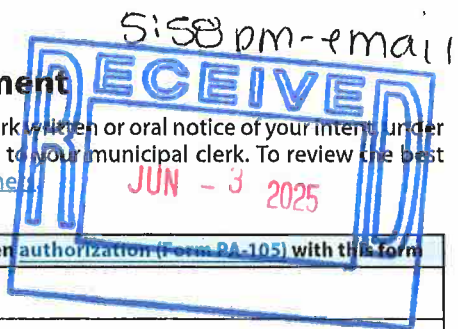


Objection to Real Property Assessment



To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk with 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 of Revenue's [Guide for Property Owners](#).

Complete all sections:

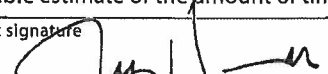
Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) Jeffrey Hauswirth				Agent name (if applicable)			
Owner mailing address 1105 River Place Blvd				Agent mailing address			
City Waukesha		State WI	Zip 53189	City		State	Zip
Owner phone (262) 370-4773		Email jeffhaus1968@gmail.com		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 1105 River Place Blvd				Legal description or parcel no. (on changed assessment notice) 1377.027.000			
City Waukesha		State WI	Zip 53189				
Assessment shown on notice - Total \$ 516,300				Your opinion of assessed value - Total \$ 420,000			

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) Price per sq ft (PPSF) in top 3% of 2024 residential sales (see attached)	Basis for your opinion of assessed value: (Attach additional sheets if needed) Combined PPSF and similar sized home sales in neighborhood #360 (see attached).

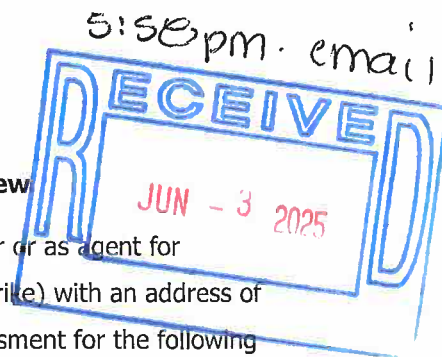
Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide acquisition price \$ _____ Date - - - - - <input type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance (mm-dd-yyyy)	
B. Within the last 10 years, did you change this property (ex: remodel, addition)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe _____ Date of changes - - - - - Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? <input type="checkbox"/> Yes <input type="checkbox"/> No (mm-dd-yyyy)	
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 - - - - - (mm-dd-yyyy) (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 - - - - - 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 <u>10</u> minutes.	
Property owner or Agent signature 	Date (mm-dd-yyyy) 6 - 3 - 2025

CITY OF WAUKESHA
2025 ASSESSMENT YEAR

Notice of Intent to File Objection with Board of Review

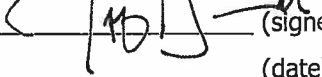
I, Jeffrey Hauswirth (insert name) as the property owner or as agent for
_____ (insert property owner's name or strike) with an address of
1105 River Place Blvd hereby give notice of intent to file an objection on the assessment for the following
property: 1105 River Place Blvd (insert address of subject property) with the parcel or tax ID number
WAKC 1377027 (291-1377-027-000) for the 2025 Assessment Year in the City of Waukesha.
Contact Information: Phone Number 262-370-4773 Fax Number (na)



THIS NOTICE OF INTENT IS BEING FILED: (please mark one)

- ☒ At least 48 hours before the Board's first scheduled meeting
☐ During the first two hours of the Board's first scheduled meeting (please complete Section A)
☐ Up to the end of the fifth day of the session or up to the end of the final day of the session if the session is less than five days (please complete Section B)

FILING OF THIS FORM DOES NOT RELIEVE THE OBJECTOR OF THE REQUIREMENT OF TIMELY FILING A FULLY COMPLETED WRITTEN OBJECTION ON THE PROPER FORM WITH THE CLERK OF THE BOARD OF REVIEW.

Jeffrey Hauswirth  (signed) if WRITTEN Received by: _____
6/3/2025 (date) Check here if ORAL ____ On (date): _____

Section A: The Board of Review shall grant a waiver of the 48-hour notice of an intent to file a written or oral objection if a property owner who does not meet the notice requirement appears before the Board during the first two hours of the meeting, SHOWS GOOD CAUSE FOR FAILURE TO MEET THE 48-HOUR NOTICE REQUIREMENT AND FILES A WRITTEN OBJECTION. My good cause is as follows:

Section B: The Board of Review may waive all notice requirements and hear the objection even if property owner fails to provide written or oral notice of an intent to object 48 hours before the first scheduled meeting, and fails to request a waiver of the notice requirement during the first two hours of the meeting, if the property owner appears before the Board at any time up to the end of the fifth day of the session or up to the end of the final day of the session if the session is less than five days, and FILES A WRITTEN OBJECTION AND PROVIDES EVIDENCE OF EXTRAORDINARY CIRCUMSTANCES. Proof of my extraordinary circumstances is as follows:

A WRITTEN OBJECTION ON THE PROPER FORM MUST BE PROPERLY FILED WITH THE CLERK OF THE BOARD OF REVIEW NO LATER THAN WEDNESDAY JUNE 4, 2025 AT 9:00AM.

Jeffrey Hauswirth
1105 River Place Blvd
Waukesha, WI 53189
262-370-4773
jeffhaus1968@gmail.com

Date: June 3, 2025

City Assessor's Office
City of Waukesha
201 Delafield Street
Waukesha, WI 53188

Subject: Request for Review of 2025 Property Assessment – **1105 River Place Blvd**

Dear Assessor,

I am writing to formally appeal the 2025 assessed value of my property located at 1105 River Place Blvd which has been increased from \$416,400 to \$516,300. I believe this new assessment exceeds the fair market value of my home based on comparable 2024 and 2025 home sales in my neighborhood (# 360, excluding condominiums) and their related price per square foot (PPSF).

Below is a summary of relevant comparable sales from my neighborhood in 2024 and 2025:

Address	Sale Price	Sq Ft	PPSF	Sale Date	Year Built	Notes
918 River Park Dr	\$522,500	1,819	\$287.23	Mar 10, 2025	2004	3 beds, 2 baths
938 River Hill Dr	\$460,000	1,806	\$254.66	Apr 19, 2024	2003	3 beds, 2.5 baths
1216 River Place Blvd	\$425,000	1,812	\$234.49	May 31, 2024	1993	3 beds, 2 baths
1012 River Hill Dr	\$419,900	1,988	\$211.11	Sep 1, 2024	2000	3 beds, 3 baths
923 Parkton Dr	\$540,000	2,681	\$201.37	Jan 16, 2025	2002	4 beds, 3.5 baths
917 Valley Hill Dr	\$540,000	2,681	\$201.37	Jan 16, 2025	2003	4 beds, 3.5 baths
1280 River Place Blvd	\$438,000	2,294	\$190.94	Jul 9, 2024	1994	3 beds, 2 baths
1121 Dana Ln	\$620,000	3,263	\$190.00	May 16, 2025	2000	4 beds, 4.5 baths
1008 Parkton Dr	\$485,000	2,556	\$189.74	Jul 26, 2024	2002	4 beds, 3 baths
933 Parkton Dr	\$460,000	2,698	\$170.46	Nov 14, 2024	2002	3 beds, 3 baths

Price per Square Foot (PPSF) Analysis

- Average PPSF: \$213.14
- Median PPSF: \$201.37
- Range: \$170.46 – \$287.23

My home is one of the smallest in the neighborhood at 1,641 square feet with 3 beds and 2 baths. Using the revised assessment of \$516,300, my price per square foot (PPSF) is \$314.63, well above that of any sold in by neighborhood during this timeframe. Based on the data

included in the *"2024 Residential Improved Sales"* file located on the waukesha-wi.gov site, this puts my property's PPSF ratio higher than 97% of the residential properties sold during 2024.

Applying the average PPSF of \$213.14 to my home's 1,641 square feet suggests a market value of approximately \$349,763.

Requested Adjustment

Given this market-based analysis, I respectfully request that the assessed value of my home be reduced to better align with its market value along with a more reasonable PPSF. **A revised assessed value of \$420,000** would be consistent with the actual market performance of home sales with smaller square footage in my neighborhood, while still yielding a very high PPSF of \$255.94 relative to surrounding homes.

Thank you for your time and consideration. I would welcome the opportunity to discuss this further or provide additional documentation if needed.

Sincerely,
Jeffrey Hauswirth