

## Objection to Real Property Assessment

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

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) <b>Steven Gitzlaff</b>				Agent name (if applicable)			
Owner mailing address <b>2718 Northview Rd. #8</b>				Agent mailing address			
City <b>Waukesha</b>		State <b>WI</b>	Zip <b>53188</b>	City		State	Zip
Owner phone <b>262-720-5824</b>		Email		Owner phone ( ) -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address <b>2718 Northview Rd. #8</b>				Legal description or parcel no. (on changed assessment notice) <b>Unit 8, BLDG 1, parking space</b>			
City <b>Waukesha</b>		State <b>WI</b>	Zip <b>53188</b>	<b>504 + storage locker</b>			
Assessment shown on notice - Total <b>183,900</b>				Your opinion of assessed value - Total <b>135,000</b>			

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

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

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) <b>Interior is original with zero updates. No Heat, No AC, Needs gutting and remodel.</b>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <b>It requires \$50,000 in renovations to even be move-in ready.</b>

Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property? <b>04-01-2019</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide acquisition price \$ <b>100,000</b> Date <b>04-01-2019</b> <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance	
B. Within the last 10 years, did you change this property (ex: remodel, addition)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe _____ 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	
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 - - - - - 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 _____ 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 <b>Steven Gitzlaff</b>	Date (mm-dd-yyyy) <b>06-06-2025</b>



**Katie L. Panella**

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**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