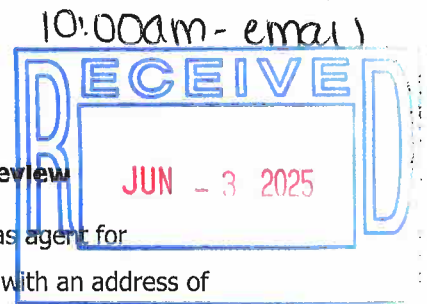


CITY OF WAUKESHA
2025 ASSESSMENT YEAR

Notice of Intent to File Objection with Board of Review



I, David Cerroni (insert name) as the property owner or as agent for
David Cerroni (insert property owner's name or strike) with an address of
1909 Tree Line Ct Waukesha WI 53188 hereby give notice of intent to file an objection on the
assessment for the following property: 1909 Tree Line Ct Waukesha WI 53188 (insert address of subject
property) with the parcel or tax ID number WAKC 0989.049.000 for the 2016 Assessment Year in the City
of Waukesha.

Contact Information: Phone Number 414-708-1797 _____ Fax Number n/a

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.**

David Cerroni (signed) if WRITTEN Received by: _____
06/03/2025 (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.**

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) David K Cerroni				Agent name (if applicable)			
Owner mailing address 1909 Tree Line Ct				Agent mailing address			
City Waukesha		State WI	Zip 53188	City		State	Zip
Owner phone (414) 708-1797		Email dcerroni@priceeng.com		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 1909 Tree Line Ct				Legal description or parcel no. (on changed assessment notice) Lot 39 TALLGRASS & UNDIVIDED INTEREST IN OUTLOTS 1-5 PT NE1/4 SEC 32 T7N R19E .50 AC R2854/1092 Parcel Number: 0989.049.000			
City Waukesha		State WI	Zip 53188				
Assessment shown on notice - Total \$ 660,000				Your opinion of assessed value - Total \$ 600,000			

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) Market Value Discrepancy, Comp sales, Market trends, Property condition.	Basis for your opinion of assessed value: (Attach additional sheets if needed) 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 _____ 10 minutes.	
Property owner or Agent signature <i>David Cerroni</i>	Date (mm-dd-yyyy) 6 - 3 - 2025

1. Market Value Discrepancy:

Since June of 2024 the median sale price of a home in Waukesha has decreased -19.4% compared to April of 2025. The average sale price of a home in Waukesha in 2023 was \$363k; and 2024 was \$371k; and YTD average through April of 2025 is \$346K.

Rate of change:

2023 vs 2024 = 2.2% increase

2024 vs YTD 2025 = **-6.7% decrease**

2023 vs YTD 2025 = **-4.7% decrease**

*Source realtor.com https://www.realtor.com/realestateandhomes-search/Waukesha_WI/overview

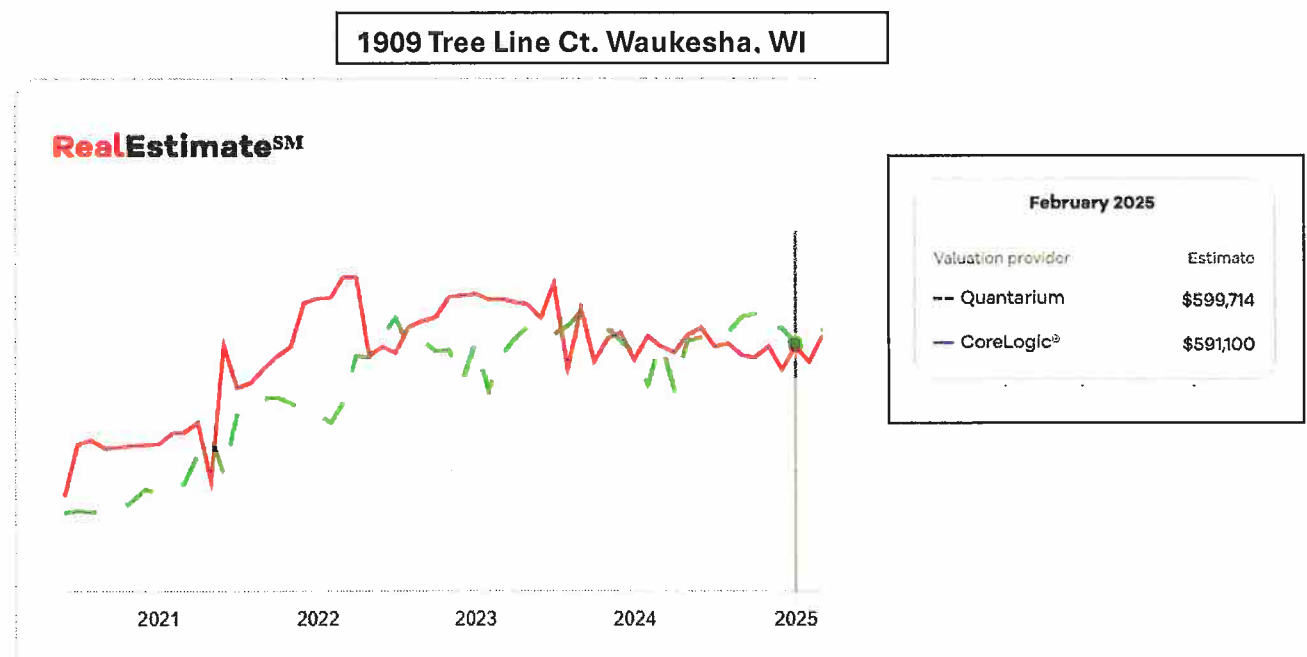
2. Comparable Sales past 12 months:

- **1716 Tallgrass Circle**, sold for **\$633,250**
- **1715 Glacier Ridge Rd**, sold for **\$618,000**
- **1819 Rockridge Way**, sold for **\$545,000**

These homes are similar in size, age, and condition to my property.

3. Market Trends:

According to recent reports from Zillow/local MLS, home prices in our neighborhood have seen a modest **1-2% year-over-year increase**, not the roughly **13.8% premium** suggested by the \$660,000 assessment. The average price per square foot in our area currently ranges between **\$240-\$250**, while the assessment would suggest a value exceeding **\$270 per square foot**, which is not reflective of actual sales.



4. **Property Condition:**

My property has not undergone major renovations or upgrades in the past ten years, and it remains in average condition compared to the recently sold homes mentioned above. Any adjustments should fairly reflect this.

Given these factors, I respectfully request a reassessment of the property's value and a downward revision to **\$600,000**, which is consistent with actual market performance and comparable property data.