

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 of Revenue's [Guide for Property Owners](#).

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form RA-105) with this form	
Property owner name (on changed assessment notice) Bruce A & Billie J Krantz			Agent name (if applicable)		
Owner mailing address 2411 Kayla Drive			Agent mailing address		
City Waukesha	State WI	Zip 53188	City		
Owner phone (262) 278-4494	Email bbkrantz@wi.rr.com		Owner phone () -	Email	
Section 2: Assessment Information and Opinion of Value					
Property address 2411 Kayla Drive			Legal description or parcel no. (on change)		
City Waukesha	State WI	Zip 53188	0979.287.000		
Assessment shown on notice - Total \$ 551,700			Your opinion of assessed value - Total \$ 520,000		

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) Your 32.4% increase from the former assessment (416600) is twice the citywide average (16%); and way more than adjacent condo's assessment (\$501000). However, my unit has a finished basement (\$25,000) and adjacent unit does not.	Basis for your opinion of assessed value: (Attach additional sheets if needed) At a maximum, my assessment should be no more than that of the adjacent unit plus \$25000 because of the finished basement. However, both units should be assessed much less because they are much older and much different than 22 of the 25 bldgs. in Turnberry Reserve Condo Assoc.

Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide acquisition price \$ 455,000 Date 6-15-2020 <input checked="" 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 condo was purchased "as is" with finished basement and buried downspouts 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide: Date 6-2-2023 Value 416,600 Purpose of appraisal revised down at owner's request/no windows, no deck, no poured wall (mm-dd-yyyy) If this property had more than one appraisal, provide the requested information for each appraisal. Proposed amendment 6-6-2025	

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 15 minutes.	
Property owner or Agent signature Bruce Krantz	Date (mm-dd-yyyy) 6-3-2025

Bruce & Billie Krantz

2411 Kayla Drive, Waukesha, WI 53188

PHONE (262) 278-4494 bbkrantz@wi.rr.com

Samuel Walker, Assessor
City of Waukesha, WI

RE: Parcel # 0979.287.000

Dear Mr. Walker,

Five years ago I purchased a condo on Kayla Drive (Unit 33, Bldg 17) in Turnberry Reserve. In 2007 my building was the first of 25 buildings (50 units) to be built over a long period of thirteen years (2007-2020). The first three buildings were built less desirable compared to the newer twenty-two other buildings because the original builder went defunct. The first three buildings have a cinder block foundation. All the other buildings have a poured foundation. The first three have no windows in the lower level. All the others have egress windows. The first three have a concrete slab (10"x10") serving as a patio. All the other twenty-two have a wood deck measuring two or three times larger than the slabs.

Because of these stark differences the first three buildings (6 units) will never command the selling price of the nicer 44 units. For these reasons I requested revised assessment in 2023 and it was approved. That revision has been negated by the 32.4% increase in my amended assessment for 2025. That 32.4% increase is roughly twice the citywide average. I believe your department unknowingly used the average of the most recent sales, which were new buildings only, to calculate my assessment of 551700. This value is too high, not realistic. The unit adjacent to mine is like mine only it does not have a "finished" basement. It is assessed at 501000. That looks like 50k was added because my basement is finished when it actually cost half that.

I plan to attend your BOR meeting to present my issues as well as my thoughts about why my basement remodel should never have been permitted (#BLR117-48) by the city. My building (both units) has a total of seven long cracks in the block walls. My building and the one across Kayla have experience flooding in the basement since construction. I worry that during any rain event greater than six inches will cause damage to my finished basement. In 2022 we had a 5.6" rain where my sump pump cycled every 5 seconds. If the pump runs continuously (0 cycle) my crock will begin to overflow and cause flooding damages. I don't think that's acceptable and I would like the permitting authority to investigate this situation on behalf of all four unit owners located at the subdivision's entrance (Northview & Meadowbrook). I will submit a couple of pictures to explain as best I can.

Sincerely,
Bruce Krantz, Owner
2411 Kayla Dr., Wksha.
Ph: 262-278-4494









**CITY OF WAUKESHA
2025 ASSESSMENT YEAR**

Notice of Intent to File Objection with Board of Review

I, Bruce Krantz _____ (insert name) as the property owner or as agent for
_____ (insert property owner's name or strike) with an address of
2411 Kayla Drive, Waukesha, WI 53188 _____ hereby
give notice of intent to file an objection on the assessment for the following property: _____
2411 Kayla Dr. 53188, parcel # 0979.287.000 _____ (insert address of subject
property) with the parcel or tax ID number WAKC _____ for the 2016 Assessment Year in the
City of Waukesha.

Contact Information: Phone Number 262-278-4494 _____ 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.**

Bruce Krantz _____ (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:
