

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) SBV Fox River LLC				Agent name (if applicable) Reinhart Boerner Van Deuren s.c., including but not limited to, Don Millis, Sara Rapkin, Shawn Lovell & Olivia Schwartz			
Owner mailing address PO Box 838				Agent mailing address 22 E. Mifflin Street, Suite 1700			
City Walled Lake	State MI	Zip 48390		City Madison	State WI	Zip 53703	
Owner phone () -		Email		Owner phone (608) 229 - 2200		Email dmillis@reinhardtllaw.com	
Section 2: Assessment Information and Opinion of Value							
Property address 1170 W Sunset Drive				Legal description or parcel no. (on changed assessment notice)			
City Waukesha	State WI	Zip		1332.012.002			
Assessment shown on notice - Total \$3,374,800				Your opinion of assessed value - Total \$2,203,409			

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


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

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) Assessed value exceeds market value. Market value is \$2,203,409. Assessed value is also not uniform with the other assessments in the City.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Based on information provided to Assessor.

Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property? ☒ Yes ☐ No
If Yes, provide acquisition price \$ 55,000,000 (8 parcels) Date 12 - 3 - 2018 ☒ Purchase ☐ Trade ☐ Gift ☐ Inheritance
(mm-dd-yyyy)
- B. Within the last 10 years, did you change this property (ex: remodel, addition)? ☐ Yes ☒ No
If Yes, describe _____
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): n/a
Note: This does not apply in first or second class cities.
- B. Provide a reasonable estimate of the amount of time you need at the hearing 30 minutes.
- | | |
|--|--|
| Property owner or Agent signature
 | Date (mm-dd-yyyy)
06 - 06 - 2025 |
|--|--|

Request for Waiver of Board of Review (BOR) Hearing

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

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

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

Municipality <div style="text-align: center;">Waukesha</div>	County <div style="text-align: center;">Waukesha</div>
Requestor's name <div style="text-align: center;">SBV Fox River, LLC</div>	Agent name (if applicable) *Reinhart Boerner Van Deuren s.c., including but not limited to, Don Millis, Sara Rapkin, Shawn Lovell, Joseph Rekrut
Requestor's mailing address PO Box 838 Walled Lake, MI 48390	Agent's mailing address 22 E. Mifflin Street, Suite 700 Madison, WI 53703
Requestor's telephone number () - <input type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone	Agent's telephone number (608) 229 - 2200 <input checked="" type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone
Requestor's email address	Agent's email address dmillis@reinhartlaw.com

Property address 1170 W Sunset Drive	
Legal description or parcel number 1332.012.002	
Taxpayer's assessment as established by assessor - Value as determined due to waiving of BOR hearing \$ 3,374,800	
Property owner's opinion of value \$ 2,203,409	
Basis for request Move directly to Circuit Court	
Date Notice of Intent to Appear at BOR was given 05 - 29 - 2025	Date Objection Form was completed and submitted 06 - 05 - 2025

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



Requestor's / Agent's Signature

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

Decision

☐ Approved ☐ Denied

Reason _____

Board of Review Chairperson's Signature

Date

☐ Taxpayer advised _____
 Date