Wis. Stats.), your property assessment for the current year is listed below.

### Property Owner

31866

7799\*27\*23\*\*\*\*\*AUTO\*\*ALL FOR AADC 530  
 GLORY ROAD #1 LLC ETAL  
 8575 W FOREST HOME AVE STE 160  
 GREENFIELD WI 53228-3469



### Parcel Information

**Parcel #:** WD-364-D-506

**Address:** 1997 VENTURE AV

**Legal Description:**

LOT 1 & OUTLOT 1 OF 36 CSM 217 BNG PRT OF LOT 6 DEPERE  
 BUSINESS PARK 664,929 SQ FT

### General Information

**Open Book:** April 30th, 9:00 a.m. - 12:00 p.m. & 1:00 p.m. - 4:00 p.m.

May 1st, 8:00 a.m. - 1:00 p.m.

**Board of Review:** June 5th, 10:00 a.m. - 12:00 p.m.

**Meeting Location:** De Pere City Hall  
 335 S. Broadway

### Contact Information

**Assessor:** Accurate Appraisal, LLC

920-749-8098

depercity@accurateassessor.com

**Municipal Clerk:** Carey Danen

920-339-4050

cdanen@deperewi.gov

### Assessment Information

State law (sec. 70.32, Wis. Stats.) requires the assessment of taxable property (except agricultural, agricultural forest, and undeveloped) at full value as of January 1 each year. Assessments at a percentage of full value are acceptable when applied uniformly. To determine if your assessment is fair, you must analyze it in relation to full value. This is done by dividing your assessment by the general level of assessment for your municipality.

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 <https://www.revenue.wi.gov/Pages/ERETR/data-home.aspx>.

Year	Assessment Change			PFC / MFL
	Land	Improvement	Total	
2024	\$ 580,100	\$ 9,949,700	\$ 10,529,800	\$
2025	\$ 580,100	\$ 13,019,900	\$ 13,600,000	\$
Total assessment change			\$ 3,070,200	\$
<b>Reason for change(s)</b>				
18 - Market Adjustment				
<b>Preliminary General Level of Assessment</b>		100 %		
Note: If an Agricultural Land Conversion Charge Form PR-298 is enclosed, you must pay a conversion charge under state law (sec. 74.485, Wis. Stats.).				

### To Appeal Your Assessment

**First, discuss with your local assessor** – questions can often be answered by the assessor and not require an appeal to Board of Review (BOR).

**To file a formal appeal** – give notice of your intent to appeal by contacting the BOR clerk at least 48 hours before the BOR begins. Complete and file your appeal form with the BOR clerk no later than the first two hours of the BOR's first meeting. Make sure you file a completed form or the BOR may not review your appeal.

**For more information on the appeal process:**

- Contact your municipal clerk listed above
- Review the "Guide for Property Owners" (<https://www.revenue.wi.gov/Pages/HTML/govpub.aspx>). Contact DOR for a paper copy at [bapdor@wisconsin.gov](mailto:bapdor@wisconsin.gov).



Thomas R. Wilhelm  
Partner, Property Tax Group Leader, Minnesota  
Direct Dial: 651-356-6197  
thomas.wilhelmy@ryanlawyers.com

June 2, 2025

VIA Email & Federal Express Next Day Delivery  
cdanen@deperewi.gov

Ms. Carey Danen  
City Clerk, City of De Pere  
335 S. Broadway St.  
De Pere, WI 54115

RE: Board of Review Documents for property owned by Glory Road #1 LLC & Glory Road #2 LLC, acting by and through its tenant, United Natural Foods, Inc.  
Address: 1997 Venture Ave., De Pere, WI 54115 (Brown County)  
Parcel No.: WD-364-D-506

Dear Ms. Danen:

Enclosed please find the following documents for the above-identified property:

1. Agent Authorization;
2. Objection to Real Property Assessment;
3. Request for Waiver of Board of Review (BOR) Hearing; and
4. Request to Testify by Telephone or Submit a Sworn Statement at the Board of Review.

Glory Road #1 LLC & Glory Road #2 LLC, acting by and through its tenant, United Natural Foods, Inc., respectfully requests that the Board of Review consider its request to waive the hearing before scheduling it to appear in front of the Board. That way, neither Glory Road #1 LLC & Glory Road #2 LLC, acting by and through its tenant, United Natural Foods, Inc., nor the City of De Pere, need to prepare for a hearing that will not take place should the Board grant Glory's request for waiver.

Should the hearing not be waived, Glory Road #1 LLC & Glory Road #2 LLC, acting by and through its tenant, United Natural Foods, Inc., respectfully requests that the Board allow approximately 30 minutes for the hearing time on this property. Additionally, Glory Road #1 LLC & Glory Road #2 LLC, acting by and through its tenant, United Natural Foods, Inc., is not requesting that any Board of Review members be removed from the hearing at this time.

Please call me with any questions. Thank you.

Very Truly Yours,

*/s/ Thomas R. Wilhelm*

Thomas R. Wilhelm  
Partner,  
Property Tax Group Leader

Cc: Accurate Appraisal LLC, Assessor (via email w/enclosures - [info@accurateassessor.com](mailto:info@accurateassessor.com))



# 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 <b>Glory Road #1 LLC &amp; Glory Road #2 LLC</b>		acting by and through its tenant, <b>United Natural Foods, Inc.</b>	Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City	County <b>Brown</b>
Mailing address <b>101 Jefferson Ave., South</b>		Street address of property <b>1997 Venture Ave</b>		
City <b>Hopkins</b>	State <b>MN</b>	Zip <b>55343</b>	City <b>De Pere</b>	State <b>WI</b>
Parcel number <b>WD-364-D-506</b>	Phone <b>( ) -</b>	Email <b>Robert.Meiers@unfi.com</b>	Fax <b>( ) -</b>	

### Section 2: Authorized Agent Information

Name / title <b>Thomas R. Wilhelmy</b>		Company name <b>Ryan Law Firm, PLLC</b>		
Mailing address <b>7760 France Ave. S., 11th Floor</b>		Phone <b>(612) 501 - 0234</b>	Fax <b>(972) 250 - 3599</b>	
City <b>Bloomington</b>	State <b>MN</b>	Zip <b>55435</b>	Email <b>Thomas.Wilhelmy@ryanlawyers.com</b>	

### Section 3: Agent Authorization

<b>Agent Authorized for: (check all that apply)</b>		<b>Enter Tax Years of Authorization</b>	
<input 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		<u>2025</u>	
<input checked="" type="checkbox"/> Other <u>Section 74.37 claim on excessive assessment</u>		<u>2025</u>	
Authorization expires: <u>12 - 31 - 2028</u> <small>(mm - dd - yyyy)</small>		(unless rescinded in writing prior to expiration)	
Send notices and other written communications to: (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input 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

<b>Owner Sign Here</b>	Owner name (please print) <b>Robert J. Meiers</b>	
	Owner signature <i>Robert J. Meiers</i>	
	Company or title <b>Property Tax Manager UNFI</b>	Date (mm-dd-yyyy) <b>5-29-2025</b>



Save

Print

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

Tab to navigate

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 De Pere	County Brown
Property owner's name Glory Road #1 LLC & Glory Road #2 LLC, acting by and through its tenant, United Natural Foods, Inc.	Agent name (if applicable) Thomas R. Wilhelmy
Owner's mailing address 101 Jefferson Avenue, South Hopkins, MN 55343	Agent's mailing address 7760 France Ave. S., 11th Floor Bloomington, MN 55435
Owner's telephone number ( ) - <input type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone	Agent's telephone number ( 612 ) 501 - 0234 <input type="checkbox"/> Land Line <input checked="" type="checkbox"/> Cell Phone
Owner's email address Robert.Meiers@unfi.com	Agent's email address Thomas.Wilhelmy@ryanlawyers.com

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

- Property address 1997 Venture Ave., De Pere, WI 54115-1852
- Legal description or parcel number from the current assessment roll WD-364-D-506
- Total Property Assessment \$ 13,600,000
- If agent, attach signed Agent Authorization form, PA-105

Tab to next field to complete answers to # 1, # 2, and # 4 (Basis for request)

Testify by telephone\*       Submit sworn written statement

Basis for request Significant difference between assessment and property owner's opinion of value.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\* If the request is approved, provide the best telephone number to reach you ( 612 ) 501 - 0234

Owner's or Agent's signature <i>/s/ Thomas R. Wilhelmy</i>	Date 06 - 02 - 2025
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### For Board Use Only

Approved       Denied

Reason \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Taxpayer advised \_\_\_\_\_

Date

## 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 & Joe Rekrut				
Owner mailing address 108 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 \$3,425,500			Your opinion of assessed value – Total \$2,520,000				

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 \$2,520,000	Basis for your opinion of assessed value: (Attach additional sheets if needed) Based on appraisal report previously provided to the City.

### 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  
Walgreen Co. is the tenant and not aware of any listings/offers in last 5 years  
 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 3-20-2025 Value \$2,520,000 (1/1/25) Purpose of appraisal Property tax challenge.  
(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): 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 - 28 - 2025
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# 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 & Joe Rekrut				
Owner mailing address 108 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)				
City De Pere	State WI	Zip	WD-D0200-1				
Assessment shown on notice – Total \$3,465,400			Your opinion of assessed value – Total \$2,425,000				

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 \$2,425,000	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 - - - -  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? Walgreen Co. is the tenant and not aware of any listings/offers in last 5 years.  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 3 - 20 - 2025  Value \$2,425,000 (1/1/25) Purpose of appraisal Property tax challenge.  
(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): 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 - 28 - 2025
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# 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 <b>Walgreen Co.</b>			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> City County Enter municipality → <b>See attached.</b>		
Mailing address <b>108 Wilmot, Mail Stop #3301, Deerfield, IL 60015</b>			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 <b>Deerfield</b>	State <b>IL</b>	Zip <b>60015</b>	City	State	Zip
Parcel number <b>See attached</b>	Phone <b>( ) -</b>	Email <b>kathleen.suvanich@walgreens.com</b>		Fax <b>( ) -</b>	

### Section 2: Authorized Agent Information

Name /title <b>Don Millis, Sara Rapkin, Shawn Lovell, Joe Rekrut and any other employee or agent of Reinhart Boerner Van Deuren s.c.</b>			Company name <b>Reinhart Boerner Van Deuren s.c.</b>		
Mailing address <b>22 East Mifflin Street, Suite 700</b>			Phone <b>( 608 )229 - 2200</b>	Fax <b>( 608 )229 - 2100</b>	
City <b>Madison</b>	State <b>WI</b>	Zip <b>53703</b>	Email <b>dmillis@reinhartlaw.com (w/copy to ejohnson@reinhartlaw.com)</b>		

### Section 3: Agent Authorization

<b>Agent Authorized for: (check all that apply)</b>		<b>Enter Tax Years of Authorization</b>	
<input 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		2025 and subsequent years until revoked in writing	
<input type="checkbox"/> Other _____		_____	
<b>Authorization expires:</b> _____ (unless rescinded in writing prior to expiration)			
(mm - dd - yyyy)			
<b>Send notices and other written communications to: (check one or both)</b> <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

<b>Owner Sign Here</b> ▶	Owner name (please print) <b>Kathleen Suvanich</b>	
	Owner signature 	
	Company or title <b>Walgreen Co, Tax Manager</b>	Date (mm-dd-yyyy) <b>04-02-2025</b>

\* By signing this form, I do not waive any defects in any subpoenas or deficiencies in the manner of service, nor do I consent to the municipality imposing any requirements on me beyond what is required by Wisconsin law.

Parcel	Address	City	County
171-24-0834-06.15	10 Park Ridge Drive	Stevens Point	Portage
251-3106-124-0356	101 N Center Ave	Merrill	Lincoln
33-03254A	1012 N Central Ave	Marshfield	Wood
59281205930	1029 N. 14th St.	Sheboygan	Sheboygan
286-0608-153-1915-2	104 N Main St	Verona	Dane
286-0608-153-1916-2	104 N Main St	Verona	Dane
A 43800001	1041 W Main St	Whitewater	Walworth
276-1057-10-000	1047 N. Main St	River Falls	Saint Croix
236-941-27-2226	10489 SR 27	Hayward	Sawyer
291-2907-261-0957	105 Central Bridge Street	Wausau	Marathon
FDL1517124225601	1060 E Johnson Street	Fond du Lac	Fond du Lac
0710-092-2410-7	108 Cottage Grove Rd	Madison	Dane
221-7	108 W Wall St	Eagle River	Vilas
256-0075-007	10800 W Capitol	Wauwatosa	Milwaukee
12-271-1407-0010	109 N Marquette Rd	Prairie du Chien	Crawford
201-01302-0100	110 Lake Shore Dr W	Ashland	Ashland
276-1767-00000	1100 E Main St	Reedsburg	Sauk
1621530000	1100 Emmers Lane	Oshkosh	Winnebago
221-15-1061F	1106 W Clairemont	Eau Claire	Eau Claire
15-020-11-011.00	11270 N. Prt Wshngtn Rd.	Mequon	Ozaukee
216 1080.D	1133 N. Johns St	Dodgeville	Iowa
6-235-B	116 N Military Ave	Green Bay	Brown
2-53	1165 W Mason St	Green Bay	Brown
07-1026-00-00	1191 Westowne Dr	Neenah	Winnebago
16-14-17-11-030-23	1203 W Fond Du Lac Street	Ripon	Fond du Lac
251-1305-06-000	121 Pine Ave W	Menomonie	Dunn
101-086806	1305 N Casaloma Dr	Grand Chute	Outagamie
36 2202 001 055	1400 E Sumner Street	Hartford	Washington
0606-124-0030-1	1401 Bus Hwy 18/151	Mount Horeb	Dane
17-848	1401 E. Mason	Green Bay	Brown
236-0281-04-100	141 Carmichael Rd	Hudson	Saint Croix
469-3271-5	1433 W. Burnham St.	Milwaukee	Milwaukee
PWV 0901-988	1441 Capitol Dr.	Pewaukee	Waukesha
ED-823	150 S Wisonsin St	De Pere	Brown
11211 1110.30	1500 W James Street	Columbus	Columbia
12770030	1531 Madison Rd	Beloit	Rock
12770035	1531 Madison Rd	Beloit	Rock
12770040	1531 Madison Rd	Beloit	Rock
EGV 1111 982	15350 West Bluemound	Elm Grove	Waukesha
1144 985 005	15650 W. Greenfield Ave.	Brookfield	Waukesha
0511-072-8006-2	1705 US Highway 51	Stoughton	Dane
241-0219400003	1717 Milton Ave.	Janesville	Rock
1119.113.0065	1720 West Washington St	West Bend	Washington
0810-303-0222-8	1725 Northport Dr	Madison	Dane
0411200150	1740 Center Ave	Janesville	Rock
0411200151	1740 Center Ave	Janesville	Rock
07-222-24-205-022	1810 30th Ave	Kenosha	Kenosha
201-1007-01	1819 S Hastings Way	Eau Claire	Eau Claire
221-15-1747	1819 S Hastings Way	Eau Claire	Eau Claire
206-21950530	1901 Praire Ave	Beloit	Rock
31-4-0619-00-0	1901 S. Oneida Str	Appleton	Outagamie

Parcel	Address	City	County
291-0990-047-0000	601 Meadowbrook Rd.	Waukesha	Waukesha
030-0107-001	6020 W Brown Deer Rd	Brown Deer	Milwaukee
030-0107-003	6020 W Brown Deer Rd	Brown Deer	Milwaukee
191 0090-00000	603 W Pine Street	Baraboo	Sauk
514-0303-100-7	6030 W. Oklahoma Ave.	Milwaukee	Milwaukee
251-0709-303-0522-6	606 South Whitney Way	Madison	Dane
206-1114-0322-122	607 Park Ave	Beaver Dam	Dodge
454-0640-001	6101 W Greenfield Ave	West Allis	Milwaukee
008 03-22-26-045-000	6125 Durand Ave	Racine	Racine
507-0938-100-5	620 W Oklahoma Ave	Milwaukee	Milwaukee
695-9995-001	6210 W Loomis	Greendale	Milwaukee
682-9947-002	6241 S Packard Ave	Cudahy	Milwaukee
690-0941-100-3	6292 South 27th Str	Milwaukee	Milwaukee
141-0814-000	6442 N 76th Street	Milwaukee	Milwaukee
384-0009-002	6600 W State St	Wauwatosa	Milwaukee
0608-122-0127-0	6601 Mckee Road	Madison	Dane
226-1181-000	6707 W. Hampton Ave	Milwaukee	Milwaukee
271-02242-0000	675 S Water St	Platteville	Grant
206 03-19-29-077-010	680 Milwaukee Ave	Burlington	Racine
31-5-1173-00-0	700 W College Ave	Appleton	Outagamie
0509-012-6940-1	704 N Main St	Oregon	Dane
281-02290-0000	710 W Wisconsin St	Sparta	Monroe
281-02291-0000	710 W Wisconsin St	Sparta	Monroe
756 9993 020	7130 S 76TH ST	Franklin	Milwaukee
23-251-2426.1	717 8th Ave	Monroe	Green
123-0328-100-0	7171 N Teutonia Ave	Milwaukee	Milwaukee
315 425000	729 W Northland Ave	Appleton	Outagamie
315 425300	729 W Northland Ave	Appleton	Outagamie
91-4-122-072-0032	7520 118Th Ave	Pleasant Prairie	Kenosha
06-123-07-130-020	7525 Sheridan Rd	Kenosha	Kenosha
03-122-10-201-041	7535 Greenbay Rd	Kenosha	Kenosha
0910-202-8620-1	807 S Main St	De Forest	Dane
281-68-18000601A	808 S Duluth Ave	Sturgeon Bay	Door
281-68-18000601B	808 S Duluth Ave	Sturgeon Bay	Door
246-0713-1223-018	812 N Main St	Lake Mills	Jefferson
07857000	819 N. Memorial	Racine	Racine
11-025-16-037-00	829 E Green Bay Ave	Saukville	Ozaukee
0708-154-0330-1	8302 Old Sauk Road	Middleton	Dane
451-0641-001	8333 W. Greenfield Ave.	West Allis	Milwaukee
22808-0833-72746001	849 Woodward Av	Chippewa Falls	Chippewa
053-8987-001	8615 N Port Washington Rd	Fox Point	Milwaukee
WR-17-1	900 1st Ave	Woodruff	Oneida
191 041936015100	900 E MAIN ST	Waterford	Racine
17-30063-060	900 West Ave S	La Crosse	La Crosse
WD-D0200-1	901 Main Street	De Pere	Brown
108-0481-100-7	9040 W. Good Hope Rd.	Milwaukee	Milwaukee
13650540	910 Broad St	Beloit	Rock
526-9938-111-X	9100 W Beloit Rd	Milwaukee	Milwaukee
34-25-11-8	925 W Fulton	Waupaca	Waupaca
YA405200001	939 N. Wisconsin St	Elkhorn	Walworth
875-9991	9449 South Howell Ave.	Oak Creek	Milwaukee



**City of De Pere, Wisconsin**

**I.7**

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** Review of objections that were received 48 hours in advance  
**RECOMMENDED ACTION:**

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**ATTACHMENTS:**  
None



**City of De Pere, Wisconsin**

**I.7.A**

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 2130 Lost Dauphin Road N4  
**RECOMMENDED ACTION:**

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**ATTACHMENTS:**  
2130 Lost Dauphin N4

## 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 <a href="#">authorization (Form PA-105)</a> with this form			
Property owner name <i>(on changed assessment notice)</i> <u>Matthew J Barber</u>				Agent name <i>(if applicable)</i>			
Owner mailing address <u>2130 Lost Dauphin NY</u>				Agent mailing address			
City <u>De Pere</u>		State <u>WI</u>	Zip <u>54115</u>	City		State	Zip
Owner phone <u>(920) 217 - 6839</u>		Email <u>MatthewBarber@aigmail.com</u>		Owner phone <u>( ) -</u>		Email	
Section 2: Assessment Information and Opinion of Value							
Property address <u>2130 Lost Dauphin NY</u>				Legal description or parcel no. <i>(on changed assessment notice)</i> <u>WD-699-K-8</u>			
City <u>De Pere</u>		State <u>WI</u>	Zip <u>54115</u>				
Assessment shown on notice - Total <u>\$438,000</u>				Your opinion of assessed value - Total <u>\$342,000</u>			

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

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

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: <i>(Attach additional sheets if needed)</i>	Basis for your opinion of assessed value: <i>(Attach additional sheets if needed)</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 \$ <u>390,000</u> Date <u>4-28-2023</u> <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance <small><i>(mm-dd-yyyy)</i></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><i>(mm-dd-yyyy)</i></small>	
C. Within the last five years, was this property listed/offered for sale? .....	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, how long was the property listed <i>(provide dates)</i> <u>03-01-2023</u> to <u>04-28-2023</u> <small><i>(mm-dd-yyyy)</i></small> <small><i>(mm-dd-yyyy)</i></small>	
Asking price \$ <u>399,900</u> List all offers received <u>N/A</u>	
D. Within the last five years, was this property appraised?.....	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, provide: Date - - Value <u>N/A</u> Purpose of appraisal <u>Purchase</u> <small><i>(mm-dd-yyyy)</i></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): _____ <b>Note:</b> 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 <u>10</u> minutes.	

Property owner or Agent signature <u>Matthew J Barber</u>	Date <i>(mm-dd-yyyy)</i> <u>5-11-2025</u>
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Dear Borad of Review,

Enclosed you will find my completed Objection to Real Property Assessment. I am the current owner of 2130 Lost Dauphin N4, De Pere, WI 54115. In April 2023, I purchased the condo unit for \$390,000 and my most recent assessment is for \$438,100. Given the current market demand for condos at my location, market conditions including interest rates, I feel a fair assessment of my property is \$342,000.

In the documents enclosed I have printed out realtor.com sales history of two comparable properties. The most recent sale on 10/24/2024 was for the property located at 2130 Lost Dauphin Rd, S1. This property sold for \$378,000 and is 2100 sq ft. Based on the calculation \$180 per sq ft multiplied by my unit square footage of 1900 the value of my property is \$342,000.

Also enclosed is documentation regarding the sale of the property located at 2130 Lost Dauphin Rd N2, De Pere, WI 54115. The property sold for \$360,000 on 5/30/24.

I plan to attend the Board of Review Hearing 6/5/2025 if needed. Thank you for considering my request to fairly assess my property value.

Sincerely,

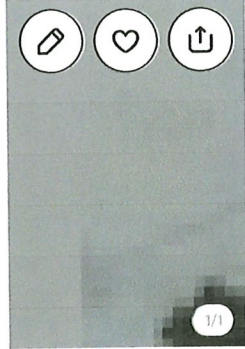


Matthew J. Barber.



< Back

De Pere, WI



All photos

**What's your equity? (It's easy to find ou**

Off Market

1.39 acre lot

2130 Lost Dauphin Rd Unit S1, De Pere, WI 54115

[View on Map](#)

Condo  
Property type

\$158K in 2013  
Last sold

View as owner

Share

[US Military & Veterans \\$100,000 Home Giveaway. See Off. Rules](#)

**Interested in selling 2130 Lost Dauphin Rd Unit S1?**

Estimated value\*

**\$350,036**

\*Estimation is calculated based on tax assessment records, recent sale prices of comparable properties, and other factors.

See your offers

Compare agents with **RealChoice™ Selling**, find a trusted expert

View proposal, no commitment

See real reviews and ratings



**Dennis Kim**

Beckman Properties - Broker #9491545

14 5 years  
Sold Experience

View proposal

2130 Lost Dauphin Rd Unit S1, De Pere, WI 54115



Connect with agent

Latest home equity rates


**Nearby home values**


Address	RealEstimate <sup>SM</sup>	Bed	Bath	Sqft	Lot (sqft)
This home : 2130 Lost Dauphin Rd Unit S1	\$350,036			N/A	60,422
<u>2130 Lost Dauphin Rd Unit 3S, De Pere, WI 54115</u>	\$269,900	3	2	2,100	N/A
<u>2130 Lost Dauphin Rd Unit 2N, De Pere, WI 54115</u>	\$209,900	2	2	1,900	N/A
<u>2130 Lost Dauphin Rd Unit 4N, De Pere, WI 54115</u>	\$254,900	2	2	1,900	N/A

See more 



 **Property history**

 **\$378,000**  
Last sold in 2024

 **\$7**  
2024 taxes

 **2 sales**  
Since 2013

**Price history**

**2024**

Oct 24, 2024      Sold      \$378,000  
Public Record

**2013**

Sep 24, 2013      Sold      \$158,000  
Public Record      -9.66%

Aug 8, 2013      Listing removed      \$167,900      \$80/sqft  
191 days after listed      RANW

2130 Lost Dauphin Rd Unit S1, De Pere, WI 54115



Mar 7, 2013	↓ Price decreased RANW	\$169,900 -\$5,000	\$81/sqft
Jan 29, 2013	Listed RANW	\$174,900	\$83/sqft

[Show more](#) ▾

### Tax History

Year	Taxes	Total assessment		Land		Additions
2024	\$7	\$500	=	\$500	+	-
2023	\$6	\$500	=	\$500	+	-
2022	\$6	\$500	=	\$500	+	-
2021	\$6	\$500	=	\$500	+	-
2020	\$9	\$500	=	\$500	+	-
2019	\$9	\$500	=	\$500	+	-
2018	\$9	\$500	=	\$500	+	-

[Show more](#) ▾

The price and tax history data displayed is obtained from public records and/or MLS feeds from the local jurisdiction. Contact your REALTOR® directly in order to obtain the most up-to-date information available.

**Want to get comps?**

Contact agent

### Home improvements ^

Learn which renovations may increase your property value with our renovation tool.

### Things to consider



#### Visualize renovations

Upload a few photos, choose your style, and start creating.



#### Estimate costs

Explore projects that could add the most value to your home.



### Recommended pros

These pros are highly rated and have upcoming availability in 54115.

### Popular services

2130 Lost Dauphin Rd Unit S1, De Pere, WI 54115



< Back

De Pere, WI

X



What's your equity? (It's easy to find ou

Off Market

2 bed 2 bath 1,900 sqft

2130 Lost Dauphin Rd Unit 2N, De Pere, WI 54115

View on Map

Condos  
Property type

1982  
Year built

\$360K in 2024  
Last sold

\$189  
Price per sqft

View as owner

Share

US Military & Veterans \$100,000 Home Giveaway. See Off. Rules

Interested in selling 2130 Lost Dauphin Rd Unit 2N?

Estimated value\*

\$347,758

\*Estimation is calculated based on tax assessment records, recent sale prices of comparable properties, and other factors.

See your offers

Compare agents with RealChoice™ Selling, find a trusted expert

View proposal, no commitment

See real reviews and ratings



Dennis Kim

Beckman Properties - Broker #9491545

14 5 years

2130 Lost Dauphin Rd Unit 2N, De Pere, WI 54115

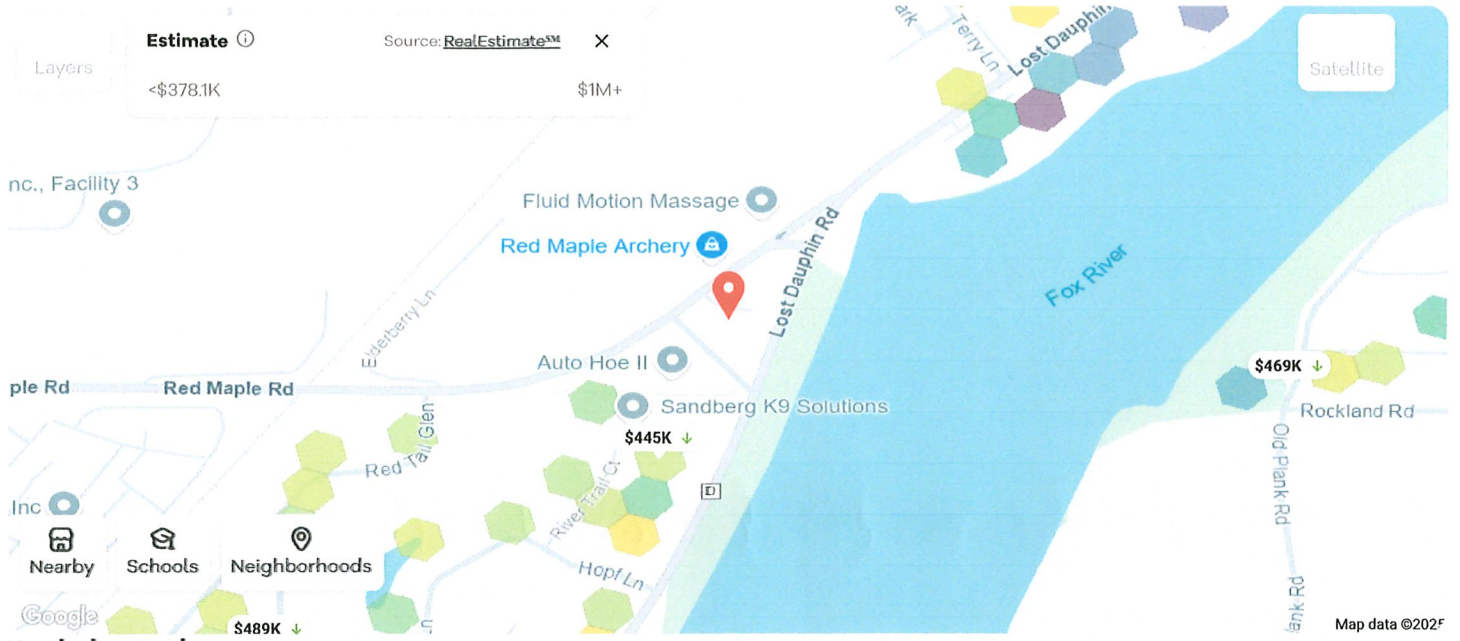
edit share

view proposal

Connect with agent

\$377,250

29



Nearby home values

Address	RealEstimate <sup>SM</sup>	Bed	Bath	Sqft	Lot (sqft)
This home : 2130 Lost Dauphin Rd Unit 2N	\$347,758	2	2	1,900	N/A
<u>2130 Lost Dauphin Rd Unit S3, De Pere, WI 54115</u>	N/A	-	-	N/A	82,816
<u>2130 Lost Dauphin Rd Unit 4N, De Pere, WI 54115</u>	\$399,900	2	2	1,900	N/A
<u>2130 Lost Dauphin Rd Unit S4, De Pere, WI 54115</u>	N/A	-	-	N/A	82,816

See more ▾

UP TO \$1,000 REBATE

GIFT CARD \$200 Grocery Store of your choice

VAN'S

DAIKIN COMFORT PRO

Property history

**\$360,000**  
Last sold in 2024

2 sales  
Since 2018

\$4,433  
2024 taxes

43 years old  
Built in 1982

2130 Lost Dauphin Rd Unit 2N, De Pere, WI 54115



May 30, 2024 111 days after listed	Sold RANW	\$360,000 -9.98%	\$189/sqft
May 2, 2024	↓ Price decreased RANW	\$379,900 -\$10,000	\$200/sqft
Mar 27, 2024	↓ Price decreased RANW	\$389,900 -\$10,000	\$205/sqft
Feb 9, 2024	Listed RANW	\$399,900	\$210/sqft
<b>2023</b>			
Nov 22, 2023 155 days after listed	Listing removed RANW	-	-
Nov 7, 2023	↓ Price decreased RANW	\$399,900 -\$6,000	\$210/sqft
Oct 17, 2023	↓ Price decreased RANW	\$405,900 -\$9,000	\$214/sqft
Sep 8, 2023	↓ Price decreased RANW	\$414,900 -\$5,000	\$218/sqft
Aug 4, 2023	↓ Price decreased RANW	\$419,900 -\$5,000	\$221/sqft
Jun 20, 2023	Listed RANW	\$424,900 +102.33%	\$224/sqft

[Show more](#) ▾

**Tax History**

Year	Taxes	Total assessment		Land		Additions
2024	\$4,433	\$312,500	=	\$31,200	+	\$281,300
2023	\$3,968	\$272,500	=	\$31,200	+	\$241,300
2022	\$4,329	\$264,600	=	\$31,200	+	\$233,400
2021	\$3,910	\$220,500	=	\$26,000	+	\$194,500
2020	\$4,033	\$210,000	=	\$26,000	+	\$184,000
2019	\$3,993	\$210,000	=	\$26,000	+	\$184,000
2018	\$4,125	\$209,000	=	\$26,000	+	\$183,000

[Show more](#) ▾

2130 Lost Dauphin Rd Unit 2N, De Pere, WI 54115





**City of De Pere, Wisconsin**

**I.7.B**

**Request for Board of Review Action**

---

**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 1305 Rita Lane  
**RECOMMENDED ACTION:**

---

**ATTACHMENTS:**  
1305 Rita Ln

## 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) <b>JEFFREY J. LONGLAIS</b>				Agent name (if applicable)			
Owner mailing address <b>1305 RITA LANE</b>				Agent mailing address			
City <b>DE PERE</b>		State <b>WI</b>	Zip <b>54115</b>	City		State	Zip
Owner phone <b>(920) 510-4012</b>		Email <b>DEJ@WISDOT.AOL</b>		Owner phone ( ) -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address <b>1305 RITA LANE</b>				Legal description or parcel no. (on changed assessment notice) <b>WD-746-D-6</b>			
City <b>DE PERE</b>		State <b>WI</b>	Zip <b>54115</b>				
Assessment shown on notice - Total <b>363,800</b>				Your opinion of assessed value - Total <b>OVER VALUED BY 13,800</b>			

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			<b>363,800</b>
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) <b>VALUATION TOO HIGH</b>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <b>SPEC HOME, NO MASTER SUITE NO MASONRY FRONT CORNER LOT (2 STREET IMPROVEMENTS)</b>

Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property? <input type="checkbox"/> Yes <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide: Date <u>10</u> - <u>    </u> - <u>24</u> Value <u>    </u> ? Purpose of appraisal <u>HOME HELIX LOAN</u> <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): _____ <b>Note:</b> 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) <b>5-12-25</b>
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City of De Pere, Wisconsin

I.7.C

**Request for Board of Review Action**

---

**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 2134 Fox Point Circle  
**RECOMMENDED ACTION:**

---

The property owner met the requirements for filing a written or oral notice of intent to appeal; an official objection form was not received before the agenda publication deadline.

ATTACHMENTS:  
None



**City of De Pere, Wisconsin**

**I.7.D**

**Request for Board of Review Action**

---

**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 910 Main Avenue  
**RECOMMENDED ACTION:**

---

**ATTACHMENTS:**  
910 Main Av

# 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) <b>BMG Development LLC.</b>				Agent name (if applicable)			
Owner mailing address <b>972 Green Ridge DR.</b>				Agent mailing address			
City <b>De Pere</b>		State <b>WI</b>	Zip <b>54115</b>	City		State	Zip
Owner phone <b>(920) 819-0395</b>		Email <b>Bajewski Bruce@gmail.com</b>		Owner phone ( ) -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address <b>910 Main Ave.</b>				Legal description or parcel no. (on changed assessment notice) <b>Parcel # WD-709</b>			
City <b>De Pere</b>		State <b>WI</b>	Zip <b>54115</b>	<b>\$546,250</b>			
Assessment shown on notice - Total <b>\$669,900.00</b>				Your opinion of assessed value - Total <b>Average increase 9.16% / Mine 41% / <del>15%</del> 15% ↑</b>			

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) <b>My increase is over 4 times the average community increase. (9.16%)</b>	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 \$ \_\_\_\_\_ 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 **In 2025 my tenant moved a bathroom forward and put up 1 wall.**  
 Date of changes **Spring - 2025** Cost of changes \$ **10-15K ±** 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) - - - - (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): \_\_\_\_\_  
**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 **10-20** minutes.

Property owner or Agent signature <b>Bruce M Bajewski</b>	Date (mm-dd-yyyy) <b>5-29-2025</b>
--	---------------------------------------





**City of De Pere, Wisconsin**

**I.7.E**

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 920 Main Avenue  
**RECOMMENDED ACTION:**

---

**ATTACHMENTS:**  
920 Main Av

## 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:**

<b>Section 1: Property Owner / Agent Information</b>				<b>* If agent, submit written authorization (Form PA-105) with this form</b>			
Property owner name (on changed assessment notice) <b>BMG Development LLC</b>				Agent name (if applicable)			
Owner mailing address <b>972 Green Ridge Dr.</b>				Agent mailing address			
City <b>De Pere</b>		State <b>WI</b>	Zip <b>54115</b>	City		State	Zip
Owner phone <b>(920) 819-0395</b>		Email <b>Gajewski Bruce @ gmail.com</b>		Owner phone ( ) -		Email	
<b>Section 2: Assessment Information and Opinion of Value</b>							
Property address <b>920 Main Ave</b>				Legal description or parcel no. (on changed assessment notice) <b>Parcel WD-709-2</b>			
City <b>De Pere</b>		State <b>WI</b>	Zip <b>54115</b>				
Assessment shown on notice - Total <b>\$615,400.00</b>				Your opinion of assessed value - Total <b>Average Increase 9.16% / Mine 33.7% / <del>515,200</del> 12% ↑</b>			

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) <b>My Increase is over 3 1/2 times what the average community increase is (9.16%)</b>	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 \$ \_\_\_\_\_ 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 10-15 minutes.

Property owner or Agent signature <b>Bruce M Gajewski</b>	Date (mm-dd-yyyy) <b>5-29-2025</b>
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City of De Pere, Wisconsin

I.7.F

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 1243 Danena Drive  
**RECOMMENDED ACTION:**

---

The property owner met the requirements for filing a written or oral notice of intent to appeal; an official objection form was not received before the agenda publication deadline.

ATTACHMENTS:  
None



City of De Pere, Wisconsin

I.7.G

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 2098 S Rock River Circle  
**RECOMMENDED ACTION:**

---

ATTACHMENTS:  
2098 S Rock River Ci - objection form, 2098 S Rock River Ci - 2021 Appraisal

# 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) <u>Ashly and Justin Krumpitsch</u>				Agent name (if applicable)			
Owner mailing address <u>2098 S. Rock River Cir.</u>				Agent mailing address			
City <u>De Pere</u>	State <u>WI</u>	Zip <u>54115</u>	City	State	Zip		
Owner phone <u>(920) 562-8599</u>		Email <u>Krumpitschashly@gmail.com</u>		Owner phone ( ) -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address <u>2098 S. Rock River Cir.</u>				Legal description or parcel no. (on changed assessment notice) <u>ED-2250</u>			
City <u>De Pere</u>	State <u>WI</u>	Zip <u>54115</u>					
Assessment shown on notice - Total <u>\$ 426,100</u>				Your opinion of assessed value - Total <u>\$ 350,000</u>			

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

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

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) <u>Homes we were compared to have finished basements and remodeling, professional landscaping.</u>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <u>1504 MCRAE Cir. \$375,000 sold 691 W. Rock River Cir. \$417K - finished basement, deck, new roof</u>

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 \$ <u>319,900</u> Date <u>10-30-2021</u> <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance	
B. Within the last 10 years, did you change this property (ex: remodel, addition)?.....	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, describe <u>Added partial fence.</u>	
Date of changes <u>- 2023</u> Cost of changes \$ <u>5,000</u> Does this cost include the value of all labor (including your own)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
C. Within the last five years, was this property listed/offered for sale? .....	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, how long was the property listed (provide dates) _____ to _____	
Asking price \$ <u>319,900</u> List all offers received <u>We bought it in 2021. Appraisal was \$320,000</u>	
D. Within the last five years, was this property appraised?.....	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, provide: Date <u>5-25-2021</u> Value \$ <u>320,000</u> Purpose of appraisal <u>home purchase</u>	
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 <u>5</u> minutes.	
Property owner or Agent signature	Date (mm-dd-yyyy)

## Triserv Appraisal Management Solutions

### Warranty of Appraiser Independence

Triserv Appraisal Management Solutions (Triserv) hereby certifies that the appraisal report referenced within this document was engaged, prepared and received in a manner compliant with the Dodd-Frank Financial Reform regarding Appraiser Independence.

#### Subject Property

**Address:** 2098 S Rock River Cir

**City:** De Pere

**State:** WI

**Zip:**

**FHA Case #:**

**Date of Inspection:** 05/25/2021

#### Appraiser Engagement

Please note that Triserv represents a 3rd party vendor authorized by the Lender | Client to select, retain and provide for compensation of the appraiser. Appraiser selection was performed at the sole discretion of Triserv is based upon appraiser availability, proximity to the property, and a history past performance.

#### Prevention of improper influences

Triserv implements an appraiser selection process whereby the Lender | Client is unaware of the appraisers identity until the appraisal is completed and delivered. In addition the appraiser is provided with only the originating firms name and address in order to identify the lender client within the appraisal report.

#### Triserv's No Coercion Policy

Triserv's policy of No Coercion is specifically designed to prohibit the coercion, influencing, or otherwise encouragement of an appraiser to provide a misstated appraisal in connection with a mortgage loan. To that end, the appraiser has in no way been informed by Triserv of the subject's estimated market value, loan amount or loan to value ratio. Please note that for purchase transactions, the appraiser has been provided with a copy of the purchase contract as per USPAP Standards Rule 1-5a.

Internal Quality Control Group

Triserv Appraisal Management Solutions

[www.triservllc.com](http://www.triservllc.com)

3200 Packerland Drive  
De Pere, WI 54115  
(920) 494-5707  
Fax: (920) 494-7511

James J. Hock, Jr., SRA / Certified  
General Appraiser #1011-10  
Tracy A. Ward / Certified  
Residential Appraiser #1735-9

**APPRAISAL OF**



***Single Family Residence***

**LOCATED AT:**

2098 S Rock River Cir  
De Pere, WI 54115-4139

**FOR:**

Capital Credit Union  
PO Box 2526  
Green Bay, WI, 54306-2526

**BORROWER:**

Ashly and Justin Krumplitsch

**AS OF:**

May 25, 2021

**BY:**

Tracy A. Ward  
Certified Residential Appraiser #1735-009

# J-H APPRAISALS, LLC

21039831  
File No. 10436

3200 Packerland Drive  
De Pere, WI 54115  
(920) 494-5707  
Fax: (920) 494-7511

James J. Hock, Jr., SRA / Certified  
General Appraiser #1011-10  
Tracy A. Ward / Certified  
Residential Appraiser #1735-9

May 26, 2021

Triserv Appraisal Management Solutions  
Capital Credit Union  
PO Box 2526  
Green Bay, WI, 54306-2526

File Number: 10436

Gentlemen:

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

*2098 S Rock River Cir  
De Pere, WI 54115-4139*

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

In my opinion, the market value of the property as of *May 25, 2021* is:

***\$320,000***  
***Three Hundred Twenty Thousand Dollars***

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

Very truly yours,



Tracy A. Ward  
Certified Residential Appraiser #1735-009

taw

Uniform Residential Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

**SUBJECT**

Property Address 2098 S Rock River Cir City De Pere State WI Zip Code 54115-4139  
 Borrower Ashly and Justin Krumpltsch Owner of Public Record Amy A. Truttman County Brown  
 Legal Description 15,369 sf / River Park 6th Addition, Lot 344  
 Assessor's Parcel # ED-2250 Tax Year 2020 R.E. Taxes \$ 4,796  
 Neighborhood Name Rock River Map Reference 19775 Census Tract 101  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ 102  PUD HOA \$ 0  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe)  
 Lender/Client Capital Credit Union Address PO Box 2526, Green Bay, WI 54306-2526  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). DOM 37; Per RANW-MLS #50238621, subject was listed for sale for \$319,900 on 04/19/2021.

**CONTRACT**

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.  
 Arms length sale; Offer to Purchase dated 04/30/23021 for \$319,900. Addendum A dated 04/30/2021. Counter Offer to Purchase dated 05/01/2021. Real Estate Condition Report. Addendum TR. Addendum WB-36. This property was < continued in addendum >  
 Contract Price \$ 319,900 Date of Contract 04/30/2021 Is the property seller the owner of public record?  Yes  No Data Source(s) County Records  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid. \$0; No financial assistance provided.

**NEIGHBORHOOD**

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60 %			
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	5 %			
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	80 Low	5	Multi-Family	5 %			
Neighborhood Boundaries Subject neighborhood is bounded by Hoffman Road to North - Libal		600 High	50	Commercial	5 %			
Street to West - Chicago Street to South - East River to East.		250 Pred.	25	Other Parks	25 %			
Neighborhood Description See Attached Addendum...								

Market Conditions (including support for the above conclusions) See Attached Addendum...

**SITE**

Dimensions 98 x 128 x 110 x 140 Area 15377 sf Shape Rectangular Corner View N;Res;  
 Specific Zoning Classification R-1 w/ PDD Zoning Description Single Family Residence District with Planned Development District  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe) See Attached Addendum...  
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe. See Attached Addendum...  
 Utilities **Public** **Other (describe)** **Public** **Other (describe)** **Off-site Improvements—Type** **Public** **Private**  
 Electricity  200 amp panel Water  Street Blacktop   
 Gas  Sanitary Sewer  Alley None   
 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone Zone AE FEMA Map # 55009C0259F FEMA Map Date 08/18/2009  
 Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe. See Attached Addendum...  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe. The subject site is located in the flood plain as per attached FEMA map. There are no apparent adverse easements, encroachments or other adverse conditions noted. I conducted a casual visual inspection of surrounding properties from the street and observed no hazardous environmental conditions on the subject property or in the immediate area. I am not an environmental specialist and make no warranties with regard to hazardous environmental conditions that may exist on the subject site or surrounding properties.

**IMPROVEMENTS**

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls Concrete/Avg.	Floors Hwd/ Crpt/Vnyl/Av	# of Stories 2	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls Vinyl/Average	Walls Plaster/Avg.
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 827 sq. ft.	Roof Surface Comp Shingle/Avg.	Trim/Finish Wood/Average	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts Aluminum/Avg.	Bath Floor Vinyl/Average
Design (Style) Colonial	<input type="checkbox"/> Outside Entry/Exit <input checked="" type="checkbox"/> Sump Pump	Window Type Dbl. Hung/Avg.	Bath Wainscot Tub/ShowerSurrAvg.	Year Built 2003	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated Wood/Average	Car Storage <input type="checkbox"/> None
Effective Age (Yrs) 10	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens Half Screens/Avg.	<input checked="" type="checkbox"/> Driveway # of Cars 2	Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities <input type="checkbox"/> WoodStove(s) #0	Driveway Surface Concrete
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 1 <input type="checkbox"/> Fence None	<input checked="" type="checkbox"/> Garage # of Cars 2	<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Patio <input checked="" type="checkbox"/> Porch Covered	<input type="checkbox"/> Carport # of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None <input checked="" type="checkbox"/> Other Deck	<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in	Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)	Finished area above grade contains: 6 Rooms 4 Bedrooms 2.1 Bath(s) 2,168 Square Feet of Gross Living Area Above Grade		

Additional features (special energy efficient items, etc.) See Attached Addendum...

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3; No updates in the prior 15 years; Subject property is 18 years old as per Assessment records and is considered to be in average condition. Additional updating: water heated in 2015 - radon mitigation in 2016 - roof on rear of home in 2017 - siding on rear of home in 2017 - patio door in 2017.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe. There are no apparent physical deficiencies or adverse conditions that would affect the livability, soundness or structural integrity of the property. If these factors are a concern to the Client or customer of the Client, a home inspection by a qualified home inspector is recommended.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe. The property, in its existing state, would tend to conform to the neighborhood in terms of functional utility, style, condition and overall quality of construction.

Uniform Residential Appraisal Report

There are **3** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **290,000** to \$ **319,900**  
 There are **8** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **295,000** to \$ **315,000**

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
2098 S Rock River Cir	737 Desplaine Rd	1815 S Sunkist Cir		208 Shelley Ln			
Address	De Pere, WI 54115-4139	De Pere, WI 54115-3737		De Pere, WI 54115-3732		De Pere, WI 54115-3756	
Proximity to Subject		0.29 miles NW		0.75 miles NW		0.56 miles SW	
Sale Price	\$ 319,900	\$ 325,000	\$ 325,000	\$ 325,000	\$ 315,000		
Sale Price/Gross Liv. Area	\$ 147.56 sq. ft.	\$ 191.63 sq. ft.	\$ 132.33 sq. ft.	\$ 325,000	\$ 133.47 sq. ft.		
Data Source(s)		RANW-MLS #50234944;DOM 31		RANW-MLS #50232908;DOM 118		RANW-MLS #50224048;DOM 31	
Verification Source(s)		WI-DOR Doc #2950072		WI-DOR Doc #2952977		WI-DOR Doc #2913521	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Cash;0		ArmLth Cash;0		ArmLth Conv;0	
Date of Sale/Time		s03/21;c02/21		s03/21;c12/20		s07/20;c06/20	9,000
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	15377 sf	11761 sf	0	12197 sf	0	10890 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2;Colonial	DT2;Colonial		DT2;Colonial		DT2;Colonial	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	18	23	0	29	0	23	0
Condition	C3	C3		C3		C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	6 4 2.1	6 3 2.1	0	9 4 2.1	0	7 4 2.1	0
Gross Living Area 30	2,168 sq. ft.	1,696 sq. ft.	14,160	2,456 sq. ft.	-8,640	2,360 sq. ft.	-5,760
Basement & Finished Rooms Below Grade	827sf0sfin	840sf604sfin	-9,060	1282sf0sfin	0	1252sf0sfin	0
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA C/Air	FWA C/Air		FWA C/Air		FWA C/Air	
Energy Efficient Items	Insulation	Insulation		Insulation		Insulation	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw	
Porch/Patio/Deck	Cov. Porch/Patio	Cov. Porch/Patio		Covered Porch	2,000	Stoop/Patio	1,000
Amenities	1 F/P	1 F/P		1 F/P		1 F/P	
Amenities	Deck	None	2,000	Deck		None	2,000
Exterior Siding	Vinyl	Vinyl/Brick	0	Vinyl/Brick	0	Vinyl/Brick	0
Net Adjustment (Total)		[X] + [ ] - \$ 5,100		[ ] + [X] - \$ 6,640		[X] + [ ] - \$ 6,240	
Adjusted Sale Price of Comparables		Net Adj. 1.6% Gross Adj. 8.4% \$ 330,100		Net Adj. -2.0% Gross Adj. 3.3% \$ 318,360		Net Adj. 2.0% Gross Adj. 5.6% \$ 321,240	

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain \_\_\_\_\_

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.  
 Data source(s) RANW-MLS and WI-DOR

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.  
 Data source(s) RANW-MLS and WI-DOR

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer		06/13/2016		
Price of Prior Sale/Transfer		\$190,000		
Data Source(s)	RANW-MLS/WI DOR	RANW-MLS/WI DOR #2749344	RANW-MLS/WI DOR	RANW-MLS/WI DOR
Effective Date of Data Source(s)	05/26/2021	05/26/2021	05/26/2021	05/26/2021

Analysis of prior sale or transfer history of the subject property and comparable sales **No prior sale history for Subject or Comparables except as noted above and if applicable. Sale No. 1 previously transferred on 06/13/2016 for \$190,000 per Doc #2749344.**

Summary of Sales Comparison Approach. **See Attached Addendum...**

Indicated Value by Sales Comparison Approach \$ **320,000**

Indicated Value by: Sales Comparison Approach \$320,000 Cost Approach (if developed) \$326,500 Income Approach (if developed) \$0

My final reconciliation is based on the Direct Sales Comparison Approach. In this local real estate market, very little consideration is given to the Cost Approach as an indicator of true market value. The Direct Sales Comparison Approach is weighted most heavily as typical buyers and sellers make purchase decisions based on this Approach. (See Addendum...)

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: \_\_\_\_\_

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is **\$320,000** as of **05/25/2021**, which is the date of inspection and the effective date of this appraisal.

SALES COMPARISON APPROACH

RECONCILIATION



Uniform Residential Appraisal Report

**ADDITIONAL COMMENTS**

This appraisal is not to be construed as a building inspection. Appraiser is not a qualified building inspector and makes no warranties or representations as to the structural soundness and/or condition of the subject property. Appraiser is not qualified to detect problems with mechanical systems, structural problems, environmental problems such as radon, molds, or hidden defects. If these items are a concern to the client and/or customer of the client, a building inspection performed by a qualified commercial building inspector is recommended.

It is assumed that the site is capable of continued support of the existing improvements. Appraiser is not a building engineer and has no knowledge of the capability of the soil to continue to support existing building improvements. The site is basically level and at road grade.

It is assumed that the information relating to the location of or existence of public utilities that has been obtained through a verbal inquiry from the appropriate authority, or has been ascertained from visual evidence is correct. No warranty has been made regarding the exact location or capacities of public utility systems.

The purpose of this assignment is to develop an opinion of market value in the subject property. The definition of market value is in the Addendum of this report.

The function of this appraisal report is to provide Capital Credit Union/lender with an Appraisal Report. The intended use of this appraisal is to assist the lender in analyzing a new loan for the subject property. The intended use of this appraisal is to assist the lender and/or its designated representatives. The report may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser and the appraiser specifically disclaims any liability to such unauthorized third parties.

No personal property is given any value in this appraisal report.

**COST APPROACH TO VALUE (not required by Fannie Mae)**

Provide adequate information for the lender/client to replicate the below cost figures and calculations.  
 Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) See attached 'Subject Site Valuation/Vacant Land Sales' Addendum....

<b>COST APPROACH</b>	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE See Cost Addendum..... = \$		53,600
	Source of cost data Marshall/Swift Residential Cost Estimator	Dwelling	2,168 Sq. Ft. @ \$ 108.37..... = \$	234,946
	Quality rating from cost service 3.5 Effective date of cost data 12/2020	Bsmt: 827	Sq. Ft. @ \$ 28.72..... = \$	23,751
	Comments on Cost Approach (gross living area calculations, depreciation, etc.) See Attached Addendum...	Garage/Carport 888	Sq. Ft. @ \$ 32.14..... = \$	28,540
		Total Estimate of Cost-New		287,237
		Less 100 Physical Functional External		
		Depreciation \$30,327		30,327
		Depreciated Cost of Improvements .....		256,910
		"As-is" Value of Site Improvements .....		16,004
	Estimated Remaining Economic Life (HUD and VA only) 90 Years	INDICATED VALUE BY COST APPROACH..... = \$		326,500

**INCOME APPROACH TO VALUE (not required by Fannie Mae)**

Estimated Monthly Market Rent \$ \_\_\_\_\_ X Gross Rent Multiplier \_\_\_\_\_ = \$ \_\_\_\_\_ Indicated Value by Income Approach  
 Summary of Income Approach (including support for market rent and GRM) n/a

**PROJECT INFORMATION FOR PUDs (if applicable)**

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached  
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.  
 Legal name of project n/a  
 Total number of phases \_\_\_\_\_ Total number of units \_\_\_\_\_ Total number of units sold \_\_\_\_\_  
 Total number of units rented \_\_\_\_\_ Total number of units for sale \_\_\_\_\_ Data source(s) \_\_\_\_\_  
 Was the project created by the conversion of an existing building(s) into a PUD?  Yes  No If Yes, date of conversion. \_\_\_\_\_  
 Does the project contain any multi-dwelling units?  Yes  No Data source(s) \_\_\_\_\_  
 Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion. \_\_\_\_\_  
 Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options. \_\_\_\_\_  
 Describe common elements and recreational facilities. \_\_\_\_\_

## Uniform Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

## Uniform Residential Appraisal Report

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

Uniform Residential Appraisal Report

- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature Tracy A. Ward  
 Name Tracy A. Ward  
 Company Name J-H Appraisals, LLC  
 Company Address 3200 Packerland Dr  
De Pere, WI 54115  
 Telephone Number 920-494-5707  
 Email Address tracy@j-happraisalsllc.com  
 Date of Signature and Report 05/27/2021  
 Effective Date of Appraisal 05/25/2021  
 State Certification # 1735-9  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State WI  
 Expiration Date of Certification or License 12/14/2021

ADDRESS OF PROPERTY APPRAISED  
2098 S Rock River Cir  
De Pere, WI 54115-4139

APPRAISED VALUE OF SUBJECT PROPERTY \$ 320,000

LENDER/CLIENT  
 Name Triserv Appraisal Management Solutions  
 Company Name Capital Credit Union  
 Company Address PO Box 2526  
Green Bay, WI 54306-2526  
 Email Address \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

SUBJECT PROPERTY  
 Did not inspect subject property  
 Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_  
 Did inspect interior and exterior of subject property  
 Date of Inspection \_\_\_\_\_

COMPARABLE SALES  
 Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_

## Uniform Appraisal Dataset Definitions

**Condition Ratings and Definitions**

**C1** The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.\*

*\*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

**C2** The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*\*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

**C3** The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*\*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

**C4** The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*\*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

**C5** The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*\*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

**C6** The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*\*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

**Quality Ratings and Definitions**

**Q1** Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

**Q2** Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

**Q3** Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

**Q4** Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

**Q5** Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

**Q6** Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

**Definitions of Not Updated, Updated, and Remodeled****Not Updated**

**Little or no updating or modernization. This description includes, but is not limited to, new homes.**

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

**Updated**

**The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.**

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

**Remodeled**

**Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.**

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

**Explanation of Bathroom Count**

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.



## ADDENDUM

Borrower: Ashly and Justin Krumpalisch	File No.: 10436	
Property Address: 2098 S Rock River Cir	Case No.: 21039831	
City: De Pere	State: WI	Zip: 54115-4139
Lender: Capital Credit Union		

### **Analysis of the Sales Contract**

Continued from Analysis of the Sales Contract: listed on the open market and this appears to be an arms-length type transaction.

### **Neighborhood Description**

The subject property is located on the East side of the City of De Pere. It is located in a neighborhood of homes consisting of average to good quality ranch, split-level and two story properties similar in age to subject. The market area of the subject property is considered to be the City of De Pere and the Southeast side of the City of Green Bay and the Village of Bellevue. The market area provides the necessary support services such as schools, religious services, retail, restaurants and employment.

According to the RANW-MLS statistics for the defined neighborhood, in the last four years there has been a total of 423 sales of single family homes with sale prices ranging from \$96,000 to \$535,000.

Subject is located on the corner of South Rock River Circle and East River Drive. Rock River Circle has light fronting traffic and East River Drive has light to moderate fronting traffic. Subject has average convenience to amenities. Subject is within several blocks of public schools and parks. The commercial development is located along the fringe of the neighborhood and does not appear to adversely affect subject property marketability. The public schools are located in the Unified District of De Pere which received a '82 Exceeds Expectations' rating from the Wisconsin Department of Public Instruction.

*The \$102 in Special Charges is for Storm Water Management.*

### **Neighborhood Market Conditions**

There are no significant interest buydowns or concessions affecting the local market. Currently, there are approximately 152 active listings of single family properties in subject's market area with approximately 3 listings located in subject neighborhood with similar features and qualities similar to subject. This listing total is an indication of the inventory of competing listings for sale within neighborhood boundaries.

Based on sale data obtained from the RANW-MLS, the average days on market for single family properties in the subject market area is approximately 50 days. There have been 8 sales of similar properties within the subject market area in the past 12 months. With 3 active listings, the supply and demand appears to be in balance. Therefore, a reasonable estimate of exposure time for the subject property at the opinion of value indicated is the same as the marketing time or 1 to 3 months. The percentage of Sale Price to List Price in this area is 100%.

According to market activity data obtained from RANW-MLS, the average home sale price for properties in the De Pere area from May of 2019 to May of 2020 was \$174,558 and from May of 2020 to May of 2021 was \$196,588. This is a 12.62% increase and indicates stable market values for this area. Slight changes in the average sale price can be attributed to many factors other than strictly market appreciation. Based on this data, market values in the subject neighborhood are estimated to have remained fairly stable over the past year.

Brown County is located in Northeastern Wisconsin at the junction of the Fox and East Rivers, which empty into the Bay of Green Bay off Lake Michigan. The County is located 114 miles North of Milwaukee, 204 miles North of Chicago, and 284 miles East of Minneapolis-St. Paul. Brown County is comprised of the Cities of Green Bay and De Pere and the Villages of Allouez, Ashwaubenon, Pulaski, Wrightstown and Howard.

The unemployment rate in Brown County in January of 2021 was 3.9% with the state unemployment rate at 4.5% compared to 6.8% for the United States.

The Green Bay area has an excellent highway transportation system. A 22-mile beltway, consisting of Interstate 41, State Highway 172 and Interstate 43, encircles the entire metropolitan area. Interstate 41 runs through the West side of the metropolitan area and connects the area with the Fox Cities to the South. Interstate 43, which is located on the North and East sides of the City, connects the area with Milwaukee to the South. A number of state highways also serve the Brown County area including Highway 29, which runs East/West through the state and connects with Interstate 94 and Minneapolis-St. Paul.

### **Zoning Compliance**

Based on my research and analysis, the subject appears to conform to the City of De Pere's current zoning code.

### **Highest and Best Use**

The four tests of Highest and Best Use for a property are:

1. Legally Permissible: The subject is a legally conforming use of the site under the current zoning code/regulations for the City of De Pere.
2. Physically Possible: The subject use is considered to be physically possible as the existence of the subject improvements would indicate the site is capable of supporting the improvements.
3. Financially Feasible: The site could be developed in a number of ways, but the current improvements are considered to be financially feasible.
4. Maximally Productive: The current improvements provide the highest value under the current zoning restrictions and therefore, the existing use is considered to be the maximally productive use.

After considering the four tests of Highest and Best Use, I conclude that the existing use as a single family property is the Highest and Best Use, as the value of the subject site as improved exceeds the value of the subject site as vacant. The timing of the use is immediate. The most likely purchaser would be a single owner and the most likely user would be a single owner/occupant.

ADDENDUM

Borrower: Ashly and Justin Krumpflich		File No.: 10436
Property Address: 2098 S Rock River Cir		Case No.: 21039831
City: De Pere	State: WI	Zip: 54115-4139
Lender: Capital Credit Union		

**Utilities/Off-Site Improvements**

Subject has all municipal utilities which is typical of this area. Utilities appear to be in working order.

**Additional Features**

Subject is considered to be of average quality construction. Subject has a 50 gallon gas water heater - gas forced air furnace with central air - sump pump - 200 amp electrical panel - security system - water softener.

Subject has a covered front porch - concrete patio - deck - vinyl exterior - composition shingle roof - two stall attached garage with sheetrock and particle board w and ceiling. Subject has hardwood, carpet and vinyl flooring - plaster walls and ceilings - wood double hung windows - six panel interior doors - foyer has open staircase to second floor - kitchen has can lighting - living room has a three panel patio door to patio, corner gaslog fireplace - rear entry foyer has a door to basement and door to garage, bench and hooks, closet - second floor bedroom/bonus room has two closets, skylights - ceiling fans - ensuite full bath has a shower surround with glass door.

**Comments on Sales Comparison**

Five Comparable Sales and one Comparable Listing are used in arriving at a market value of subject property. The Comparables are properties located in similar markets having for the most part similar utility. The primary elements of comparison considered when selecting comparable sales were style, square footage, age and location.

Comparables are located within the neighborhood boundaries and in subject's market area in similar areas as subject property. These Comparables are the best available, most similar to the subject in terms of style, size, quality and amenities.

The range of adjusted value was between \$311,640 and \$330,399. In the final analysis, all Comparables have been given equal consideration. All Comparables required some degree of adjusting. These adjustments are made for differences in square footage, basement finish, basement bath count, garage size and amenities. Sale Nos. 3, 4 and 5 have a 3% time adjustment for their older sale dates.

All Comparables fall within the guidelines established by the appraisal profession and are considered to be reliable value indicators.

Array of Sales Data:

Sale No. 5	\$311,640		
Sale No. 4	\$313,721		
Sale No. 2	\$318,360		
	<b>Subject</b>	<b>\$320,000</b>	
Sale No. 3	\$321,240		
Sale No. 1	\$330,100		
Listing No. 6	\$330,399		

The value indications derived from the Comparables are arrayed in relation to the subject property. This method helps reconcile the value indications into a single estimate of value for the subject property. A value in the middle of this indicated range is concluded as the subject is similar to all Comparables utilized. Also, the Indicated Value by Sales Comparison Approach, \$320,000, is calculated using the following weights:

- 20.0% - 737 Desplaine Rd; Sale Price \$325,000; Adjusted Value \$330,100; Gross Adj: 8.4%
- 20.0% - 1815 S Sunkist Cir; Sale Price \$325,000; Adjusted Value \$318,360; Gross Adj: 3.3%
- 20.0% - 208 Shelley Ln; Sale Price \$315,000; Adjusted Value \$321,240; Gross Adj: 5.6%
- 17.5% - 1980 Charles St; Sale Price \$312,986; Adjusted Value \$313,721; Gross Adj: 6.7%
- 17.5% - 2028 Rush Ct; Sale Price \$300,000; Adjusted Value \$311,640; Gross Adj: 5.9%
- 5.0% - 2343 Hopf Ln; Sale Price \$349,444; Adjusted Value \$330,399; Gross Adj: 6.6%

**Final Reconciliation**

The Income Approach is not developed on a single family property due to a lack of reliable market rental data for single family rental properties of this type and quality. A reliable Gross Rent Multiplier cannot be developed and reliable rental income cannot be supported and as such, the Income Approach cannot be developed. It is not necessary to develop this Approach to arrive at a credible value conclusion.

**Cost Approach Comments**

See attached Sketch Addendum for square foot calculation. The cost new was taken from a current local cost analysis and Marshall and Swift residential cost software program. The land value was developed from a market data comparison. Depreciation was based on age/life, observed condition, market data analysis, and a total economic life estimated at 100 years. Marshall and Swift supports this Approach (See addendum).

**Extra Comments**

The subject property is located approximately 6 miles from my office. This assignment requires geographic competency as part of the scope of work. I have spent sufficient time in the subject market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale or a rental and a comparable rental.

The quality and condition ratings for the subject property and comparable sales are based on my personal inspection of the subject and my interpretation of the photos and comments for comparable sales from the RANW-MLS and how they compare to the subject

ADDENDUM

Borrower: Ashly and Justin Krumpitsch		File No.: 10436
Property Address: 2098 S Rock River Cir		Case No.: 21039831
City: De Pere	State: WI	Zip: 54115-4139
Lender: Capital Credit Union		

property. I do not have access or knowledge of quality and condition ratings from my peers for the comparable sales used. Additionally, the appraiser does not have knowledge or information regarding the adjustment methods utilized by other appraisers or the Fannie Mae model.

***05/27/2021 - Revision Request: I corrected the address to 2098 South Rock River Circle. Listing No. 6 is located over 4 miles from subject on the West side of the City of De Pere. It is used as it is the best available listing most similar to subject. Listings located on the East side of the City of De Pere were of higher quality and square footage and not considered similar to subject.***

ADDENDUM

Borrower: Ashly and Justin Krumpflich		File No.: 10436
Property Address: 2098 S Rock River Cir		Case No.: 21039831
City: De Pere	State: WI	Zip: 54115-4139
Lender: Capital Credit Union		

**APPRAISAL DEVELOPMENT AND REPORTING PROCESS:**

This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the 2020-2021 issue of Uniform Standards of Professional Appraisal practice for an Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of the discussion contained in this report is specific to the needs of the client, and for the intended use stated in this appraisal report.

The appraiser is also not responsible for unauthorized use of this appraisal report. In preparing this appraisal report, the appraiser inspected subject property's site, and both the exterior and interior of the improvements. In addition, information on improved sales was gathered, confirmed, and analyzed, and the Sales Comparison Analysis Approach was applied.

**PURPOSE, FUNCTION, AND SCOPE OF THE APPRAISAL:**

The purpose of this appraisal report is to estimate the market value, as defined, as of the effective date of the appraisal report. This appraisal report is for no other purpose than property valuation, and the appraiser is neither qualified nor attempting to go beyond that narrow scope.

The function of this report is to present the data and reasoning employed by the appraiser in forming a professional opinion of the market value of specified interests in subject property to facilitate underwriting or mortgage lending decisions and to communicate the appraiser's conclusions to the client. The reader should be aware that there are inherent limitations to the accuracy of the information and analysis contained in this appraisal report. Before making any decision based on the information and analysis contained in this report, it is critically important to read this entire section to understand these limitations. Opinions and estimates expressed herein represent the appraiser's best judgement but should not be construed as advice or recommendation to act. Any actions taken should be based on the client's own judgment and the decision process should consider many factors other than just the value estimate and information given in this appraisal report.

This appraisal report is made for the exclusive use of the lending institution identified within this appraisal report, its successors, and/or its assigns. Appraisal reports made for lenders are technical documents specifically made to lender requirements and the specific technical needs of the client. Casual readers are cautioned about their limitations, and are cautioned against possible misinterpretation of the information contained in these reports. It is suggested that those who possess this appraisal report should not give photocopies to others. Certainly, legal advice should be obtained on potential liability issues before this is done. Neither the appraiser nor this company assume any liability for harm caused by reliance upon an incomplete or altered copy of an appraisal report (including all addendum and attachments) given out by others. Anyone with a question on whether their copy of an appraisal report is incomplete or altered should contact our office.

The scope of the appraisal included a number of independent investigations and analyses including a casual walk through inspection, both inside and outside, of subject property. The appraiser did not inspect areas accessible only by ladder, by crawling or other equivalent means, and did not move furniture, boxes, or other personal property for access to various areas of the property. In addition, no inspection was made of areas which may present an unreasonable risk or injury.

The structures were not checked for building code violations, and it is assumed that all buildings meet applicable codes unless so stated in the appraisal report. The age of any improvements to subject property mentioned in this report should be considered as a rough estimate. The appraiser is not sufficiently skilled in the construction trades to be able to reliably estimate the age of the improvements by observation. We therefore rely on circumstantial evidence or conversations with those who might be somewhat familiar with the history of the property. The existence of insulation, if any is mentioned, was discovered through observation, conversations with others, and/or circumstantial evidence. Since it is usually not exposed to view, the accuracy of any statements about insulation cannot be guaranteed. Wells and septic systems, if any, are assumed to be in good working condition, and of sufficient size and capacity of the stated highest and best use.

This appraisal report should not be considered a report on the physical items that are a part of subject property. Although the report may contain information about the physical items being appraised, it should be clearly understood that this information is only to be used as a general guide for valuation purposes and not as a complete or detailed physical report. Because no detailed inspection was made and because such knowledge goes beyond the scope of this appraisal, any observed condition or other comments given in this appraisal report should not be taken as a guarantee that a problem does not exist. Specifically, no warranty is made or implied regarding the physical condition or adequacy of the structural, mechanical, plumbing, or electrical systems and equipment.

The appraiser did not operate the mechanical equipment or open panels, doors or covers for access to the mechanical systems and equipment. The appraiser does not have the technical knowledge, skills, or training possessed by third party inspectors, and is not qualified to evaluate the mechanical and structural systems and components. The client is urged to retain an expert in these areas, if desired. Any obvious defects have been identified in the depreciation and improvement description section of the appraisal report.

In this appraisal assignment, the existence of potentially hazardous materials which may have been used in the construction or maintenance of the improvements has not been considered. The presence of substances such as asbestos, lead based paint, petroleum leakage, ureaformaldehyde foam insulation, radon gas, or other environmental conditions, which may or may not be present on the property, may have a negative influence on the value of subject property. However, the consideration of the effects of such substances on the value of subject property is beyond the purpose and scope of this appraisal report. The appraiser is not qualified to detect or test such substances or conditions. The estimated value reported herein reflects the total value of subject property, as if unaffected by any potentially hazardous materials. The appraiser cautions against the use of this appraisal report without knowledge of the intended purpose and limited scope of this appraisal report. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Market data was obtained from some or all of the following sources: office files, public records, property transfers, title companies, other appraisers, the local multiple listing services, and/or independent investigations by the appraiser. Information provided to the appraiser by sources such as government agencies, financial institutions, accountants, attorneys, architects, engineers, brokers, contractors, and others is assumed to be true, correct, and reliable. Therefore, no responsibility is assumed for the accuracy of said data.

Reproduction cost estimates contained in the Cost Approach (if applicable) are usually developed from cost manuals and local sources. Physical depreciation estimates are based on a modified age/life depreciation method, and where replacement costs are indicated the Cost Approach is included for reference only.

The comparable sales data relied upon in this report is believed to be from reliable sources, and an exterior inspection of the comparable sales was made by the appraiser. However, it was not possible to inspect them all in detail. Therefore, unless otherwise indicated, no interior inspection of the comparable sales was made. The value conclusions are subject to the accuracy of said data.

**ADDENDUM**

Borrower: Ashly and Justin Krumpitsch		File No.: 10436
Property Address: 2098 S Rock River Cir		Case No.: 21039831
City: De Pere	State: WI	Zip: 54115-4139
Lender: Capital Credit Union		

The discovery of comparable sales data is generally limited to a search of the multiple listing service records, and when deemed necessary, additional sources are investigated. In the appraiser's opinion, the research sources used were sufficient for the investigation of subject property, and the discovery of comparable market data and the sales recited are analyzed are sufficient to provide a reliable estimate of value for the property being appraised. However, because of the diversity of the data discovery process, there may be other sales which may be more comparable, more recent, or more proximate to subject property which were not discovered and which were, therefore, not included in the sales analysis.

The client is advised that this appraisal assignment has been performed with a limited amount of data. The data limitations can result from the appraiser's lack of expertise in certain areas that go beyond the scope of the ordinary knowledge of an appraiser, the inability of the appraiser to view portions of the property, the diverse nature of the data discovery process, and the inherent constraint. The appraisal budget (and the fee of this appraisal report) did not contain unlimited funds to investigation. Inevitably, there is a significant possibility that we do not possess all information relevant to subject property.

In the appraiser's judgment, the scope of the appraisal is adequate for the purpose and function of this report. When appropriate, the scope of the appraisal is treated in more detail in separate sections of the report. The readers attention is also directed to the certification, assumptions, and limiting conditions of the appraisal report, and interested parties should contact us for the exact extent of our data collection of any point which they believe to be important to their decision making.

The appraiser has physically inspected the interior and exterior of subject property, has conducted an investigation with regard to the history of the property, and has used the multiple listing service records, the municipal assessor's records, along with the appraiser's own files. In addition, the appraiser has viewed the comparable sales used. In addition, I have also confirmed, via public records and the multiple listing service records, all sales used within this appraisal report, and have verified the sales data and if the transaction were finalized.

The map reference for the Census Tract refers to the Census Tract Atlas of Wisconsin 2010.

**INSTRUCTIONS TO THE APPRAISER:**

The appraiser has been instructed by the client to estimate the market value of subject property, as of the date of the appraisal, as the "AS IS" condition.

The appraisal report conforms to the Uniform Standards of Professional Appraisal Practice ("USPAP").

The value estimate shown within the appraisal report is based on a normal marketing time of three to six months.

The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan. As of the date of this report, Tracy A. Ward, Wisconsin Certified Residential Appraiser #1735-009, have completed the requirements under the continued education program.

I certify that the use of this appraisal report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

In addition, I certify that, to the best of my knowledge and belief, the reported analysis, opinions, and conclusions were developed, and this appraisal report was prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

**MARSHALL & SWIFT COST ADDENDUM**

Borrower: Ashly and Justin Krumplitsch	File No.: 10436
Property Address: 2098 S Rock River Cir	Case No.: 21039831
City: De Pere	State: WI Zip: 54115-4139
Lender: Capital Credit Union	

## Standard Report

Estimate ID:	10436
Property Owner:	Ashly and Justin Krumplitsch
Address:	2096 South Rock River Circle
City:	De Pere
State/Province:	Wisconsin
ZIP/Postal Code:	54115
Surveyed By:	
Survey Date:	5/26/2021

Single-family Residence	Floor Area:	2,168 Square Feet
Effective Age: 10	Quality:	3.5 Average/Good
Cost as of: December, 2020	Condition:	3.5 Average/Good
Style: Two Story		
Exterior Wall: Frame, Siding, Vinyl 100%		
Plumbing Fixtures: 14		

	Units	Cost	Total
Base Cost	2,168	75.99	164,746
Plumbing Fixtures	14	2,142.30	29,992
Composition Shingle	2,168	1.64	3,556
Floor Cover Allowance	2,168	6.82	14,786
Warmed & Cooled Air	2,168	7.55	16,368
Appliance Allowance	1	5,494.50	5,495
<b>Basic Structure Total Cost</b>	<b>2,168</b>	<b>108.37</b>	<b>234,943</b>
Total Basement Area	827	28.72	23,751
<b>Subtotal Basement</b>			<b>23,751</b>
Attached Garage	888	32.14	28,540
<b>Subtotal Garage</b>			<b>28,540</b>
Open Slab Porch	224	8.52	1,908
Wood Deck	144	25.81	3,717
Raised Slab Porch with Roof	55	43.26	2,379
Site Improvements	1	8,000.00	8,000
<b>Subtotal Extras</b>			<b>16,004</b>
<b>Replacement Cost New</b>	<b>2,168</b>	<b>139.87</b>	<b>303,238</b>
Physical + Functional Depreciation 10.0%			30,327
<b>Total Depreciated Cost</b>			<b>272,911</b>
Site Value			53,600
<b>Non Building</b>			<b>53,600</b>
<b>Total</b>			<b>\$326,511</b>

Cost data by CoreLogic®, Inc. and its licensors, all rights reserved.

**J-H APPRAISALS, LLC**

3200 Packerland Drive De Pere, WI 54115 920-494-5707 Fax: (202) 494-7511	James J. Hawk, Jr., SRA / Certified General Appraiser #1011-10 Todd A. Ward / Certified Residential Appraiser #1725-9
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Market Conditions Addendum to the Appraisal Report

File No. 10436

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 2098 S Rock River Cir City De Pere State WI Zip Code 54115-4139
Borrower Ashly and Justin Krumplitsch

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis table with columns: Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, Overall Trend. Rows include Total # of Comparable Sales, Absorption Rate, Total # of Comparable Active Listings, Months of Housing Supply, Median Sale & List Price, etc.

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). There is a limited amount of sales information available in reference to seller concessions. There is not enough data available to determine a trend. My analysis of other sales in the subject and competing neighborhoods indicate that concessions from sellers for closing costs are not unusual in this market and there doesn't appear to be any unusual seller concessions noted at this time. Mortgages are readily available with no creative financing noted.

Are foreclosure sales (REO sales) a factor in the market? Yes No (checked) If yes, explain (including the trends in listings and sales of foreclosed properties). Foreclosure sales are not a factor in the defined subject market area/neighborhood.

Cite data sources for above information. The data sources for the above information is the local Realtor Association of Northeastern Wisconsin MLS data.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. The limited number of comparable sales and listings in the subject neighborhood is insufficient to support a definite trend analysis. The closed sales which have occurred in this area and the current supply of comparable listings appears to be in balance in this area. Therefore, it is my opinion that this local area has stable property values and an approximate 3 month marketing period. There does not appear to be any downward pressure on property values caused by foreclosure properties and mortgage financing is readily available without the need for creative financing or buydowns.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Table for Condominium/Co-op Projects with columns: Subject Project Data, Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, Overall Trend. Rows include Total # of Comparable Sales, Absorption Rate, Total # of Active Comparable Listings, Months of Unit Supply.

Are foreclosure sales (REO sales) a factor in the project? Yes No (checked) If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties. Not Applicable.

Summarize the above trends and address the impact on the subject unit and project. Not Applicable.

APPRaiser and SUPERVISORY APPRAISER (ONLY IF REQUIRED) signature and contact information fields.

MARKET RESEARCH & ANALYSIS
CONDO / CO-OP PROJECTS
APPRaiser

**SUBJECT PROPERTY PHOTO ADDENDUM**

Borrower: Ashly and Justin Krumpltsch	File No.: 10436
Property Address: 2098 S Rock River Cir	Case No.: 21039831
City: De Pere	State: WI
Lender: Capital Credit Union	Zip: 54115-4139



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: May 25, 2021  
Appraised Value: \$ 320,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

**J-H APPRAISALS, LLC**

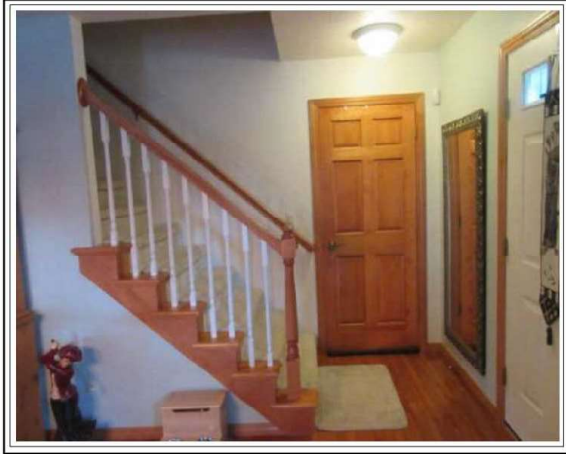
1000 Procheville Drive  
De Pere, WI 54115  
(920) 426-1307  
Fax: (920) 424-7511

James J. Hock, Jr., MBA, J. Certified  
General Appraiser #1015-10  
Tracy A. Wood, J. Certified  
Residential Appraiser #1715-9

INTERIOR PHOTOS

Borrower: Ashly and Justin Krumplitsch  
Property Address: 2098 S Rock River Cir  
City: De Pere  
Lender: Capital Credit Union

File No.: 10436  
Case No.: 21039831  
State: WI  
Zip: 54115-4139



Foyer



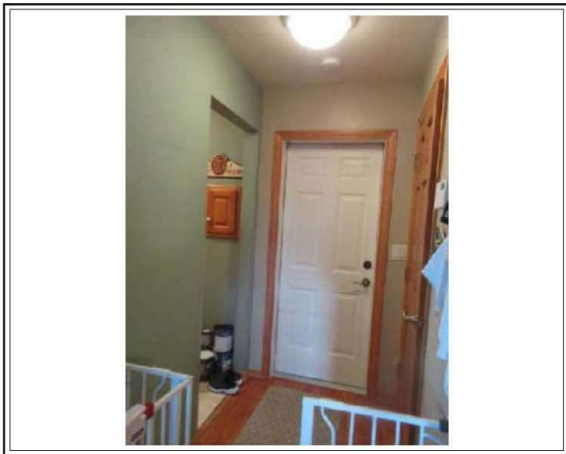
Dinette



Kitchen

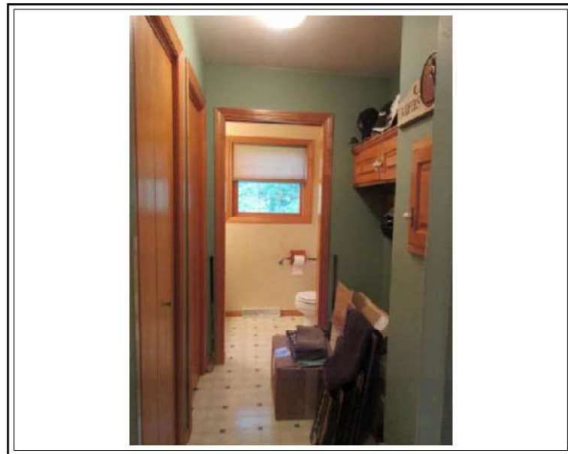


Living Room



Foyer

Rear Entry Foyer



Foyer

Rear Entry Foyer - Additional View

INTERIOR PHOTOS

Borrower: Ashly and Justin Krumplitsch  
Property Address: 2098 S Rock River Cir  
City: De Pere  
Lender: Capital Credit Union

File No.: 10436  
Case No.: 21039831  
State: WI  
Zip: 54115-4139



Half Bath



Full Bathroom

2nd Floor



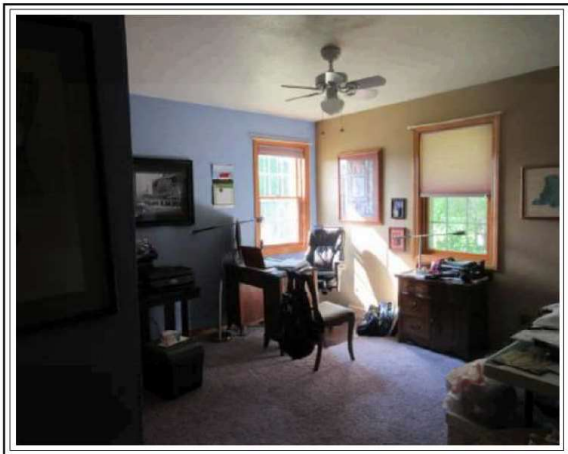
Master Bedroom

2nd Floor



Ensuite Full Bath

2nd Floor



Bedroom

2nd Floor



Bedroom

2nd Floor

SUBJECT PHOTO ADDENDUM

Borrower: Ashly and Justin Krumplitsch  
Property Address: 2098 S Rock River Cir  
City: De Pere  
Lender: Capital Credit Union

File No.: 10436  
Case No.: 21039831  
State: WI  
Zip: 54115-4139



BEDROOM / BONUS ROOM (over Garage)



PATIO



DECK



ADDITIONAL FRONT / SIDE VIEW

SUBJECT PHOTO ADDENDUM

Borrower: Ashly and Justin Krumplitsch  
Property Address: 2098 S Rock River Cir  
City: De Pere  
Lender: Capital Credit Union

File No.: 10436  
Case No.: 21039831  
State: WI  
Zip: 54115-4139



SIDE / FRONT VIEW



STREET VIEW - SOUTH ON EAST RIVER DRIVE



STREET VIEW - NORTH ON EAST RIVER DRIVE



ADDITIONAL STREET VIEW

**COMPARABLE PROPERTY PHOTO ADDENDUM**

Borrower: Ashly and Justin Krumplitsch	File No.: 10436	
Property Address: 2098 S Rock River Cir	Case No.: 21039831	
City: De Pere	State: WI	Zip: 54115-4139
Lender: Capital Credit Union		



**COMPARABLE SALE #1**

737 Desplaine Rd  
De Pere, WI 54115-3737  
Sale Date: s03/21;c02/21  
Sale Price: \$ 325,000



**COMPARABLE SALE #2**

1815 S Sunkist Cir  
De Pere, WI 54115-3732  
Sale Date: s03/21;c12/20  
Sale Price: \$ 325,000



**COMPARABLE SALE #3**

208 Shelley Ln  
De Pere, WI 54115-3756  
Sale Date: s07/20;c06/20  
Sale Price: \$ 315,000

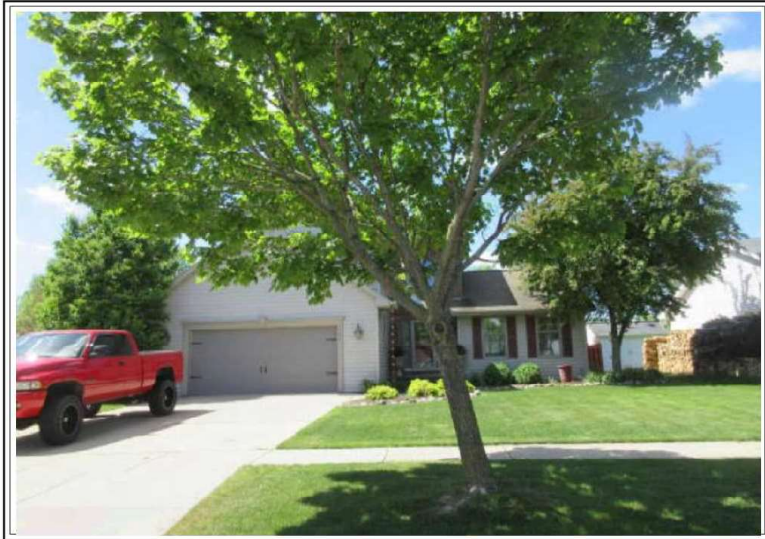
**J-H APPRAISALS, LLC**

1500 Procheville Drive  
De Pere, WI 54115  
(920) 486-5157  
Fax: (920) 484-7511

James J. Hock, Jr., MBA / Certified  
General Appraiser #1091-10  
Tracy A. Wood / Certified  
Residential Appraiser #1715-9

**COMPARABLE PROPERTY PHOTO ADDENDUM**

Borrower: Ashly and Justin Krumplitsch	File No.: 10436	
Property Address: 2098 S Rock River Cir	Case No.: 21039831	
City: De Pere	State: WI	Zip: 54115-4139
Lender: Capital Credit Union		



**COMPARABLE SALE #4**

1980 Charles St  
De Pere, WI 54115-3729  
Sale Date: s10/20;c10/20  
Sale Price: \$ 312,986



**COMPARABLE SALE #5**

2028 Rush Ct  
De Pere, WI 54115-4147  
Sale Date: s09/20;c08/20  
Sale Price: \$ 300,000



**COMPARABLE SALE #6**

2343 Hopf Ln  
De Pere, WI 54115-8120  
Sale Date: Active  
Sale Price: \$ 349,444

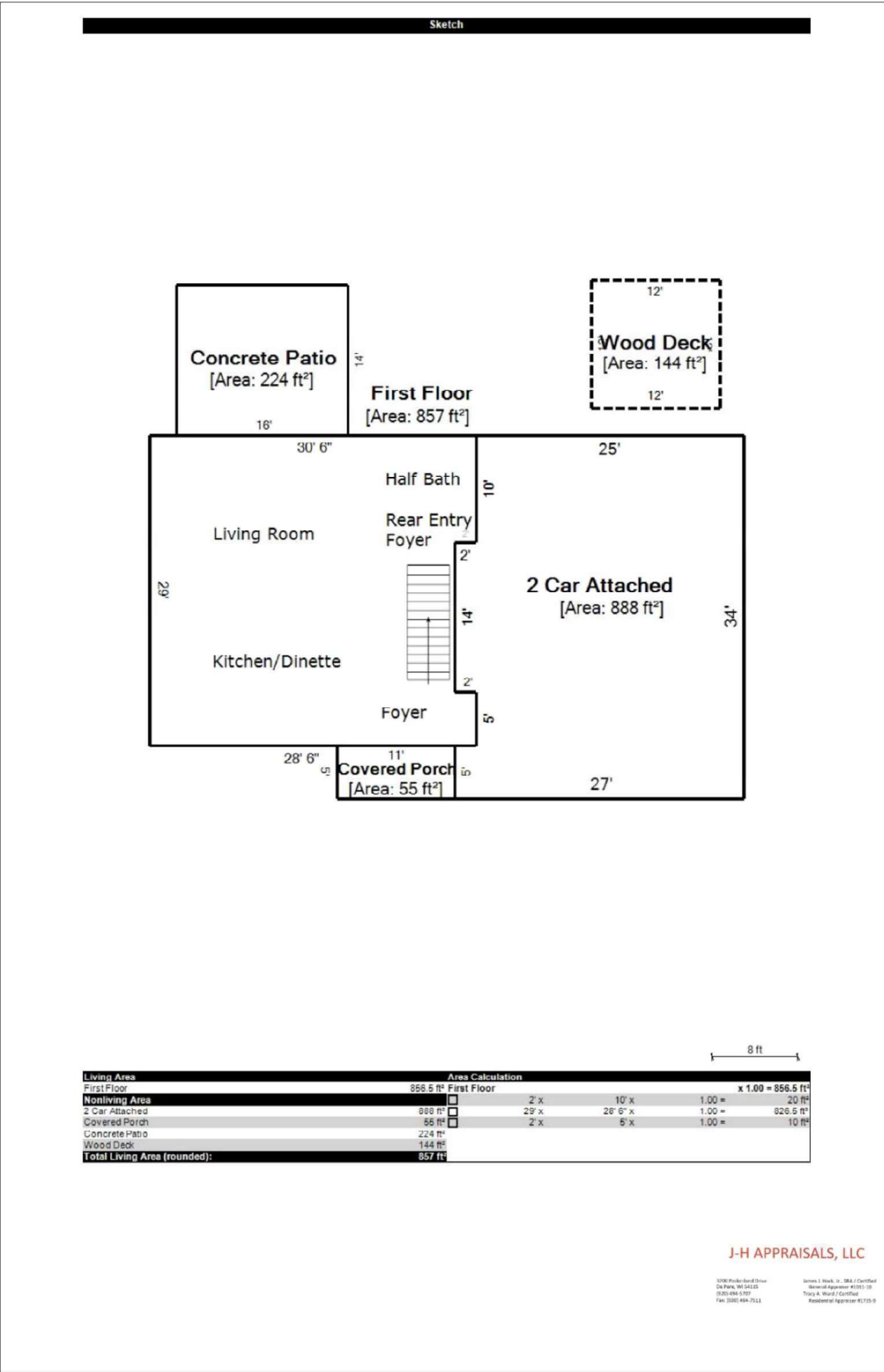
**J-H APPRAISALS, LLC**

1000 Procheville Drive  
De Pere, WI 54115  
9201 486-0307  
Fax: (920) 484-7511

James J. Mack, Jr., MBA / Certified  
General Appraiser #1091-10  
Tracy A. Wood / Certified  
Residential Appraiser #1715-9

FLOORPLAN SKETCH

Borrower: Ashly and Justin Krumplitsch File No.: 10436  
 Property Address: 2098 S Rock River Cir Case No.: 21039831  
 City: De Pere State: WI Zip: 54115-4139  
 Lender: Capital Credit Union



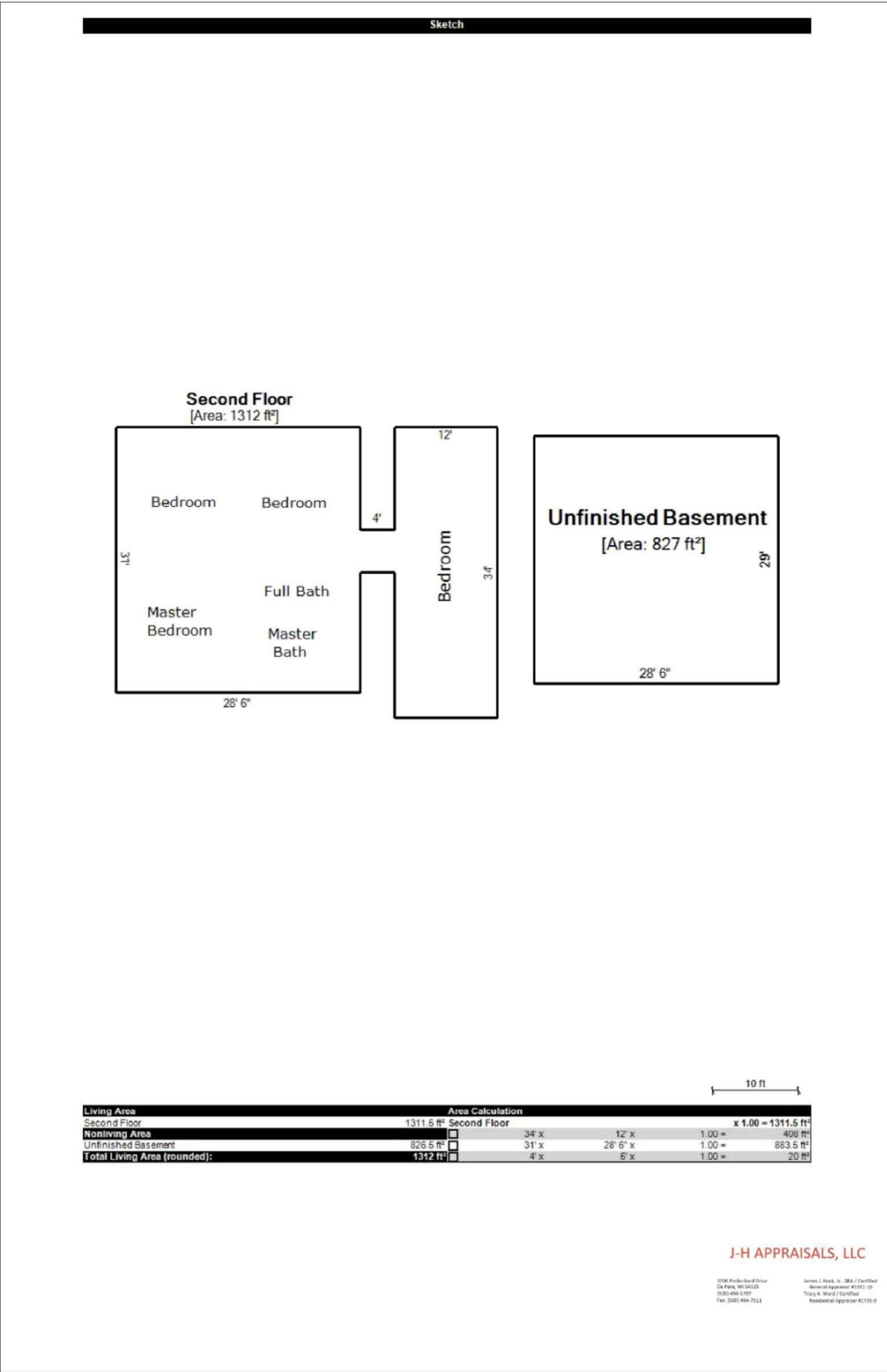
J-H APPRAISALS, LLC

3090 Packerland Drive  
De Pere, WI 54115  
920-494-5707  
Fax: (920) 494-7511

James J. Hook, Jr., SRA / Certified  
General Appraiser #1011-10  
Tony A. Ward / Certified  
Residential Appraiser #1725-9

**FLOORPLAN SKETCH**

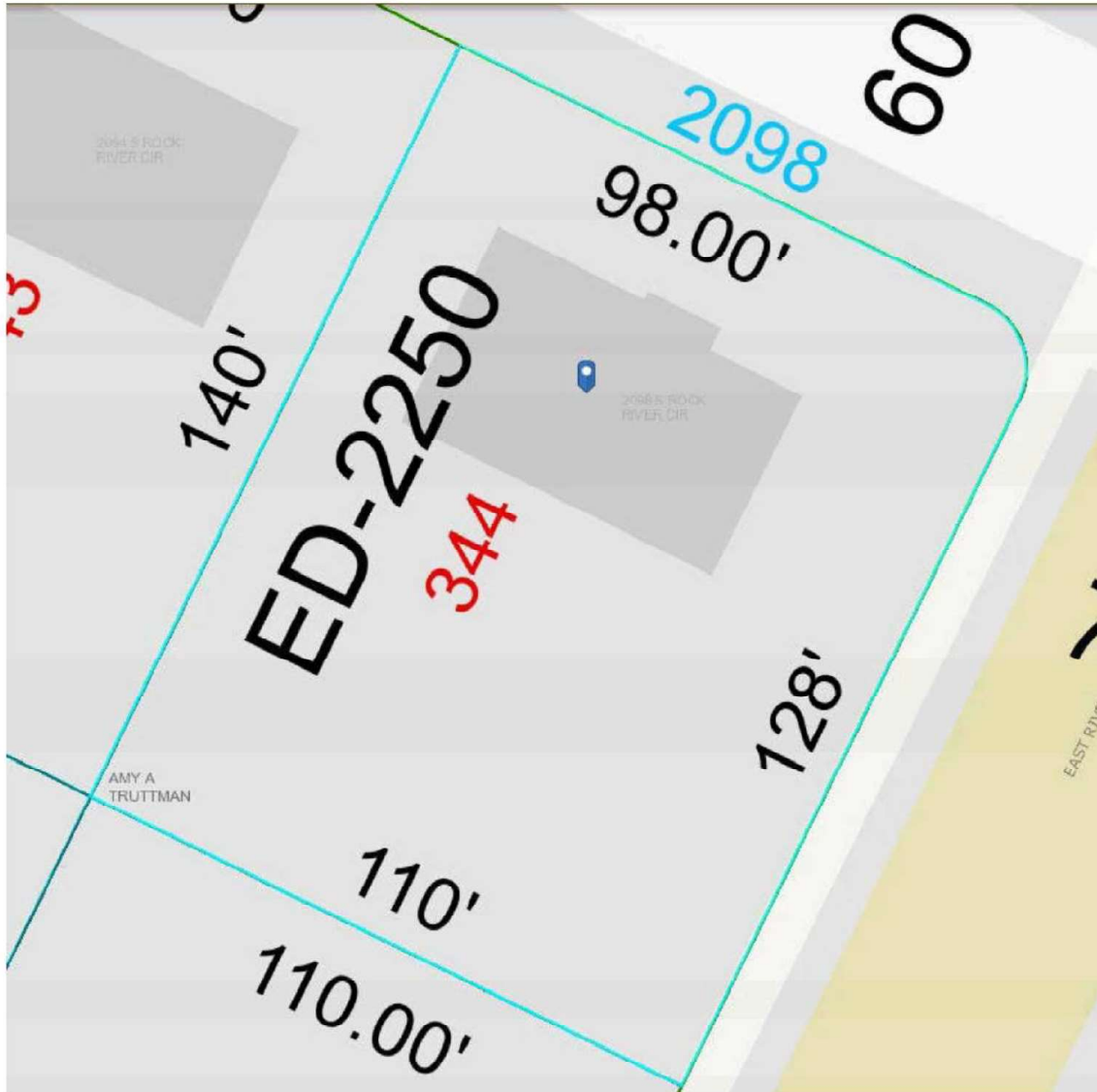
Borrower: Ashly and Justin Krumplitsch	File No.: 10436
Property Address: 2098 S Rock River Cir	Case No.: 21039831
City: De Pere	State: WI
Lender: Capital Credit Union	Zip: 54115-4139



PLAT MAP

Borrower: Ashly and Justin Krumplitsch  
Property Address: 2098 S Rock River Cir  
City: De Pere  
Lender: Capital Credit Union

File No.: 10436  
Case No.: 21039831  
State: WI  
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Troy A. Ward / Certified  
Residential Appraiser #1725-9

**ASSESSMENT INFORMATION / AERIAL MAP**

Borrower: Ashly and Justin Krumplitsch	File No.: 10436
Property Address: 2098 S Rock River Cir	Case No.: 21039831
City: De Pere	State: WI Zip: 54115-4139
Lender: Capital Credit Union	

		<b>Property Record Card</b>			
<b>Parcel Number:</b> ED-2250		<b>Property Address:</b> 2098 ROCK RIVER CI		<b>Municipality:</b> De Pere City of	
<b>Owner Name:</b> AMY A TRUTTMAN 2098 S ROCK RIVER CI DE PERE WI 54115		<b>Zoning:</b> 1-Residential		<b>Land Use:</b> Residential	
<b>Property Photograph:</b> 		<b>Legal Description:</b> RIVER PARK 6TH ADDN LOT 344 15,369 SQ FT			
<b>Building Description</b>					
<b>Year Built:</b> 2003		<b>Exterior Wall:</b> 04-Alum/Vinyl		<b>Bedrooms:</b> 4	
<b>Building Type/Style:</b> 13-Modern 2 Story		<b>Full Baths:</b> 2		<b>Half Baths:</b> 1	
<b>Story:</b> 2		<b>Room Count:</b> 7		<b>Basement Description:</b> Full	
<b>Grade:</b> C+		<b>Heating:</b>		<b>Type of Fuel:</b> 1-Gas	
<b>CDU/Overall Condition:</b> (D) (D)Average		<b>Type of System:</b> A			
<b>Interior Condition:</b> 3-Poorer					
<b>Kitchen Condition:</b> 3-Average					
<b>Bath Condition:</b> 3-Average					
<b>Square Footage / Attachments</b>					
<b>Basement:</b> 863			<b>Total Square Footage:</b> 2212		
<b>First Story:</b> 901					
<b>Second Story:</b> 879					
<b>Finished Attic:</b> 432					
<b>Attachment Description(s):</b>				<b>Area:</b>	
Concrete Patio				224	
Open Frame Porch				50	
Attached Frame Garage				896	
<b>Feature Description(s):</b>				<b>Units:</b>	
05-Metal Fireplace				1	
<b>Other Building Improvements</b>					
<b>Structure Type:</b>		<b>Year Built:</b>	<b>Area:</b>	<b>Condition:</b>	
				NA	

<b>Permit / Construction History</b>						
<u>Date of Permit:</u>	<u>Permit Number:</u>	<u>Permit Amount:</u>	<u>Details of Permit:</u>			
<b>Ownership / Sales History</b>						
<u>Date of Sale:</u>	<u>Sale Amount:</u>	<u>Conveyance Type:</u>				
0	0					
<b>Land Data &amp; Computations</b>						
<u>Land Class</u>	<u>Total Square Footage:</u>	<u>Total Acreage:</u>	<u>Depth:</u>	<u>Actual Frontage:</u>	<u>Assessed Land Value:</u>	<u>Assessed Improvement:</u>
Residential	15377	0.353	0	0	\$42100	\$275100
<b>Total Improvement Value</b>					\$275100	
<b>Total Land Value</b>					\$42100	
<b>Total Assessed Value</b>					\$317200	

**J-H APPRAISALS, LLC**

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 920-494-5707  
 Fax: (202) 494-7511

James L. Hunk, Jr., SRA / Certified  
 General Appraiser #1051-10  
 Todd A. Hunk / Certified  
 Residential Appraiser #1725-9

AERIAL PLAT MAP

Borrower: Ashly and Justin Krumpltsch  
Property Address: 2098 S Rock River Cir  
City: De Pere  
Lender: Capital Credit Union

File No.: 10436  
Case No.: 21039831  
State: WI  
Zip: 54115-4139



J-H APPRAISALS, LLC

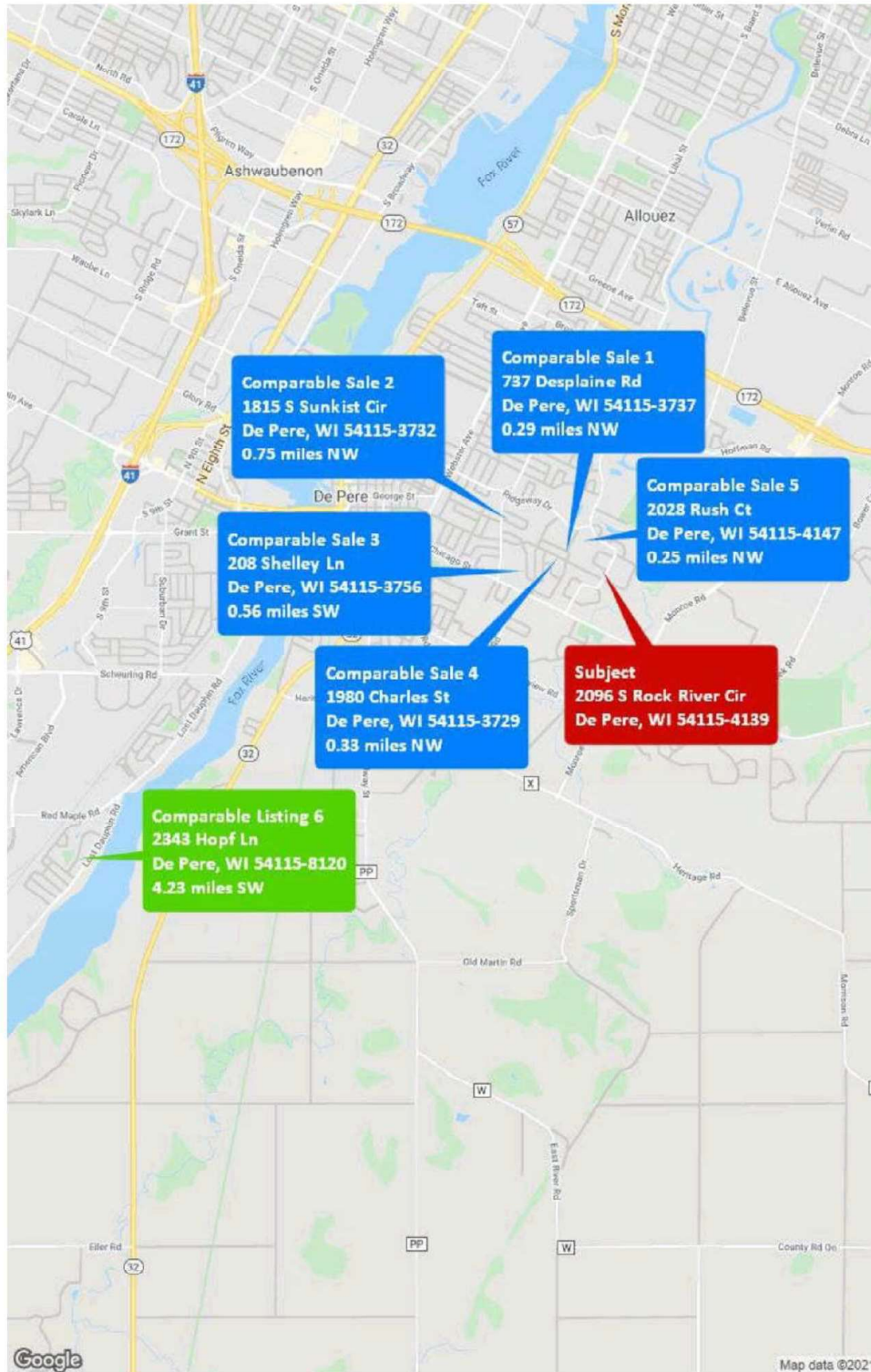
1000 Packerland Drive  
De Pere, WI 54115  
(920) 494-5707  
Fax: (920) 494-7511

James L. Hunk, Jr., SRA / Certified  
General Appraiser #1011-10  
Todd A. Hunk / Certified  
Residential Appraiser #1725-9

LOCATION MAP

Borrower: Ashly and Justin Krumplitz  
Property Address: 2098 S Rock River Cir  
City: De Pere  
Lender: Capital Credit Union

File No.: 10436  
Case No.: 21039831  
State: WI  
Zip: 54115-4139



J-H APPRAISALS, LLC

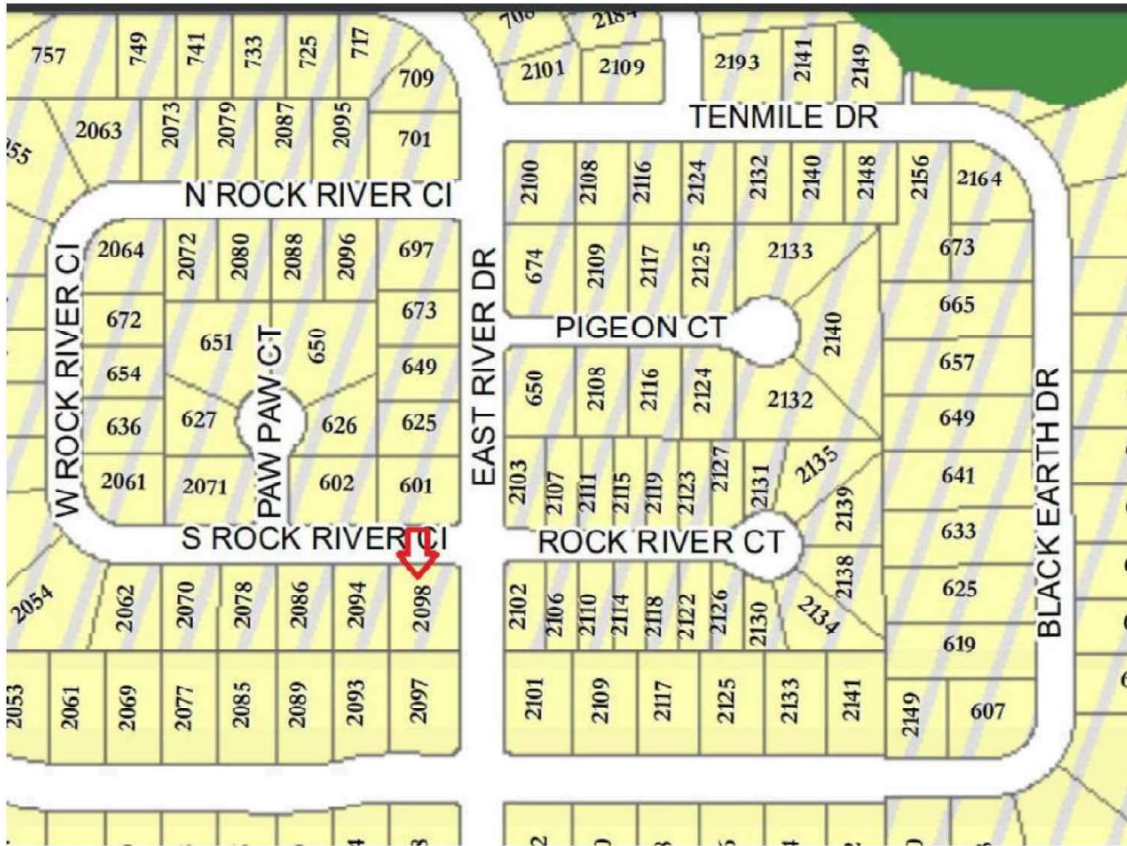
1090 Packerland Drive  
De Pere, WI 54115  
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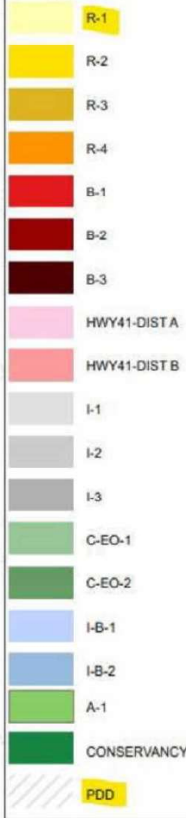
ZONING MAP / LEGEND

Borrower: Ashly and Justin Krumpltsch  
 Property Address: 2098 S Rock River Cir  
 City: De Pere  
 Lender: Capital Credit Union

File No.: 10436  
 Case No.: 21039831  
 State: WI  
 Zip: 54115-4139



Legend



J-H APPRAISALS, LLC

1000 Packerland Drive  
 De Pere, WI 54115  
 920-494-5707  
 Fax: (920) 494-7511

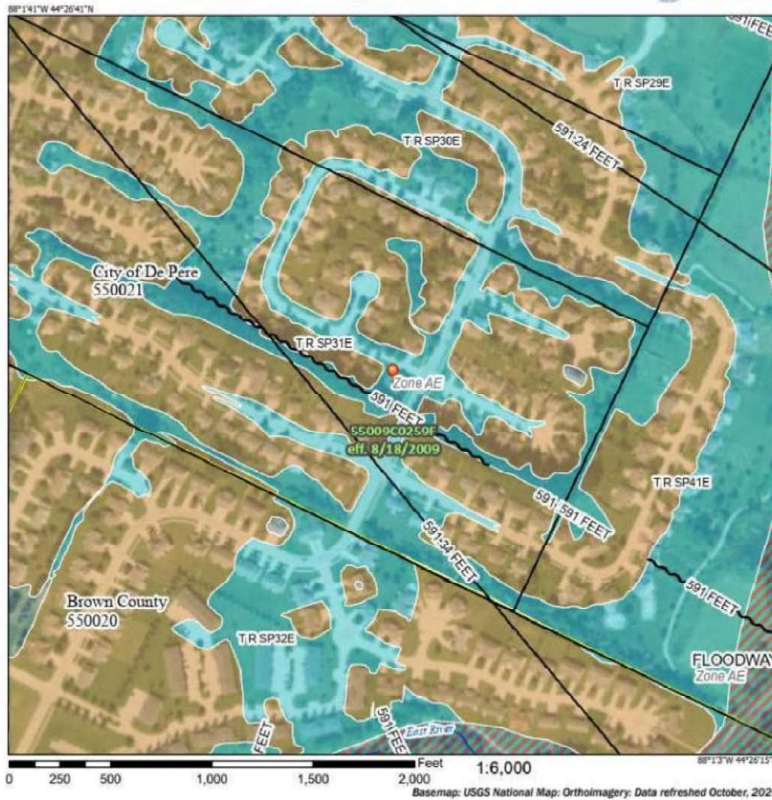
James J. Hook, Jr., SRA / Certified  
 General Appraiser #1011-10  
 Tony A. Ward / Certified  
 Residential Appraiser #1725-9

FLOOD PLAIN MAP / CENSUS TRACT MAP

Borrower: Ashly and Justin Krumplitz  
 Property Address: 2098 S Rock River Cir  
 City: De Pere  
 Lender: Capital Credit Union

File No.: 10436  
 Case No.: 21039831  
 State: WI  
 Zip: 54115-4139

National Flood Hazard Layer FIRMette



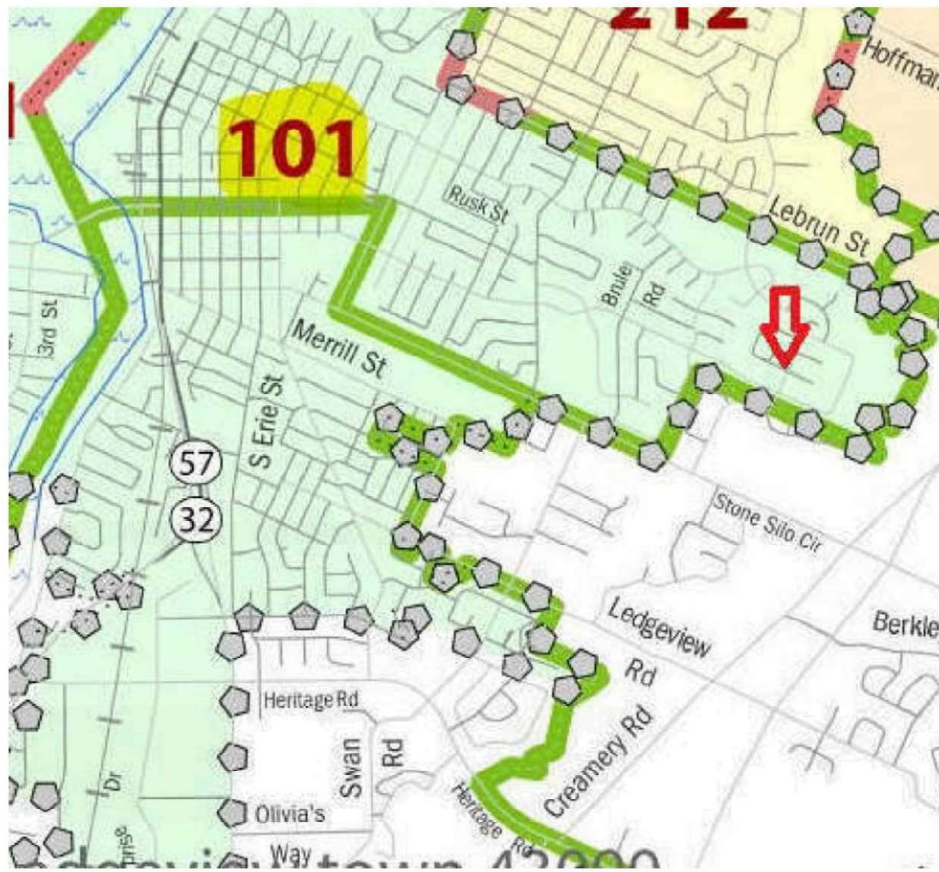
Legend

- SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
- SPECIAL FLOOD HAZARD AREAS**
    - Without Base Flood Elevation (BFE)
    - With BFE or Depth Zone AE, AD, AH, VE, AF
    - Regulatory Floodway
  - OTHER AREAS OF FLOOD HAZARD**
    - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
    - Future Conditions 1% Annual Chance Flood Hazard
    - Area with Reduced Flood Risk due to Levee. See Notes.
    - Area with Flood Risk due to Levee
    - Area of Minimal Flood Hazard
    - Effective LOMRs
    - Area of Undetermined Flood Hazard
  - OTHER AREAS**
  - GENERAL STRUCTURES**
    - Channel, Culvert, or Storm Sewer
    - Levee, Dike, or Floodwall
  - Cross Sections with 1% Annual Chance**
    - Water Surface Elevation
    - Coastal Transient
    - Base Flood Elevation Line (BFE)
    - Limit of Study
    - Jurisdiction boundary
    - Coastal Transient Baseline
    - Profile Baseline
    - Hydrographic Feature
  - OTHER FEATURES**
    - Digital Data Available
    - No Digital Data Available
    - Unmapped
  - MAP PANELS**
    - The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

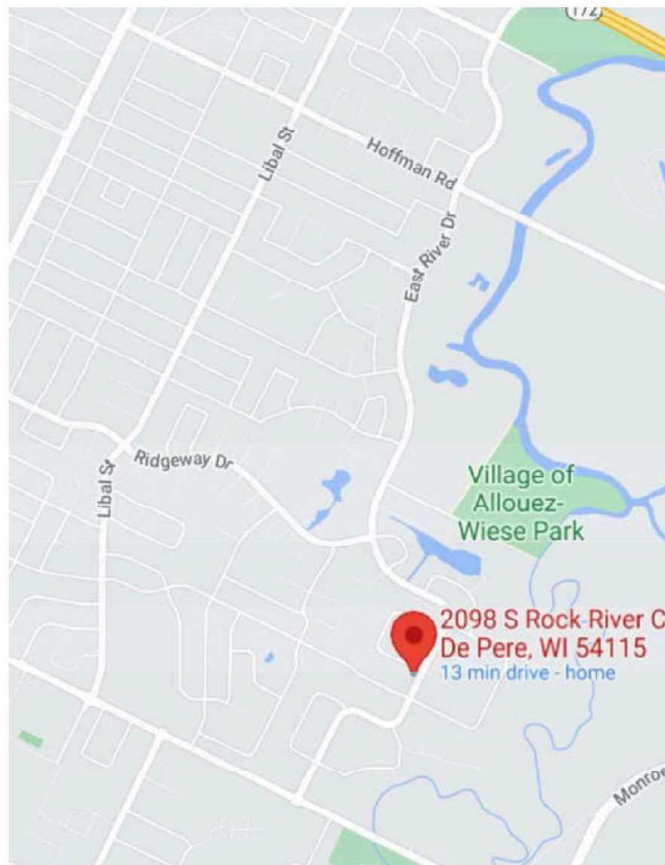
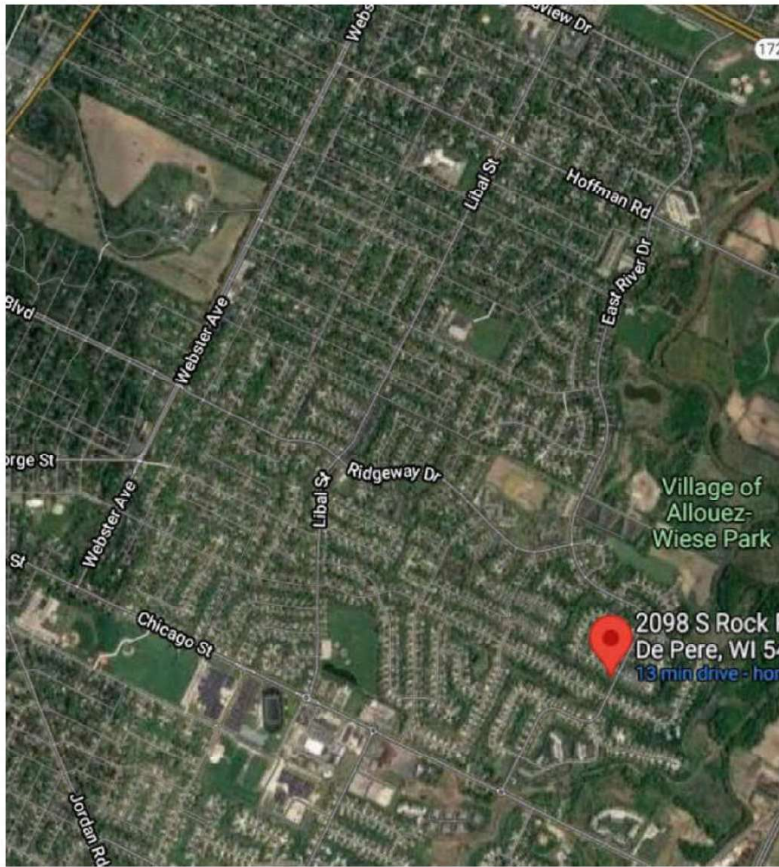
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/17/2022 at 9:37 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



**AERIAL MAP / NEIGHBORHOOD BOUNDARIES MAP**

Borrower: Ashly and Justin Krumpltsch	File No.: 10436
Property Address: 2098 S Rock River Cir	Case No.: 21039831
City: De Pere	State: WI
Lender: Capital Credit Union	Zip: 54115-4139



**J-H APPRAISALS, LLC**

1090 Packerland Drive  
De Pere, WI 54115  
920-494-5707  
Fax: (920) 494-7511

James L. Hunk, Jr., SRA / Certified  
General Appraiser #1011-10  
Tony A. Ward / Certified  
Residential Appraiser #1725-9



**SUBJECT SITE VALUATION/VACANT LAND SALES**

Borrower: Ashly and Justin Krumplitsch	File No.: 10436
Property Address: 2098 S Rock River Cir	Case No.: 21039831
City: De Pere	State: WI
Lender: Capital Credit Union	Zip: 54115-4139

Price Range	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
\$45,000 - \$49,999	1	\$47,900	\$47,900	\$47,900	8
\$50,000 - \$54,999	8	\$429,400	\$53,675	\$54,000	489
\$55,000 - \$59,999	3	\$165,000	\$55,000	\$55,000	258
<b>Sub Total</b>	<b>12</b>	<b>\$642,300</b>	<b>\$53,525</b>	<b>\$54,250</b>	<b>391</b>
	<b>12</b>	<b>\$642,300</b>	<b>\$53,525</b>	<b>\$54,250</b>	<b>391</b>

Subject site has a total of 15,377 square feet. I did a search of similar vacant land sales on the East side of the City of De Pere and 12 sales were located. They range in sale price from \$47,900 to \$55,000 and average \$53,525. Also, 66.66% of the sales average \$53,675. Based on this data, the subject site value is reconciled to **\$53,600**.

**J-H APPRAISALS, LLC**

<small>3200 Packerland Drive De Pere, WI 54115 920-494-5707 Fax: (920) 494-7511</small>	<small>James J. Hook, Jr., SRA / Certified General Appraiser #1011-10 Troy A. Ward / Certified Residential Appraiser #1725-9</small>
---	--

**MARKET DATA**

Borrower: Ashly and Justin Krumplitsch	File No.: 10436
Property Address: 2098 S Rock River Cir	Case No.: 21039831
City: De Pere	State: WI
Lender: Capital Credit Union	Zip: 54115-4139

REALTORS Association of Northeast Wisconsin MLS

Report Produced on: May 25, 2021

## Sold Market Activity Report for 5/25/2020 to 5/25/2021

Property Type = Single Family County = Brown Municipality = City of Green Bay

	<= 2 BR	3 BR	>= 4 BR	Total
Sell Price Volume	\$29,741,622	\$131,087,662	\$83,530,076	\$244,359,360
List Price Volume	\$29,109,600	\$128,405,998	\$83,557,993	\$241,073,591
Average Sell Price	\$129,311	\$190,257	\$257,808	\$196,588
Average List Price	\$126,563	\$186,365	\$257,895	\$193,944
List to Sell Ratio	102%	102%	100%	101%
Median Sell Price	\$128,000	\$174,900	\$215,000	\$170,000
Median List Price	\$124,900	\$167,900	\$218,950	\$164,900
Absorption: Avg Sales/Month for 5/26/2020 - 5/25/2021	19	57	23	103
Months Supply of Inventory	2	3	3	3

Range	<= 2 BR	3 BR	>= 4 BR	Total	Avg DOM	Median DOM
\$0 to \$20,000	0	0	0	0	0	0
\$20,001 to \$40,000	3	2	0	5	41	10
\$40,001 to \$60,000	14	4	3	21	70	58
\$60,001 to \$80,000	24	12	1	37	73	48
\$80,001 to \$100,000	21	17	5	43	78	54
\$100,001 to \$120,000	26	34	9	69	55	46
\$120,001 to \$140,000	68	79	18	165	47	43
\$140,001 to \$160,000	38	114	37	189	45	42
\$160,001 to \$180,000	20	119	42	181	46	42
\$180,001 to \$200,000	4	70	22	96	45	43
\$200,001 to \$220,000	2	66	29	97	49	43
\$220,001 to \$240,000	3	36	18	57	48	41
\$240,001 to \$260,000	1	41	20	62	51	45
\$260,001 to \$280,000	1	28	18	47	62	45
\$280,001 to \$300,000	0	10	12	22	76	53
\$300,001 to \$350,000	0	34	30	64	76	55
\$350,001 to \$400,000	3	15	16	34	88	62
\$400,001 to \$500,000	2	6	28	36	94	77
\$500,001 to \$1,000,000	0	2	15	17	103	80
\$1,000,001 +	0	0	1	1	178	178
<b>Total</b>	<b>230</b>	<b>689</b>	<b>324</b>	<b>1243</b>	<b>56</b>	<b>44</b>

**J-H APPRAISALS, LLC**

3090 Packerland Drive  
 De Pere, WI 54115  
 920-494-5707  
 Fax: (920) 494-7511
 
  

 James J. Hunk, Jr., SRA / Certified  
 General Appraiser #1011-19  
 Tony A. Ward / Certified  
 Residential Appraiser #1775-9

USPAP ADDENDUM

Borrower: Ashly and Justin Krumplitsch
Property Address: 2098 S Rock River Cir
City: De Pere County: Brown State: WI Zip Code: 54115-4139
Lender/Client: Capital Credit Union

APPRAISAL AND REPORT IDENTIFICATION
This appraisal report is one of the following types:
[X] Appraisal Report
[ ] Restricted Appraisal Report

ADDITIONAL CERTIFICATIONS
I certify that, to the best of my knowledge and belief:
- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

PRIOR SERVICES
[X] I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

PROPERTY INSPECTION
[ ] I have NOT made a personal inspection of the property that is the subject of this report.
[X] I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE
Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS
Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY
[X] A reasonable marketing time for the subject property is 50 day(s) utilizing market conditions pertinent to the appraisal assignment.
[X] A reasonable exposure time for the subject property is 30-90 day(s).

APPRAISER: Signature: Tracy A. Ward
Name: Tracy A. Ward
Date Signed: 05/27/2021
State Certification #: 1735-9
or State License #:
or Other (describe): State #:
State: WI
Expiration Date of Certification or License: 12/14/2021
Effective Date of Appraisal: 05/25/2021
SUPERVISORY APPRAISER (only if required):
Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:
Supervisory Appraiser inspection of Subject Property:
[ ] Did Not [ ] Exterior-only from street [ ] Interior and Exterior

E & O INSURANCE / APPRAISER LICENSE

Borrower: Ashly and Justin Krumplitz File No.: 10436
Property Address: 2098 S Rock River Cir Case No.: 21039831
City: De Pere State: WI Zip: 54115-4139
Lender: Capital Credit Union



HUDSON INSURANCE COMPANY
100 William Street, 5th Floor
New York, NY 10038

REAL ESTATE PROFESSIONAL ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR AUTOMATIC EXTENDED REPORTING PERIOD.

THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.

PLEASE READ THIS POLICY CAREFULLY.

- Policy Number: PRA-2RE-1000328 Renewal of:
1. Named Insured: J-H Appraisals, LLC (including Predecessor Entities and DBA's)
2. Address: 3200 Packerland Drive De Pere, WI 54115
3. Policy Period: From: July 1, 2021 To: July 1, 2022
4. Limit of Liability: A. Per Claim: \$1,000,000 B. Aggregate: \$1,000,000
5. Deductible: \$2,500 Each Claim
6. Policy Premium: \$1,725.00 State Taxes / Surcharges: \$0
7. Retroactive Date: Full Prior Acts
8. Notice to Company: Notice of a Claim or Potential Claim should be sent to: Hudson Insurance Group
9. A. Program Administrator: Riveron Insurance Agency Corp. B. Agent/Broker: OREP

IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York

Handwritten signatures of the President and Secretary.

NO. 1735 - 9

EXPIRES: 12/14/2021

The State of Wisconsin Department of Safety and Professional Services

Tracy A Ward

CERTIFIED RESIDENTIAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY RELATED TRANSACTIONS IS AQB COMPLIANT

in the State of Wisconsin in accordance with Wisconsin Law on the 10th day of March in the year 2009. The authority granted herein must be renewed each biennium by the granting authority. In witness thereof, the State of Wisconsin Department of Safety and Professional Services has caused this certificate to be issued under its official seal.



Handwritten signature of the Secretary.



City of De Pere, Wisconsin

I.7.H

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 1327 Ridgeway Boulevard  
**RECOMMENDED ACTION:**

---

ATTACHMENTS:  
1327 Ridgeway Blvd

*\* See letter*

## 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>Sheila M. McCarron</i>			Agent name (if applicable)				
Owner mailing address <i>1327 Ridgeway Blvd</i>			Agent mailing address <i>City of De Pere</i>				
City <i>De Pere</i>	State <i>WI</i>	Zip <i>54115</i>	City	State <i>WI</i>	Zip <i>54115</i>		
Owner phone <i>(920) 245 8183</i>	Email <i>sheila@sheMcCarronfamily.com</i>		Owner phone ( ) -	Email <i>Clerk's Office</i>			
Section 2: Assessment Information and Opinion of Value							
Property address <i>SAME ↑</i>			Legal description or parcel no. (on changed assessment notice)				
City	State	Zip					
Assessment shown on notice - Total <i>\$468,100</i>			Your opinion of assessed value - Total <i>\$100,000</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>Please see attached letter.</i>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <i>NOT okay to give a over 60% increase!</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>369,900.</i> Date <i>3-15-2021</i> <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance	
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 <i>only paint front brick \$60 paint gallon!</i> Date of changes <i>3-15-2022</i> Cost of changes \$ <i>60</i> Does this cost include the value of all labor (including your own)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
C. Within the last five years, was this property listed/offered for sale? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, how long was the property listed (provide dates) <i>1-14-2021</i> to <i>3-15-2021</i> Asking price \$ <i>369,900.</i> List all offers received <i>myself (1)</i>	
D. Within the last five years, was this property appraised? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide: Date - - Value <i>no app!</i> Purpose of appraisal <i>NO</i> 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): _____ <b>Note:</b> 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>Sheila M. McCarron</i>	Date (mm-dd-yyyy) <i>6-2/25</i>

June 3, 2025

To Whom it May Concern,

Please let this letter serve as my notice to appeal my property tax assessment for the following reasons:

I purchased my home at 1327 Ridgeway Blvd. in 2021. At that time my property taxes were \$4,100.00 and had been for the last eleven years. In 2024 the assessment resulted in a tax increase to \$6,026.00. Recently I have had another assessment which resulted in an increase bringing the house value up another \$37,300.00. This will result in my tax bill going up over 60% in three years. I would ask that you reference the house across the street (1320 Ridgeway Blvd) that has been on the market for months at \$379,000 with a tax assessment of 4,986.00.

I am requesting a review of these assessments and further explanation of the sudden and substantial increase. As a single mother of four, these increases will put a great deal of financial strain on my family.

Thank you for considering this review. I look forward to discussing these matters with you further in a personal conversation or interview. I can be reached at (920) 265-8183.

Sincerely,



Sheila McCarron

City of De Pere  
JUN 3 2025  
Clerk's Office



City of De Pere, Wisconsin

I.7.I

**Request for Board of Review Action**

---

**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 930 Hickory Avenue  
**RECOMMENDED ACTION:**

---

ATTACHMENTS:  
930 Hickory Av

# 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> <b>Kenneth A. Webb Jr.</b>				Agent name <i>(if applicable)</i>			
Owner mailing address <b>930 Hickory Ave.</b>				Agent mailing address			
City <b>DePere</b>		State <b>WI</b>	Zip <b>54115</b>	City		State	Zip
Owner phone <b>(903) 480-0215</b>		Email <b>webb2500@hotmail.com</b>		Owner phone ( ) -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address <b>930 Hickory Ave.</b>				Legal description or parcel no. <i>(on changed assessment notice)</i> <b>URBANDALE PARK 2ND ADD. TO THE CITY OF DEPERE LOT 28+29 PARCEL: ED-1332</b>			
City <b>DePere</b>		State <b>WI</b>	Zip <b>54115</b>				
Assessment shown on notice - Total <b>\$ 503,700</b>				Your opinion of assessed value - Total <b>\$ 423,046</b>			

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> <b>Highest assessment on the street per sq. ft. Haven't remodeled APPROX. \$30/sq. ft. higher than what is on the market for a 3/2.</b>	Basis for your opinion of assessed value: <i>(Attach additional sheets if needed)</i> <b>Used the average improvement value for our street + backyard neighbor + 2025 land assessment.</b>

Section 4: Other Property Information	
<p>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 \$ <u>299,000</u> Date <u>12-28-2018</u> <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance  <small>(mm-dd-yyyy)</small></p> <p>B. Within the last 10 years, did you change this property (ex: remodel, addition)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No          If Yes, describe _____          Date of changes <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></p> <p>C. Within the last five years, was this property listed/offered for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No          If Yes, how long was the property listed <i>(provide dates)</i> <u>- -</u> to <u>- -</u>  <small>(mm-dd-yyyy) (mm-dd-yyyy)</small>          Asking price \$ _____ List all offers received _____</p> <p>D. Within the last five years, was this property appraised? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No          If Yes, provide: Date <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. _____</p>	

Section 5: BOR Hearing Information	
<p>A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____  <b>Note:</b> This does not apply in first or second class cities.</p> <p>B. Provide a reasonable estimate of the amount of time you need at the hearing <u>10</u> minutes.</p>	

Property owner or Agent signature 	Date (mm-dd-yyyy) <b>5-21-2025</b>
---------------------------------------	---------------------------------------

Zillow – SOLD in the last 12 months 2250-2750 sq. ft. -3br/2+bath, I put our street in the middle of the screen.

Bedroom	Bath	Sq. ft.	Address	SOLD For	Cost per sq. ft.
3	2	2573	703 N. Ontario St.	\$ 285,000	\$ 110.766
3	2	2274	803 W. St Francis St.	\$ 339,900	\$ 149.472
3	3	2296	263 Nob Hill Ln	\$ 420,000	\$ 189.927
3	3	2550	1769 Martinwood Court	\$ 370,000	\$ 145.098
3	3	2370	1754 Martinwood Court	\$ 560,000	\$ 236.287
3	3	2698	161 Shelley Lane	\$ 475,000	\$ 176.056
3	3	2390	691 W. Rock River Circle	\$ 417,000	\$ 174.477
3	3	2260	529 Lebrun Street	\$ 350,000	\$ 154.867
3	3	2508	221 Roselawn Blvd.	\$ 432,000	\$ 172.249
3	2	2274	150 Custer Court	\$ 256,600	\$ 112.841
3	3	2406	344 Custer Court	\$ 337,000	\$ 140.067
average sq. ft.		2418.091	average price	\$ 385,682	\$ 159.498

Zillow – for sale 2250-2750 sq. ft. -3br/2+bath, I put our street in the middle of the screen and none of these homes are for sale \$503.7k.

Bedroom	Bath	Sq. ft.	Address	For Sale	Cost per sq. ft.
3	2	2711	824 Clay St.	\$ 314,900	\$ 116.156
3	2	2290	1326 Cook St.	\$ 317,500	\$ 138.646
3	3	2319	1027 Tanager Trail	\$ 450,000	\$ 194.049
3	3	2277	413 N Fox Croft Dr.	\$ 374,900	\$ 164.646
3	3	2287	531 Brookridge st.	\$ 359,500	\$ 157.193
average sq. ft.		2383.682	average price	\$ 367,080	\$ 153.997

furthest away in GB

2025 Tax Assessment for our street and my neighbors to our backyard

Bedroom	Bath	Sq. ft.	Improvement per			Acres Land	Land	Address
			Improvement value	sq. ft.				
2	2	2102	\$ 270,900	\$ 128.877	0.289	\$ 50,100	904 Hickory	
4	3	2760	\$ 434,000	\$ 157.246	0.287	\$ 50,000	918 Hickory	
3	2	2448	\$ 453,700	\$ 185.335	0.287	\$ 50,000	930 Hickory	
4	3	2516	\$ 439,800	\$ 174.801	0.359	\$ 55,700	938 Hickory	
4	2	2464	\$ 350,700	\$ 142.330	0.287	\$ 50,000	941 Hickory	
4	3	2079	\$ 302,000	\$ 145.262	0.287	\$ 50,000	948 Hickory	
2	1	1312	\$ 193,800	\$ 147.713	0.212	\$ 41,900	953 Hickory	
5	5	4521	\$ 751,400	\$ 166.202	0.215	\$ 42,500	958 Hickory	
4	2	1820	\$ 259,800	\$ 142.747	0.143	\$ 28,300	961 Hickory	
5	3	2921	\$ 416,300	\$ 142.520	0.543	\$ 70,200	815 Nicolet	
3	2	4723	\$ 676,500	\$ 143.235	1.589	\$ 110,000	755 Nicolet	
average improvement assessment			\$	152.388				



City of De Pere, Wisconsin

I.7.J

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 801 Heritage Road  
**RECOMMENDED ACTION:**

---

The property owner met the requirements for filing a written or oral notice of intent to appeal; an official objection form was not received before the agenda publication deadline.

ATTACHMENTS:  
None



**City of De Pere, Wisconsin**

**I.7.K**

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 650 Black Earth Drive  
**RECOMMENDED ACTION:**

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**ATTACHMENTS:**  
650 Black Earth Dr

## 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) <b>MAZEN ALKHALISY, ETAL</b>			Agent name (if applicable)				
Owner mailing address <b>650 BLACK EARTH DRIVE</b>			Agent mailing address				
City <b>DE PERE</b>	State <b>WI</b>	Zip <b>54115</b>	City	State	Zip		
Owner phone <b>(920) 655-7317</b>	Email <b>mkhalisy@hotmail.com</b>	Owner phone ( ) -		Email			
Section 2: Assessment Information and Opinion of Value							
Property address <b>650 Black Earth Drive</b>			Legal description or parcel no. (on changed assessment notice) <b>EO-2516</b>				
City <b>De Pere</b>	State <b>WI</b>	Zip <b>54115</b>	Assessment shown on notice - Total <b>850,000.00</b>			Your opinion of assessed value - Total <b>650,000.00</b>	

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) <b>Price of Sold Comparables (See sheets)</b>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <b>Sold Comparables (See sheets)</b>

Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property? .....	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, provide acquisition price \$ _____ Date - - - - - (mm-dd-yyyy) <input type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance	
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 - - - - - (mm-dd-yyyy) Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? <input type="checkbox"/> Yes <input type="checkbox"/> No	
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) - - - - - (mm-dd-yyyy) to - - - - - (mm-dd-yyyy) Asking price \$ _____ List all offers received _____	
D. Within the last five years, was this property appraised? .....	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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): _____ <b>Note:</b> 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 <u>20</u> minutes.	

Property owner or Agent signature 	Date (mm-dd-yyyy) <b>06-03-2025</b>
---------------------------------------	--

Reasons for Objection to assessed Value:

- ① Over assessed
- ② Flood Zone Area
- ③ One street surrounded by duplexes
- ④ High Density Electric Lines near by
- ⑤ One street with some comparable homes and not a sub-division where you find homogenous mixture of homes.

Basis of opinion of assessed value:

Prices of Sold Comparables (see sheets)

## Property Photograph:



650 Black Earth Drive, De Pere

## Property Sketch:



Parcel Sketch and Site Map obtained from the County GIS

## Building Description: ED-2516- 1

**Year Built:** 1/2/2013

**Building Type/Style:** 15-Modern Multi Story

**Story Height:** 1.0

**Grade:** A-

**CDU/Overall Condition:** Average

**Interior Condition:** Same

**Kitchen Condition:** Average

**Bath Condition:** Average

**Exterior Wall:** 04-Alum/Vinyl

**Bedrooms:** 3

**Full Baths:** 1

**Half Baths:** 0

**Room Count:** 5

**Basement Description:** Full Basement

**Heating:** Air Conditioning - Same Ducts

**Type of Fuel:** Gas

**Type of System:** Warm Air

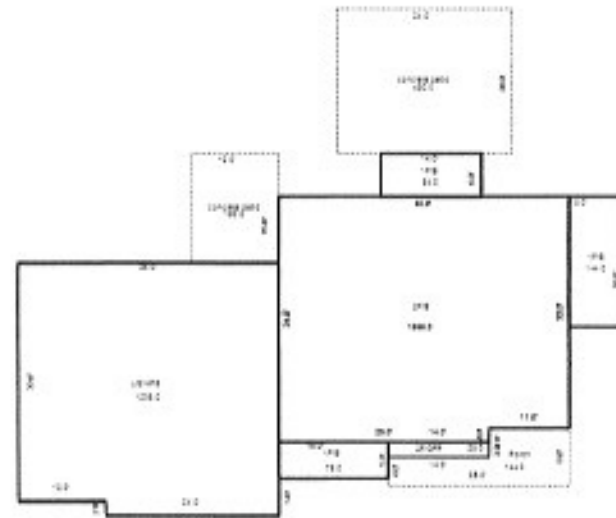
Square Footage / Attachments:					
<b>Finished Basement Living Area:</b> 0 <b>First Story:</b> 2,267 <b>Basement Feature Rec. Room Area:</b>		<b>Total Living Area:</b> 3,600			
<b>Attachment Description(s):</b> 13-AFG 33-Concrete Patio		<b>Area:</b> 1136 507			
<b>Feature Description(s):</b> 05-Metal Fireplace 17-Extra Features		<b>Area:</b> 1 4			
Permit / Construction History:					
<u>Date of Permit:</u>	<u>Permit Number:</u>	<u>Permit Amount:</u>	<u>Details of Permit:</u>		
1/13/2013	130036	\$450,000	7070 sqft home		
Ownership / Sales History:					
<u>Date of Sale:</u>	<u>Sale Document:</u>	<u>Purchase Amount:</u>	<u>Sale Validity:</u>	<u>Conveyance Type:</u>	<u>Sale Type:</u>
11/14/2012	2603327	\$50,000	Valid	W/C D - Warrant/Condo Deed	Land
Land Data - Land Item: 1					
<b>Land Class:</b> A-Residential <b>Pricing / Unit of Measure:</b> Square Footage <b>Square Footage:</b> 20,952 <b>Depth:</b> 0 <b>Land Value:</b> \$63,500			<b>Land Sub-Class:</b> A-Residential Primary Site <b>Acreage:</b> 0.481 <b>Frontage:</b> <b>Width:</b>		
<b>Total Improvement Value:</b>					\$766,500
<b>Total Land Value:</b>					\$63,500
<b>Total Assessed Value:</b>					\$850,000

## Property Photograph:



248 Cornellius Martin Court  
De Pere

## Property Sketch:



Parcel Sketch and Site Map obtained from the County GIS

## Building Description: ED-2579- 1

**Year Built:** 1/2/2015

**Building Type/Style:** 15-Modern Multi Story

**Story Height:** 2.0

**Grade:** B

**CDU/Overall Condition:** Average

**Interior Condition:** Same

**Kitchen Condition:** Good

**Bath Condition:** Good

**Exterior Wall:** 09-Masonry/Frame

**Bedrooms:** 5

**Full Baths:** 2

**Half Baths:** 1

**Room Count:** 13

**Basement Description:** Full Basement

**Heating:** Air Conditioning - Same Ducts

**Type of Fuel:** Gas

**Type of System:** Warm Air

<b>Square Footage / Attachments:</b>					
<b>Finished Basement Living Area: 0</b>		<b>Total Living Area:</b>			
<b>First Story: 1,641</b>		3,625			
<b>Basement Feature Rec. Room Area:</b>					
<b>Attachment Description(s):</b>		<b>Area:</b>			
13-AFG		1236			
33-Concrete Patio		480			
33-Concrete Patio		160			
11-OPF		172			
<b>Feature Description(s):</b>		<b>Area:</b>			
17-Extra Features		1			
05-Metal Fireplace		1			
<b>Permit / Construction History:</b>					
<b><u>Date of Permit:</u></b>	<b><u>Permit Number:</u></b>	<b><u>Permit Amount:</u></b>	<b><u>Details of Permit:</u></b>		
5/3/2015	150326	\$1	sewer & water srvc for nsfd		
5/3/2015	150325	\$1	electric work for nsfd		
5/3/2015	150320	\$1	hvac work for nsfd		
5/3/2015	150324	\$1	plumbing work for nsfd		
5/3/2015	150319	\$270,000	nsfd - 6016 sqft		
<b>Ownership / Sales History:</b>					
<b><u>Date of Sale:</u></b>	<b><u>Sale Document:</u></b>	<b><u>Purchase Amount:</u></b>	<b><u>Sale Validity:</u></b>	<b><u>Conveyance Type:</u></b>	<b><u>Sale Type:</u></b>
8/28/2024	3073134	\$625,000	Valid	W/C D - Warrant/Condo Deed	Land and Improvements
1/19/2016	2733175	\$321,000	Invalid	QCD - Quit Claim Deed	Land and Improvements
7/16/2020	2912552	\$465,000	Valid	W/C D - Warrant/Condo Deed	Land and Improvements
7/31/2013	2639804	\$111,800	Invalid	QCD - Quit Claim Deed	Land
7/30/2013	2639803	\$111,800	Invalid	QCD - Quit Claim Deed	Land
3/9/2014	SQ2663256	\$58,000	Valid	W/C D - Warrant/Condo Deed	Land
<b>Land Data - Land Item: 1</b>					

<b>Land Class:</b> A-Residential	<b>Land Sub-Class:</b> A-Residential Primary Site
<b>Pricing / Unit of Measure:</b> Acreage	<b>Acreage:</b> 1.660
<b>Square Footage:</b> 72,310	<b>Frontage:</b>
<b>Depth:</b> 0	<b>Width:</b>
<b>Land Value:</b> \$143,000	
<b>Total Improvement Value:</b>	\$482,000
<b>Total Land Value:</b>	\$143,000
<b>Total Assessed Value:</b>	\$625,000

2075 Swanstone Cir.  
DePere



realtor.com



< Back

De Pere, WI



View as owner



Seller represented by Tom Monahan with  
RESOURCE ONE REALTY, LLC

Buyer represented by Ryan Kosmoski with  
KOS COMPANY, REALTORS



All photos

Virtual tour

1/1

[What's your equity? \(It's easy to find out\)](#)

Sold - Mar 6, 2025

Last sold for

**\$670,000**

3 bed 3.5 bath 3,750 sqft 0.62 acre lot

2075 Swanstone Cir, De Pere, WI 54115

Single Family  
Property type

1998  
Year built

2075 Swanstone Cir, De Pere, WI 54115

• Est. \$663,900

3 bed • 3.5 bath • 3,750 sqft • 0.62 acre lot

Street View



## Property Photograph:



## Property Sketch:

The sketch for this property has not yet been processed.

Beautiful All brick Home  
In-ground gated Pool  
2 lots

Parcel Sketch and Site Map obtained from the County GIS

## Building Description: ED-2524- 1

**Year Built:** 1/2/2005

**Building Type/Style:** 15-Modern Multi Story

**Story Height:** 2.0

**Grade:** B

**CDU/Overall Condition:** Good

**Interior Condition:** Poorer

**Kitchen Condition:** Average

**Bath Condition:** Average

**Exterior Wall:** 07-Brick

**Bedrooms:** 4

**Full Baths:** 2

**Half Baths:** 1

**Room Count:** 8



**Basement Description:** Full Basement

**Heating:** Basic Heating

**Type of Fuel:** Gas

**Type of System:** Warm Air

<b>Square Footage / Attachments:</b>			
<b>Finished Basement Living Area: 0</b>		<b>Total Living Area:</b>	
<b>First Story: 1,971</b>		3,239	
<b>Basement Feature Rec. Room Area:</b>			
<b>Attachment Description(s):</b>		<b>Area:</b>	
11-OFP		60	
13-AFG		792	
<b>Feature Description(s):</b>		<b>Area:</b>	
05-Metal Fireplace		1	
<b>Detached Improvement: ED-2524-1</b>			
<b>Detached Improvement Type:</b> RP1-Inground Pool - Plastic Lined Pool		<b>Detached Improvement Class:</b> A-Residential	
<b>Year Built:</b> 1/2/2015		<b>Detached Improvement Condition:</b> Average	
<b>Height:</b>		<b>Square Feet:</b> 392	
<b>Permit / Construction History:</b>			
<b><u>Date of Permit:</u></b>	<b><u>Permit Number:</u></b>	<b><u>Permit Amount:</u></b>	<b><u>Details of Permit:</u></b>
6/1/2015	150470	\$700	4 ft metal - around pool
6/1/2015	150465	\$28,000	inground swimming
<b>Ownership / Sales History:</b>			
<b><u>Date of Sale:</u></b>	<b><u>Sale Document:</u></b>	<b><u>Purchase Amount:</u></b>	<b><u>Sale Validity:</u></b>
<b>Land Data - Land Item: 1</b>			
<b>Land Class:</b> A-Residential		<b>Land Sub-Class:</b> A-Residential Primary Site	
<b>Pricing / Unit of Measure:</b> Square Footage		<b>Acreage:</b> 0.621	
<b>Square Footage:</b> 27,051		<b>Frontage:</b>	
<b>Depth:</b> 0		<b>Width:</b>	
<b>Land Value:</b> \$75,000			
<b>Total Improvement Value:</b>		\$461,700	
<b>Total Land Value:</b>		\$75,000	
<b>Total Assessed Value:</b>		\$556,700	

		<b>Property Information</b>			
<b>Parcel Number:</b> ED-2521		<b>Physical Address:</b> 610 BLACK EARTH DR , 54115		<b>Municipality:</b> De Pere, City of	
<b>Owner Name:</b> JORDAN A SCHULZ 610 BLACK EARTH DR DE PERE, WI 54115		<b>Legal Description:</b> 16,260 SQ FT RIVER PARK 7TH ADDN LOT 451		<b>Land Use:</b> Residential	
				<b>Date of Inspection:</b> 2/10/2020	
<b>Neighborhood:</b> 08 NE NAME-De Pere					

## Property Photograph:



Same Average as my home  
Backs into Conservancy

## Property Sketch:



Parcel Sketch and Site Map obtained from the County GIS

## Building Description: ED-2521- 1

**Year Built:** 1/2/2012

**Building Type/Style:** 12-Colonial

**Story Height:** 2.0

**Grade:** B-

**CDU/Overall Condition:** Average

**Interior Condition:** Same

**Kitchen Condition:** Good

**Bath Condition:** Good

**Exterior Wall:** 04-Alum/Vinyl

**Bedrooms:** 4

**Full Baths:** 2

**Half Baths:** 1

**Room Count:** 12

**Basement Description:** Full Basement

**Heating:** Air Conditioning - Same Ducts

**Type of Fuel:** Gas

**Type of System:** Warm Air

<b>Square Footage / Attachments:</b>					
<b>Finished Basement Living Area:</b> 0			<b>Total Living Area:</b>		
<b>First Story:</b> 1,332			3,280		
<b>Basement Feature Rec. Room Area:</b>					
<b>Attachment Description(s):</b>			<b>Area:</b>		
11-OFP			66		
33-Concrete Patio			320		
13-AFG			1232		
<b>Feature Description(s):</b>			<b>Area:</b>		
05-Metal Fireplace			1		
17-Extra Features			3		
<b>Permit / Construction History:</b>					
<u>Date of Permit:</u>	<u>Permit Number:</u>	<u>Permit Amount:</u>	<u>Details of Permit:</u>		
3/31/2014	140194	\$1	PLUMBING WORK		
5/31/2012	120380	\$290,000	5910 sqft		
<b>Ownership / Sales History:</b>					
<u>Date of Sale:</u>	<u>Sale Document:</u>	<u>Purchase Amount:</u>	<u>Sale Validity:</u>	<u>Conveyance Type:</u>	<u>Sale Type:</u>
6/6/2019	2863022	\$460,000	Valid	W/C D - Warrant/Condo Deed	Land and Improvements
3/15/2012	2565086	\$26,000	Valid	W/C D - Warrant/Condo Deed	Land
5/8/2017	2786537	\$337,000	Invalid	QCD - Quit Claim Deed	Land and Improvements
<b>Land Data - Land Item: 1</b>					
<b>Land Class:</b> A-Residential			<b>Land Sub-Class:</b> A-Residential Primary Site		
<b>Pricing / Unit of Measure:</b> Square Footage			<b>Acreage:</b> 0.419		
<b>Square Footage:</b> 18,252			<b>Frontage:</b>		
<b>Depth:</b> 0			<b>Width:</b>		
<b>Land Value:</b> \$58,400					
<b>Total Improvement Value:</b>					\$641,600
<b>Total Land Value:</b>					\$58,400
<b>Total Assessed Value:</b>					\$700,000



City of De Pere, Wisconsin

I.7.L

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 2119 Lost Dauphin Road  
**RECOMMENDED ACTION:**

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ATTACHMENTS:  
2119 Lost Dauphin\_objection

# 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 <a href="#">authorization (Form PA-105)</a> with this form			
Property owner name <i>(on changed assessment notice)</i> Kevin & Jackie Zeinemann				Agent name <i>(if applicable)</i>			
Owner mailing address 2011 17th Ave				Agent mailing address			
City Monroe	State WI	Zip 53566		City	State	Zip	
Owner phone ( 920 ) 838.3387	Email kzeinemann@gmail.com			Owner phone ( ) -	Email		
Section 2: Assessment Information and Opinion of Value							
Property address 2119 Lost Dauphin Road				Legal description or parcel no. <i>(on changed assessment notice)</i> WD-1818: 2119 Lost Dauphin Road, De Pere, WI. 54115			
City De Pere	State WI	Zip 54115					
Assessment shown on notice – Total \$820,600				Your opinion of assessed value – Total \$710,600			

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> Incorrect assessor information, market data, unit deficiencies, and bridge infringement	Basis for your opinion of assessed value: <i>(Attach additional sheets if needed)</i> Equivalent valuation to owner of adjacent 100% identical condo, 2117 Lost Dauphin Road.

**Section 4: Other Property Information**

- A. Within the last 10 years, did you acquire the property? .....  Yes  No  
 If Yes, provide acquisition price \$ 695,000 Date 7/29/2021  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)* 5/12/2023 to 11/12/2023  
(mm-dd-yyyy) (mm-dd-yyyy)  
 Asking price \$ 850,000 List all offers received none
- 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 10 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) <u>5-28-2025</u>
---------------------------------------	---------------------------------------



**Parcel Owner:** KEVIN D ZEINEMANN

**Parcel Number:** WD-1818

**Municipality:** De Pere

**Date:** 05/19/2025

<b>What is your opinion of value?</b>	700,000
<b>How did you determine this value?</b>	Utilized initial purchase price and presented that our unit has required significant repairs to maintain as is, and is further is taking a big hit per the pending bridge. Overall, our unit should be the lowest appraised of the five total townhouses.
<b>Assessment Year</b>	2025-01-01
<b>Land Value</b>	28300
<b>Improvement Value</b>	792300
<b>Total Value</b>	820600
<b>When was the property acquired?</b>	July 2021
<b>How was the property acquired?</b>	Purchase (on open market)
<b>Have you or a tenant improved, remodeled, added to or changed the property since acquiring it?</b>	False

Have you listed the property for sale in the last five years?	True
Has there been an appraisal of the property within the last five years?	False
Is all or part of the property currently leased or rented?	False
Reason for Objection	Disagree with the recent assessed value.
Are there any specific items you wish to call to the attention of the assessment staff if a property inspection is scheduled?	Our condo [WD-1818] is one of a five-plex of near identical townhouses. The other four are equally assessed at \$798,600 each, vs ours being assessed at \$820,600 with the new 2025 assessment. Moreover, our condo has had no renovations or upgrades during our occupancy or the prior ownership. Conversely, each of the other four units has had significant upgrades over this same two-year period. This inequity first presented in 2024. In 2023, all five units were appraised at \$695,000, and equaled our purchase price earlier in the same year. Overall, this condo complex has neglected maintenance in prior years, which required full replacement of siding, roof, and general repairs throughout the complex. In effect, we have spent many dollars to facilitate repairs of our unit, among those for the complex as a whole. A key additional driver is the pending new construction of the bridge, which is directly adjacent to our condo complex. This new bridge and the associated expanded roadway have created a marked lowering of attractiveness for our property per the degraded view, increased traffic volume, and expected resultant noise.
Extra Information	The other four units are: WD-1820, WD-1819, WD-1817, & WD-1816 House numbers 2115 , 2117 , 2121 , 2123

We request the 2025 appraisal for our condo, 2119 Lost Dauphin Road, De Pere, WI. 54115 [Lot# WD-1818], be reassessed to \$710,600 to match the adjacent condo's [WD-1819] 2025 reassessment, with which we share a common wall.

WD-1818 is one of five condos in a single complex of connected townhouses designed and built with a common roof and slab foundation: WD-1820, WD-1819, WD-1818, WD-1817, & WD-1816. The five condos are identical in construction, mechanicals/utilities, layout, square-footage, number of rooms, parcel footprint, and amenities. Differences are limited to interior updates, which WD-1818 is additionally the only unit of the five without significant recent owner updates.

The five condo units were appraised equally at \$695K in 2022 and 2023. Unexpectedly, in 2024, WD-1818 was assessed \$20,600 higher [\$766,700 vs \$746,100] than the four other interconnected units. For 2025, each of the five units was subject to an approximate 7% increase, resulting in our WD-1818 condo being appraised at \$820,600. Alternatively, the four other condos were in 2025, initially appraised at \$798,600. However, WD-1819 recently received an \$88K reduction in its 2025 appraised value, being reassessed to \$710,600. Accordingly, WD-1818 is burdened by the inequitable valuation of 2024, which today equates to an additional \$110K valuation from identical condo WD-1819.

Purchase price increases during the real estate boom of COVID and ultra-low interest rates were modest. WD-1818 was purchased in 2019 for \$685K and sold/purchased again in 2021 for \$695. WD-1816 was sold/purchased in 2020 for \$675K, and WD-1817 was sold/purchased in 2022 for \$700K. We attempted to sell WD-1818 in 2023 but incurred significant buyer disinterest and pushbacks per key factors.

Specifically, the complex requires the full replacement of exterior siding and roof. More impactful, the pending South De Pere bridge construction project will dramatically degrade the condo's river view and increase traffic volume and noise. The bridge's pending construction project's activity alone mitigated market attractiveness and expected increased valuation.

In summary, I feel WD-1818 is justified to be reassessed at no more than the \$710,600 reassessment of WD-1819 for the above-defined reasons.

Our condo is identical to the other four condos, substantiated by prior years' assessments and original architectural design drawings. The condo has had no upgrades among our own and the previous owner, unlike each of the other four condo units. Prior, recent condo purchases indicate a relatively modest \$10K price increase every two years. The exterior siding and roof each require full replacement. Lastly, the South De Pere bridge construction project and its subsequent operation will completely degrade the existing soothing environment, which was its most attractive characteristic of the high-value location.

Respectfully Submitted,

Kevin & Jackie Zeinemann

Tax Year:	Lost Dauphin Road Address					Notes:
	2115	2117	2119	2121	2123	
<b>2025</b> [Revised]	\$ -	\$ 710,600	\$ -	\$ -	\$ -	2117 alone receives \$88K [~11%] reduction ... ??
<b>2025</b> [Initial]	\$ 798,600	\$ 798,600	\$ 820,600	\$ 798,600	\$ 798,600	Each unit raised ~\$52K [7%] equally - OK
<b>2024</b>	\$ 746,100	\$ 746,100	\$ 766,700	\$ 746,100	\$ 746,100	2119 raised \$20K above all other units ... ??
<b>2023</b>	\$ 695,000	\$ 695,000	\$ 695,000	\$ 695,000	\$ 695,000	All equally assessed - OK
<b>2022</b>	\$ 695,000	\$ 695,000	\$ 695,000	\$ 695,000	\$ 695,000	Krause purchased 2121 @ \$700K
<b>2021</b>	\$ 680,600	\$ 686,000	\$ 685,000	\$ 640,000	\$ 685,000	Zeinemann purchased 2119 @ \$695K
<b>2020</b>	\$ 459,800	\$ 686,000	\$ 685,000	\$ 640,000	\$ 685,000	Thompson purchased 2123 @ \$675K
<b>2019</b>	\$ 459,800	\$ 459,800	\$ 429,600	\$ 461,700	\$ 462,900	Frank purchased 2119 @ \$685K
<b>2018</b>	\$ 418,000	\$ 418,000	\$ 390,500	\$ 419,700	\$ 420,800	

**Note: Land values remained @ \$23,600 for each unit throughout all assessment years.**

# Front of Condos

Condos are identical in square footage and floor plan

- New glass balcony - WD-1820, WD-1819, WD-1816
- New Fire place - WD-1817, WD-1816 (upgraded from gas)
- Heated garages - All except for WD-1818
- Extensive interior upgrades - WD-1817
- interior upgrades - WD-1816
- New heating - WD-1820, WD-1819, WD-1816

ground level patio upgrade - WD-1817

\* The entirety of all three floors of all five condos are finished livable areas

WD-1820 + WD-1818  
1st floor has no storage room

WD-1817 upgraded/added  
1st floor has aster 2022  
wire room

WD-1820 + WD-1816  
1st floor closet/storage  
upgraded/added after 2020

WD-1820

WD-1819

WD-1818

WD-1817

WD-1816

#2115

#2117

#2119

#2121

#2123

siding damage

attic

3rd floor

2nd floor

1st floor

No basement

heated garage

heated garage

heated garage with water + cabinets

heated garage

We are the red condo  
We have not made any upgrades

# Rear of Condos

upgraded glass patio railings 2022 approximately

slightly bigger balcony

attic

3rd floor

2nd floor

1st floor

No basement

upgraded patio

added in 2022 approximately

Bigger patio than others

Attic

Third floor

Second floor

First floor

Garage

Recreation

Active doors

Built on slab

All above ground

All square footage and amenities inside were identical when built

Exhibit "B"

# Rivers Bend Condominiums

Part of Government Lot 1, Section 32, T23N-R20E, in the City of DePere, Brown County, Wisconsin

**LEGAL DESCRIPTION**

Part of Government Lot 1, Section 32, T23N-R20E, in the City of DePere, Brown County, Wisconsin, more fully described as follows:

Commencing at the East 1/4 corner of Section 32, T23N-R20E; thence S00°55'17"E 1262.70 feet along the East line of said Section 32 to a meander corner of Section 32, T23N-R20E; thence S50°41'25"W 132.69 feet along the Southerly right of way of County Road Highway "D", also known as Lost Dauphin Road; thence N36°06'11"W, 9.94 feet; thence S56°41'25"W, 340.00 feet along said right of way to the point of beginning; thence S36°00'50"E, 189.23 feet along the Southerly line of Lot 1 of the recorded plat of "Port Fox Subdivision" to a point being N36°00'50"W, 35 feet, more or less from the water's edge of the Fox River and being the start of a meander line; thence S86°32'28"W, 287.58 feet along said meander line to reference point "A" and being the end of said meander line; thence S46°37'06"W, 47.89 feet along said right of way; thence S44°28'05"W, 20.05 feet along said right of way; thence S47°39'19"W, 26.45 feet along said right of way to a point being N34°48'43"W, 10 feet, more or less from the water's edge of the Fox River; thence to aforementioned point "A"; thence N17°32'38"W, 27.07 feet along said right of way; thence N55°41'25"E, 235.39 feet along said right of way to the point of beginning.

Parcel contains 44,180 square feet / 1.01 acres, more or less, including of lands lying between the meander line and the water's edge of the Fox River. Parcel subject to easements and restrictions of record. Note: The southerly portion of the property is divided by the Fox River.

**SURVEYOR'S CERTIFICATE**

I, Steven M. Bieda, Registered Land Surveyor, do hereby certify that I have surveyed the above described property and that this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements constructed upon the property.

This plat is a correct representation of "Rivers Bend Condominiums" as processed at the date hereof, and the location and location of each unit and the common elements can be determined from the plat. The undersigned purveyor makes no representation as to the occupancy of the floor plans of the condominium buildings and units contained in the plat and the approximate dimensions and floor areas thereof.

Steven M. Bieda  
August 12, 2005  
Revised January 31, 2007  
Revised February 15, 2007

**NOTES:**

1) Boundary stones provided by client and do not represent an actual easement.

2) Decks, patios, drives & make-up limited common elements to the apartments unit.

3) All areas within the condominium are outside the units and expansion areas, except those areas designated as limited common elements, are common elements.

BROWN COUNTY PLANNING COMMISSION

There are no objections to this condominium plat with respect to Sec. 203.175 Wis. Stats. and is hereby approved for the Brown County Planning Commission. Dated this 27th day of February, 2007.

James L. Bieda  
Brown County Property Clerk



Graphic Scale

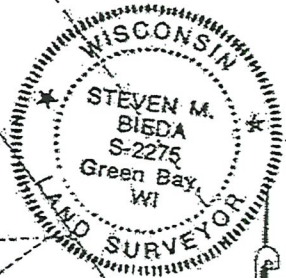
Owners: Harbor Homes, LLC

Office of the Register of Deeds  
Brown County, Wisconsin

Received for Record \_\_\_\_\_ 20\_\_\_\_  
at \_\_\_\_\_ a/c \_\_\_\_\_ M and recorded as \_\_\_\_\_  
Document # \_\_\_\_\_  
Volume # \_\_\_\_\_ of Page \_\_\_\_\_  
City of DePere, Wisconsin, Register of Deeds

**LEGEND**

- 1" iron pipe found
- ⊙ Brown County Monument - type noted
- Limited Common Element



TAX PARCEL NO.	RECORDED BY
DEPERS-05-1048	LUB
<b>Mau &amp; Associates</b> LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING 400 Fremont Boulevard • Green Bay, WI 54304-1410 Phone: 920-434-9070 Fax: 920-434-9072	
<b>Harbor Homes</b>	
SCALE: 1" = 30'	PROJECT NO. W-13902
DATE August 10, 2005	SHEET NO. 1 of 1
Autocad Drawing No. W-13902 Condo.dwg	DRAWING NO. X-542

## Kevin Zeinemann

---

**From:** Open Book - De Pere City <depercity@accurateassessor.com>  
**Sent:** Wednesday, May 21, 2025 8:37 AM  
**To:** kzeinemann@gmail.com  
**Subject:** RE: Request for Review: Parcel# WD-1818

Hello Kevin,

Your request for a value review has been received. We reviewed your parcel in comparison to the form you provided as well as in comparison to similar parcels in the municipality. After careful review, a change in your 2025 assessment is not warranted.

The other 4 condo units you referenced (WD-1820, WD-1819, WD-1817 & WD-1816) are all smaller in living SF compared to your unit and therefore assessed less. *- All 5 condo's are exact square Footage and layout.*

If you're still not content with your assessed value, feel free to appeal at your upcoming Board of Review. The Board of Review is currently scheduled to meet on June 5, 2025 and any objection of assessment to be heard needs to be delivered to the clerk no later than 48 hours prior to the meeting of the Board of Review.

Thanks,

Perry Buck  
ACCURATE APPRAISAL  
Assessor  
(920) 749-8098  
[depercity@accurateassessor.com](mailto:depercity@accurateassessor.com)



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**From:** Open Book - De Pere City <depercity@accurateassessor.com>  
**Sent:** Monday, May 19, 2025 8:52 PM  
**To:** Open Book - De Pere City <depercity@accurateassessor.com>  
**Subject:** Request for Review: Parcel# WD-1818

Hello,

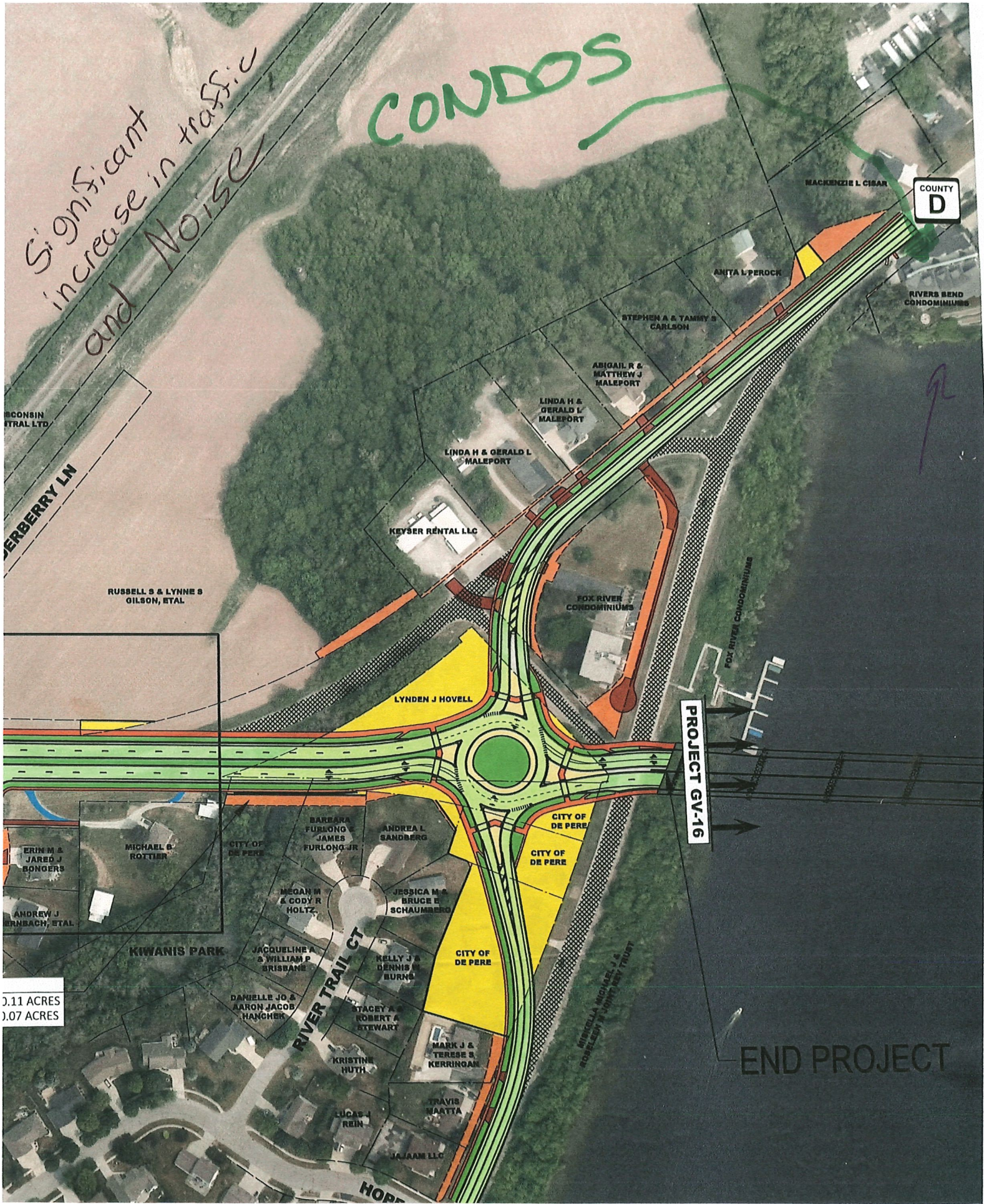
A new request for review has been submitted for De Pere. Please see attached items for details.

Name: KEVIN D ZEINEMANN  
Property Address: 2119 LOST DAUPHIN RD  
Email: [kzeinemann@gmail.com](mailto:kzeinemann@gmail.com)  
Phone: (920) 838-3387  
Parcel #: WD-1818

CONDOS

Significant increase in traffic and noise

COUNTY D



0.11 ACRES  
0.07 ACRES

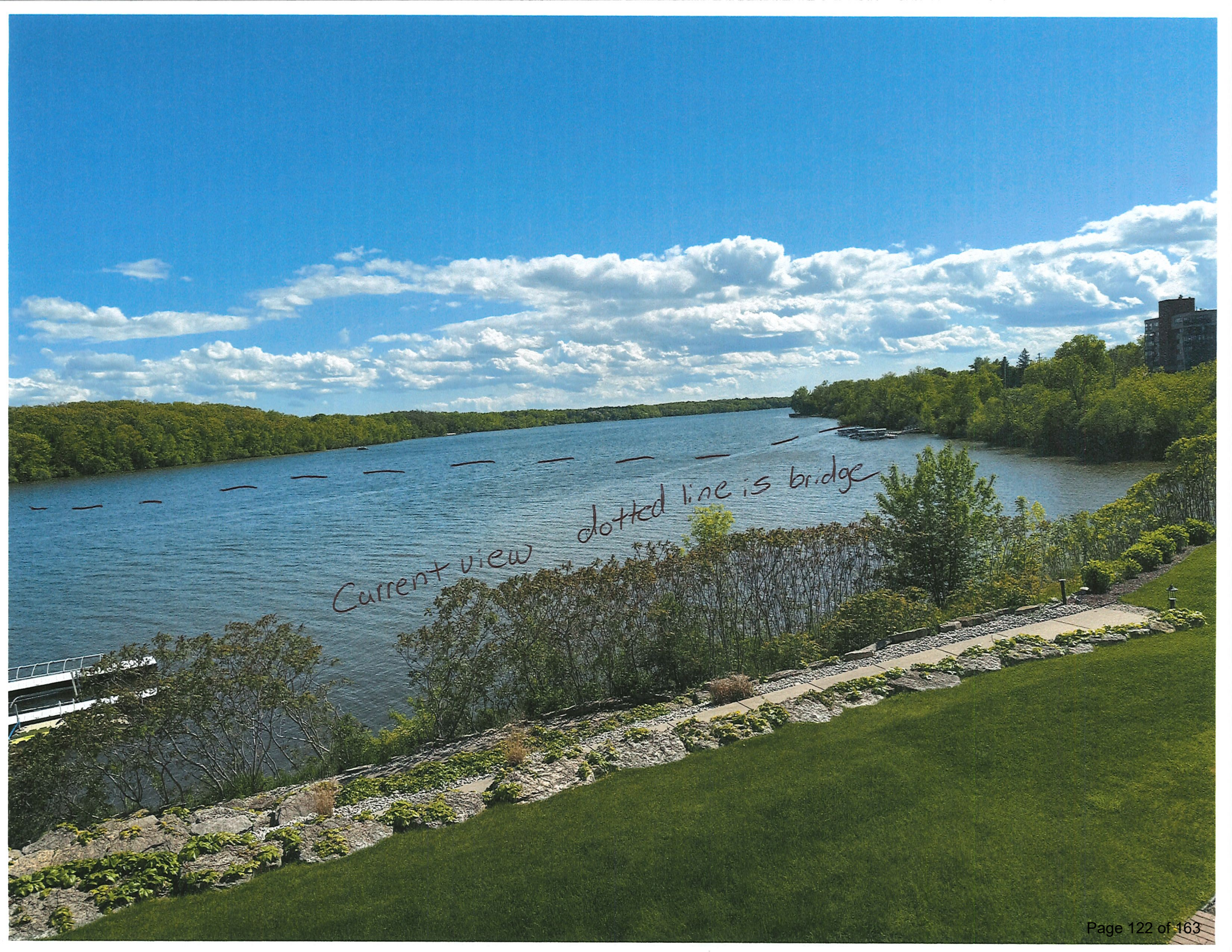
PROJECT GV-16

END PROJECT



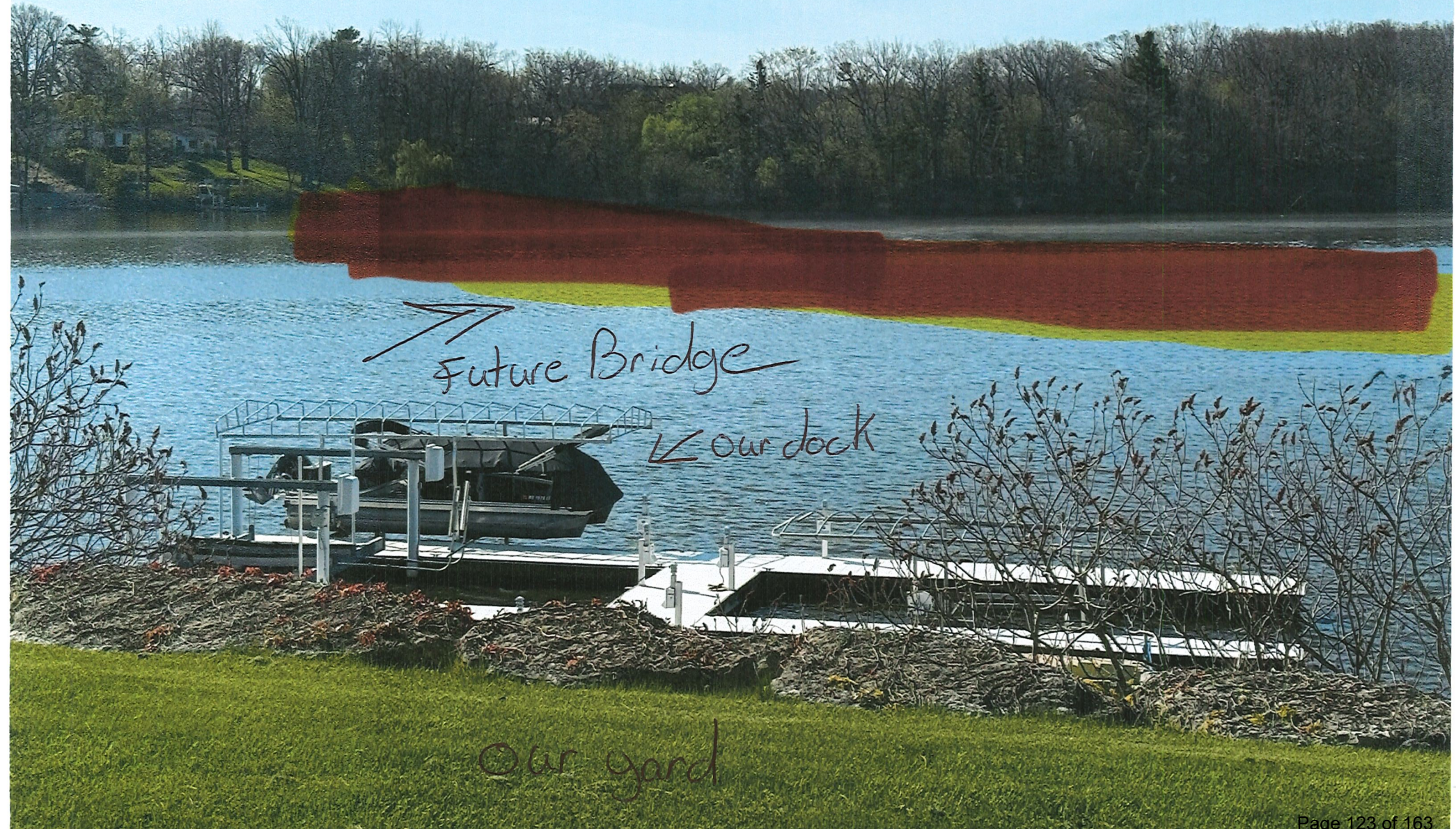
New bridge  
will be here

our boat dock  
Picture was taken  
from our deck



Current view  
dotted line is bridge

We will have a heavily trafficked bridge on our riverside  
and a heavily trafficked road in front of our home.



Future Bridge

our dock

our yard

damaged siding  
WD-1818



2123

2121

2119

2117

New glass  
↓  
railings

↑  
damage

↓ New glass  
railings

New  
patio  
addition



**City of De Pere, Wisconsin**

**I.7.M**

**Request for Board of Review Action**

---

**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 2123 Lost Dauphin Road  
**RECOMMENDED ACTION:**

---

ATTACHMENTS:  
2123 Lost Dauphin Rd

# 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) <b>EDWARD A THOMPSON</b>				Agent name (if applicable)			
Owner mailing address <b>2123 LOST DAUPHIN RD</b>				Agent mailing address			
City <b>DE PERE</b>		State <b>WI</b>	Zip <b>54115</b>	City		State	Zip
Owner phone <b>(920) 246 1494</b>		Email <b>edthompson@aol.com</b>		Owner phone		Email	
Section 2: Assessment Information and Opinion of Value							
Property address <b>2123 LOST DAUPHIN RD</b>				Legal description or parcel no. (on changed assessment notice) <b>WD 1816</b>			
City <b>DE PERE</b>		State <b>WI</b>	Zip <b>54115</b>				
Assessment shown on notice - Total <b>\$798,600</b>				Your opinion of assessed value - Total <b>MAXIMUM of 746,100. Closer to 1710,000</b>			

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) <b>see attached remarks.</b>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <b>see attached remarks.</b>

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 \$ <b>675,000</b> Date <b>9/11/2019</b> <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 - <b>2024</b> Value <b>746,100</b> Purpose of appraisal <b>by Accurate Appraisal - Routine Assessment</b> <small>(mm-dd-yyyy)</small> If this property had more than one appraisal, provide the requested information for each appraisal. <b>just one</b>	

Section 5: BOR Hearing Information	
A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____ <b>Note:</b> 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 <b>20</b> minutes.	

Property owner or Agent signature 	Date (mm-dd-yyyy) <b>05/30/2025</b>
---------------------------------------	--

Ed Thompson

WD - 1816

Reason for Objection:

1. There have not been many, if any, sales of condominium units or homes similar in size in my market area above \$700,000.00.
2. A unit in my condominium building (2117 Lost Dauphin Rd) has been assessed for just over \$700,000. Their current assessment was just reduced when they submitted a Request For Review.
3. An increase of \$52,500 to a value of \$798,600 for essentially the same size and design of a condo unit assessed at nearly \$700,000 is not justified. One could conclude that the past assessment of \$740,000 for this unit (2123 Lost Dauphin Rd.) was too high and the current assessment value of \$798,600 is not only too high but is not justified.
4. The Brown County South Bridge Connection is designed to be built and constructed to cross the Fox River directly in front of my condo unit. This 30 + foot high bridge will not only impede my view but will add decibels of new noise as this bridge will be heavily travelled.

I met with Brown County Executive Troy Streckenbach and Chris Hardy, PE, on the project. We discussed the bridge location, the level of increased traffic, not only across the bridge, but on Lost Dauphin Rd directly in front of my condo unit. We also discussed the increased noise impact in detail.

Mr. Streckenbach confirmed that the flow of traffic will increase as the new CrossBridge connector project is to provide an efficient link to major highways from businesses and homes on both sides of the Fox River. This

will reduce my fair market property value. Who will want to pay more than \$700,000 for a unit impacted by roads in the front and river in the back by this project.

I firmly believe that not only is the increase in value of \$52,500 for my condo unit not justified, but perhaps there should be a reduction in assessed value lower than the prior assessment of \$746,100.

I respectfully request that the increase of \$52,500 be eliminated, and an assessment between \$710,000 and \$746,100 be considered.

Sincerely,

Edward Thompson



City of De Pere, Wisconsin

I.7.N

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 221 Riverview Avenue  
**RECOMMENDED ACTION:**

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ATTACHMENTS:  
221 Riverview Av

## 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) Thomas F Delsart				Agent name (if applicable)			
Owner mailing address 2502 Riverside dr				Agent mailing address			
City green bay		State WI	Zip 54301	City		State	Zip
Owner phone ( 920 ) 713- 4595		Email tomdelsart@yahoo.com		Owner phone ( ) -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 221 Riverview Ave.				Legal description or parcel no. (on changed assessment notice) WD-756			
City Depere		State WI	Zip 54115				
Assessment shown on notice - Total \$ 179,800				Your opinion of assessed value - Total \$ 155,000			

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) The property has not been updated. The house is a wreck!	Basis for your opinion of assessed value: (Attach additional sheets if needed) You have to see the inside of the property
---	--

### 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): \_\_\_\_\_  
**Note:** This does not apply in first or second class cities.
- B. Provide a reasonable estimate of the amount of time you need at the hearing 5 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 5- 28 -2025
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**City of De Pere, Wisconsin**

**I.7.0**

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 332 Jacobs Court  
**RECOMMENDED ACTION:**

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**ATTACHMENTS:**  
332 Jacobs Ct

## 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) Thomas F Delsart				Agent name (if applicable)			
Owner mailing address 2502 Riverside dr				Agent mailing address			
City green bay	State WI	Zip 54301		City	State	Zip	
Owner phone ( 920 ) 713- 4595	Email tomdelsart@yahoo.com			Owner phone ( ) -	Email		
Section 2: Assessment Information and Opinion of Value							
Property address 332 Jacobs ct				Legal description or parcel no. (on changed assessment notice) WD-708-J-103			
City Depere	State WI	Zip 54115					
Assessment shown on notice - Total \$ 204,000				Your opinion of assessed value - Total \$ 165,000			

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) The property has not been updated. The house is a dump	Basis for your opinion of assessed value: (Attach additional sheets if needed) You have to see the inside of the property
---	--

**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 \_\_\_\_\_ 5 minutes.  
 Date (mm-dd-yyyy) \_\_\_\_\_  
 5- 28 -2025

Property owner or Agent signature \_\_\_\_\_

Wisconsin Department of Revenue



**City of De Pere, Wisconsin**

**I.7.P**

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 336 Jacobs Court  
**RECOMMENDED ACTION:**

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**ATTACHMENTS:**  
336 Jacobs Ct

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:**

<b>Section 1: Property Owner / Agent Information</b>				<b>* If agent, submit written authorization (Form PA-105) with this form</b>			
Property owner name (on changed assessment notice) Thomas F Delsart				Agent name (if applicable)			
Owner mailing address 2502 Riverside dr				Agent mailing address			
City green bay		State WI	Zip 54301	City		State	Zip
Owner phone ( 920 ) 713- 4595		Email tomdelsart@yahoo.com		Owner phone ( ) -		Email	
<b>Section 2: Assessment Information and Opinion of Value</b>							
Property address 336 Jacobs ct				Legal description or parcel no. (on changed assessment notice) WD-708-J-102			
City Depere		State WI	Zip 54115				
Assessment shown on notice - Total \$ 176,000				Your opinion of assessed value - Total \$ 155,000			

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**

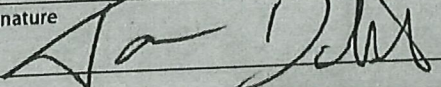
Reason(s) for your objection: (Attach additional sheets if needed) The property has not been updated. The house is the size of a 2 stall garage	Basis for your opinion of assessed value: (Attach additional sheets if needed) You have to see the inside of the property
---	--

**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 we cut down the tree in the front yard  
 Date of changes 6- 1 -2024 Cost of changes \$900 Does this cost include the value of all labor (including your own)?  Yes  No  
(mm-dd-yyyy)
- C. Within the last five years, was this property listed/offered for sale?  Yes  No  
 If Yes, how long was the property listed (provide dates) - - - - to - - - -  
(mm-dd-yyyy) (mm-dd-yyyy)  
 Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_
- D. Within the last five years, was this property appraised?  Yes  No  
 If Yes, provide: Date - - - - Value \_\_\_\_\_ Purpose of appraisal \_\_\_\_\_  
(mm-dd-yyyy)  
 If this property had more than one appraisal, provide the requested information for each appraisal. \_\_\_\_\_

**Section 5: BOR Hearing Information**

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

Property owner or Agent signature 	Date (mm-dd-yyyy) 5- 28 -2025
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Wisconsin Department of Revenue



City of De Pere, Wisconsin

I.7.Q

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 417 Fourth Street  
**RECOMMENDED ACTION:**

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ATTACHMENTS:  
417 Fourth St

## 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) Thomas F Delsart				Agent name (if applicable)			
Owner mailing address 2502 Riverside dr				Agent mailing address			
City Green Bay	State WI	Zip 54301		City	State	Zip	
Owner phone ( 920 ) 713- 4595	Email tomdelsart@yahoo.com			Owner phone ( ) -	Email		
Section 2: Assessment Information and Opinion of Value							
Property address 417 Fourth St				Legal description or parcel no. (on changed assessment notice) WD-708-J-101			
City Depere	State WI	Zip 54115					
Assessment shown on notice - Total \$ 313,000				Your opinion of assessed value - Total \$ 210,000			

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) There has never been any updating since the property has been buildt.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Comparin this to the completely remodeled 500 Fourth, this should be less than 170,000
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### Section 4: Other Property Information

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

### Section 5: BOR Hearing Information

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

Property owner or Agent signature 	Date (mm-dd-yyyy) 5- 30 -2025
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Wisconsin Department of Revenue



**City of De Pere, Wisconsin**

**I.7.R**

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 504 Fourth Street  
**RECOMMENDED ACTION:**

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**ATTACHMENTS:**  
504 Fourth St

# 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) Thomas F Delsart				Agent name (if applicable)			
Owner mailing address 2502 Riverside dr				Agent mailing address			
City green bay		State WI	Zip 54301	City		State	Zip
Owner phone ( 920 ) 713- 4595		Email tomdelsart@yahoo.com		Owner phone ( ) -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 504 Fourth st				Legal description or parcel no. (on changed assessment notice) WD-848			
City Depere		State WI	Zip 54115				
Assessment shown on notice - Total \$ 335,000				Your opinion of assessed value - Total \$ 285,000			

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) The property has not been updated.	Basis for your opinion of assessed value: (Attach additional sheets if needed) You have to see the inside of the property

### 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 we replaced both front doors and 4 bedroom doors  
 Date of changes 2- 1 -2025 Cost of changes \$2,700 Does this cost include the value of all labor (including your own)?  Yes  No  
 (mm-dd-yyyy)
- C. Within the last five years, was this property listed/offered for sale?  Yes  No  
 If Yes, how long was the property listed (provide dates) - - - - to - - - - (mm-dd-yyyy) (mm-dd-yyyy)  
 Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_
- D. Within the last five years, was this property appraised?  Yes  No  
 If Yes, provide: Date - - - - Value \_\_\_\_\_ Purpose of appraisal \_\_\_\_\_  
 (mm-dd-yyyy)  
 If this property had more than one appraisal, provide the requested information for each appraisal. \_\_\_\_\_

### Section 5: BOR Hearing Information

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

Property owner or Agent signature 	Date (mm-dd-yyyy) 5- 28 -2025
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City of De Pere, Wisconsin

I.7.S

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 512 Fourth Street  
**RECOMMENDED ACTION:**

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ATTACHMENTS:  
512 Fourth St

# 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) Thomas F Delsart				Agent name (if applicable)			
Owner mailing address 2502 Riverside dr				Agent mailing address			
City green bay		State WI	Zip 54301	City		State	Zip
Owner phone ( 920 ) 713- 4595		Email tomdelsart@yahoo.com		Owner phone ( ) -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 512 Fourth St.				Legal description or parcel no. (on changed assessment notice) WD-849			
City Depere		State WI	Zip 54115				
Assessment shown on notice - Total \$ 214,000				Your opinion of assessed value - Total \$ 175,000			

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) The property has not been updated. Was student housing. The house is a has no sit down kitchen or dining room.	Basis for your opinion of assessed value: (Attach additional sheets if needed) You have to see the inside of the property
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### Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property?  Yes  No  
 If Yes, provide acquisition price \$ \_\_\_\_\_ Date - - - - (mm-dd-yyyy)  Purchase  Trade  Gift  Inheritance
- B. Within the last 10 years, did you change this property (ex: remodel, addition)?  Yes  No  
 If Yes, describe \_\_\_\_\_  
 Date of changes - - - - (mm-dd-yyyy) Cost of changes \$ \_\_\_\_\_ Does this cost include the value of all labor (including your own)?  Yes  No
- C. Within the last five years, was this property listed/offered for sale?  Yes  No  
 If Yes, how long was the property listed (provide dates) - - - - (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): \_\_\_\_\_  
**Note:** This does not apply in first or second class cities.
- B. Provide a reasonable estimate of the amount of time you need at the hearing \_\_\_\_\_ 5 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 5- 28 -2025
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Wisconsin Department of Revenue



**City of De Pere, Wisconsin**

**I.7.T**

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 715 Third Street  
**RECOMMENDED ACTION:**

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**ATTACHMENTS:**  
715 Third St

## 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) Thomas F Delsart				Agent name (if applicable)			
Owner mailing address 2502 Riverside dr				Agent mailing address			
City green bay		State WI	Zip 54301	City		State	Zip
Owner phone ( 920 ) 713-4595		Email tomdelsart@yahoo.com		Owner phone ( ) -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 715 Third St.				Legal description or parcel no. (on changed assessment notice) WD-243			
City Depere		State WI	Zip 54115				
Assessment shown on notice - Total \$ 173,000				Your opinion of assessed value - Total \$ 156,000			

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

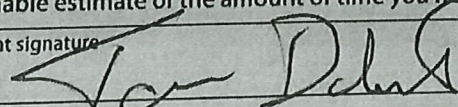
Reason(s) for your objection: (Attach additional sheets if needed) The property has not been updated. 1 bathroom The house is a has no sit down kitchen or dining room.	Basis for your opinion of assessed value: (Attach additional sheets if needed) You have to see the inside of the property
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### Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property? .....  Yes  No  
 If Yes, provide acquisition price \$ \_\_\_\_\_ Date - - - - (mm-dd-yyyy)  Purchase  Trade  Gift  Inheritance
- B. Within the last 10 years, did you change this property (ex: remodel, addition)? .....  Yes  No  
 If Yes, describe \_\_\_\_\_  
 Date of changes - - - - (mm-dd-yyyy) Cost of changes \$ \_\_\_\_\_ Does this cost include the value of all labor (including your own)?  Yes  No
- C. Within the last five years, was this property listed/offered for sale? .....  Yes  No  
 If Yes, how long was the property listed (provide dates) - - - - (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): \_\_\_\_\_  
**Note:** This does not apply in first or second class cities.
- B. Provide a reasonable estimate of the amount of time you need at the hearing \_\_\_\_\_ 5 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 5-28-2025
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Wisconsin Department of Revenue



**City of De Pere, Wisconsin**

I.7.U

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 718 Third Street  
**RECOMMENDED ACTION:**

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ATTACHMENTS:  
718 Third St

## 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) Thomas F Delsart				Agent name (if applicable)			
Owner mailing address 2502 Riverside dr				Agent mailing address			
City green bay	State WI	Zip 54301	City	State	Zip		
Owner phone ( 920 ) 713- 4595	Email tomdelsart@yahoo.com		Owner phone ( ) -	Email			
Section 2: Assessment Information and Opinion of Value							
Property address 718 Third St.				Legal description or parcel no. (on changed assessment notice) WD-243			
City Depere	State WI	Zip 54115					
Assessment shown on notice - Total \$ 201,000				Your opinion of assessed value - Total \$ 165,000			

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) The property has not been updated. The house is a has had quit a beating.	Basis for your opinion of assessed value: (Attach additional sheets if needed) You have to see the inside of the property
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### Section 4: Other Property Information

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

### Section 5: BOR Hearing Information

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

Property owner or Agent signature 	Date (mm-dd-yyyy) 5- 28 -2025
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**City of De Pere, Wisconsin**

**I.7.V**

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 803 Third Street  
**RECOMMENDED ACTION:**

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**ATTACHMENTS:**  
803 Third St

## 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) Thomas F Delsart				Agent name (if applicable)			
Owner mailing address 2502 Riverside dr				Agent mailing address			
City green bay		State WI	Zip 54301	City		State	Zip
Owner phone (920) 713-4595		Email tomdelsart@yahoo.com		Owner phone ( ) -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 803 Third St.				Legal description or parcel no. (on changed assessment notice) WD-751			
City Depere		State WI	Zip 54115				
Assessment shown on notice - Total \$ 214,000				Your opinion of assessed value - Total \$ 180,000			

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) The property has not been updated. Was student housing.	Basis for your opinion of assessed value: (Attach additional sheets if needed) You have to see the inside of the property
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### Section 4: Other Property Information

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

### Section 5: BOR Hearing Information

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

Property owner or Agent signature 	Date (mm-dd-yyyy) 5-28-2025
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**City of De Pere, Wisconsin**

**I.7.W**

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 1716 Lawrence Drive  
**RECOMMENDED ACTION:**

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**ATTACHMENTS:**  
1716 Lawrence Dr\_objection form, 1716 Lawrence Dr\_agent authorization



# AUTHORIZATION LETTER / APPOINTMENT OF AGENT

## TO WHOM IT MAY CONCERN:

Steve Traudt  
ASSESSMENT REDUCTION SERVICES, LLC  
PO Box 395  
Pewaukee, WI 53072  
303.923.8030 (o)  
414.737.3325 (c)  
stevetraudt@tax-appeal.com

**STEVE TRAUDT, dba ASSESSMENT REDUCTION SERVICES, LLC** is authorized to represent **LOST DAUPHIN PROPERTIES LLC** and related entities in property tax valuation matters for the year 2025. Please contact **ASSESSMENT REDUCTION SERVICES, LLC** regarding all property tax issues for these properties. The properties are indicated below:

### PROPERTY LOCATION (Properties)

### TAX KEY/PARCEL NUMBER

1716 Lawrence Drive  
De Pere, WI

WD-364-D-501

### LOST DAUPHIN PROPERTIES LLC

*Jeff Weyers*

By: \_\_\_\_\_  
Jeff Weyers

Date: 05/28/2025



**City of De Pere, Wisconsin**

**I.7.X**

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 1499 Lawrence Drive  
**RECOMMENDED ACTION:**

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**ATTACHMENTS:**  
1499 Lawrence Dr objection form, AL and Exhibit A 2025- 1499 Lawrence Drive

# Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

**Complete all sections:**

<b>Section 1: Property Owner / Agent Information</b>				* If agent, submit written <a href="#">authorization (Form PA-105)</a> with this form			
Property owner name <i>(on changed assessment notice)</i>			Agent name <i>(if applicable)</i>				
Owner mailing address			Agent mailing address				
City	State	Zip	City	State	Zip		
Owner phone (    ) -    -	Email		Owner phone (    ) -    -	Email			

<b>Section 2: Assessment Information and Opinion of Value</b>			
Property address		Legal description or parcel no. <i>(on changed assessment notice)</i>	
City	State	Zip	
Assessment shown on notice – <b>Total</b> \$2,047,700		Your opinion of assessed value – <b>Total</b> \$1,361,500	

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	

<b>Section 3: Reason for Objection and Basis of Estimate</b>	
Reason(s) for your objection: <i>(Attach additional sheets if needed)</i>	Basis for your opinion of assessed value: <i>(Attach additional sheets if needed)</i>

<b>Section 4: Other Property Information</b>	
A. How was this property acquired: <i>(check the box that applies)</i>	<input type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance
Acquisition price \$ _____ Date _____ <span style="font-size: small; margin-left: 100px;"><i>(mm-dd-yyyy)</i></span>	
B. Were there any changes made to this property (ex: improvement, remodeling, addition) since acquiring it? .....	<input type="checkbox"/> Yes <input 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
<span style="font-size: small; margin-left: 100px;"><i>(mm-dd-yyyy)</i></span>	
C. During 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 <i>(provide dates)</i> _____ to _____	
<span style="font-size: small; margin-left: 100px;"><i>(mm-dd-yyyy)</i></span> <span style="font-size: small; margin-left: 100px;"><i>(mm-dd-yyyy)</i></span>	
Asking price \$ _____ List all offers received _____	
D. Was this property appraised within the last five years? .....	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, provide: Date _____ Value _____ Purpose of appraisal _____	
<span style="font-size: small; margin-left: 100px;"><i>(mm-dd-yyyy)</i></span>	
If this property had more than one appraisal, provide the requested information for each appraisal. _____	

<b>Section 5: BOR Hearing Information</b>	
A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____	
<b>Note:</b> 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 <span style="font-family: cursive; font-size: 1.5em; margin-left: 50px;">SMT</span> Steve Traudt, agent	Date <i>(mm-dd-yyyy)</i> - -
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## AUTHORIZATION LETTER / APPOINTMENT OF AGENT

### TO WHOM IT MAY CONCERN:


Steve Traudt  
ASSESSMENT REDUCTION SERVICES, LLC  
PO Box 395  
Pewaukee, WI 53072  
303.923.8030 (o)  
414.737.3325 (c)  
stevetraudt@tax-appeal.com

STEVE TRAUDT and Daryl Ohland, dba ASSESSMENT REDUCTION SERVICES, LLC is authorized to represent S&L Properties LLC / FSI, Inc. and related entities in property tax valuation matters for the year 2025. Please contact ASSESSMENT REDUCTION SERVICES, LLC regarding all property tax issues for these properties. The properties are indicated below:

**PROPERTY LOCATION** (Properties)  
(see attached Exhibit A)

**TAX KEY/PARCEL NUMBER**  
(see attached Exhibit A)

S&L Properties LLC / FSI, Inc.

  
\_\_\_\_\_  
Zachary Bloom, CFO

Date: 3/31/25

# EXHIBIT A

## Property List

	<b>PROPERTY LOCATION (Property)</b>	<b>TAX KEY/PARCEL NUMBER</b>
1	1499 Lawrence Drive	WD-D0011-4
2		
3		
4		
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**City of De Pere, Wisconsin**

**I.7.Y**

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 747 Heritage Road  
**RECOMMENDED ACTION:**

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**ATTACHMENTS:**  
747 Heritage Rd

## 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) Belmark, Inc.			Agent name (if applicable)				
Owner mailing address 600 Heritage Road			Agent mailing address				
City De Pere	State WI	Zip 54115	City		State	Zip	
Owner phone ( 920 ) 336 - 2848	Email karl.schmidt@belmark.com		Owner phone ( ) -		Email		
Section 2: Assessment Information and Opinion of Value							
Property address 747 Heritage Road			Legal description or parcel no. (on changed assessment notice) Parcel No. ED-F0103-2				
City De Pere	State WI	Zip 54115					
Assessment shown on notice - Total \$1,300,000			Your opinion of assessed value - Total \$217,700				

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

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

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

### Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property?  Yes  No  
 If Yes, provide acquisition price \$ 1,300,000 Date 08-05 - 2024  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) N/A
- 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 10 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 06 - 02 - 2025
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## **Reason for Objection and Basis of Estimate**

Belmark, Inc. (“Belmark”) is objecting to the new assessment for Parcel No. ED-F0103-2 on the following basis:

1. On August 5, 2024, Belmark purchased Parcel No. ED-F0103-2 (the “Parcel”), and, simultaneously, the adjacent parcel, ED-F0103-3, solely because of the parcels’ location immediately adjacent to the Belmark campus.
2. The Parcel is approximately 2.16 acres and contains a pole barn which is in poor condition. Belmark purchased this Parcel, and intentionally paid a purchase price well above the fair market value, because Belmark plans to demolish the pole barn this year and, beginning in 2026, construct a brand-new daycare, on-site medical clinic and fitness facility for Belmark’s employees on the Parcel and the adjacent parcel. The location of this new facility needs to be near the Belmark campus to offer close proximity to the employees so that they can visit their children during the workday and conveniently access the medical clinic and fitness area. Belmark would not (i) have purchased this Parcel and (ii) paid the purchase price if not for the Parcel’s proximity to the Belmark campus.
3. As set forth in the 2025 Guide for Property Owners published by the Wisconsin Department of Revenue a recent arms-length sale of a property can be used to determine assessments *only if* “it is in line with recent arms-length sales of reasonably comparable property.” See below:

### **D. Information used to determine assessments**

Assessors consider information from many sources to determine your assessment.

#### **1. Recent arm’s-length sales**

Under state law, the best indicator of market value is a recent arm’s-length sale of a property provided it is in line with recent arm’s-length sales of reasonably comparable property.

The assessor may not change the assessment of property based solely on the recent arm’s-length sale of property without adjusting the assessed value of comparable properties in the same market area.

- Sales should be recent – those several years old may not reflect current market conditions
- Sales must be arm’s-length – there should be no relationship between the buyer and seller affecting the sales price (ex: sales between relatives are typically not arm’s-length sales)
- Buyer and seller are typically motivated
- Both parties are well informed or well advised, and are acting in what they consider their own best interests
- Reasonable time is allowed for exposure in the open market

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Wisconsin Department of Revenue



## **2025 Guide for Property Owners**

- Payment is made in terms of cash in U.S. dollars or in terms of comparable financial arrangements
- Price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale

4. The guidance is clear that 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.
5. As mentioned, Belmark plans to significantly improve the Parcel which will, once completed, warrant an increased assessment. However, as it stands today, nothing has changed about this Parcel other than Belmark's purchase at a purchase price which is not comparable to any other recent sales, and, again, the only reason the purchase price was paid was due to the location of the Parcel.
6. Note that the assessor changed the assessment on the improvements only, not the land. The land's assessment remained consistent at \$64,800. However, the improvements' assessment changed from \$152,900 to \$1,235,200, an increase of \$1,082,300. Yet, the improvements located on the Parcel are the same as existed prior to the assessment change – a pole barn in poor condition.
7. Respectfully, Belmark asks that the assessment remain as it was in 2024, which totaled \$217,700. Belmark is a committed employer and taxpayer in De Pere and will gladly accept a higher assessment for this Parcel, when warranted.



City of De Pere, Wisconsin

I.7.Z

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 308 Franklin Street  
**RECOMMENDED ACTION:**

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ATTACHMENTS:  
308 Franklin St

## 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>Jules A. Lefebvre</i>			Agent name (if applicable)				
Owner mailing address <i>N12796 KEATING RD.</i>			Agent mailing address				
City <i>Wausaukec</i>	State <i>WI</i>	Zip <i>54177</i>	City	State	Zip		
Owner phone <i>(239) 300-1162</i>	Email <i>jlefebvre52@gmail</i>	Owner phone ( ) -		Email			
Section 2: Assessment Information and Opinion of Value							
Property address <i>308 FRANKLIN ST.</i>			Legal description or parcel no. (on changed assessment notice) <i>parcel # ED-379</i>				
City <i>DE PERE</i>	State <i>WI</i>	Zip <i>54115</i>					
Assessment shown on notice - Total <i>\$1,581,000.00</i>			Your opinion of assessed value - Total <i>\$1,276,499.00</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>- inflation 5% - 39 year old property - rental increase 5% - assessment increase 35% - amenities small units</i>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <i>2025 General 9% assessment increase for commercial properties</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?  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? *MARCUS & DAVID HICKS P. (MARKET ANALYSIS)*  Yes  No  
 If Yes, provide: Date 5-2019 Value 1,000,000. Purpose of appraisal REALTOR WANTING A LISTING  
(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 <i>Jules A. Lefebvre</i>	Date (mm-dd-yyyy) <i>6-2-2025</i>
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**City of De Pere, Wisconsin**

**I.7.AA**

**Request for Board of Review Action**

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**MEETING DATE:** June 5, 2025  
**DEPARTMENT:** City Clerk  
**FROM:**  
**SUBJECT:** 301 Main Avenue  
**RECOMMENDED ACTION:**

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**ATTACHMENTS:**  
301 Main Av, 301 Main Assessed Value Research

# 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) PHE WI, LLC				Agent name (if applicable)			
Owner mailing address 1818 Rainbow Avenue				Agent mailing address			
City De Pere	State WI	Zip 54115		City	State	Zip	
Owner phone (920) 360-5100	Email tomgavic@gmail.com			Owner phone ( ) -	Email		
Section 2: Assessment Information and Opinion of Value							
Property address 301 Main Avenue				Legal description or parcel no. (on changed assessment notice) WD-906			
City De Pere	State WI	Zip 54115					
Assessment shown on notice - Total <b>558,200</b>				Your opinion of assessed value - Total <b>448,000</b>			

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 in not consistent with like properties - see attached summary	Basis for your opinion of assessed value: (Attach additional sheets if needed) I recently purchased and completely renovated 417 Main and had an appraisal completed summer 2024 resulting in a value of \$460,000 (\$127/SF) - escalating this appraised value by 10% equates to \$140/SF.

### 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): \_\_\_\_\_  
**Note:** This does not apply in first or second class cities.
- B. Provide a reasonable estimate of the amount of time you need at the hearing 15 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 6-3-2025
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Property	Building Owner	SF	2024 \$	\$ / SF	2025 \$	\$ / SF	%	Notes
301 Main	Gavic Holdings	3200	\$496,200	\$155	\$558,200	\$174	12%	2022 = \$415,100 / 2023 = 431,500 (4%) / 2024 = 496,200 (15%)
305 Main	Gavic Holdings	3200	\$250,000	\$78	\$337,000	\$105	35%	
313 Main	IT Connexx	3952	\$372,500	\$94	\$428,400	\$108	15%	
320 Main	The Connective	6644	\$693,500	\$104	\$780,200	\$117	13%	
317 Main	The Exchange	8502	\$786,800	\$93	\$904,800	\$106	15%	
327 Main	Avenue Shoppes	9594	\$507,200	\$53	\$695,000	\$72	37%	Sold in 2024
377 Main	SAKS	5076	\$748,700	\$147	\$841,100	\$166	12%	
417 Main	Gavic Holdings	3600	\$193,700	\$54	\$450,000	\$125	132%	Value per dev agreement = \$450,000 / 2024 appraisal = \$460,000
117 N Broadway	Agape	3971	\$628,600	\$158	\$667,400	\$168	6%	
109-113 N Broadway	SAKS	7201	\$470,600	\$65	\$541,200	\$75	15%	
101 S Broadway	SAKS	4250	\$390,000	\$92	\$429,000	\$101	10%	
107 S Broadway	SAKS	5225	\$294,800	\$56	\$376,700	\$72	28%	
335 S Broadway	Tile & Stone	3721	\$425,000	\$114	\$600,000	\$161	41%	City had appraisal complete prior to purchase