



# Board of Review

## Regular Meeting

### Agenda

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

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Tuesday, June 9, 2026

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 9, 2026** at **10:00 AM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

**Electronic Meeting Access:**  
<https://www.gotomeet.me/DePere>

**Telephonic Meeting Access:**  
1 (866) 899 4679 -or- 1 (312) 757-3117  
Access Code: 154-883-285

1. CALL TO ORDER
2. ROLL CALL
  - A. Election of the Chair and Vice-Chair.
  - B. Approval of the minutes of the June 5, 2025 Board of Review meeting.
  - C. Clerk's report.
  - D. Assessor's report.
  - E. Certify corrections of error under state law, Wis. Stat. section 70.43.
    - i. 414 Fourth Street - St. Norbert College.
    - ii. 2051 Profit Place - One Source Tech, LLC.
  - F. Requests for waiver of Board of Review hearing, allowing the property owner to appeal directly to the circuit court.
    - i. 1313 Lawrence Drive - Menard, Inc.
  - G. Review of objections that were received 48 hours in advance.
    - i. 508 N Wisconsin Street.
    - ii. 515 N Erie Street.

- iii. 256 Shelley Lane.
- iv. 624 Voelker Street.
- v. 2025 E Baraboo Circle.
- vi. 879 W St. Francis Road.
- vii. 221 S Clay Street.
- viii. 800 Main Avenue - CVS Pharmacy.
- ix. 1360 Scheuring Road - Starbucks.

H. Public appearances by objectors without 48 hour notice.

3. ADJOURNMENT

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk's office at 920-339-4050 by noon on the previous day so that arrangements can be made.

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.



**City of De Pere, Wisconsin**

**2.B**

**Request for Board of Review Action**

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**Meeting Date:** June 9, 2026  
**Department:** City Clerk  
**From:** Carey Danen, City Clerk  
**Subject:** Approval of the minutes of the June 5, 2025 Board of Review meeting.  
**Recommendation:** Motion to approve.

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**Attachments:**  
6-5-25 BOR minutes draft



# Board of Review

Regular Meeting

Draft Minutes

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

Thursday, June 5, 2025

10:00 AM

335 S Broadway City Hall - Council  
Chambers, De Pere, Wisconsin  
54115

## I. Call to Order

### 1. Roll call.

Present: Rob Domol, Bob Gagan, Mike Kini, Vaughn Lenhart. Also present: Assistant City Attorney Eric Erdman, City Clerk Carey Danen, Deputy Clerk-Treasurer Jessie Paque, and Statutory Assessor Jamie Busha.

### 2. Approval of the minutes of the June 6, 2024 Board of Review meeting.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Rob Domol
<b>SECONDER:</b>	Mike Kini
<b>AYES:</b>	Rob Domol, Bob Gagan, Mike Kini, Vaughn Lenhart

### 3. Election of the Chair and Vice-Chair

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

### 4. Clerk's report

City Clerk Carey Danen reported that Board of Review member Mike Kini 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 3, 2025. The Notice of Open Book and Board of Review was published in the Press Times on March 28, 2025 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 2025 assessment roll was received and reviewed on April 15, 2025. Open Book appointments were held online beginning from the time assessment notices were mailed. In-person Open Book sessions were also held at City Hall on Wednesday, April 30 and Thursday, May 1, 2025.

#### a. 5. Assessor's report

Statutory Assessor Jamie Busha reviewed the printed report that she provided to board members.

5. Requests for waiver of Board of Review hearing, allowing the property owner an appeal directly to the circuit court.

A. 1997 Venture Avenue

The motion and second reserves the City's right to contest the tenant as the complainant.

<b>RESULT:</b>	<b>UPHELD ASSESSMENT AND WAIVED BY ROLL CALL VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Gagan
<b>SECONDER:</b>	Mike Kini
<b>AYES:</b>	Rob Domol, Bob Gagan, Mike Kini, Vaughn Lenhart

B. 1415 Lawrence Drive

Staff distributed copies of the documents submitted by the objector.

<b>RESULT:</b>	<b>UPHELD ASSESSMENT AND WAIVED BY ROLL CALL VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Gagan
<b>SECONDER:</b>	Rob Domol
<b>AYES:</b>	Rob Domol, Bob Gagan, Mike Kini, Vaughn Lenhart

C. 150 S Wisconsin Street and 901 Main Avenue

Clerk Carey Danen reported that these requests were withdrawn prior to the meeting.

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

A. 2130 Lost Dauphin Road N4

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

B. 1305 Rita Lane

Clerk Carey Danen reported that the objector was unable to attend, and therefore the objection was withdrawn.

C. 2134 Fox Point Circle

The objector did not appear.

D. 910 Main Avenue

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

E. 920 Main Avenue

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

F. 1243 Danena Drive

This item was taken up after item K. The clerk noted that the city assessor continued under oath, and swore in property owner Tod Friebe. He provided his objection form, and then

provided testimony on his opinion of value; he reported that properties comparable to his are difficult to find. City Assessor Jamie Busha reported that the objector did attend Open Book and spoke to an assessor on three occasions. She then reviewed an information sheet with comparable properties. The property owner and the assessor answered questions from board members.

<b>RESULT:</b>	<b>UPHELD ASSESSMENT BY ROLL CALL VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Gagan
<b>SECONDER:</b>	Rob Domol
<b>AYES:</b>	Rob Domol, Bob Gagan, Mike Kini, Vaughn Lenhart

G. 2098 S Rock River Circle

Clerk Carey Danen distributed a document from the objector requesting to submit a sworn statement, rather than testifying in person or by telephone. Assistant City Attorney Eric Erdman explained that the board must consider if the contents of the written statement qualify as a valid sworn statement. Discussion followed; the board determined that it did not, noting that it does not contain any of the declarations and guarantees that would typically be made under oath.

<b>RESULT:</b>	<b>NO ACTION</b>
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H. 1327 Ridgeway Boulevard

The objector did not appear.

I. 930 Hickory Avenue

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

J. 801 Heritage Road

The objector did not appear.

K. 650 Black Earth Drive

The clerk swore in statutory assessor Jamie Busha and property owners Mazen Alkhalisy and Zeena Albeirmany. The property owners testified regarding the evidence they provided in the agenda packet. Assessor Busha reviewed an information sheet with comparable properties. She reported that the owners did attend Open Book and their value was lowered at that time; the owner signed a waiver for the amended value of \$850,000. The property owners and the assessor then answered questions from board members.

<b>RESULT:</b>	<b>UPHELD ASSESSMENT BY ROLL CALL VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Gagan
<b>SECONDER:</b>	Rob Domol
<b>AYES:</b>	Rob Domol, Bob Gagan, Mike Kini, Vaughn Lenhart

L. 2119 Lost Dauphin Road

The assessor reported that this objection was settled prior to the meeting.

M. 2123 Lost Dauphin Road

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

N-V. 221 Riverview Av/332 & 336 Jacobs Ct/417, 504 & 512 Fourth St/715, 718 & 803 Third St

The clerk noted that the city assessor continued under oath, and swore in property owner Thomas Delsart. Mr. Delsart explained that all of his properties are adjacent to St. Norbert College dormitories or parking lots, and described the condition of the properties. He also answered questions from board members. Ms. Busha reviewed information sheets with comparable properties.

<b>RESULT:</b>	<b>UPHELD ASSESSMENTS BY ROLL CALL VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Gagan
<b>SECONDER:</b>	Mike Kini
<b>AYES:</b>	Rob Domol, Bob Gagan, Mike Kini, Vaughn Lenhart

W. 1716 Lawrence Drive

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

X. 1499 Lawrence Drive

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

Y. 747 Heritage Road

City Clerk Carey Danen noted that the city assessor continued under oath, and swore in property owner Karl Schmidt. He provided testimony regarding the information he provided in the agenda packet, explaining this property was purchased for the construction of a childcare center for employees. It was the only available property in close proximity and the owner did not want to sell, so they paid much more than what the building is worth. City Assessor Jamie Busha reported that the property owner attended Open Book, and explained to the owner at that time that it was deemed a valid sale and the value was set to purchase price. The assessor and property owner then answered questions from board members. Assessor Busha stated that the property will be reassessed as land only once building is razed.

Board Member Gagan moved to uphold the assessor’s valuation, noting that state statute supports the valid sale price method of valuation. The motion was seconded by Board Member Domol. Upon roll call vote, the motion to uphold carried unanimously.

Property owner Schmidt returned at 12:05 PM and asked to address the board again. He read information about recent arm’s length sales from the Department of Revenue. Assessor Busha noted that the assessors were not aware of the compulsion factor until today, and with this information it would now be considered an invalid sale. She cited state statute 70.32, in light of updated information that the assessor previously did not know.

Board Member Gagan moved, seconded by Board Member Kini, to rescind the board’s initial vote and to amend the assessed value to \$217,700 based on the additional information provided by the objector.

<b>RESULT:</b>	<b>APPROVED REVISED ASSESSMENT BY ROLL CALL VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Gagan
<b>SECONDER:</b>	Mike Kini
<b>AYES:</b>	Rob Domol, Bob Gagan, Mike Kini, Vaughn Lenhart

Z. 308 Franklin Street

The clerk noted that the city assessor continued under oath, and swore in property owner Jules Lefebvre. Mr. Lefebvre distributed an appraisal done on his property. He then explained his opinion that the 35% increase in assessed value is out of line. Assessor Jamie Busha distributed a commercial review sheet which she shared with board members. The property owner and the assessor answered questions from the board. Mr. Lefebvre reported that he brought his 2024 income/expense report to Open Book and asked the assessor if she had seen it, noting that the net was substantially lower than previous years. Assessor Busha responded that they used the cap rate to arrive at the assessed value.

<b>RESULT:</b>	<b>UPHELD ASSESSMENT BY ROLL CALL VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Gagan
<b>SECONDER:</b>	Mike Kini
<b>AYES:</b>	Rob Domol, Bob Gagan, Mike Kini, Vaughn Lenhart

AA. 301 Main Avenue

The clerk noted that the city assessor continued under oath, and swore in property owner Tom Gavic. Mr. Gavic distributed updated data to the board. He noted that there are major variations in price per square foot in the downtown, and suggested that there should be a benchmark for the entire Business Improvement District. Assessor Jamie Busha shared a document with comparable sales. The assessor noted that Accurate listed the square footage of the building at 3,840, but the property owner is reporting that it is actually 3,720. Assessor Busha noted that they will make this change, and reduce the valuation to \$507,900.

<b>RESULT:</b>	<b>APPROVED REVISED ASSESSMENT BY ROLL CALL VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Gagan
<b>SECONDER:</b>	Rob Domol
<b>AYES:</b>	Rob Domol, Bob Gagan, Mike Kini, Vaughn Lenhart

- i. 8. Public appearances by objectors without 48 hours' notice.

A. 1007 Cedar Street

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

The clerk noted that the city assessor continued under oath, and swore in property owner Jim Kellam. Mr. Kellam completed an objection form which was shared with the board and the assessor. He explained that he purchased the home and land for \$252,000; the house was then torn down in

2024. He reported that the land is sloped and the back part of the lot is unusable. Mr. Kellam acknowledged that the value was reduced at Open Book to \$252,000. The property owner and the assessor then answered questions from board members.

<b>RESULT:</b>	<b>UPHELD ASSESSMENT BY ROLL CALL VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Gagan
<b>SECONDER:</b>	Mike Kini
<b>AYES:</b>	Rob Domol, Bob Gagan, Mike Kini, Vaughn Lenhart

II. Adjournment

Board Member Gagan moved, seconded by Board Member Kini to adjourn the meeting at 12:20PM.  
Upon vote, motion carried unanimously.

Respectfully submitted,  
Carey Danen, City Clerk



**City of De Pere, Wisconsin**

**2.C**

**Request for Board of Review Action**

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**Meeting Date:** June 9, 2026  
**Department:** City Clerk  
**From:** Carey Danen, City Clerk  
**Subject:** Clerk's report.  
**Recommendation:**

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**Attachments:**  
None



**City of De Pere, Wisconsin**

**2.D**

**Request for Board of Review Action**

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**Meeting Date:** June 9, 2026  
**Department:** City Clerk  
**From:** Carey Danen, City Clerk  
**Subject:** Assessor's report.  
**Recommendation:**

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**Attachments:**  
None



**City of De Pere, Wisconsin**

**2.E**

**Request for Board of Review Action**

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**Meeting Date:** June 9, 2026  
**Department:** City Clerk  
**From:** Carey Danen, City Clerk  
**Subject:** Certify corrections of error under state law, Wis. Stat. section 70.43.  
**Recommendation:**

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**Attachments:**  
70.43 De Pere 2026 (2)

2026

(Year)

**CORRECTIONS OF ERRORS BY ASSESSORS (SEC. 70.43, WIS. STATS.)**

*Note: Assessor should complete columns (a) through (e) and forward to the clerk as part of the assessment roll. Send to clerk electronically as well, if possible. The clerk will complete columns (f), (g), and totals.*

	(a) Parcel / Account Number Property Location & School Code Owner's Name, Street Address, City, State, Zip (1)	(b) Previous Year's Assessed Value	(c) Corrected Value	(d) <b>Real Property</b> Amount of Adjustment (c-b)	(e) <b>Personal Property</b> Amount of Adjustment (c-b)	(f) Previous Year's Net Mill Rate (2)	(g) T – Tax net school credit L – Lottery credit F – First Dollar credit N – Net Tax (3)
1	ED-2382 2051 Profit Place One Source Tech, LLC 2051 Profit Place De Pere WI 54115 0000	2,104,000	2,539,800	435,800			T – 0.00 L – F – N – 0.00
2	WD 232 414 Fourth St St . Norbert College, INC 100 Grant St De Pere WI 54115	186,500	0	186,500			T – 0.00 L – F – N – 0.00
3							T – 0.00 L – F – N – 0.00
4							T – 0.00 L – F – N – 0.00
5							T – 0.00 L – F – N – 0.00
6							T – 0.00 L – F – N – 0.00

**CORRECTIONS OF ERRORS BY ASSESSORS (Continued)**

	(a) Parcel / Account Number Property Location & School Code Owner's Name, Street Address, City, State, Zip (1)	(b) Previous Year's Assessed Value	(c) Corrected Value	(d) Real Property Amount of Adjustment (c-b)	(e) Personal Property Amount of Adjustment (c-b)	(f) Previous Year's Net Mill Rate (2)	(g) T – Tax net school credit L – Lottery credit F – First Dollar credit N – Net Tax (3)
7							T – 0.00 L – F – N – 0.00
8							T – 0.00 L – F – N – 0.00
9							T – 0.00 L – F – N – 0.00
10							T – 0.00 L – F – N – 0.00
Grand Totals . . →				249,300	0		0.00

- (1) Enter Property and Owner Information in order listed.
- (2) Net Mill Rate – see Publication PA-502, Assessment and Tax Roll Instructions for Clerks at [www.revenue.wi.gov/html/pubs.html](http://www.revenue.wi.gov/html/pubs.html).
- (3) T – Enter total tax less school levy tax credit.  
L – If Principal Residence, enter amount of Lottery & Gaming Credit adjustment, if any.  
F – If Real Estate includes an improvement, enter amount of First Dollar Credit adjustment, if any.  
N – Enter net amount (T minus L and F)

↑  
Real Property  
Total enter on  
line 23c1 of the  
Statement of  
Assessment

↑  
Personal Property  
Total enter on  
line 23c2 of the  
Statement of  
Assessment

↑  
Total of code "N" entries.  
Enter on Line I  
of the Statement  
of Taxes.



**City of De Pere, Wisconsin**

2.E.i

**Request for Board of Review Action**

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**Meeting Date:** June 9, 2026  
**Department:** City Clerk  
**From:** Carey Danen, City Clerk  
**Subject:** 414 Fourth Street - St. Norbert College.  
**Recommendation:**

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**Attachments:**  
WD-232 COE letter (3)



6/8/2026  
St. Norbert College, Inc  
100 Grant St

RE: WD-232

It has come to our attention that your property qualifies for a correction of error. WD-232 due to not making it exempt. The Wisconsin State Statutes 74.43 states that this qualifies as a palpable error, and we can do a correction of error.

We will be adjusting the value to \$0 on the 2025 assessment roll. You do have the right to appeal this amount at the 2026 board of review.

If you have any questions concerning this or the value placed on the property, please call 920-749-8098 or email [info@accurateassessor.com](mailto:info@accurateassessor.com)

Sincerely,

Accurate Appraisal LLC

Date sent to Property owner: \_\_\_\_\_

Initials: \_\_\_\_\_



**City of De Pere, Wisconsin**

2.E.ii

**Request for Board of Review Action**

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**Meeting Date:** June 9, 2026  
**Department:** City Clerk  
**From:** Carey Danen, City Clerk  
**Subject:** 2051 Profit Place - One Source Tech, LLC.  
**Recommendation:**

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**Attachments:**  
COE letter 2026 ED-2382 2051 Profit Pl. (1)



6/8/2026  
One Source Tech, LLC  
2051 Profit PL

RE: ED-2382

It has come to our attention that your property qualifies for a correction of error. 2051 Profit Place had a clerical error for 2025. The Wisconsin State Statutes 74.43 states that this qualifies as a palpable error and we can do a correction of error.

We will be adjusting the value to \$2,539,800 on the 2025 assessment roll. You do have the right to appeal this amount at the 2026 board of review.

If you have any questions concerning this or the value placed on the property, please call 920-749-8098 or email [info@accurateassessor.com](mailto:info@accurateassessor.com)

Sincerely,

Accurate Appraisal LLC

Date sent to Property owner: \_\_\_\_\_

Initials: \_\_\_\_\_



**City of De Pere, Wisconsin**

**2.F**

**Request for Board of Review Action**

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**Meeting Date:** June 9, 2026  
**Department:** City Clerk  
**From:** Carey Danen, City Clerk  
**Subject:** Requests for waiver of Board of Review hearing, allowing the property owner to appeal directly to the circuit court.  
**Recommendation:**

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**Attachments:**  
None



City of De Pere, Wisconsin

2.F.i

**Request for Board of Review Action**

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**Meeting Date:** June 9, 2026  
**Department:** City Clerk  
**From:** Carey Danen, City Clerk  
**Subject:** 1313 Lawrence Drive - Menard, Inc.  
**Recommendation:**

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**Attachments:**  
1313 Lawrence Dr, 1313 Lawrence Dr - agent authorization

# 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) Menard INC.			Agent name (if applicable) Todd Shebesta, Ryan LLC				
Owner mailing address 4777 Menard Dr #3123			Agent mailing address 11223 North Port Washington Road				
City Eau Claire	State WI	Zip 54703	City Mequon	State WI	Zip 53092		
Owner phone ( 414 ) 379- 8133		Email todd.shebesta@ryan.com		Owner phone ( ) -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 1313 Lawrence Drive			Legal description or parcel no. (on changed assessment notice) WD-D0011				
City De Pere	State WI	Zip 54115					
Assessment shown on notice - Total \$ 13,339,900			Your opinion of assessed value - Total \$ 10,384,700				

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) Assessment exceeds property's fair market value.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Market income and comparable sales support a lower FMV.

### 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      30 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 6 - 8 - 2026
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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>MENARD INC, MENARD INC CORPORATE</b>			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City		County
Mailing address <b>4777 MENARD DR #3123</b>			Street address of property <b>1313 Lawrence Drive</b>		
City <b>EAU CLAIRE</b>	State <b>WI</b>	Zip <b>54703-9604</b>	City <b>De Pere</b>	State <b>WI</b>	Zip <b>54115</b>
Parcel number <b>WD-D0011</b>	Phone <b>( ) -</b>	Email		Fax <b>( ) -</b>	

### Section 2: Authorized Agent Information

Name / title <b>Todd Shebesta/ Ryan Miller/ Andre Dyslin/Sean Riphagen</b>			Company name <b>Ryan, LLC</b>		
Mailing address <b>11223 North Port Washington Road Suite 200</b>			Phone <b>( 414) 379 - 8133</b>	Fax <b>( ) -</b>	
City <b>Mequon</b>	State <b>WI</b>	Zip <b>53092</b>	Email: <b>todd.shebesta@ryan.com; ryan.miller@ryan.com; andre.dyslin@ryan.com; sean.riphagen@ryan.com</b>		

### Section 3: Agent Authorization

<p><b>Agent Authorized for:</b> (check all that apply)</p> <p><input checked="" type="checkbox"/> Manufacturing property assessment appeals (BOA)</p> <p><input checked="" type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals</p> <p><input checked="" type="checkbox"/> Municipal Board of Review</p> <p><input type="checkbox"/> Other _____</p>	<p><b>Enter Tax Years of Authorization</b></p> <p>_____</p> <p><b>2026</b></p> <p>_____</p>
<p><b>Authorization expires:</b> <u>12 - 31 - 2026</u> (unless rescinded in writing prior to expiration)</p> <p style="text-align: center;"><small>(mm - dd - yyyy)</small></p>	
<p><b>Send notices and other written communications to:</b> (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/> Property Owner</p>	

### Section 4: Agreement/Acceptance

**I understand, agree and accept:**

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

### Section 5: Owner Grants Authorization

<b>Owner Sign Here</b> ▶	Owner name (please print) <b>Daniel J Michlig</b>
	Owner signature <b>DJ Michlig</b>
	Company or title <b>Menard, Inc. Tax Manager</b>
	Date (mm-dd-yyyy) <b>5/22/26</b>



**City of De Pere, Wisconsin**

2.G.i

**Request for Board of Review Action**

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**Meeting Date:** June 9, 2026  
**Department:** City Clerk  
**From:** Carey Danen, City Clerk  
**Subject:** 508 N Wisconsin Street.  
**Recommendation:**

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**Attachments:**  
508 N Wisconsin 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) <u>David L Nooyen</u>				Agent name (if applicable)			
Owner mailing address <u>508 N. Wisconsin St</u>				Agent mailing address			
City <u>De Pere</u>	State <u>WI</u>	Zip <u>54115</u>		City	State	Zip	
Owner phone <u>(920) 336-4523</u>	Email <u>dlnoyen@gmail.com</u>			Owner phone ( ) -	Email		
Section 2: Assessment Information and Opinion of Value							
Property address <u>508 North Wisconsin St</u>				Legal description or parcel no. (on changed assessment notice) <u>ED-440</u>			
City <u>De Pere</u>	State <u>WI</u>	Zip <u>54115</u>					
Assessment shown on notice - Total <u>242,900.00</u>				Your opinion of assessed value - Total <u>230,000.00</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)	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?.....	<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 _____ minutes.	

Property owner or Agent signature <u>David L Nooyen</u>	Date (mm-dd-yyyy) <u>05-28-26</u>
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**City of De Pere, Wisconsin**

**2.G.ii**

**Request for Board of Review Action**

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**Meeting Date:** June 9, 2026  
**Department:** City Clerk  
**From:** Carey Danen, City Clerk  
**Subject:** 515 N Erie Street.  
**Recommendation:**

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**Attachments:**  
515 N Erie St, 515 N Erie St - appeal letter, 515 N Erie St - appraisal from Eagle 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 <a href="#">authorization (Form PA-105)</a> with this form			
Property owner name <i>(on changed assessment notice)</i> Edward P and Judith M Kass Trust Agreement				Agent name <i>(if applicable)</i>			
Owner mailing address 515 N Erie St				Agent mailing address			
City De Pere	State WI	Zip 54115		City	State	Zip	
Owner phone ( 920 ) 664- 9864		Email edkass39@gmail.com		Owner phone ( ) -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 515 N Erie St				Legal description or parcel no. <i>(on changed assessment notice)</i> ED-512			
City De Pere	State WI	Zip 54115					
Assessment shown on notice - <b>Total</b> \$ 467,500				Your opinion of assessed value - <b>Total</b> \$ 405,000			

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

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

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: <i>(Attach additional sheets if needed)</i> Professional Appraisal vs Assessed Value Estimate and Open Book review	Basis for your opinion of assessed value: <i>(Attach additional sheets if needed)</i> Cover letter, 515 N Erie St 2026 assessment document, Open Book request for review document, Accurate Assessment response to Open Book review request document, and Detailed appraisal document, all attached

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 \$ 287,900 Date 2-5-2021 <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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, describe Added deck	
Date of changes 7-12-2021 Cost of changes \$ 13,516 Does this cost include the value of all labor (including your own)? <input checked="" 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 <i>(provide dates)</i> - - to - - <small>(mm-dd-yyyy) (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 5-15-2026 Value 405,000 Purpose of appraisal Appeal the 2026 City of De Pere assessment <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 10-15 minutes.	
Property owner or Agent signature 	Date (mm-dd-yyyy) 06-03-2026

Edward and Judith Kass  
515 N Erie St  
De Pere, WI 54115  
Email: [edkass39@gmail.com](mailto:edkass39@gmail.com)  
Phone: 920-664-9864

June 3, 2026

Carey Danen  
City Clerk  
City of De Pere  
355 S Broadway  
De Pere WI 54115

Dear Ms Danen;

This letter serves as a summary of my wife's and my formal appeal of the 2026 assessed value of our property at 515 N Erie St, De Pere WI.


When we received our new assessment, we felt that the indicated value of our property was considerably above market value, but we did not investigate further until the sale of the neighboring property at 509 N Erie St in May of this year. That property was assessed for 2026 at \$470,000 and sold for \$404,500. The two properties were built at the same time, by the same contractor, with the same floor plan, with the same finishes and on similar size lots. The properties at 509 N Erie and at 515 N Erie were purchased new in 2021 for approximately \$290,000 each.

We felt that the property at 509 N Erie had either sold for a lot less than it was worth (the assessed value), or the assessed value was in question. My wife and I wanted to understand clearly the market value of our property in the event that we decide to sell, so we reviewed our assessment via the Open Book process and then pursued a formal appraisal.

After visiting our property and gathering data specific to our home, the appraiser valued our property at \$405,000. When questioned about the discrepancy between this value and the assessed value, we were told a number of things affect our home's market value. These include the facts that among other things, the property is in an older neighborhood with properties that may or may not be well maintained, our lot size is small, the types of finishes in our home

are of medium quality, and two of our home's bedrooms, a bathroom and the laundry are in the basement which are not desirable features.

We have reviewed the relevant section Wisconsin Department of Revenue's Guide for Property Owners as recommended in the Objection to Real Property Assessment (form PA-115A) and believe we have done our due diligence in determining our property's fair market value as shown in the excerpt from the Guide shown below:

[Back to table of contents](#) Wisconsin Department of Revenue 

## 2026 Property Assessment Process Guide for Municipal Officials

### D. Equitable assessment

If your property's assessment ratio is similar to the assessment level of the taxation district (see the [Glossary](#) section of this guide), then your assessment is equitable. To determine your property's assessment ratio, divide your property's assessed value by your property's current market value.

$$\frac{\text{Your Property's Assessed Value}}{\text{Current Market Value of Your Property}} = X\%$$

To make a sound decision, you must know your property's assessed value, current market value and the assessment level of the taxation district.

#### 1. Sources of information

- Property's assessed value is recorded in the assessment roll and is shown on your tax bill
- Purchase price is usually the best evidence of market value if you have recently purchased the property
- Sale price of other property comparable to yours is the next best evidence of market value
- Professionally prepared appraisal is a reliable estimate of market value
- Assessment level of the taxation district – to view, contact the assessor
- Estimated fair market value of your property (determined by dividing your assessment by the assessment level) is shown on your tax bill

#### 2. Assessment compliance

Along with this cover letter, we've included the required form PA-115A, documentation demonstrating that we followed the Open Book process and the formal appraisal from Eagle Appraisal. Based on this information, we respectfully request that the assessment of our property at 515 N Erie Street be adjusted to \$405,000.

Sincerely;

Edward and Judith Kass

# INVOICE

**FROM:**  
 Eagle Appraisal LLC  
 Eagle Appraisal LLC  
 610 Lawe St  
 Kaukauna, WI 54130-2024

Telephone Number: (920) 759-5319 x      Fax Number: (920) 659-0808

INVOICE NUMBER	
26-208	
DATES	
Invoice Date:	05/28/2026
Due Date:	30 Days
REFERENCE	
Internal Order #:	26-208-DPER0
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	26-208-DPER0
Other File # on form:	
Federal Tax ID:	39-2034127
Employer ID:	

**TO:**

Edward & Judith Kass  
 515 N Erie St  
 De Pere, WI 54115

E-Mail: edkass39@gmail.com  
 Telephone Number: (920)664-9864      Fax Number:  
 Alternate Number:

## DESCRIPTION

Lender: Edward & Judith Kass      Client: Edward & Judith Kass  
 Purchaser/Borrower:  
 Property Address: 515 N Erie St  
 City: De Pere  
 County: Brown      State: WI      Zip: 54115  
 Legal Description: IRWIN'S 2ND ADDN TO DEPERE LOT 3 BLK 20 & E1/2 VAC ALLEY ADJ WLY BLK 20

FEES	AMOUNT
------	--------

GP-Res	400.00
<b>SUBTOTAL</b>	
	400.00

PAYMENTS	AMOUNT
----------	--------

Check #: 8943      Date: 05/28/2026      Description:	400.00		
Check #:	Date:	Description:	
Check #:	Date:	Description:	
<b>SUBTOTAL</b>			
	400.00		

<b>TOTAL DUE</b>	<b>\$ 0.00</b>
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## APPRAISAL OF REAL PROPERTY



### LOCATED AT

515 N Erie St  
De Pere, WI 54115  
IRWIN'S 2ND ADDN TO DEPERE LOT 3 BLK 20 & E1/2 VAC ALLEY ADJ WLY BLK 20

### FOR

Edward & Judith Kass  
515 N Erie St  
De Pere, WI 54115

### AS OF

05/15/2026

### BY

Rebecca A. Stromme  
Eagle Appraisal LLC  
610 Lawe St  
Kaukauna, WI 54130-2420  
(920) 759-5319  
eagleappraisalwi@gmail.com

# RESTRICTED APPRAISAL REPORT

File No. 26-208-DPERO

<b>Property Address</b>	515 N Erie St			City	De Pere	State	WI	Zip Code	54115			
<b>Legal Description</b>	IRWIN'S 2ND ADDN TO DEPERE LOT 3 BLK 20 & E1/2 VAC ALLEY ADJ WLY BLK 20						County	Brown				
<b>Assessor's Parcel No.</b>	ED-512	<b>Tax Year</b>	2025	<b>R.E. Taxes \$</b>	5,887	<b>Special Assesmt. \$</b>	142					
<b>Borrower</b>	N/A			<b>Current Owner</b>	Edward P & Judith M Kass Trust Ag		<b>Occupant</b>	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant				
<b>Neighborhood or Project Name</b>	City of De Pere			<b>Project Type</b>	<input type="checkbox"/> PUD <input type="checkbox"/> Condo. <input type="checkbox"/> Co-op.                   HOA \$ /Mo.							
<b>Sale Price \$</b>	N/A	<b>Date of Sale</b>	N/A	<b>Description / \$ amount of loan charges/concessions to be paid by seller</b>			N/A					
<b>Property Rights Appraised</b>	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee                   Map Reference 24580			<b>Census Tract</b>		0101.00						
The purpose of this appraisal is to develop an opinion of <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)												
<b>Intended Use</b>	See Attached Addendum			<b>Intended User(s)</b> Edward & Judith Kass								
<b>Client</b>	Edward & Judith Kass			<b>Address</b> 515 N Erie St, De Pere, WI 54115								
<b>Appraiser</b>	Rebecca A. Stromme			<b>Address</b> 610 Lawe St, Kaukauna, WI 54130								
<b>NEIGHBORHOOD</b>	<b>Location</b>	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural			<b>Property values</b>	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining			<b>Single Family Housing PRICE \$ (000)</b>	<b>AGE (yrs)</b>		
	<b>Built up</b>	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%			<b>Demand/supply</b>	<input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In balance <input type="checkbox"/> Over supply			146	0		
	<b>Growth rate</b>	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow			<b>Marketing time</b>	<input checked="" type="checkbox"/> Under 3 mos. <input type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos.			869	156		
	<b>Neighborhood boundaries</b>	The subject neighborhood are non waterfront properties within the City of De Pere roughly bordered by Ridgeway Boulevard to the north, the East River to the east, the Old Martin Road to the south, and Interstate 41 to the west.						Predominant	Predominant			
<b>SITE</b>	<b>Dimensions</b>	60' x 140'			<b>Site area</b>	8,400 sf			<b>Shape</b> Rectangular			
	<b>Specific zoning classification and description</b> R2-45 (Two-Unit)											
	<b>Zoning compliance</b>	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal, attach description <input type="checkbox"/> No zoning			<b>Highest and best use of subject property as improved (or as proposed per plans and specifications):</b> <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use, attach description.							
	<b>Utilities</b>	Public   Other   Public   Other			<b>Off-site Improvements</b>		Type   Public   Private					
<b>Electricity</b>	<input checked="" type="checkbox"/> On & Working                   Water <input checked="" type="checkbox"/> On & Working			<b>Street</b>		Asphalt <input checked="" type="checkbox"/> <input type="checkbox"/>						
<b>Gas</b>	<input checked="" type="checkbox"/> On & Working                   Sanitary sewer <input checked="" type="checkbox"/> On & Working			<b>Alley</b>		None <input type="checkbox"/> <input type="checkbox"/>						
Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   If Yes, attach description.												
<b>IMPROVEMENTS</b>	<b>Source(s) used for physical characteristics of property:</b> <input checked="" type="checkbox"/> Interior and exterior inspection <input type="checkbox"/> Exterior inspection from street <input type="checkbox"/> Previous appraisal files											
	<input checked="" type="checkbox"/> MLS <input checked="" type="checkbox"/> Assessment and tax records <input type="checkbox"/> Prior inspection <input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Other (Describe):											
	<b>No. of Stories</b>	1			<b>Type (Det./Att.)</b>	Detached			<b>Exterior Walls</b>	Vinyl		
	Does the property generally conform to the neighborhood in terms of style, condition and construction materials? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   If No, attach description.											
Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   If Yes, attach description.												
Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   If Yes, attach description.												
The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.												
<b>QUANTITATIVE SALES COMPARISON ANALYSIS</b>	<b>FEATURE</b>	<b>SUBJECT</b>		<b>SALE 1</b>			<b>SALE 2</b>			<b>SALE 3</b>		
	<b>Address</b>	515 N Erie St De Pere, WI 54115		509 N Erie St De Pere, WI 54115			318 S Webster Ave De Pere, WI 54115			2505 Tipperary Trl De Pere, WI 54115		
	<b>Proximity to Subject</b>			0.01 miles S			0.52 miles SE			5.05 miles SW		
	<b>Sale Price</b>	\$ N/A		\$ 404,500			\$ 505,000			\$ 414,900		
	<b>Sale Price/Gross Liv. Area</b>	\$ <input type="checkbox"/>		\$ 384.51 <input type="checkbox"/>			\$ 273.27 <input type="checkbox"/>			\$ 267.68 <input type="checkbox"/>		
	<b>Data &amp; Verification Sources</b>			RANWMLS #50323199/Assessor			RANWMLS #50315350/Assessor			RANWMLS #50318099/Assessor		
	<b>VALUE ADJUSTMENTS</b>	<b>DESCRIPTION</b>		<b>DESCRIPTION</b>			<b>DESCRIPTION</b>			<b>DESCRIPTION</b>		
	<b>Sales or Financing</b>			ArmLth/Conven			ArmLth/Conven			ArmLth/Conv		
	<b>Concessions</b>			\$0/DOM = 17			\$0/DOM = 196			\$0/DOM = 78		
	<b>Date of Sale/Time</b>			05/04/2026			04/03/2026			01/30/2026		
	<b>Location</b>	Suburban		Suburban			Busy Road			+10,000		
	<b>Site</b>	8,400 sf		8,407 sf			13,460 sf			-2,000		
	<b>View</b>	Residential		Residential			Residential			Residential		
	<b>Design (Style)</b>	Raised Ranch		Raised Ranch			Raised Ranch			Ranch		
	<b>Actual Age (Yrs.)</b>	6		6			2			0		
<b>Condition</b>	Q4/C3		Q4/C3			Q3/C2			-25,000			
<b>Above Grade</b>	Total Bdrms Baths		Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths			
<b>Room Count</b>	3 1 1.1		3 1 1.1			5 3 2.1			-20,000			
<b>Gross Living Area</b>	1,076 Sq. Ft.		1,052 Sq. Ft.			1,848 Sq. Ft.			-46,300			
<b>Basement &amp; Finished</b>	1076sf962sfwu		1052sf944sfwu			0 1848sf1480sfwu			0 1550sf0sfwu			
<b>Rooms Below Grade</b>	1r2br1.0ba1o		1r2br1.0ba1o			0 1r1br1.0ba2o			-15,500			
<b>Garage/Carport</b>	2 Car Attached		2 Car Attached			2 Car Attached			2 Car Attached			
<b>Amenities</b>	CovPrch/Deck		CovPrch/Patio			0 CovPrch/Deck			0 Patio			
<b>Amenities</b>	None		None			None			0 Fireplace			
<b>Net Adjustment (Total)</b>			<input type="checkbox"/> + <input type="checkbox"/> -                   \$			<input type="checkbox"/> + <input checked="" type="checkbox"/> -                   \$ -98,800			<input type="checkbox"/> + <input checked="" type="checkbox"/> -                   \$ -11,500			
<b>Adjusted Sale Price of Comparables</b>			\$ 404,500			\$ 406,200			\$ 403,400			
<b>Date of Prior Sale/Transfer</b>												
<b>Price of Prior Sale/Transfer</b>	\$		\$			\$			\$			
<b>Data Source(s)</b>	WI Dept of Revenue		WI Dept of Revenue			WI Dept of Revenue			WI Dept of Revenue			
<b>Data Source Effective Date</b>	05/28/2026		05/28/2026			05/28/2026			05/28/2026			
Analysis of any current agreement of sale, option, or listing of the subject property and analysis of the prior sales of subject and comparables: According to the Wisconsin Department of Revenue, the subject has not sold or transferred within the last three years. The comparable sales have not sold or transferred within the last one year. Therefore ownership of the subject and the comparable sales used appear to be stable and reliable indicators of value.												
Summary of sales comparison and value conclusion: See Attached Addendum												
<b>VALUE</b>	This appraisal is made <input checked="" type="checkbox"/> "as-is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, or <input type="checkbox"/> subject to the following repairs, alterations or conditions											
	BASED ON AN <input type="checkbox"/> EXTERIOR INSPECTION FROM THE STREET, OR AN <input checked="" type="checkbox"/> INTERIOR AND EXTERIOR INSPECTION, ON (DATE) 05/15/2026, OR <input type="checkbox"/> NO PHYSICAL INSPECTION MY OPINION OF VALUE, AS DEFINED HEREIN, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT IS \$ 405,000, AS OF 05/15/2026											



**Supplemental Addendum**

File No. 26-208-DPERO

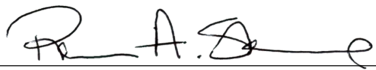
Borrower	N/A						
Property Address	515 N Erie St						
City	De Pere	County	Brown	State	WI	Zip Code	54115
Lender/Client	Edward & Judith Kass						

**The Following Statements Comply with USPAP Standard Rule 2-2**

- **Intended User(s) of the Appraisal:** The intended user of the appraisal is for the named client Edward & Judith Kass.
- **Intended Use of the Appraisal:** The intended use of the Appraisal is to assist the clients in determining the value of the subject property to confirm or contest a value that was determined by the assessor for property tax assessment purposes. The transfer, alteration, or deletions of parts of this report negates the intended use and or purpose of this appraisal.
- The property being appraised can be identified by address, tax parcel number and legal description which can be found on page 1 of the 205G form.
- The property rights appraised are fee simple.
- I have been instructed by the client to develop an opinion of market value of the subject property in as is condition as of the effective date of this appraisal. The purpose of the Appraisal is to estimate the market value of the subject property. Market value is defined as the value at which the property as of the effective date of the appraisal report would transfer between unrelated, knowledgeable and motivated parties at cash or equivalent financial terms in a reasonably defined exposure time.
- The effective date of the appraisal and the date of the report can be found on page 3 of the 205G form.
- **Scope of Work:** Upon receiving this assignment, I identified the real property being appraised and collected property-specific data available through public records, various data services and/or MLS database when available. I then completed an interior and exterior inspection of the subject property, noting the condition, quality, utility, amenities and architectural style. I also interviewed the client to obtain information about any remodeling that has occurred or repairs that have to be made. The collected data was then used to develop a profile of the subject and to perform a search of the market for recently closed comparable sales, pending sales or active listings similar to the subject. The comparable properties were inspected from the street and photos taken. The sales were confirmed and verified from public records, various data services and MLS, and when necessary with an agent or the owner. The sales data was then analyzed and a value conclusion derived. This report was then completed, signed and released to the client. A workfile containing at least: information included in this report, a true copy of the report, data/documentation & support for the appraiser's opinions and conclusions and USPAP compliance is compiled and retained in my custody for a period of at least five years. This report is intended to satisfy the requirements of USPAP.
- **Exclusions of Any of the Three Approaches to Value:**
  - **Cost Approach:** Due to the age of the subject, the Cost Approach was not considered to be applicable for this property and is not necessary for credible assignment results. The typical buyer of a property the age of the subject is not concerned with the replacement or reproduction cost when purchasing this type of real estate. There was sufficient market data available to perform the Sales Comparison Approach causing the Cost Approach to not be necessary.
  - **Income Approach:** Single family homes in the subject neighborhood are seldomly sold as rental properties; therefore, no reliable information was available to develop an accurate GRM. Also, the typical buyer of the subject would not be purchasing this type of real estate for its income generating potential. There was sufficient market data available to perform the Sales Comparison Approach causing the Income Approach to not be necessary nor plausible to produce credible assignment results.
- A signed certification meeting the requirements of USPAP Standards Rule 2-3 can be found following this addendum.

**Statement of Assumptions and Limiting Conditions:**

1. I obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that I consider to be reliable and believe them to be true and correct. I do not assume responsibility for the accuracy of such items that were furnished by other parties.
2. The indicated condition, adequacy and integrity of mechanical, electrical and structural systems contained in this report is based upon surface visual inspection only. The operational and internal integrity of any system is assumed only, and is neither confirmed nor warranted by the Appraiser. I am neither a professional nor expert in these systems. If confirmation of condition, adequacy and integrity of any system is required, inspection by the appropriate professional contractor is recommended.
3. Environmental Statement: The value estimated in this report is based upon the assumption that the property is not negatively affected by the existence of any adverse environmental conditions or hazardous substances (included lead based paint, if constructed prior to 1978). I am not an expert in the identification of adverse environmental conditions or hazardous substances. My routine inspection of and inquiries about the subject property and surrounding area did not reveal any information that indicated any apparent adverse environmental conditions or hazardous substances which would affect the property negatively.

Signature   
 Name Rebecca A. Stromme  
 Date Signed 05/29/2026  
 State Certification # 2162-9 State WI  
 Or State License # \_\_\_\_\_ State \_\_\_\_\_

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Date Signed \_\_\_\_\_  
 State Certification # \_\_\_\_\_ State \_\_\_\_\_  
 Or State License # \_\_\_\_\_ State \_\_\_\_\_

**Supplemental Addendum**

File No. 26-208-DPERO

Borrower	N/A						
Property Address	515 N Erie St						
City	De Pere	County	Brown	State	WI	Zip Code	54115
Lender/Client	Edward & Judith Kass						

**Additional Comments**

**True Copy Statement:**

I use software to complete the report which converts the file into PDF or XML formats for transmission to the client. Conversion of a UAD complaint report may cause formatting or other changes to the report. While it is commonly believed that an PDF & XML files are secure, full and true copies of an appraisal report the appraiser does not guarantee that the report submitted will not or cannot be changed after affixing the digital signature. If the client believes that the report has been altered or would like to verify a copy of the report, please contact the appraiser.

**Digital Photograph Statement:**

To accommodate electronic sending and receiving of data over the internet this appraisal uses digital photographs. The photographs used in this report may have been cropped or altered to exclude identifying information. Additionally, photographs of comparable properties may have been cropped or altered to exclude identifying information. The photographs used in the report for the comparable sales are from the local MLS system, assessor's records, or other online database resources. These photographs give the best possible image of the comparable sales at the time of their sale and provide a more accurate representation of these properties at the time of their sales. Any cropping or alterations are intended to produce credible assignment results and a report that is not misleading.

**Competency:**

The subject property is located within 20 miles of my office. This assignment requires geographic competency as part of the scope of work. I have spent sufficient time in the subject's 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.

**Utilities:**

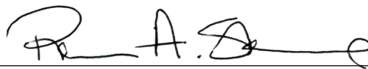
All utilities were on and operational at the time of the inspection.

**Comparable Data Search Parameters:**

The search parameters used to locate comparable sales were: competing ranch style homes, with similar amenities located within the City of De Pere. The search also was restricted to properties 0-20 years of age or an effective age comparable to the subject. The time frame was restricted to sales that have closed within the last two years of the effective date of the appraisal.

**Additional Notes:**

- I. Personal property (window treatments, furniture, etc) was not included in the market value.

Signature   
Name Rebecca A. Stromme  
Date Signed 05/29/2026  
State Certification # 2162-9 State WI  
Or State License # \_\_\_\_\_ State \_\_\_\_\_

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Date Signed \_\_\_\_\_  
State Certification # \_\_\_\_\_ State \_\_\_\_\_  
Or State License # \_\_\_\_\_ State \_\_\_\_\_

Supplemental Addendum

File No. 26-208-DPERO

Table with 4 rows: Borrower (N/A), Property Address (515 N Erie St), City (De Pere), County (Brown), State (WI), Zip Code (54115), Lender/Client (Edward & Judith Kass)

Summary of Sales Comparison:

The subject is a unique, one bedroom, raised ranch style home built in 2020 on a residential site in the City of De Pere. In discovering comparable sales, special emphasis was placed on finding sales of other ranch style homes in the subject neighborhood similar in size and amenities to the subject.

It is acknowledged that comparable sales exceed the distance objective of one mile. The subject is a newer home located in an older subdivision surrounded by older properties in the City of De Pere. Due to a lack of turnover of homes similar to the subject I extended my search radius to locate comparable sales similar to the subject. In this market, a typical buyer would not limit their search to a one-mile radius of the subject. All of the comparable sales are within close proximity to schools, employment and shopping centers. The neighborhoods where the comparable sales are located would be considered competing by the typical buyer of the subject property.

Due to the lack of competing sales, I used comparable sales that may have sold more than three months prior to the effective date of the appraisal. Property values appear to be stabilizing over the last four months, likely due to seasonal influences. However, given the observed increase in real estate values during the 5 to 24-month period, a time adjustment was necessary for comparable sales that occurred more than four months prior to the effective date of the appraisal to ensure credible assignment results. Sales data was obtained from the local MLS database. Monthly median sale prices were calculated by compiling all non-waterfront transactions within the subject neighborhood from May 2023 to May 2026. To determine the adjustment necessary for each comparable sale, I identified the close date and the corresponding median sale price for that month. I then compared this figure to the most recent median sale price, calculating the percentage difference and applying it as a time adjustment to the sale price. This analysis resulted in increases in property values for homes that closed in April 2025 of 10.1%, June 2025 of 8.1%, and January 2026 of 2.6%. This percentage was used as a time adjustment to account for increasing values during the previous 5 to 24 months in the subject neighborhood. The comparable sales chosen are similar in design and amenities to the subject property. They are the best that could be discovered and represent the market activity for the subject.

The subject and the comparable sales are homes built on residential sites in competing residential neighborhoods. Larger site sizes are a beneficial feature in the subject neighborhood. Differences in site size were adjusted at \$1,000 per 3,000 square feet of difference in site size (rounded). Comparable sale #2 is located on a busy road, the subject and other comparable sales are located in typical suburban residential neighborhoods. To determine the adjustment necessary for the differences in location I performed a rudimentary matched pair analysis between the comparable sale #2 and comparable sales #1, #3, #4, and #5.

Differences in quality were not made based on just the differences in quality rating. The typical house in the subject neighborhood is a Q3 to a Q4 rated house. There are many differences in quality within these two ratings. Therefore; adjustments were not based on the rating assigned to the property. To determine if an adjustment for differences in quality were warranted, I viewed the interior photographs of each of the comparable sales and compared each home individually to the subject. Differences in quality I was looking for were focused on finishing materials (trim, doors, built ins, and flooring), kitchen upgrades (cabinetry, countertops, back splashes, appliance packages), bathroom upgrades (tile showers, countertops, flooring), and overall building materials (windows, exterior stone/brick, roofing). This analysis resulted in showing a difference in overall quality between the subject and comparable sale #2. Comparable sale #2 is of higher overall quality than the subject. This is reflected in its sale price (in comparison to the other comparable sales). The typical market response to differences in quality is approximately 5% of the sale price. This is the adjustment I made to account for the market response to the difference in quality between the subject and comparable sale #2.

The subject and the comparable sales are homes that are new/newer and feature similar levels of physical depreciation. This was determined by viewing the interior photographs, analyzing the listing agents comments, and an exterior inspection from the street. However, there appears to be a value difference based on significant differences in actual age. Differences in actual age five years and greater were made at \$3,000 per year. The adjustment for differences in age takes into consideration the impact age has on overall condition; therefore no adjustments were made for differences in condition.

There is not a measurable variation in value in this area based on the total number of above grade rooms with the exception of bedroom and bathroom count. Overall above grade GLA has a greater impact than the total number of rooms. The calculation of square footage in the gross living area adjusts the value for the difference in living space and was adjusted at \$60 per square foot of living area. This adjustment is not based on cost, (which is significantly higher than the adjustment used), but based on the contributory value differences in square footage have on the entire value of the real estate and was determined using a sensitivity analysis. Adjustments for above grade bedroom counts were made at \$5,000 per bedroom. Adjustments for differences in above grade bathroom count were made at \$5,000 per half bathroom and \$10,000 per full bathroom.

The second portion of the foundation section of the grid analysis was used to adjust for the differences in finished area below grade, which was adjusted based on \$30 per square foot of finished area below grade.

All other adjustments were made to the comparable sales to reflect the market response to the indicated amenity. Although it is sometimes unavoidable, every reasonable effort was made to avoid "across the board adjustments". In instances that no sale could be discovered to perform a matched pair analysis, a quantitative analysis or adjustments based on what is typical amongst my peers was used to determine the features impact on value and the correlating adjustment warranted.

Signature [Handwritten Signature]
Name Rebecca A. Stromme
Date Signed 05/29/2026
State Certification # 2162-9 State WI
Or State License #

Signature
Name
Date Signed
State Certification # State
Or State License # State

**Supplemental Addendum**

File No. 26-208-DPERO

Borrower	N/A						
Property Address	515 N Erie St						
City	De Pere	County	Brown	State	WI	Zip Code	54115
Lender/Client	Edward & Judith Kass						

The comparable sales used in this appraisal are the best that are available, and represent what the typical buyer would consider competing to the subject. The adjusted values of the comparable sales do provide a good indicator of the market value of the subject. The subject has diminished functional utility when compared to typical three bedroom/two bathroom ranch style homes. The subject is a one bedroom/one and a half bathroom home and the laundry is located in the basement which is not typical in newer homes. Therefore, the heaviest emphasis was placed on comparable sale #1. It is most like the subject in terms of quality, condition, functional utility, location, and it is a recent sale. Weight was applied in this manner:

- Comp #1 60%
- Comp #2 10%
- Comp #3 10%
- Comp #4 10%
- Comp #5 10%

**Comparable Sales used by Accurate Assessor:**

14-MSS	NE 08-11																		
ED-2221	2060 Rush Ct	10/31/2025	\$401,000	-5.34%	14	2003	1,622	0	3	3	1	C	Avg	NE 08	21,083	\$63,700	\$423,600	\$359,900	\$207.95
ED-2476	2050 Rushway Cir	10/2/2025	\$365,000	1.87%	14	2005	1,640	0	3	2	0	C	Avg	NE 08	9,278	\$39,700	\$358,300	\$318,600	\$198.35
ED-2229	717 East River Dr	1/15/2025	\$425,000	-10.13%	14	2002	1,733	0	3	2	2	B-	Gd	NE 08	12,415	\$47,400	\$472,900	\$425,500	\$217.89
ED-2534	665 Black Earth Dr	7/11/2025	\$536,000	14.80%	14	2005	1,902	0	3	3	0	C	Gd	NE 08	21,562	\$64,700	\$466,900	\$402,200	\$247.79
ED-639-2	318 S Webster Ave	1/22/2025	\$480,000	0.02%	14	2024	3,048	1,200	4	3	0	B-	Avg	NE 09	13,460	\$40,200	\$479,900	\$439,700	\$144.29
ED-1079	216 N Huron St	1/3/2025	\$260,406	2.24%	14	2004	1,092	0	3	2	1	C	Avg	NE 11	7,187	\$25,400	\$254,700	\$229,300	\$215.21

2060 Rush Ct - Built in 2003, 1,622 sf, 3 bedroom, 2.1 bath ranch with 813 sf below grade finished area and a three car garage.

2050 Rushway Cir - Built in 2005, 1,640 sf, 3 bedroom, 2.0 bath ranch with 0 sf below grade finished area and a two car garage.

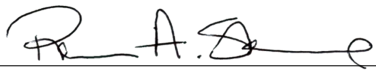
717 East River Dr - Built in 2002, 1,733 sf, 3 bedroom, 2.1 bath ranch with 1,023 sf below grade finished area and a three car garage.

665 Black Earth Dr - Built in 2005, 1,902 sf, 3 bedroom, 2.0 bath ranch with 1,450 sf below grade finished area and a three car garage.

318 S Webster Ave - Used in this appraisal report - comparable sale #2.

216 N. Huron St - Built in 2004, 1,092 sf, 2 bedroom, 1.1 bath ranch with 641 sf below grade finished area and a two car garage.

The first four comparables were not used in this report due to differences in age, garage size, and functional utility. The last comparable was not used due to differences in age and quality. These comparable sales would not be considered competing with the subject by the typical buyer.

Signature   
 Name Rebecca A. Stromme  
 Date Signed 05/29/2026  
 State Certification # 2162-9 State WI  
 Or State License # \_\_\_\_\_ State \_\_\_\_\_

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Date Signed \_\_\_\_\_  
 State Certification # \_\_\_\_\_ State \_\_\_\_\_  
 Or State License # \_\_\_\_\_ State \_\_\_\_\_

# Market Conditions Analysis for Subject Neighborhood - Page 1

28/05/2026, 11:01

## Home Sales Price Dashboard

HOME SALES DASHBOARD

Rolling price trend analysis

### Home Sales — Rolling Trend

762 sales loaded · 38 skipped (missing date or price) · 40 months

Accepted Offer Date End month  Window

ROLLING MEDIAN

**\$400K**

+8.4% vs prior 12-mo

ROLLING AVERAGE

**\$416K**

+13.3% vs prior 12-mo

SALES IN WINDOW

**225**

-8.5% vs prior 12-mo

PRICE RANGE

**\$146K**

to \$869K

AVG PROPERTY AGE

**42 yrs**

-1.6% vs prior 12-mo

MEDIAN PROPERTY AGE

**33 yrs**

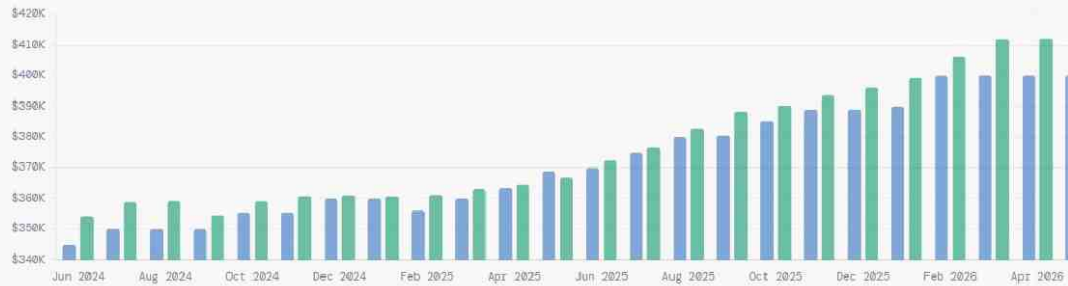
-10.8% vs prior 12-mo

AGE RANGE

**0 yrs**

to 156 yrs

Trailing median Trailing average



### TRAILING 12-MONTH DETAIL — ENDING MAY 2026

END MONTH	WINDOW	SALES	MEDIAN	AVERAGE	MIN	MAX
May 2026	Jun 2025 - May 2026	225	\$400,000	\$415,556	\$146,000	\$869,263
Apr 2026	May 2025 - Apr 2026	251	\$400,000	\$412,199	\$146,000	\$869,263
Mar 2026	Apr 2025 - Mar 2026	262	\$400,000	\$412,076	\$146,000	\$869,263
Feb 2026	Mar 2025 - Feb 2026	268	\$399,900	\$406,117	\$146,000	\$869,263
Jan 2026	Feb 2025 - Jan 2026	271	\$390,000	\$399,227	\$146,000	\$869,263
Dec 2025	Jan 2025 - Dec 2025	279	\$389,000	\$396,263	\$146,000	\$869,263
Nov 2025	Dec 2024 - Nov 2025	274	\$388,950	\$393,729	\$146,000	\$802,000
Oct 2025	Nov 2024 - Oct 2025	265	\$385,075	\$390,298	\$146,000	\$802,000
Sep 2025	Oct 2024 - Sep 2025	258	\$380,500	\$388,279	\$146,000	\$802,000
Aug 2025	Sep 2024 - Aug 2025	257	\$380,000	\$382,839	\$134,000	\$802,000
Jul 2025	Aug 2024 - Jul 2025	259	\$375,000	\$376,821	\$134,000	\$802,000
Jun 2025	Jul 2024 - Jun 2025	257	\$370,000	\$372,434	\$134,000	\$802,000
May 2025	Jun 2024 - May 2025	246	\$368,900	\$366,850	\$134,000	\$672,000
Apr 2025	May 2024 - Apr 2025	246	\$363,250	\$364,408	\$134,000	\$740,000

<https://wonderful-ground-014fe0710.4.azurestaticapps.net>

1/2

## Market Conditions Analysis for Subject Neighborhood - Page 2

28/05/2026, 11:01

### Home Sales Price Dashboard

END MONTH	WINDOW	SALES	MEDIAN	AVERAGE	MIN	MAX
Mar 2025	Apr 2024 - Mar 2025	245	\$360,000	\$362,975	\$134,000	\$740,000
Feb 2025	Mar 2024 - Feb 2025	243	\$356,000	\$361,178	\$134,000	\$740,000
Jan 2025	Feb 2024 - Jan 2025	243	\$360,000	\$360,715	\$134,000	\$740,000
Dec 2024	Jan 2024 - Dec 2024	238	\$360,000	\$361,037	\$134,000	\$740,000
Nov 2024	Dec 2023 - Nov 2024	246	\$355,500	\$360,792	\$134,000	\$740,000
Oct 2024	Nov 2023 - Oct 2024	250	\$355,500	\$359,145	\$134,000	\$740,000
Sep 2024	Oct 2023 - Sep 2024	250	\$349,950	\$354,564	\$134,000	\$740,000
Aug 2024	Sep 2023 - Aug 2024	250	\$349,950	\$359,200	\$137,000	\$740,000
Jul 2024	Aug 2023 - Jul 2024	243	\$350,000	\$358,859	\$137,000	\$740,000
Jun 2024	Jul 2023 - Jun 2024	233	\$344,900	\$354,253	\$135,000	\$740,000
May 2024	Jun 2023 - May 2024	231	\$344,900	\$353,586	\$130,000	\$740,000
Apr 2024	May 2023 - Apr 2024	228	\$338,500	\$349,726	\$130,000	\$729,900
Mar 2024	Apr 2023 - Mar 2024	234	\$338,500	\$348,110	\$130,000	\$729,900
Feb 2024	Mar 2023 - Feb 2024	219	\$336,400	\$346,466	\$130,000	\$729,900
Jan 2024	Jan 2023 - Jan 2024	199	\$335,000	\$344,687	\$130,000	\$729,900

<https://wonderful-ground-014fe0710.4.azurestaticapps.net>

2/2

USPAP Compliance Addendum

Loan #  
File # 26-208-DPER0

Borrower	N/A		
Property Address	515 N Erie St		
City	De Pere	County	Brown
		State	WI
		Zip Code	54115
Lender/Client	Edward & Judith Kass		

**APPRAISAL AND REPORT IDENTIFICATION**

This Appraisal Report is one of the following types:

Appraisal Report      This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report      This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

**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.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

**PRIOR SERVICES**

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.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

**PROPERTY INSPECTION**

I have NOT made a personal inspection of the property that is the subject of this report.

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**

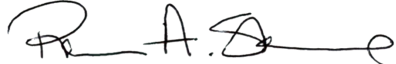
Additional USPAP related issues requiring disclosure and/or any state mandated requirements: The days on the market for the comparable sales used in this appraisal is misleading in regards to how long the typical property competing with the subject is on the market. The comparable sales used in this appraisal were listed before construction began in anticipation of selling the house upon completion. The typical buyer of the a home competing with the subject is reluctant to purchase a home before it is completed. The typical marketing and exposure times for a completed house competing with the subject in the subject neighborhood is less than 60 days.

**MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY**

A reasonable marketing time for the subject property is 1-60 day(s) utilizing market conditions pertinent to the appraisal assignment.

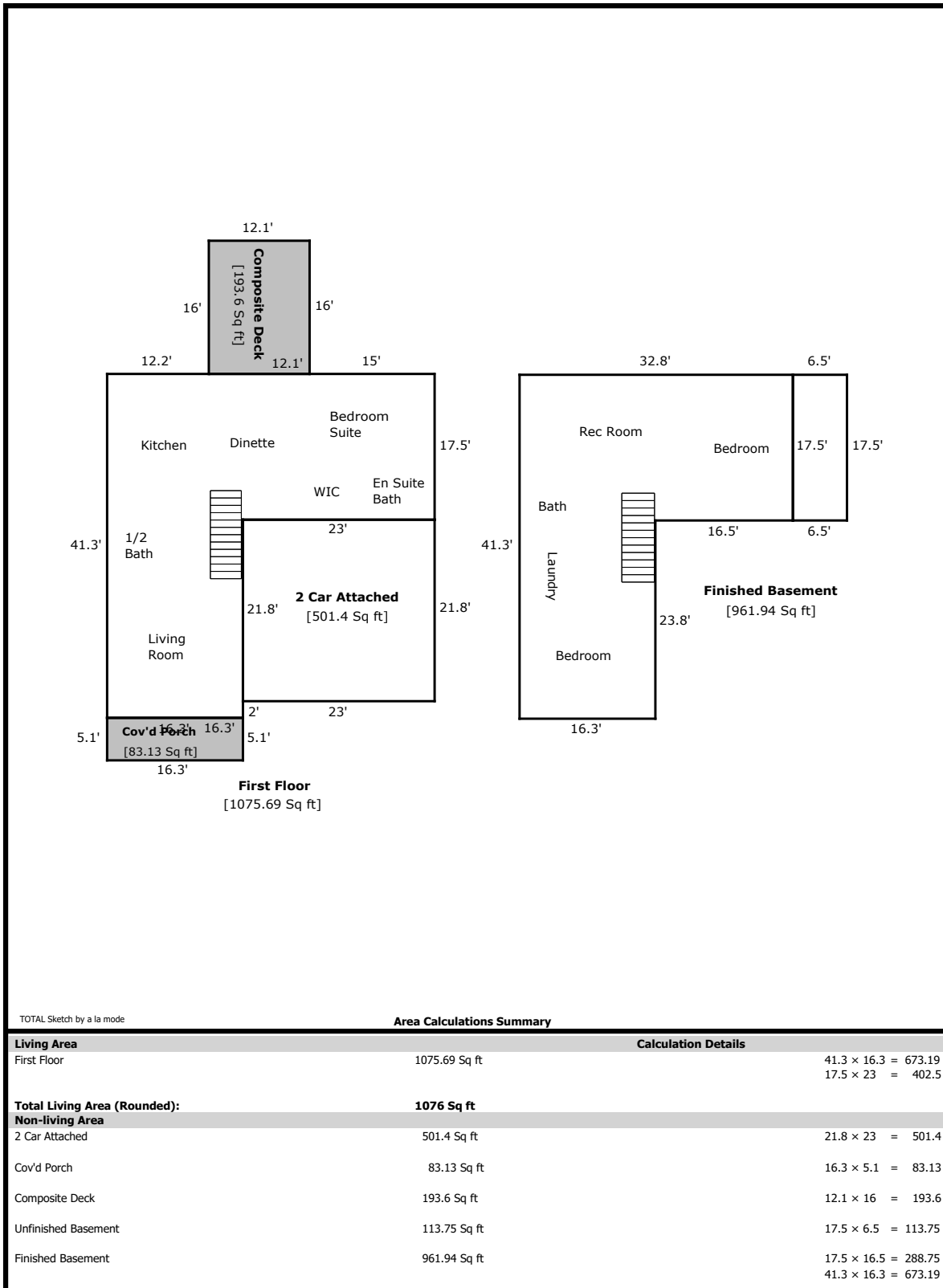
A reasonable exposure time for the subject property is 1-60 day(s).

**APPRAISER      SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature 	Signature _____
Name <u>Rebecca A. Stromme</u>	Name _____
Date of Signature <u>05/29/2026</u>	Date of Signature _____
State Certification # <u>2162-9</u>	State Certification # _____
or State License # _____	or State License # _____
State <u>WI</u>	State _____
Expiration Date of Certification or License <u>12/14/2027</u>	Expiration Date of Certification or License _____
Effective Date of Appraisal <u>05/15/2026</u>	Supervisory Appraiser Inspection of Subject Property <input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior

## Building Sketch

Borrower	N/A				
Property Address	515 N Erie St				
City	De Pere	County	Brown	State	WI
				Zip Code	54115
Lender/Client	Edward & Judith Kass				



# Subject Photo Page

Borrower	N/A				
Property Address	515 N Erie St				
City	De Pere	County	Brown	State	WI
				Zip Code	54115
Lender/Client	Edward & Judith Kass				

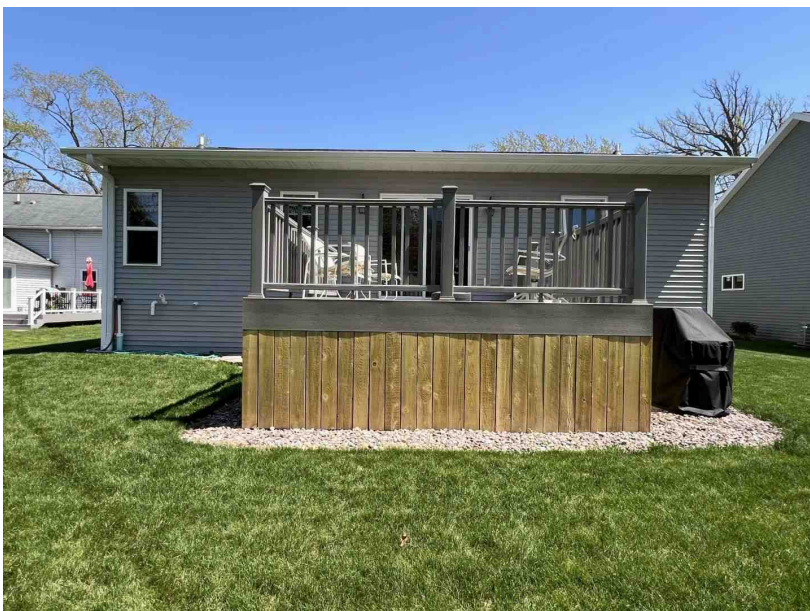


## Subject Front

515 N Erie St  
Sales Price N/A  
G.L.A. 1,076  
Tot. Rooms 3  
Tot. Bedrms. 1  
Tot. Bathrms. 1.1  
Location Suburban  
View Residential  
Site 8,400 sf  
Quality  
Age 6



## Left Side View



## Rear View

**Subject Photos**

Borrower	N/A						
Property Address	515 N Erie St						
City	De Pere	County	Brown	State	WI	Zip Code	54115
Lender/Client	Edward & Judith Kass						



**Right Side View**



**Street View**



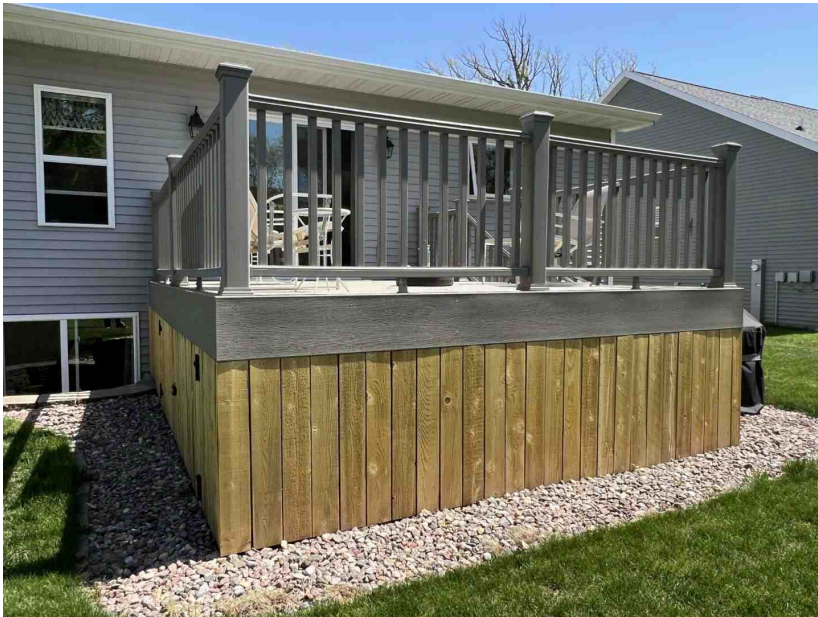
**Opposite Street View**

# Photograph Addendum

Borrower	N/A						
Property Address	515 N Erie St						
City	De Pere	County	Brown	State	WI	Zip Code	54115
Lender/Client	Edward & Judith Kass						



**Covered Porch**



**Composite Deck**

## Photograph Addendum

Borrower	N/A						
Property Address	515 N Erie St						
City	De Pere	County	Brown	State	WI	Zip Code	54115
Lender/Client	Edward & Judith Kass						



Egress Window



Central Air Unit

**Photograph Addendum**

Borrower	N/A						
Property Address	515 N Erie St						
City	De Pere	County	Brown	State	WI	Zip Code	54115
Lender/Client	Edward & Judith Kass						



**Kitchen**

Comments:



**Dinette**

Comments:



**Living Room**

Comments:



**Bedroom Suite**

Comments:

# Photograph Addendum

Borrower	N/A						
Property Address	515 N Erie St						
City	De Pere	County	Brown	State	WI	Zip Code	54115
Lender/Client	Edward & Judith Kass						



**En Suite Bathroom - View 1**

Comments:



**En Suite Bathroom - View 2**

Comments:



**1/2 Bathroom**

Comments:



**Rec Room - Basement**

Comments:

## Photograph Addendum

Borrower	N/A				
Property Address	515 N Erie St				
City	De Pere	County	Brown	State	WI
Zip Code	54115				
Lender/Client	Edward & Judith Kass				



**Bedroom #1 - Basement**

Comments:



**Bedroom #2 - Basement**

Comments:



**Bathroom - View 1 - Basement**

Comments:



**Bathroom - View 2 - Basement**

Comments:

# Photograph Addendum

Borrower	N/A						
Property Address	515 N Erie St						
City	De Pere	County	Brown	State	WI	Zip Code	54115
Lender/Client	Edward & Judith Kass						



**Laundry Room**

Comments:



**Unfinished Basement**

Comments:

**-EMPTY-**

Comments:

**-EMPTY-**

Comments:

## Comparable Photo Page

Borrower	N/A				
Property Address	515 N Erie St				
City	De Pere	County	Brown	State	WI
				Zip Code	54115
Lender/Client	Edward & Judith Kass				



### Comparable 1

509 N Erie St  
 Prox. to Subject 0.01 miles S  
 Sale Price 404,500  
 Gross Living Area 1,052  
 Total Rooms 3  
 Total Bedrooms 1  
 Total Bathrooms 1.1  
 Location Suburban  
 View Residential  
 Site 8,407 sf  
 Quality  
 Age 6



### Comparable 2

318 S Webster Ave  
 Prox. to Subject 0.52 miles SE  
 Sale Price 505,000  
 Gross Living Area 1,848  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 2.1  
 Location Busy Road  
 View Residential  
 Site 13,460 sf  
 Quality  
 Age 2



### Comparable 3

2505 Tipperary Trl  
 Prox. to Subject 5.05 miles SW  
 Sale Price 414,900  
 Gross Living Area 1,550  
 Total Rooms 4  
 Total Bedrooms 2  
 Total Bathrooms 2.0  
 Location Suburban  
 View Residential  
 Site 8,756 sf  
 Quality  
 Age 1

## Comparable Photo Page

Borrower	N/A				
Property Address	515 N Erie St				
City	De Pere	County	Brown	State	WI
				Zip Code	54115
Lender/Client	Edward & Judith Kass				



### Comparable 4

2534 Tipperary Trl  
 Prox. to Subject 5.15 miles SW  
 Sale Price 380,000  
 Gross Living Area 1,594  
 Total Rooms 4  
 Total Bedrooms 2  
 Total Bathrooms 2.0  
 Location Suburban  
 View Residential  
 Site 8,712 sf  
 Quality  
 Age 2



### Comparable 5

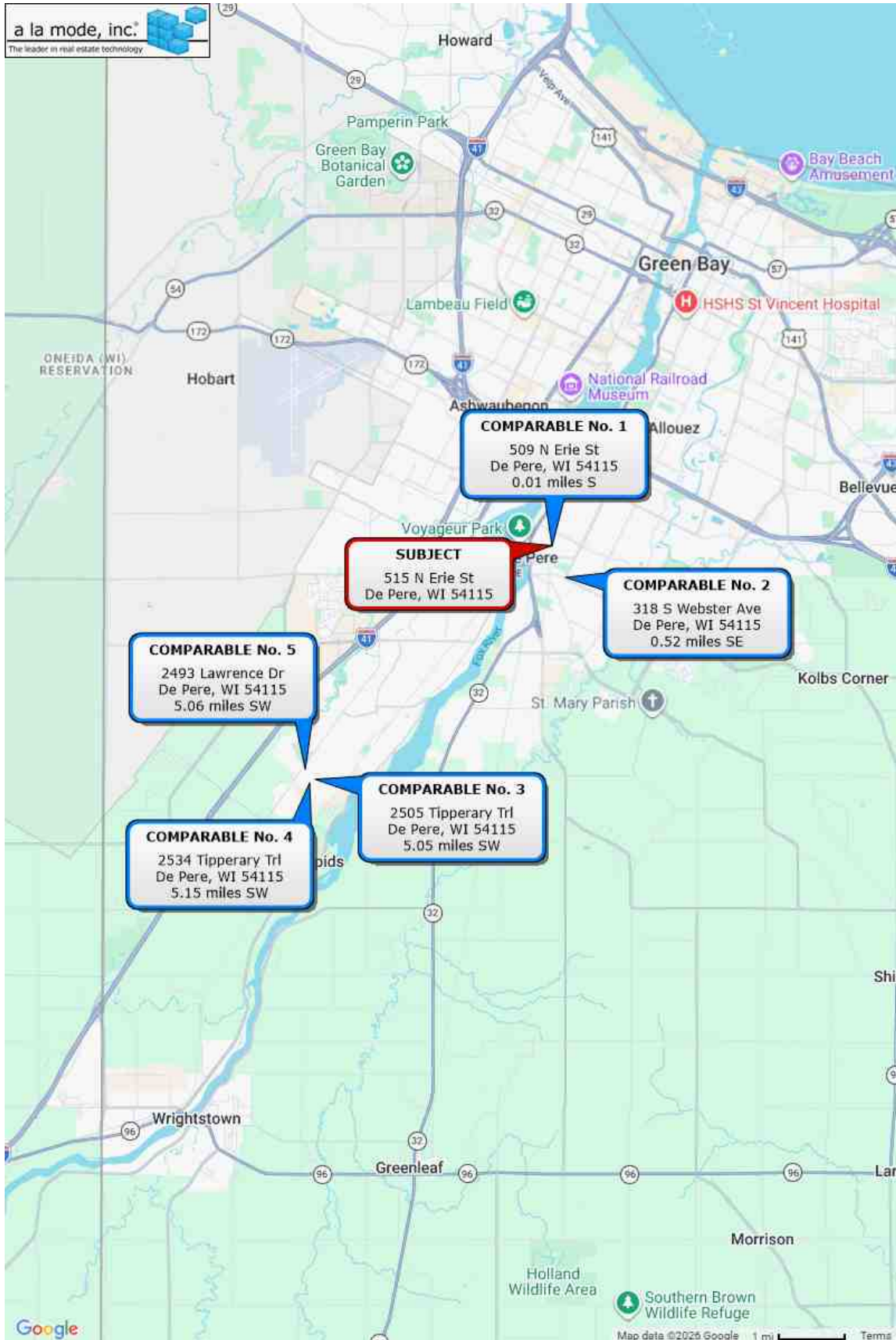
2493 Lawrence Dr  
 Prox. to Subject 5.06 miles SW  
 Sale Price 388,900  
 Gross Living Area 1,397  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location Suburban  
 View Residential  
 Site 11,456 sf  
 Quality  
 Age 1

### Comparable 6

Prox. to Subject  
 Sale Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

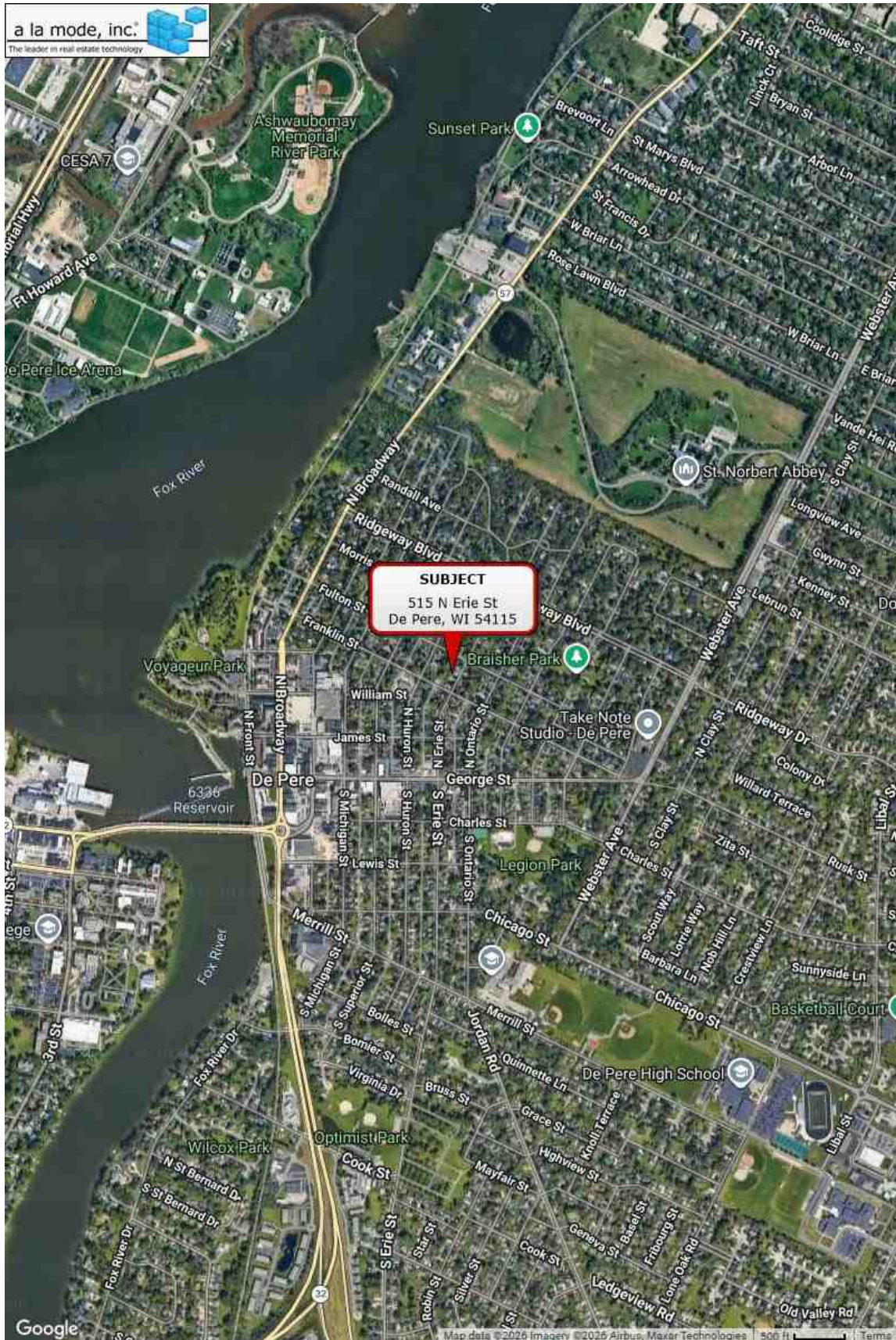
## Comparable Sales Map

Borrower	N/A				
Property Address	515 N Erie St				
City	De Pere	County	Brown	State	WI
Lender/Client	Edward & Judith Kass		Zip Code	54115	



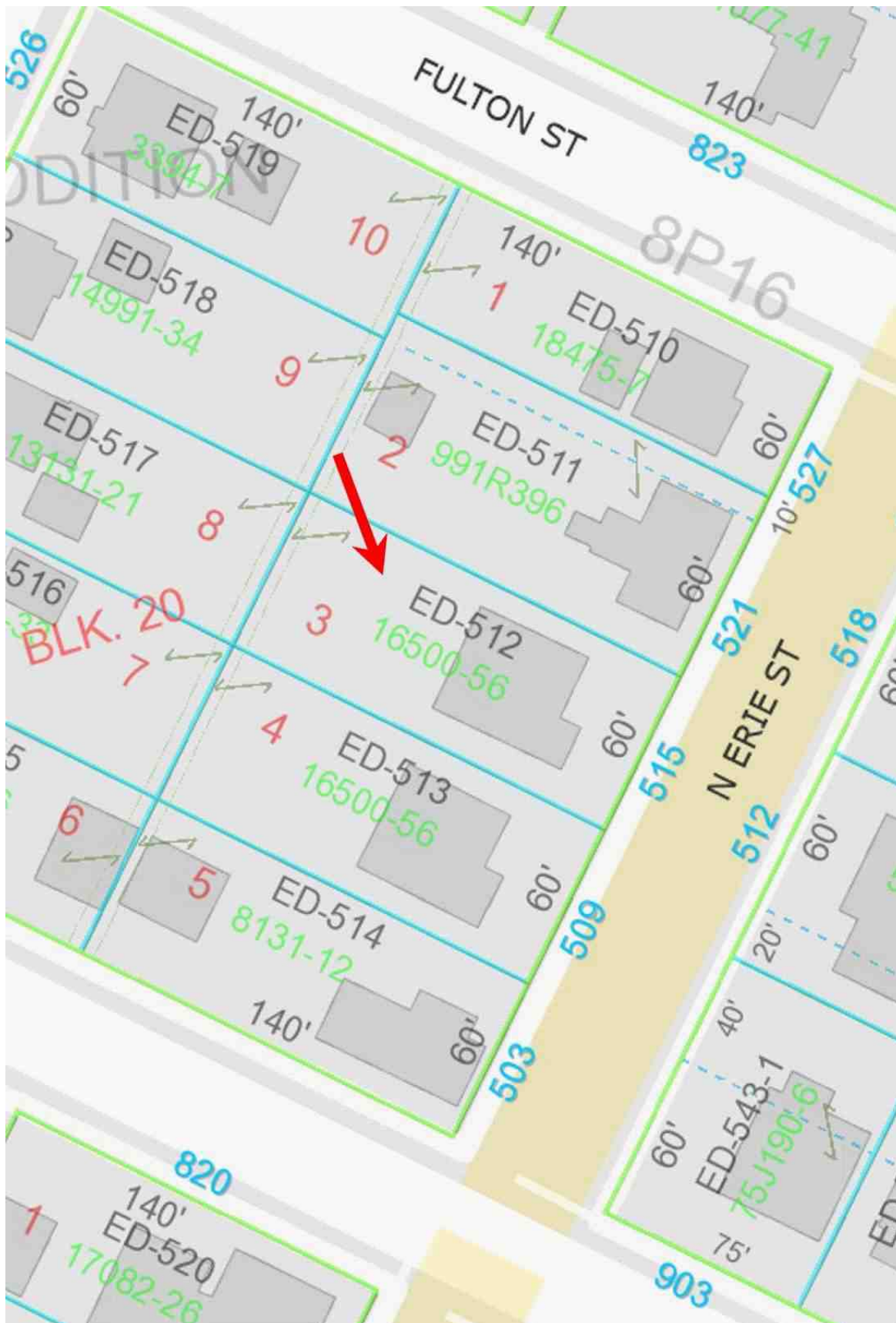
# Aerial Map

Borrower	N/A						
Property Address	515 N Erie St						
City	De Pere	County	Brown	State	WI	Zip Code	54115
Lender/Client	Edward & Judith Kass						



# Plat Map

Borrower	N/A				
Property Address	515 N Erie St				
City	De Pere	County	Brown	State	WI
				Zip Code	54115
Lender/Client	Edward & Judith Kass				



## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Condition Ratings and Definitions

#### C1

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

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, 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 are either 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 residence 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.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Quality Ratings and Definitions (continued)

### 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 and basic finishes 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

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

Example:

3.2 indicates three full baths and two half baths.



**Appraisers Certification**

NO. 2162 - 9

EXPIRES: 12/14/2027

The State of Wisconsin  
**Department of Safety and Professional Services**  
REAL ESTATE APPRAISERS BOARD

*Hereby certifies that*

Rebecca A Stromme

*was granted a license to practice as a*

**APPRAISER, CERTIFIED RESIDENTIAL**

(551)

*in the State of Wisconsin in accordance with Wisconsin Law  
on the 9th day of March in the year 2022.*

*The authority granted herein must be renewed each biennium by the granting authority.*

*In witness thereof, the State of Wisconsin  
Real Estate Appraisers Board*

*has caused this certificate to be issued under  
the seal of the Department of Safety and Professional Services*



*[Signature]*

DSPS Secretary

*[Signature]*

Chairperson

*[Signature]*

Secretary

*This certificate was printed on the 10th day of December in the year 2025*



City of De Pere, Wisconsin

2.G.iii

**Request for Board of Review Action**

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**Meeting Date:** June 9, 2026  
**Department:** City Clerk  
**From:** Carey Danen, City Clerk  
**Subject:** 256 Shelley Lane.  
**Recommendation:**

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**Attachments:**  
256 Shelley Ln - Detail Appeal Explanation, 256 Shelley Ln

Dear Board of Review and Assessor:

I am writing to appeal and formally request a review of the recent assessed value of my property at 256 Shelley Lane, De Pere, WI, which increased from \$679,300 to \$746,200. I understand that the increase was attributed to a finished basement. However, I believe this adjustment does not accurately reflect the property's condition or current market value.

First, a substantial portion of the basement had already been partially finished for many years and was reflected in prior assessments. The recent work was limited in scope and consisted primarily of adding an entertainment area and bar. No structural changes were made, and no additional bedrooms or bathrooms were added, as those already existed in the home. In addition, a significant portion of the investment in this project involved personal property, such as entertainment equipment, which should not be included in the assessed value of the real estate.

I would also note that prior valuations may have been influenced by market conditions during the COVID-19 period, when unusually low interest rates and high demand led to elevated property values. Those conditions do not reflect the current, more normalized market environment.

Furthermore, there are material factors affecting the property that may not have been fully considered in the assessment:

- The basement has experienced two major flooding events.
- The backyard is subject to recurring flooding due to a city drainage installation that runs through the property.

These conditions negatively affect the property's marketability and overall value.

Based on current market conditions and the factors outlined above, I believe a more accurate assessment would be closer to \$700,000. I respectfully request a reassessment of the property and would appreciate the opportunity to provide any additional documentation, photographs, or comparable sales data that may assist in this review.

Thank you for your time and consideration.

Sincerely,

Adama Ouattara

Adamao79@gmail.com

662-312-8102

# 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> Adama Ouattara				Agent name <i>(if applicable)</i>			
Owner mailing address 256 Shelley Ln				Agent mailing address			
City De Pere	State WI	Zip 54115		City	State	Zip	
Owner phone ( 662 ) 312- 8102	Email adamao79@gmail.com			Owner phone ( ) -	Email		
Section 2: Assessment Information and Opinion of Value							
Property address 256 Shelley Ln				Legal description or parcel no. <i>(on changed assessment notice)</i> Parcel# ED 714 G 262			
City De Pere	State WI	Zip 54115					
Assessment shown on notice - <b>Total</b> \$ 746,200				Your opinion of assessed value - <b>Total</b> \$ 700,000			

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

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

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: <i>(Attach additional sheets if needed)</i> New assessed value is not an accurate reflection of the property's condition	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?  Yes  No  
 If Yes, provide acquisition price \$ 575,000 Date 6-24-2022  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 The recent work completed was limited in scope, No structural changes  
 Date of changes 8-1-2025 Cost of changes \$88,514 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) 5-1-2022 to 6-24-2022  
(mm-dd-yyyy) Asking price \$ 575,000 List all offers received \_\_\_\_\_
- D. Within the last five years, was this property appraised?  Yes  No  
 If Yes, provide: Date 5-24-2022 Value 575,000 Purpose of appraisal Required by the Bank for RE loan  
(mm-dd-yyyy)  
 If this property had more than one appraisal, provide the requested information for each appraisal. \_\_\_\_\_

### Section 5: BOR Hearing Information

- A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): \_\_\_\_\_  
**Note:** This does not apply in first or second class cities.
- B. Provide a reasonable estimate of the amount of time you need at the hearing 15 minutes.

Property owner or Agent signature <u>Adama Ouattara</u>	Date (mm-dd-yyyy) <u>6-2-2022</u>
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**City of De Pere, Wisconsin**

**2.G.iv**

**Request for Board of Review Action**

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**Meeting Date:** June 9, 2026  
**Department:** City Clerk  
**From:** Carey Danen, City Clerk  
**Subject:** 624 Voelker Street.  
**Recommendation:**

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**Attachments:**  
624 Voelker 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)			Agent name (if applicable)				
Owner mailing address			Agent mailing address				
City	State	Zip	City	State	Zip		
Owner phone ( ) -	Email	Owner phone ( ) -		Email			
Section 2: Assessment Information and Opinion of Value							
Property address			Legal description or parcel no. (on changed assessment notice)				
City	State	Zip					
Assessment shown on notice – Total			Your opinion of assessed value – Total				

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)	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 \_\_\_\_\_ minutes.

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

**2.G.v**

**Request for Board of Review Action**

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**Meeting Date:** June 9, 2026  
**Department:** City Clerk  
**From:** Carey Danen, City Clerk  
**Subject:** 2025 E Baraboo Circle.  
**Recommendation:**

---

**Attachments:**  
2025 E Baraboo Ci, 2025 E Baraboo Ci - comps

# 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) Tracy Stanciu				Agent name (if applicable)			
Owner mailing address 2025 E Baraboo Circle				Agent mailing address			
City De Pere		State WI	Zip 54115	City		State	Zip
Owner phone ( 920 ) 264- 7409		Email aostanciu@yahoo.com		Owner phone ( ) -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 2025 E Baraboo Circle				Legal description or parcel no. (on changed assessment notice) 6,886 SQ FTRIVER Park 4th addn lot 212			
City De Pere		State WI	Zip 54115				
Assessment shown on notice - Total \$ 350,000				Your opinion of assessed value - Total \$ 330,000			

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) Home value of 350000 is not representative of similar homes sold in the area.	Basis for your opinion of assessed value: (Attach additional sheets if needed) See examples of similar homes sold in the area. There have been no major changes to the home in the past 10 years.

### 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 \_\_\_\_\_ 20 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 6-4-2026
---------------------------------------	-------------------------------

Please see examples of similar homes sold in 2025

- 711 Oconto Pl, De Pere 3bd/2bath more sq feet (2348) sold on 7/11/25 for 326,900 [711 Oconto Pl, De Pere, WI 54115 | Zillow](#)
- 624 Voelker St, De Pere 4bd/2bath .29-acre lot sold on 12/1/25 for 350,000 [624 Voelker St, De Pere, WI 54115 | Zillow](#)
- 824 Voelker St, De Pere 3bd/2ba; .36-acre lot sold on 5/28/25 for 336,000 [824 Voelker St, De Pere, WI 54115 | Zillow](#)
- 1849 Lost Dauphin Rd De Pere 4 bd/2 bath sold on 8/4/25 for 325,000 [1849 Lost Dauphin Rd, De Pere, WI 54115 | Zillow](#)

Thank you,

Alina Stanciu



**City of De Pere, Wisconsin**

**2.G.vi**

**Request for Board of Review Action**

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**Meeting Date:** June 9, 2026  
**Department:** City Clerk  
**From:** Carey Danen, City Clerk  
**Subject:** 879 W St. Francis Road.  
**Recommendation:**

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**Attachments:**  
879 W St Francis

## 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 (see [Wis. Stats. § 86.02\(1\)\(b\)](#)). 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 of Revenue's [Guide for Property Owners](#).

Complete all sections:

<b>Section 1: Property Owner / Agent Information</b>				<small>* If Agent, submit written authorization (Form RA-102) with this form</small>	
Property owner name (or agent name) <b>Mr &amp; Mrs Eugene Van Brock</b>				Agent name (if applicable)	
Owner mailing address <b>879 W. 5th Francis Rd</b>				Agent mailing address	
City <b>Dodge</b>		State <b>WI</b>	Zip <b>54115</b>	City State Zip	
Owner phone <b>708-781-9893</b>		Email <b>m.drope@gnail.com</b>		Agent phone	
<b>Section 2: Assessment Information and Opinion of Value</b>					
Property address <b>879 W. 5th Francis Rd</b>				Legal description or parcel no. (or changed assessment notice) <b>ED-124-N-11</b>	
City <b>Dodge</b>		State <b>WI</b>	Zip <b>54115</b>	Your opinion of assessed value - Total <b>\$ 393,000</b>	
Assessment shown on notice - Total <b>\$ 432,100</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 sheets</b>	Basis for your opinion of assessed value. (Attach additional sheets if needed) <b>see attached sheets</b>
--------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------

**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>[Signature]</b>	Date (mm-dd-yyyy) <b>6-7-2026</b>
---------------------------------------------------------	--------------------------------------

De Pere Board of Review

June 7, 2026

Objection to Real Property Assessment

This objection is being submitted to the De Pere Board of Review to objectively align the value of our residence with comparable property values. Substantial review was undertaken to prepare for the Open Book discussion; however the results of that meeting did not result in the alignment of value.

The property ED-124-N-11, 879 W Saint Francis Road, De Pere is currently owned by **William Van Beek & Mary Radue Revocable Trust**. This house is 72 years old. This property was initially reassessed at \$450,600 (\$64,700 for land and \$385,900 for Improvements). This reflected a \$50,300 increase in assessed value with 100% being allocated to Improvements (see attachment). William Van Beek attended the Open Book via a scheduled appointment. After discussion with the Assessors, there was not a final agreed to number but a feeling that a lower number was probably appropriate.

An updated 2026 Notice of Changed Assessment was received that lowered the Total Assessed valuation to \$432,000 or a \$31,700 increase (see attachment). After further review and discussion, a decision was made to appeal this to the Board of Review.

This number is being Objected to on the following basis:

1. 868 E Saint Francis is a very similar size home to ours in terms of square footage. Both houses are 2 bedroom and have approximately the same square footage for the house. Additionally, there is a stand-alone garage that can hold over 3 cars and the 868 house has a brick exterior. The 868 house had an initial assessment of \$490,400 or a \$54,700 increase (see attachment). As referenced in the non-finalized records of Brown County and a Notice of Change of Assessment (see attachment), the revised number is \$393,400 which was a decrease of \$42,300 or \$25%. Of this, all of the changes were made in value of the improvements.

- City of De Pue, Brown County  
2025 Notice of Changed Assessment
2. Recent sales in the Daviswood Neighborhood further support our Objection. There have been some sales but the comparables to our 2 bedroom house do not exist (see attachment).

Address	Sale Price	Sale Date	Bedrooms	Brick
815 E St Francis -	\$335,000	4/23/25	3	Y
800 E St Francis	\$330,000	6/20/2024	4	Y
803 W St Francis	\$339,900	9/6/2024	3	Y
832 E St Francis	\$380,000	1/3/2025	3	Y

In conclusion, it is our request that the assessed valuation of our residence at 879 W St. Francis be placed at **\$353,000** (\$64,700 for the land and \$288,000 for improvements) which more accurately a current assessed value.

Respectively submitted,

Mary Radue

William Van Beek

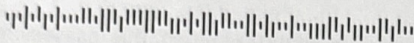
## City of De Pere, Brown County 2026 Notice of Changed Assessment

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**

4242\*12\*12\*\*\*\*\*AUTO\*\*SCH 5-DIGIT 54101  
 MARY BETH E RADUE  
 879 W SAINT FRANCIS RD  
 DE PERE WI 54115-3538



**Parcel Information**

**Parcel #:** ED-124-N-11  
**Address:** 879 W St Francis Rd  
**Legal Description:**  
 20,608 SQ FT DAVISWOOD LOT 11 BLK. 1

**General Information**

**Open Book:** Tuesday, May 5th, 9:00am-12:00pm & 1:00pm-4:00 pm  
 Wednesday, May 6th, 8:00am-1:00pm  
**Board of Review:** Tuesday, June 9th, 10:00am-12:00 pm.  
**Meeting Location:** De Pere City Hall  
 335 S Broadway

**Contact Information**

**Assessor:** Accurate Appraisal, LLC  
 920-749-8098  
 deperecity@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	Land	Assessment Change		PFC / MFL
		Improvement	Total	
2025	\$ 64,700	\$ 335,600	\$ 400,300	\$
2026	\$ 64,700	\$ 385,900	\$ 450,600	\$
Total assessment change			\$ 50,300	\$
<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).

## City Of De Pere - Brown County 2026 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.

<b>Property owner</b>		<b>Parcel information</b>	
<b>MARY BETH E RADUE</b>  879 W ST FRANCIS RD DE PERE WI 54115-3538		<b>Parcel #:</b> ED-124-N-11 <b>Address:</b> 879 W ST FRANCIS RD <b>Legal Description:</b> 20,608 SQ FT DAVISWOOD LOT 11 BLK. 1	
<b>General information</b>		<b>Contact information</b>	
<b>Open Book</b>	5/5/2026 - 9:00am-12:00pm; 1:00pm-4:00pm 5/6/2026 - 8:00am-1:00pm	<b>Assessor</b>	Accurate Appraisal, LLC 920-749-8098 depercacity@accurateassessor.com
<b>Board of Review</b>	6/9/2026 - 10:00am-12:00pm	<b>Municipal Clerk</b>	Carey Danen 920-339-4050 cdanen@deperewi.gov
<b>Meeting Location</b>			
De Pere City Hall 335 S Broadway			

**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/ERE/ETR/data-home.aspx>.

Year	Assessment Change General Property			PFC / MFL
	Land	Imp/ Bldgs	Total	
2025	\$64,700	\$335,600	\$400,300	
2026	\$64,700	\$367,300	\$432,000	
Total assessment change			\$31,700	
<b>Reason for change(s)</b>				
Land Change -				
Improvement Change - 05 - Increase due to Revaluation				
Reason for Change Notice: 19 - Open Book Change				
Preliminary General Level of Assessment: 100.00%				

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 [tsador@wisconsin.gov](mailto:tsador@wisconsin.gov) or (608) 268-7750.

Accurate PR-301 (R. 1-24)

**General Information**

**Open Book:** Tuesday, May 5th, 9:00am-12:00pm & 1:00pm-4:00 pm  
Wednesday, May 6th, 8:00am-1:00pm  
**Board of Review:** Tuesday, June 9th, 10:00am-12:00 pm.

**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	Land	Assessment Change		PFC / MFL
		Improvement	Total	
2025	\$ 105,100	\$ 330,600	\$ 435,700	\$
2026	\$ 105,100	\$ 385,300	\$ 490,400	\$
Total assessment change			\$ 54,700	\$

**Reason for change(s)**

18 - Market Adjustment

**Preliminary General Level of Assessment**

Note: If an Agricultural Land Conversion Chart

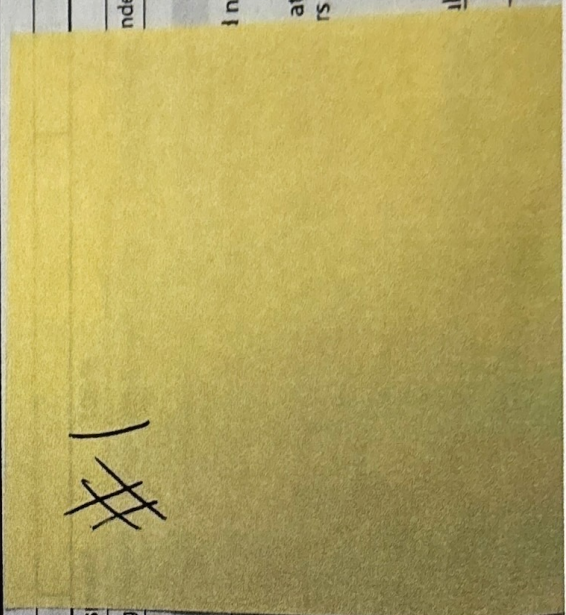
**To Appeal Your Assessment**

**First, discuss with your local assessor** of Review (BOR).

To file a formal appeal – give notice of Review (BOR). Complete and file your appeal form before the BOR's first meeting. Make sure you file a completed form or the BOR's first meeting.

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

- Contact your municipal clerk listed above.
- Review the "Guide for Property Owners" at [www.wisconsin.gov/bpdor](http://www.wisconsin.gov/bpdor).



under state law (sec. 74.485, Wis. Stats.).

do not require an appeal to Board

at least 48 hours before the BOR's first meeting. Make

ib.aspx). Contact DOR for a pa

**General information**

**Open Book**

5/5/2026 - 9:00am-12:00pm; 1:00pm-4:00pm  
 5/6/2026 - 8:00am-1:00pm

**Contact Information**

**Assessor**  
 Accurate Appraisal, LLC  
 920-749-8098  
 depercicity@accurateassessor.com

**Board of Review**

6/9/2026 - 10:00am-12:00pm

**Municipal Clerk**

Carey Danen  
 920-339-4050  
 cdanen@deperewi.gov

**Meeting Location**

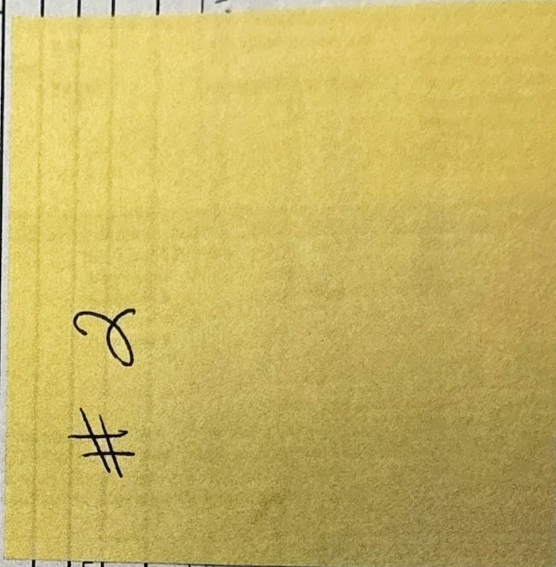
De Pere City Hall  
 335 S Broadway

**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>.

Assessment Change			
General Property			
Year	Land	Imp/Bldgs	Total
2025	\$105,100	\$330,600	\$435,700
2026	\$105,100	\$288,300	\$393,400
Total assessment change			(\$42,300)
<b>Reason for change(s)</b>			
Land Change -			
Improvement Change - 10 - Decrease due to Revaluation			
<b>Reason for Change Notice:</b>			
<b>Preliminary General Level of Assessment: 100.00%</b>			



(Wis. Stats.)

Note: If an Agricultural Land Conversion Charge Form PR-298 is enclosed, please attach it to this form.

**To Appeal Your Assessment**

First, discuss with your local assessor - questions can often be answered by the assessor's office.

To file a formal appeal - give notice of your intent to appeal by completing and filing a formal appeal form with the BOR clerk no later than 30 days after the date of the assessment roll.

For more information on the appeal process:

- Contact your municipal clerk listed above
- Review the "Guide for Property Owners" (<https://www.revenue.wisconsin.gov>)
- Call the Department of Revenue at (608) 266-7760.

Accurate PR-301 (R, 1-24)

868 E  
 ED-124-N-12

Customer Full Report

Residential  
50305612 Sold

815 E ST FRANCIS Road City of De Pere  
DE PERE, WI 54115-3536

List Price \$247,500  
04/29/2026 10:42 AM



Finished Beds:	3	Full Baths:	2	Half Baths:	0	Total Baths:	2.0	Total # Cars:	2
County	Brown	Building Type	1 Story						
Tax Municipal Sub-Area	East De Pere	Garage 1 Type	Attached-NonTandem						
SchDist	De Pere	Garage 1 # cars	2 Car						
Subdivision		Grg Dim	19x22						
Tax Net Amt	\$2,635.00	Garage 2 Type	None						
Tax Yr	2024	Garage 2 # cars							
TaxID	ED-124-N-35	Grg 2 Dim							
Assessments Total		Deeded Access	No						
Assessment Year		Restrictive Covenant(s)	Unknown						
Special Assessments		Flood Plain	Unknown						
Age Est (Pre2017)		Hobby Farm	No						
Year Built Est	1954	Zero Lot Line	No						
Source-Year Built	Assessor/Public Rec	HOA Annual Fee	No						
Water Frontage	No	Assoc Fee-Annual							



Virtual Tour URL

Description	Data	Data Source	Description	Data	Data Source	New Construction Info
SQFT Fin Above Grade Est	1,835	Assessor/Public Record	Acres Est	0.31	Assessor/Public Record	Completed New Construction No
SQFT Fin Below Grade Est	0	Assessor/Public Record	Lot Dimensions Est			Under Construction No
SQFT Total Fin Abv & Blw	1,835	Assessor/Public Record	Lot SQFT Est	13,678	Assessor/Public Record	To be built w/Lot No
						Est Completion Date
						Builder Name

Water Body Name  
Water Type  
Est Water Frontage  
Source-Water Frontage  
Water Features - Others? No

Room	DIM	LVL	Room	DIM	LVL	RM TYPE	Room	DIM	LVL	Baths	Full	Half
Living/Great Rm	22x14	Main	Other Rm 1	19x19	Main	4 Season Room	Bedroom 1/Primary	12x15	Main	Upper		
Family Room	21x11	Main	Other Rm 2				Bedroom 2	11x09	Main	Main	2	
Formal Dining	12x11	Main	Other Rm 3				Bedroom 3	15x09	Main	Lower		
Kitchen	10x11	Main	Other Rm 4				Bedroom 4					
Dining Area	11x07	Main	Unfin Rm 1				Bedroom 5					
			Unfin Rm 2									
			Unfin Rm 3									

**Directions** Webster to west on Ridgeway Blvd. North on E St Francis.  
**RemarksPub** A hidden gem with endless potential! The eat-in kitchen is thoughtfully designed for convenience, featuring two ovens and a gas cooktop, perfect for home chefs. For those large gatherings the formal dining room offers that extra space. You'll love having both a spacious living room and a cozy family room, each complete with wood burning fireplaces. Need a quiet retreat? The oversized 4 season room with its wall of windows offers peaceful backyard views year round, ideal for relaxing and enjoying nature without leaving the house. With a little updating and sweat equity, you can turn this into something truly special! East De Pere School District. Showings are delayed until Wed April 2nd. Personal Rep will review offers on Tuesday afternoon, April 8th.  
**Inclusions** Refrigerator, Oven/Range, Dishwasher, Washer and Dryer  
**Exclusions**

**ZONING** Residential  
**HEATING FUEL TYPE** Natural Gas  
**HEATING/COOLING** Forced Air  
**WATER** Municipal Public Water  
**WASTE** Municipal Sewer  
**EXTERIOR FINISH** Brick, Vinyl  
**FOUNDATION** Poured Concrete  
**GARAGE** Attached  
**LOWER LEVEL** Partial Basement  
**DRIVEWAY** Garage # 1-Concrete, Garage # 2-None  
**FIREPLACES** 2 Fireplaces, Wood Burning  
**EXTERIOR MISC INCLUDED** Patio  
**PRIMARY BD/BATH FEATURES** Primary Bath 1st Fl, Primary Bath Full, Primary Bed 1st Floor , Primary Tub/no Shower  
**APPLIANCES INCLUDED** Dishwasher, Dryer, Oven/Range, Refrigerator, Washer  
**BARRIER FREE FEATURES** 1st Floor Bedroom, 1st Floor Full Bath  
**ARCHITECTURE** Ranch

Prepared by:  
 Rich W Starry  
 Starry Realty  
 112 N Broadway  
 De Pere WI 54115  
 Rich@TheStarrys.com  
 OFF-D: 920-265-1313  
 Office: 920-265-1313  
 13560  
 100322



Selling Price \$335,000  
 Close Date 4/23/2025  
 Type Of Sale Arms-Length Sale  
 Financing Type CASH  
 Seller Allowance Amount  
 CloseInfo Market  
 Buyer Inducements  
 Misc Closed Info 2  
 BrkErn\$ Yes  
 Ern\$Name

Listed by: 120813 100826 Coldwell Banker Real Estate Group  
 Co-Listed by: 120813 100841 Coldwell Banker Real Estate Group  
 Sold By: 13560 100322 Starry Realty  
 Days On Market 11  
 Electronic Consent Yes  
 LicInt No

RANW MLS listings may only be shown to buyers after agency disclosure. Information provided for general information only, if material should be verified by user or qualified expert. \*Taxess may not include all assessments or fees. Buyer should verify total square footage, acreage/land, building/room dimensions if material. Below grade areas may not meet building code requirements. Equal Housing Opportunity Listing, 2026 COPYRIGHT RANW MLS

Residential  
50290187

Sold

Customer Full Report  
800 E ST FRANCIS Road City of De Pere  
DE PERE, WI 54115

List Price \$343,500  
04/29/2026 10:42 AM



Finished Beds:	4	Full Baths:	1	Half Baths:	1	Total Baths:	2.0	Total # Cars:	2
County:	Brown	Building Type:	1 Story						
Tax Municipal Sub-Area:	East De Pere	Garage 1 Type:	Attached-NonTandem						
SchDist:	De Pere	Garage 1 # cars:	2 Car						
Subdivision:		Grq Dim:							
Tax Net Amt:	\$4,568.08	Garage 2 Type:	None						
Tax Yr:	2023	Garage 2 # cars:							
TaxID:	ED-124-N-20	Grq 2 Dim:							
Assessments Total:		Deeded Access:	No						
Assessment Year:		Restrictive Covenant(s):	Yes						
Special Assessments:		Flood Plain:	No						
Age Est (Pre2017):		Hobby Farm:	No						
Year Built Est:	1955	Zero Lot Line:	No						
Source-Year Built:	Developer	HOA Annual Fee:							
Water Frontage:	No	Assoc Fee-Annual:							



Description	Data	Data Source	Description	Data	Data Source	New Construction Info	
SQFT Fin Above Grade Est	1,968	Assessor/Public Record	Acres Est	0.31	Assessor/Public Record	Completed New	No
SQFT Fin Below Grade Est	338	Seller	Lot Dimensions Est			Construction	
SQFT Total Fin Abv & Blw	2,306	Total Only: Combination	Lot SQFT Est	13,678	Assessor/Public Record	Under Construction	No
Water Body Name			Est Water Frontage			To be built w/Lot	No
Water Type			Source-Water Frontage			Est Completion Date	
			Water Features - Others? No			Builder Name	Robert Smet

Room	DIM	LVL	Room	DIM	LVL	RM TYPE	Room	DIM	LVL	Baths	Full	Half
Living/Great Rm	22X15	Main	Other Rm 1	12X11	Main	Den/Office	Bedroom 1/Primary	15X12	Main	Upper		
Family Room	26X13	Lower	Other Rm 2				Bedroom 2	15X10	Main	Main	1	1
Formal Dining	14X11	Main	Other Rm 3				Bedroom 3	12X10	Main	Lower		
Kitchen	22X12	Main	Other Rm 4				Bedroom 4	11X10	Main			
Dining Area			Unfin Rm 1	22X11	Main	3 Season Rm	Bedroom 5					
			Unfin Rm 2									
			Unfin Rm 3									

**Directions** Corner of Ridgeway Blvd & E St Francis Rd  
**Remarks** Pub Charming mid-century brick ranch nestled in E. De Pere, btwn the Fox River & St. Norbert Abbey. This 4-bed, 1.5-bath home boasts a renovated kitchen w/ maple cabinetry & roll-out shelving. Enjoy the versatility of an office that could convert to 5th bedroom. The lush landscape features loads of perennials, mature trees, cherry & apple, & a 30-year-old blueberry bush. Hardwood floors grace the bedrooms, while natural cork flooring adds warmth to the kitchen & dining area. Two fireplaces (gas & WB) enhance the cozy living spaces. The LL offers a finished liv room & 2 storage rms. Relax in the attached 3-season breezeway leading to patio & to a 2-car garage. An ideal blend of classic charm & modern updates in the Historic District of E. De Pere! 48hr binding acceptance. Some virtual staging.  
**Inclusions** refrigerator, oven/range, dishwasher, washer, dryer, microwave, kitchen island cart  
**Exclusions** seller's personal property,

**ZONING** Residential  
**HEATING FUEL TYPE** Natural Gas  
**HEATING/COOLING** Central A/C, Forced Air  
**WATER** Municipal Public Water  
**WASTE** Municipal Sewer  
**EXTERIOR FINISH** Brick  
**FOUNDATION** Poured Concrete  
**GARAGE** Attached, Opener Included  
**LOWER LEVEL** Crawl, Full, Sump Pump, Partial Fin, Contiguous  
**DRIVEWAY** Garage # 1-Concrete, Garage # 2-None  
**FIREPLACES** 2 Fireplaces, Gas, Wood Burning

**LOT DESCRIPTION** Corner  
**EXTERIOR MISC INCLUDED** Patio  
**INTERIOR MISC INCLUDED** At Least 1 Bathtub, Breakfast Bar, High Speed Internet Avail, Kitchen Island, Pantry, Utility Room, Wood/Simulated Wood Fl, Formal Dining Room, Tankless Water Heater  
**PRIMARY BD/BATH FEATURES** Primary Bed 1st Floor  
**APPLIANCES INCLUDED** Dishwasher, Dryer, Microwave, Oven/Range, Refrigerator, Washer  
**BARRIER FREE FEATURES** 1st Floor Bedroom, 1st Floor Full Bath, Level Drive, Level Lot, Low Pile Or No Carpeting  
**ARCHITECTURE** Ranch

Prepared by:  
 Rich W Starr  
 Starr Realty  
 112 N Broadway  
 De Pere WI 54115  
 Listed by: 13590 109751 Keller Williams Green Bay  
 Co-Listed by:  
 Sold By: 14860 112070 Modern Classic Realty

Rich@TheStarrys.com  
 OFF-D: 920-265-1313  
 Office: 920-265-1313  
 13560  
 100322



Selling Price \$330,000  
 Close Date 6/20/2024  
 Type Of Sale Arms-Length Sale  
 Financing Type CONVENTIONAL  
 Seller Allowance Amount  
 ClosInfo  
 Buyer Inducements  
 Misc Closed Info 2  
 BrkErn\$ Yes  
 Ern\$Name

Days On Market 50  
 Electronic Consent Yes  
 LicInl No

RANW MLS listings may only be shown to buyers after agency disclosure. Information provided for general information only, if material should be verified by user or qualified expert. \*Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land, building/room dimensions if material. Below grade areas may not meet building code requirements. Equal Housing Opportunity Listing. 2026 COPYRIGHT RANW MLS

Residential  
5029862

Sold

Customer Full Report

832 E ST FRANCIS Road City of De Pere  
DE PERE, WI 54115-3537

List Price **\$380,000**  
04/29/2026 10:42 AM



832 E St Francis Rd - De Pere

Finished Beds: 3	Full Baths: 2	Half Baths: 0	Total Baths: 2.0	Total # Cars: 2
County: Brown	Building Type: 1 Story			
Tax Municipal Sub-Area: East De Pere	Garage 1 Type: Attached-NonTandem			
SchDist: De Pere	Garage 1 # cars: 2 Car			
Subdivision:	Grg Dim:			
Tax Net Amt: \$3,549.87	Garage 2 Type: None			
Tax Yr: 2023	Garage 2 # cars:			
TaxID: ED-124-N-17	Grg 2 Dim:			
Assessments Total:	Deeded Access: No			
Assessment Year:	Restrictive Covenant(s): Unknown			
Special Assessments:	Flood Plain: Unknown			
Age Est (Pre2017):	Hobby Farm: No			
Year Built Est: 1955	Zero Lot Line: No			
Source-Year Built: Assessor/Public Rec	HOA Annual Fee: No			
Water Frontage: No	Assoc Fee-Annual:			



Description	Data	Data Source	Description	Data	Data Source	New Construction Info
SQFT Fin Above Grade Est	2,006	Assessor/Public Record	Acres Est	0.31	Assessor/Public Record	Completed New Construction No
SQFT Fin Below Grade Est	0	Assessor/Public Record	Lot Dimensions Est			Under Construction No
SQFT Total Fin Abv & Blw	2,006	Assessor/Public Record	Lot SQFT Est			To be built w/Lot No
Water Body Name			Est Water Frontage			Est Completion Date
Water Type			Source-Water Frontage			Builder Name
			Water Features - Others? No			

Room	DIM	LVL	Room	DIM	LVL	RM TYPE	Room	DIM	LVL	Baths	Full	Half
Living/Great Rm	23x15	Main	Other Rm 1	17x10	Main	4 Season Room	Bedroom 1/Primary	18x12	Main	Upper		
Family Room			Other Rm 2				Bedroom 2	14x14	Main	Main	2	
Formal Dining	12x12	Main	Other Rm 3				Bedroom 3	11x13	Main	Lower		
Kitchen	12x20	Main	Other Rm 4				Bedroom 4					
Dining Area			Unfin Rm 1				Bedroom 5					
			Unfin Rm 2									
			Unfin Rm 3									

Directions Ridgeway Blvd in E De Pere to E St Francis Rd, north to home.

Remarks Pub Nicely updated and spacious ranch home in a desirable De Pere location close to schools, parks and downtown De Pere! Home features remodeled kitchen/dinette w/ island and appliances included; formal dining room; living room w/ fireplace and lots of natural light; cozy 4 season room; nice sized bedrooms w/ hardwood flooring; 2 full baths on main level. Lower level has family room & wood burning fireplace. Lot is nicely landscaped and has mature trees. 2 stall attached garage.

Inclusions refrigerator, range, dishwasher, washer, dryer

Exclusions Sellers personal property. Barn door in living room.

ZONING Residential  
HEATING FUEL TYPE Natural Gas  
HEATING/COOLING Central A/C, Forced Air  
WATER Municipal Public Water  
WASTE Municipal Sewer  
EXTERIOR FINISH Brick  
FOUNDATION Poured Concrete  
GARAGE Attached  
LOWER LEVEL Crawl, Full  
DRIVEWAY Garage # 1-Concrete, Garage # 2-None  
FIREPLACES 2 Fireplaces, Wood Burning

EXTERIOR MISC INCLUDED Patio  
PRIMARY BD/BATH FEATURES Primary Bed 1st Floor  
APPLIANCES INCLUDED Dishwasher, Dryer, Oven/Range, Refrigerator, Washer  
ARCHITECTURE Ranch

Prepared by:  
Rich W Starry  
Starry Realty  
112 N Broadway  
De Pere WI 54115  
Rich@TheStarrys.com  
OFF-D: 920-265-1313  
Office: 920-265-1313  
13560  
100322



Selling Price \$380,000  
Close Date 1/3/2025  
Type Of Sale Arms-Length Sale  
Financing Type CONVENTIONAL  
Seller Allowance Amount  
CloselInfo  
Buyer Inducements  
Misc Closed Info 2  
BrkErn\$ No  
Ern\$Name Bay Title

Listed by: 13560 100322 Starry Realty  
Co-Listed by:  
Sold By: 11230 110186 Best Built, Inc.

Days On Market 32  
Electronic Consent Yes  
LicInt No

RANW MLS listings may only be shown to buyers after agency disclosure. Information provided for general information only, if material should be verified by user or qualified expert. \*Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land, building/room dimensions if material. Below grade areas may not meet building code requirements. Equal Housing Opportunity Listing. 2026 COPYRIGHT RANW MLS

Residential  
SQ291828 Sold

Customer Full Report

803 W ST FRANCIS Road City of De Pere  
DE PERE, WI 54115-3530

List Price \$334,000  
04/20/2026 10:42 AM



Finished Beds:	3	Full Baths:	2	Half Baths:	0	Total Baths:	2.0	Total # Garag:	2
County	Brown	Building Type	1 Story						
Tax Municipal Sub-Area	East De Pere	Garage 1 Type	Attached-NonTandem						
SchDist	De Pere	Garage 1 # cars	2 Car						
Subdivision		Grq Dim							
Tax Net Amt	\$4,420.00	Garage 2 Type	None						
Tax Yr	2023	Garage 2 # cars							
TaxID	ED-124-N-1	Grq 2 Dim							
Assessments Total		Deeded Access	No						
Assessment Year		Restrictive Covenant(s)	Unknown						
Special Assessments	No	Flood Plain	No						
Age Est (Pre2017)		Hobby Farm	No						
Year Built Est	1953	Zero Lot Line	No						
Source-Year Built	Assessor/Public Rec	HOA Annual Fee	No						
Water Frontage	No	Assoc Fee-Annual							



Virtual Tour URL

Description	Data	Data Source	Description	Data	Data Source	New Construction Info
SQFT Fin Above Grade Est	2,004	Assessor/Public Record	Acres Est	0.31	Assessor/Public Record	Completed New Construction No
SQFT Fin Below Grade Est	270	BrokenAgent	Lot Dimensions Est			Under Construction No
SQFT Total Fin Abv & Blw	2,274	Total Only: Combination	Lot SQFT Est			To be built w/Lot No
Water Body Name						Est Completion Date
Water Type			Est Water Frontage			Builder Name
			Source-Water Frontage			
			Water Features - Others? No			

Room	DIM	LVL	Room	DIM	LVL	RM TYPE	Room	DIM	LVL	Baths	Full	Half
Living/Great Rm	22x14	Main	Other Rm 1	27x10	Lower	Rec Room	Bedroom 1/Primary	15x14	Main	Upper		
Family Room	18x12	Main	Other Rm 2				Bedroom 2	09x15	Main	Main	2	
Formal Dining	12x12	Main	Other Rm 3				Bedroom 3	09x12	Main	Lower		
Kitchen	19x12	Main	Other Rm 4				Bedroom 4					
Dining Area			Unfin Rm 1				Bedroom 5					
			Unfin Rm 2									
			Unfin Rm 3									

**Directions** Ridgeway Blvd to W St Francis  
**RemarksPub** Sprawling 3 bedroom, 2 bath ranch in desirable East De Pere neighborhood! Home offers a large Family room with hardwood flooring and an abundance of natural light. The kitchen offers tile backsplash and center island that leads into a cozy living area. 3 nice-sized bedrooms with hardwood flooring. New roof, gutters and gutter toppers in 2022. New furnace, A/C and water heater in 2020.  
**Inclusions** refrigerator, stove, dishwasher, washer, dryer  
**Exclusions** sellers personal belongings

**ZONING** Residential  
**HEATING FUEL TYPE** Natural Gas  
**HEATING/COOLING** Central A/C, Forced Air  
**WATER** Municipal Public Water  
**WASTE** Municipal Sewer  
**EXTERIOR FINISH** Brick, Vinyl  
**FOUNDATION** Poured Concrete  
**GARAGE** Attached  
**LOWER LEVEL** Full, Finished Contiguous  
**DRIVEWAY** Garage # 1-Concrete, Garage # 2-None  
**FIREPLACES** 2 Fireplaces, Wood Burning

**LOT DESCRIPTION** Corner  
**PRIMARY BD/BATH FEATURES** Primary Bath None, Primary Bed 1st Floor  
**APPLIANCES INCLUDED** Dishwasher, Disposal, Dryer, Microwave, Oven/Range, Refrigerator, Washer  
**ARCHITECTURE** Ranch

Prepared by:  
 Rich W Starry  
 Starry Realty  
 112 N Broadway  
 De Pere WI 54115  
 Rich@TheStarrys.com  
 OFF-D: 920-265-1313  
 Office: 920-265-1313  
 13560  
 100322



**Selling Price** \$339,900  
**Close Date** 9/6/2024  
**Type Of Sale** Arms-Length Sale  
**Financing Type** CONVENTIONAL  
**Seller Allowance Amount** 5000  
**CloseInfo** cc  
**Buyer Inducements**  
**Misc Closed Info 2**  
**BrkErn\$** Yes  
**Ern\$Name**

Listed by: 11510 100617 Resource One Realty, LLC  
 Co-Listed by:  
 Sold By: 11510 113533 Resource One Realty, LLC  
**Davs On Market** 131  
**Electronic Consent** Yes  
**LicIn** No

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**City of De Pere, Wisconsin**

**2.G.vii**

**Request for Board of Review Action**

---

**Meeting Date:** June 9, 2026  
**Department:** City Clerk  
**From:** Carey Danen, City Clerk  
**Subject:** 221 S Clay Street.  
**Recommendation:**

---

**Attachments:**  
221 S Clay 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) <u>Michael Berns</u>				Agent name (if applicable)			
Owner mailing address <u>221 S. Clay St.</u>				Agent mailing address			
City <u>De Pere</u>		State <u>WI</u>	Zip <u>54115</u>	City		State	Zip
Owner phone <u>(920) 883-8254</u>		Email <u>m.berns50@gmail.com</u>		Owner phone ( ) -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address <u>221 S. Clay St.</u>				Legal description or parcel no. (on changed assessment notice) <u>EX-582-F-17 221 S. Clay St. Large view lot 3 BK3 15027 A<sup>2</sup></u>			
City <u>De Pere</u>		State <u>WI</u>	Zip <u>54115</u>	Your opinion of assessed value - Total <u>\$290,000</u>			
Assessment shown on notice - Total <u>\$332,000</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>over valued</u>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <u>Comparable</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>185000</u> Date <u>6-10-2015</u> <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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe <u>Added garage</u> Date of changes <u>5-15-2016</u> Cost of changes \$ <u>18000</u> . Does this cost include the value of all labor (including your own)? <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide: Date _____ Value _____ Purpose of appraisal _____ <small>(mm-dd-yyyy)</small> If this property had more than one appraisal, provide the requested information for each appraisal. _____	

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

Property owner or Agent signature <u>Michael Berns</u>	Date (mm-dd-yyyy) <u>6-4-26</u>
-----------------------------------------------------------	------------------------------------

# City Of De Pere - Brown County

## 2026 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**

**MICHAEL E BERNS**

221 S CLAY ST  
DE PERE WI 54115-3425

**Parcel information**

**Parcel #:** ED-582-F-17  
**Address:** 221 S CLAY ST  
**Legal Description:** 15,072 SQ FT  
LEDGEVIEW LOT 3 BLK. 3

**General information**

**Open Book**

5/5/2026 - 9:00am-12:00pm; 1:00pm-4:00pm  
5/6/2026 - 8:00am-1:00pm

**Board of Review**

6/9/2026 - 10:00am-12:00pm

**Contact information**

**Assessor**

Accurate Appraisal, LLC  
920-749-8098  
depercity@accurateassessor.com

**Municipal Clerk**

Carey Danen  
920-339-4050  
cdanen@deperewi.gov

**Meeting Location**

De Pere City Hall  
335 S Broadway

**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>.

<b>Assessment Change</b>				
General Property				
Year	Land	Imp/Bldgs	Total	PFC / MFL
2025	\$42,500	\$252,800	\$295,300	
2026	\$42,500	\$289,500	\$332,000	
Total assessment change			\$36,700	
<b>Reason for change(s)</b>				
<b>Land Change -</b>				
<b>Improvement Change - 05 - Increase due to Revaluation</b>				
<b>Reason for Change Notice: 20 - Open Book No Change</b>				
<b>Preliminary General Level of Assessment: 100.00%</b>				

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) or (608) 266-7750.

Accurate PR-301 (R. 1-24)



**\$229,900**

SOLD NOV 14, 2025



**237 S Clay St**

de Pere, WI 54115

**3 Beds 2 Baths 2,108 Sq Ft 0.3**

**\$229,900**

3 Beds 2 Baths 2,108 Sq Ft

237 S Clay St

de Pere, WI 54115

[See Similar Homes for Sale](#)

### Sale Details

Date Sold: November 14, 2025

\$109 Per Sq Ft

12% ↓ Below List Price

7 on Market

### Highlights



2 Fireplaces



2 Car Attached Garage



1-Story Property



Foxview Intermediate School Rated A



Walk-In Closet



5-minute walk to Legion Park

About This As of



Location Location  
 Location! Fantastic  
 opportunity in a highly  
 sought-after East De  
 Pere neighborhood! This  
 solid all-brick 2100 sq  
 foot 3-bedroom, 2-bath  
 ranch home is nestled  
 among well-kept  
 properties and offers a  
 great setting close to  
 parks, schools, and all De  
 Pere amenities. Features  
 include a beautiful  
 fireplace in the living  
 room, newer windows in  
 most areas, a partially  
 finished lower level, and  
 a 2-stall attached  
 garage. The large, park...

Last Agent to Sell the Property  
 Last Buyer's Agent  
**Adam ...**  
 Resou...  
 Molly ... Licens...  
 Resou...  
 Broke...  
 Licens...  
 Listed ...

### Home Details

	<b>Home</b>	<b>Est.</b>	<b>Year</b>
	<b>Type</b>	<b>Annual</b>	<b>Built</b>
	Singl	<b>Taxes</b>	Built
	e	\$4,419	in
	Famil		1958



**City of De Pere, Wisconsin**

**2.G.viii**

**Request for Board of Review Action**

---

**Meeting Date:** June 9, 2026  
**Department:** City Clerk  
**From:** Carey Danen, City Clerk  
**Subject:** 800 Main Avenue - CVS Pharmacy.  
**Recommendation:**

---

**Attachments:**  
None



**City of De Pere, Wisconsin**

2.G.ix

**Request for Board of Review Action**

---

**Meeting Date:** June 9, 2026  
**Department:** City Clerk  
**From:** Carey Danen, City Clerk  
**Subject:** 1360 Scheuring Road - Starbucks.  
**Recommendation:**

---

**Attachments:**  
None



**City of De Pere, Wisconsin**

**2.H**

**Request for Board of Review Action**

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**Meeting Date:** June 9, 2026  
**Department:** City Clerk  
**From:** Carey Danen, City Clerk  
**Subject:** Public appearances by objectors without 48 hour notice.  
**Recommendation:**

---

**Attachments:**  
None