

Objection to Real Property Assessment

RECEIVED

10:35am

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](#).

JUL 6 2025
WAIKESHA CITY CLERK

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) Steven Gitzloff | | | | Agent name (if applicable) | | | |
| Owner mailing address 2718 Northview Rd. #8 | | | | Agent mailing address | | | |
| City Waukesha | | State WI | Zip 53188 | City | | State | Zip |
| Owner phone (262) 720-5824 | | Email | | Owner phone () - | | Email | |

| Section 2: Assessment Information and Opinion of Value | | | |
|--|--------------------|--|----------------------|
| Property address 2718 Northview Rd. #8 | | Legal description or parcel no. (on changed assessment notice) Unit 8, BLDG 1, parking space | |
| City Waukesha | State WI | Zip 53188 | 504 + storage locker |
| Assessment shown on notice - Total 183,900 | | Your opinion of assessed value - Total 135,000 | |

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) Interior is original with zero updates. No Heat, No AC, Needs gutting and remodel. | Basis for your opinion of assessed value: (Attach additional sheets if needed) It requires \$50,000 in renovations to even be Move-in ready. |

| Section 4: Other Property Information | |
|--|--|
| <p>A. Within the last 10 years, did you acquire the property? 04-01-2019 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide acquisition price \$ 100,000 Date 04-01-2019 <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance</p> <p>B. Within the last 10 years, did you change this property (ex: remodel, addition)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe _____ Date of changes - - - - - 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)</p> <p>C. Within the last five years, was this property listed/offered for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, how long was the property listed (provide dates) - - - - - to - - - - - (mm-dd-yyyy) (mm-dd-yyyy) Asking price \$ _____ List all offers received _____</p> <p>D. Within the last five years, was this property appraised? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide: Date - - - - - Value _____ Purpose of appraisal _____ (mm-dd-yyyy) If this property had more than one appraisal, provide the requested information for each appraisal. _____</p> | |

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

| | |
|---|--|
| Property owner or Agent signature Steven Gitzloff | Date (mm-dd-yyyy) 06-06-2025 |
|---|--|

CITY OF WAUKESHA
2025 ASSESSMENT YEAR

Notice of Intent to File Objection with Board of Review

I, Steven Gitzlaff (insert name) as the property owner or as agent for
_____ (insert property owner's name or strike) with an address of
_____ hereby give notice of intent to file an
objection on the assessment for the following property: 2718 Northview rd. #8
(insert address of subject property) with the parcel or tax ID number WAKC 0980.400.000 for the 2025
Assessment Year in the City of Waukesha.

Contact Information: Phone Number 262 720 5824 Fax Number _____

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.

Steven Gitzlaff (signed) if WRITTEN Received by: _____
06-06-2025 (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:

I sent an email to the city clerk earlier than 48 hours and was not aware of this form. The city clerk acknowledged the notice.

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.

Katie L. Panella

From: noreply@revize.com
Sent: Tuesday, June 3, 2025 8:00 PM
To: Clerk Treasurer City of Waukesha
Subject: Contact Us Online Request

NOTICE: External Email

This email message originated from outside the City of Waukesha. Do not click on links or open attachments unless you have verified the sender. If there is concern, please report this email.

first_name = Steven

last_name = Gitzlaff

email = gitzstv@gmail.com

phone = 2627205824

Street-Address = 2718 Northview Road, Unit 8

issue = This is my notice of intent to formally appeal my property assessment for the board of review

preferred_contact = email

Client IP = 172.59.97.47