

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)				Agent name (if applicable)			
Owner mailing address				Agent mailing address			
City		State	Zip	City		State	Zip
Owner phone () -		Email		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address				Legal description or parcel no. (on changed assessment notice)			
City		State	Zip				
Assessment shown on notice – Total				Your opinion of assessed value – Total			

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

Statutory Class	Acre		\$ 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)	Basis for your opinion of assessed value: (Attach additional sheets if needed)

Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property?..... ☐ Yes ☐ No
If Yes, provide acquisition price \$ _____ Date - - ☐ Purchase ☐ Trade ☐ Gift ☐ Inheritance
(mm-dd-yyyy)
- B. Within the last 10 years, did you change this property (ex: remodel, addition)?..... ☐ Yes ☐ No
If Yes, describe _____
Date of changes - - Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? ☐ Yes ☐ No
(mm-dd-yyyy)
- C. Within the last five years, was this property listed/offered for sale? ☐ Yes ☐ 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? ☐ Yes ☐ 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 _____ minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) - -
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Agent Authorization
for Property Assessment Appeals

If an agent is representing the property owner or municipality, the property owner or municipality must provide prior written authorization for the agent to represent the company or municipality when contacting the reviewing authority.

Section 1: Property Owner and Property Information

Company/property owner name Milwaukee Investments X LLC			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City Enter municipality →			County Waukesha
Mailing address PO BOX 157			Street address of property 2908 Mucklestone Ct			
City Wales	State WI	Zip 53183	City Waukesha	State WI	Zip 53188	
Parcel number WAKC1315102	Phone (414) 350 - 2800	Email julieta@lcpropertyrentals.com		Fax () -		

Section 2: Authorized Agent Information

Name / title Julieta Fife			Company name Lake Country Property Rentals LLC		
Mailing address PO BOX 157			Phone (414) 350 - 2800	Fax () -	
City Wales	State WI	Zip 53183	Email julieta@lcpropertyrentals.com		

Section 3: Agent Authorization

Agent Authorized for: (check all that apply)

☒ Manufacturing property assessment appeals (BOA)
☒ Wisconsin Department of Revenue 70.85 appeals
☒ Municipal Board of Review
☐ Other

Enter Tax Years of Authorization

2024. 2025. 2026
2024. 2025. 2026
2024. 2025. 2026

Authorization expires:

04 - 16 - 2026
(mm - dd - yyyy)

(unless rescinded in writing prior to expiration)

Send notices and other written communications to: (check one or both)

☒ Authorized Agent ☒ Property Owner

Section 4: Agreement/Acceptance

I understand, agree and accept:

The assessor's office may divulge any information it may have on file concerning this property

My agent has the authority and my permission to accept a subpoena concerning this property on my behalf


I will provide all information I have that will assist in the discussion and resolution of any assessment appeal of this property

Signing this document does not relieve me of personal responsibility for timely reporting changes to my property and paying taxes, or penalties for failure to do so, as provided under Wisconsin tax law

A photocopy and/or faxed copy of this completed form has the same authority as a signed original

If signed by a corporate officer, partner, or fiduciary on behalf of the owner, I certify that I have the power to execute this Agent Authorization form

Section 5: Owner Grants Authorization

Owner Sign Here ▶	Owner name (please print) Milwaukee Investments X LLC	
	Owner Digitally Signed by: 	
	Company or title ABC7A4ED852B421... Milwaukee Investments X LLC	Date (mm-dd-yyyy) 04 - 22 - 2024

Attorneys Title and Closing Services, LLC
12970 W Bluemound Rd, Suite 103
Elm Grove, WI 53122
Phone: (262) 432-0299
Fax: (262) 432-0211

File No./Escrow No.: 19-4637R
 Print Date & Time: 07/23/2019 04:29 PM
 Officer/Escrow Officer: Paul B. Margerie
 Settlement Location: 12970 W. Bluemound Road, Suite 103, Elm Grove, WI 53122

Property Address: 2908 Muckleston Court, Waukesha, WI 53188

Buyer: Milwaukee Investments X LLC

Seller: Yu-Cheng Yin and Yun Chin Tai

Lender:

Settlement Date: 08/02/2019

Closing (Consummation) Date:

Disbursement Date: 08/02/2019

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	260,000.00	Sales Price of Property	260,000.00	
		Deposit held by: Attorneys Title & Closing Service LLC		5,000.00
		Prorations/Adjustments		
2,517.75		Property Tax @ 4,314.44 per 1 year(s) 1/01/2019 to 8/02/2019		2,517.75

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
197.39		Water/Sewer Utility @ 237.40 per 89 day(s) 5/20/2019 to 8/02/2019		197.39
		Title Charges & Escrow/Settlement Charges		
150.00		Closing Fee: Attorneys Title & Closing Service LLC		
		Document Processing Fee: Attorneys Title & Closing Service LLC	75.00	
25.00		Express Mail 1 Payoff: Attorneys Title & Closing Service LLC		
1,000.00		Owner's Premium for 260,000.00: Attorneys Title & Closing Service LLC		
90.00		Special Assessment Letters: Attorneys Title & Closing Service LLC		
125.00		Endorsement (GAP): Attorneys Title & Closing Service LLC		
35.00		Wire 1 Payoff: Attorneys Title & Closing Service LLC		
		Commission		
6,760.00		Listing Broker Gross Commission: Firefly Real Estate		
6,240.00		Selling Broker Gross Commission: Cherry Home Realty		
		Government Recording and Transfer Charges		
780.00		State Transfer Tax: Attorneys Title & Closing Service LLC		
		Deed Recording Fee: Attorneys Title & Closing Service LLC	34.00	
		Payoff(s)		
		Lender: Nations Direct		
		Discharge of Mortgage 162,428.20		
162,428.20		Total Loan Payoff		
		Lender: Landmark Credit Union		
		Discharge of Mortgage 44,364.88		
44,364.88		Total Loan Payoff		

Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
224,713.22	260,000.00	Subtotals	260,109.00	7,715.14
		Due From Borrower		252,393.86
35,286.78		Due To Seller		
260,000.00	260,000.00	Totals	260,109.00	260,109.00

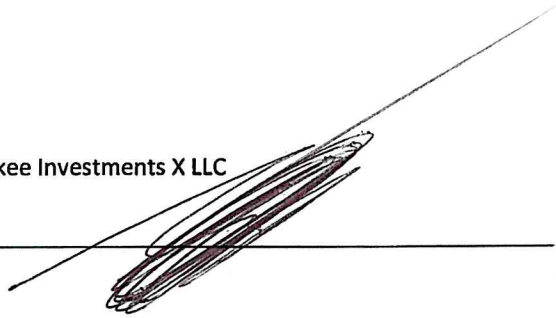
Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize the Attorneys Title & Closing Service LLC to cause the funds to be disbursed in accordance with this statement.

Yu-Cheng Yin

Milwaukee Investments X LLC

Yun Chin Tai



Paul B. Margerie, Escrow Officer

THIS IS A FINAL CLOSING STATEMENT

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Full Report

Property Location : 2908 Mucklestone Ct

Owner:

Milwaukee Investments X Llc
Po Box 157
Wales, WI 53183

Owner Occupied: Yes

Property Address:
2908 Mucklestone Ct
Waukesha, WI 53188-4520

County: Waukesha

Taxed by: City Of Waukesha
Taxkey # 2911315102

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2023	Residential	\$ 73,300	\$ 291,000	\$ 364,300	45.313 ↑	0.320	0.965903047
2022	Residential	\$ 71,200	\$ 179,500	\$ 250,700	0.000 -	0.320	0.784957930
2021	Residential	\$ 71,200	\$ 179,500	\$ 250,700	0.000 -		0.873855597
2020	Residential	\$ 71,200	\$ 179,500	\$ 250,700	0.000 -	0.320	0.951010581
2019	Residential	\$ 71,200	\$ 179,500	\$ 250,700	9.000 ↑	0.320	0.994772576
2018	Residential	\$ 67,000	\$ 163,000	\$ 230,000	0.000 -	0.320	0.962221072
2017	Residential	\$ 67,000	\$ 163,000	\$ 230,000	5.023 ↑	0.320	1.004203369
2016	Residential	\$ 67,000	\$ 152,000	\$ 219,000	0.000 -	0.320	0.969420240
2015	Residential	\$ 67,000	\$ 152,000	\$ 219,000	3.989 ↑	0.320	0.995090939

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2023	\$5,517.25	\$50.78		\$5,466.47				\$5,702.52
2022	\$5,031.10	\$50.75		\$4,980.35				\$6,678.92
2021	\$5,184.39	\$56.22		\$5,128.17			\$2,041.90	\$7,170.07
2020	\$4,956.73	\$57.01		\$4,899.72		\$187.16		\$5,086.88
2019	\$4,832.28	\$58.05	\$161.08	\$4,613.15				\$4,613.15
2018	\$4,501.60	\$54.59	\$132.57	\$4,314.44				\$4,314.44
2017	\$4,454.75	\$55.81	\$97.67	\$4,301.27				\$4,301.27
2016	\$4,535.37	\$58.05	\$109.17	\$4,368.15				\$4,368.15
2015	\$4,495.99	\$59.09	\$95.45	\$4,341.45				\$4,341.45

Assessor

Building Square Feet : 2031	Year Built : 1978	Township : 6N
Bedrooms : 4	Year Remodeled :	Range : 19E
Full Baths : 2	Effective Year Built :	Section : 5
Half Baths :	Air Conditioning : Yes	Quarter :
Total Rooms : 8	Fireplace : Yes	Pool :
Number of Stories : 1.00	Number of Units : 1	Attic :
Building Type : Split-Level		Basement : Full Basement
Exterior Wall : Frame/brick		Heat : Electric
Exterior Condition : Average		Garage : Basement
Land Use :		School District : 6174 Waukesha
Zoning :		Historic Designation :

Legal Description

Lot 15 Blk 20 Merrill Crest Add No 8 Pt SW1/4 & SE1/4 Sec 5 T6N R19E Doc No 4416185

Sales

Conveyance Date : 8/2/2019	Date Recorded : 8/21/2019	Value/Sale Price : \$ 260,000.00
Grantor Name : Yin Yu-Cheng		Transfer Fee : \$ 780.00
Grantee Name : Milwaukee Investments X Llc		Document# : 4416185
Conveyance Instrument : Warranty / Condo Deed	Conveyance Type : Sale Or Land Contract	
Conveyance Date : 11/7/2014	Date Recorded : 11/18/2014	Value/Sale Price : \$ 210,600.00
Grantor Name : Yin Yu-Cheng		Transfer Fee :
Grantee Name : Yin You-Cheng		Document# : 4110864
Conveyance Instrument : Quit Claim Deed	Conveyance Type : Quit Claim	
Conveyance Date : 7/14/2003	Date Recorded : 8/18/2003	Value/Sale Price : \$ 185,000.00
Grantor Name : Klug Kwinn K And Carol Ann		Transfer Fee : \$ 555.00



Full Report

Property Location : 2744 Minot Ln

Owner:

Edholm Keena & William IV
2744 Minot Ln
Waukesha, WI 53188

Owner Occupied: Yes

Property Address:

2744 Minot Ln
Waukesha, WI 53188-4524

County: Waukesha

Taxed by: City Of Waukesha

Taxkey # 2911315006

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2023	Residential	\$ 71,400	\$ 289,800	\$ 361,200	36.096 ↑	0.280	0.965903047
2022	Residential	\$ 67,600	\$ 197,800	\$ 265,400	0.000 –	0.280	0.784957930
2021	Residential	\$ 67,600	\$ 197,800	\$ 265,400	0.000 –		0.873855597
2020	Residential	\$ 67,600	\$ 197,800	\$ 265,400	0.000 –	0.280	0.951010581
2019	Residential	\$ 67,600	\$ 197,800	\$ 265,400	8.994 ↑	0.280	0.994772576
2018	Residential	\$ 63,600	\$ 179,900	\$ 243,500	0.000 –	0.280	0.962221072
2017	Residential	\$ 63,600	\$ 179,900	\$ 243,500	5.002 ↑	0.280	1.004203369
2016	Residential	\$ 63,600	\$ 168,300	\$ 231,900	0.000 –	0.280	0.969420240
2015	Residential	\$ 63,600	\$ 168,300	\$ 231,900	3.991 ↑	0.280	0.995090939

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2023	\$5,470.30	\$50.78	\$189.02	\$5,230.50				\$5,230.50
2022	\$5,326.10	\$50.75	\$166.58	\$5,108.77				\$5,108.77
2021	\$5,488.39	\$56.22	\$199.39	\$5,232.78				\$5,232.78
2020	\$5,247.36	\$57.01	\$139.72	\$5,050.63				\$5,050.63
2019	\$5,115.62	\$58.05	\$161.08	\$4,896.49				\$4,896.49
2018	\$4,765.82	\$54.59	\$132.57	\$4,578.66				\$4,578.66
2017	\$4,716.21	\$55.81	\$97.67	\$4,562.73				\$4,562.73
2016	\$4,802.53	\$58.05	\$109.17	\$4,635.31				\$4,635.31
2015	\$4,760.80	\$59.09	\$95.45	\$4,606.26				\$4,606.26

Assessor

Building Square Feet : 2017	Year Built : 1976	Township : 6N
Bedrooms : 4	Year Remodeled :	Range : 19E
Full Baths : 2	Effective Year Built :	Section : 5
Half Baths : 1	Air Conditioning : Yes	Quarter :
Total Rooms : 8	Fireplace : Yes	Pool :
Number of Stories : 2.00	Number of Units : 1	Attic :
Building Type : Colonial		Basement : Full Basement
Exterior Wall : Frame/brick		Heat : Base
Exterior Condition : Average		Garage : Attached Garage
Land Use :		School District : 6174 Waukesha
Zoning :		Historic Designation :

Legal Description

Lot 23 Blk 12 Merrill Crest Add No 7 Pt SW1/4 & SE1/4 Sec 5 T6N R19E R2773/1897

Sales

Conveyance Date : 7/31/2023	Date Recorded : 8/18/2023	Value/Sale Price : \$ 382,000.00
Grantor Name : Valentine Louis R. Valentine And Heidi M.		Transfer Fee : \$ 1,146.00
Grantee Name : Edholm IV William		Document# : 4733719
Conveyance Instrument : Warranty / Condo Deed	Conveyance Type : Sale Or Land Contract	

Information provided is deemed reliable but not guaranteed (2021)



Full Report

Property Location : **933 Howard St**

Owner:

Braatz Christopher
933 Howard St
Waukesha, WI 53188

Owner Occupied: Yes**Property Address:**

933 Howard St
Waukesha, WI 53188-5603

County: Waukesha**Taxed by:** City Of Waukesha**Taxkey #** 2911330122**Assessments**

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2023	Residential	\$ 58,100	\$ 244,400	\$ 302,500	34.924 ↑	0.220	0.965903047
2022	Residential	\$ 53,400	\$ 170,800	\$ 224,200	0.000 –	0.220	0.784957930
2021	Residential	\$ 53,400	\$ 170,800	\$ 224,200	0.000 –		0.873855597
2020	Residential	\$ 53,400	\$ 170,800	\$ 224,200	0.000 –	0.220	0.951010581
2019	Residential	\$ 53,400	\$ 170,800	\$ 224,200	6.005 ↑	0.220	0.994772576
2018	Residential	\$ 49,000	\$ 162,500	\$ 211,500	0.000 –	0.220	0.962221072
2017	Residential	\$ 49,000	\$ 162,500	\$ 211,500	8.018 ↑	0.220	1.004203369
2016	Residential	\$ 49,000	\$ 146,800	\$ 195,800	0.000 –	0.220	0.969420240
2015	Residential	\$ 49,000	\$ 146,800	\$ 195,800	3.983 ↑	0.220	0.995090939

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2023	\$4,581.30	\$50.78	\$189.02	\$4,341.50				\$4,341.50
2022	\$4,499.30	\$50.75	\$166.58	\$4,281.97				\$4,281.97
2021	\$4,636.38	\$56.22	\$199.39	\$4,380.77				\$4,380.77
2020	\$4,432.79	\$57.01	\$139.72	\$4,236.06				\$4,236.06
2019	\$4,321.47	\$58.05	\$161.08	\$4,102.34				\$4,102.34
2018	\$4,139.51	\$54.59	\$132.57	\$3,952.35				\$3,952.35
2017	\$4,096.41	\$55.81	\$97.67	\$3,942.93				\$3,942.93
2016	\$4,054.92	\$58.05	\$109.17	\$3,887.70				\$3,887.70
2015	\$4,019.69	\$59.09	\$95.45	\$3,865.15				\$3,865.15

Assessor

Building Square Feet : 1144	Year Built : 1985	Township : 6N
Bedrooms : 3	Year Remodeled :	Range : 19E
Full Baths : 1	Effective Year Built :	Section : 9
Half Baths :	Air Conditioning : Yes	Quarter :
Total Rooms : 5	Fireplace :	Pool :
Number of Stories : 1.00	Number of Units : 1	Attic :
Building Type : Ranch		Basement : Full Basement
Exterior Wall : Aluminum Or Vinyl		Heat : Base
Exterior Condition : Average		Garage : Detached Frame Garage
Land Use :		School District : 6174 Waukesha
Zoning :		Historic Designation :

Legal Description

Lot 16 Blk 5 Westmoreland Grove North Add No 3 Pt NW1/4 Sec 9 T6N R19E 0.21 Ac Doc No 4723368

Sales

Conveyance Date : 6/1/2023	Date Recorded : 6/9/2023	Value/Sale Price : \$ 332,000.00
Grantor Name : Bergman Joshua J.		Transfer Fee : \$ 996.00
Grantee Name : Braatz Christopher		Document# : 4723368
Conveyance Instrument : Warranty / Condo Deed	Conveyance Type : Sale Or Land Contract	
Conveyance Date : 8/19/2016	Date Recorded : 8/25/2016	Value/Sale Price : \$ 204,900.00
Grantor Name : Amy Faber NKA Amy Pochinski		Transfer Fee : \$ 614.70
Grantee Name : Bergman Joshua J		Document# : 4226865
Conveyance Instrument : Warranty / Condo Deed	Conveyance Type : Sale Or Land Contract	
Conveyance Date : 6/29/2012	Date Recorded : 7/3/2012	Value/Sale Price : \$ 177,800.00
Grantor Name : Johnson Todd		Transfer Fee : \$ 533.40



Full Report

Property Location : **305 S University Dr**

Owner:

Burkhalter Lauren J & Dustin T
305 S University Dr
Waukesha, WI 53188

Owner Occupied: Yes

Property Address:
305 S University Dr
Waukesha, WI 53188-4541

County: Waukesha

Taxed by: City Of Waukesha
Taxkey # 2911316077

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2023	Residential	\$ 72,500	\$ 272,900	\$ 345,400	60.951 ↑	0.280	0.965903047
2022	Residential	\$ 68,300	\$ 146,300	\$ 214,600	0.000 –	0.280	0.784957930
2021	Residential	\$ 68,300	\$ 146,300	\$ 214,600	0.000 –		0.873855597
2020	Residential	\$ 68,300	\$ 146,300	\$ 214,600	0.000 –	0.280	0.951010581
2019	Residential	\$ 68,300	\$ 146,300	\$ 214,600	8.989 ↑	0.280	0.994772576
2018	Residential	\$ 64,300	\$ 132,600	\$ 196,900	0.000 –	0.280	0.962221072
2017	Residential	\$ 64,300	\$ 132,600	\$ 196,900	5.013 ↑	0.280	1.004203369
2016	Residential	\$ 64,300	\$ 123,200	\$ 187,500	0.000 –	0.280	0.969420240
2015	Residential	\$ 64,300	\$ 123,200	\$ 187,500	3.993 ↑	0.280	0.995090939

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2023	\$5,231.00	\$50.78	\$189.02	\$4,991.20				\$4,991.20
2022	\$4,306.62	\$50.75	\$166.58	\$4,089.29				\$4,089.29
2021	\$4,437.86	\$56.22	\$199.39	\$4,182.25				\$4,182.25
2020	\$4,242.98	\$57.01	\$139.72	\$4,046.25				\$4,046.25
2019	\$4,136.44	\$58.05	\$161.08	\$3,917.31				\$3,917.31
2018	\$3,853.74	\$54.59	\$132.57	\$3,666.58				\$3,666.58
2017	\$3,813.65	\$55.81	\$97.67	\$3,660.17				\$3,660.17
2016	\$3,883.03	\$58.05	\$109.17	\$3,715.81				\$3,715.81
2015	\$3,849.30	\$59.09	\$95.45	\$3,694.76				\$3,694.76

Assessor

Building Square Feet : 1526	Year Built : 1973	Township : 6N
Bedrooms : 3	Year Remodeled :	Range : 19E
Full Baths : 1	Effective Year Built :	Section : 5
Half Baths : 1	Air Conditioning : Yes	Quarter :
Total Rooms : 6	Fireplace : Yes	Pool :
Number of Stories : 1.00	Number of Units : 1	Attic :
Building Type : Ranch		Basement : Full Basement
Exterior Wall : Aluminum Or Vinyl		Heat : Base
Exterior Condition : Good		Garage : Attached Garage
Land Use :		School District : 6174 Waukesha
Zoning :		Historic Designation :

Legal Description

Lot 4 Blk 9 Merrill Crest Pt NE1/4 & SE1/4 Sec 5 T6N R19E Doc No 3932827

Sales

Conveyance Date : 8/18/2023	Date Recorded : 8/24/2023	Value/Sale Price : \$ 360,000.00
Grantor Name : Sudoma Scott J		Transfer Fee : \$ 1,080.00
Grantee Name : Burkhalter Lauren Jane		Document# : 4734456
Conveyance Instrument : Warranty / Condo Deed	Conveyance Type : Sale Or Land Contract	
Conveyance Date : 6/29/2012	Date Recorded : 7/12/2012	Value/Sale Price : \$ 187,400.00
Grantor Name : Gross David A		Transfer Fee : \$ 562.20
Grantee Name : Sudoma Scott J		Document# : 3932827
Conveyance Instrument : Warranty / Condo Deed	Conveyance Type : Sale Or Land Contract	
Conveyance Date : 3/21/2008	Date Recorded : 4/7/2008	Value/Sale Price : \$ 218,000.00
Grantor Name : The Adelheid E Ernst Rev Liv Trust Dtd March 3 1999		Transfer Fee : \$ 654.00

Comparable Market Analysis

2908 Muckleston Ct, Waukesha, WI, 53188

Prepared for 2908 Muckleston - Appeal—Wednesday, May 15, 2024



Julieta Fife

Mindful Home Realty

PO Box 157

Wales, WI 53183

414-350-2800

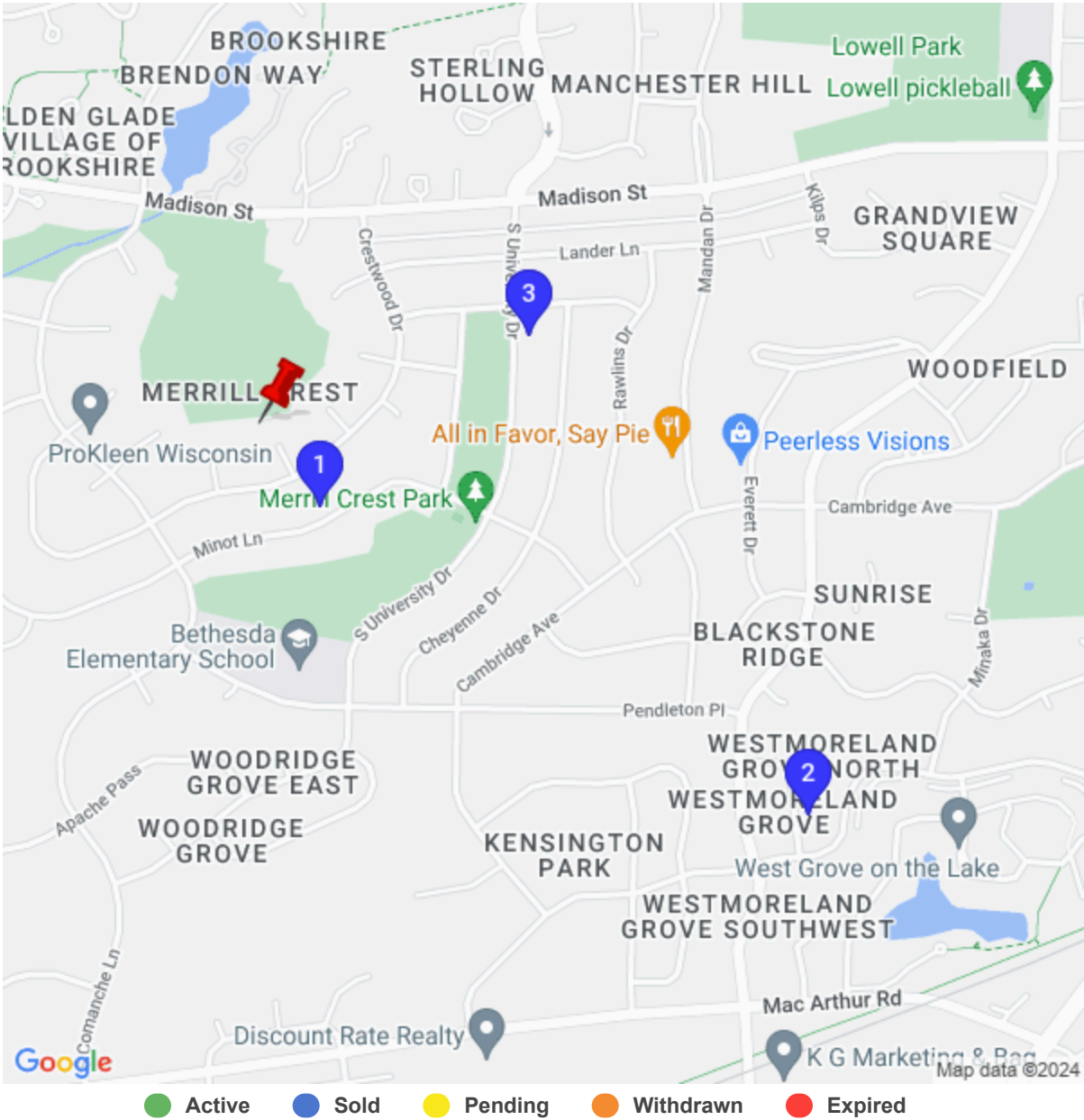
julieta@mindfulhomerealty.com


<http://www.mindfulhomerealty.com>

License #: 59118-90



Map of Subject And Comparable Properties



	Address	MLS #	Status	Distance from Subject
 Subject	2908 Muckleston Ct , Waukesha WI 53188			
1	2744 Minot Ln , Waukesha WI 53188	1841142	Sold	0.11m
2	933 Howard St , Waukesha WI 53188	1831766	Sold	0.78m
3	305 S University Dr , Waukesha WI 53188	1844003	Sold	0.31m

Subject



Address	2908 Muckleston Ct , Waukesha, WI 53188
Type	Subdivision
County	WAU
# of Rooms	
Bedrooms	4
Full Baths	3
Half Baths	0
Est. Total Sq. Ft.	2032.00
Architecture	Colonial
Est. Square Footage	
Exterior	Brick; Wood; Aluminum/Steel
Style	Tri-Level
Lot Description	
Est. Acreage	0.32
Subdivision	Merrill Crest
Water Features	
Body of Water	
School District	Waukesha
Taxes	4314.00
Tax Year	2018
Est. Year Built	1978
Garage Spaces	2.50

Garage Type	A
Basement	Block; Shower; Sump Pump
Heating Fuel	Natural Gas

Comparable Properties

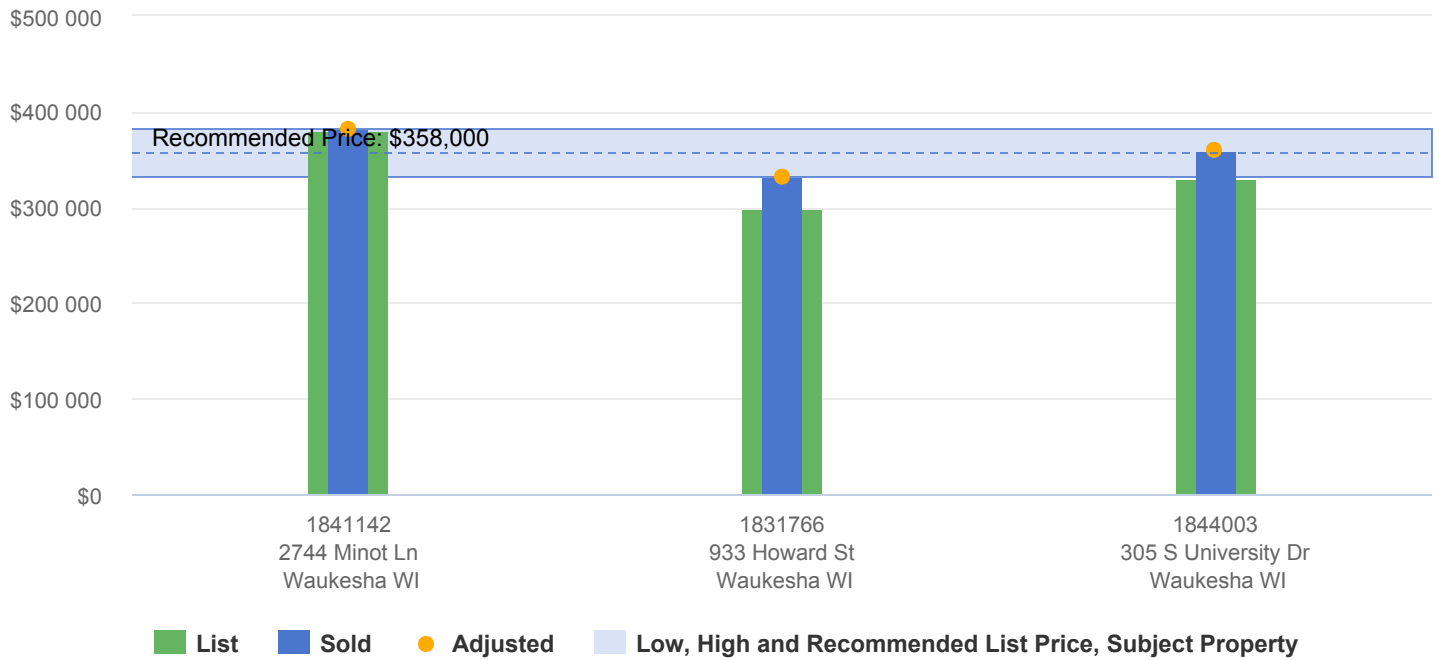
Subject	1841142	1831766	1844003
			
2908 Muckleston Ct Waukesha WI 53188	2744 Minot Ln Waukesha WI	933 Howard St Waukesha WI	305 S University Dr Waukesha WI

Distance From Subject		0.11	0.78	0.31
List Price		\$380,000	\$299,900	\$329,900
Original List Price		\$385,000	\$299,900	\$329,900
Sold Price		\$382,000	\$332,000	\$360,000
Status		Sold	Sold	Sold
Status Date		08/18/2023	06/01/2023	08/21/2023
Days on Market		9	3	2
Cumulative Days on Market		9	3	2
Adjustment		+/-	+/-	+/-
Type	Subdivision	Subdivision		
County	WAU	Waukesha	Waukesha	Waukesha
# of Rooms		0	7	0
Bedrooms	4	4	3	3
Full Baths	3	2	1	1
Half Baths	0	1	1	1
Est. Total Sq. Ft.	2,032	2,017	1,915	2,210
Architecture	Colonial	Colonial	Ranch	Ranch
Est. Square Footage				
Exterior	Brick; Wood; Aluminum/Steel	Brick; Vinyl	Stone; Wood; Vinyl	Brick; Wood; Aluminum/Steel
Style	Tri-Level	2 Story	1 Story	1 Story
Lot Description				
Est. Acreage	0.32	0.28	0.22	0.28
Subdivision	Merrill Crest			
Water Features				
Body of Water				
School District	Waukesha	Waukesha	Waukesha	Waukesha
Taxes	4,314	5,108	4,380.77	4,089.29
Tax Year	2018	2022	2021	2022
Est. Year Built	1978	1976	1985	1973
Garage Spaces	2.5	2.5	2.5	2
Garage Type	A	Attached	Detached	Attached
Basement	Block; Shower; Sump Pump	Full	Full; Radon Mitigation; Sump Pump; Partially Finished	Full; Block; Partially Finished
Heating Fuel	Natural Gas	Natural Gas	Natural Gas	Natural Gas
Adjusted Price	\$358,000	\$382,000	\$332,000	\$360,000

Price Analysis

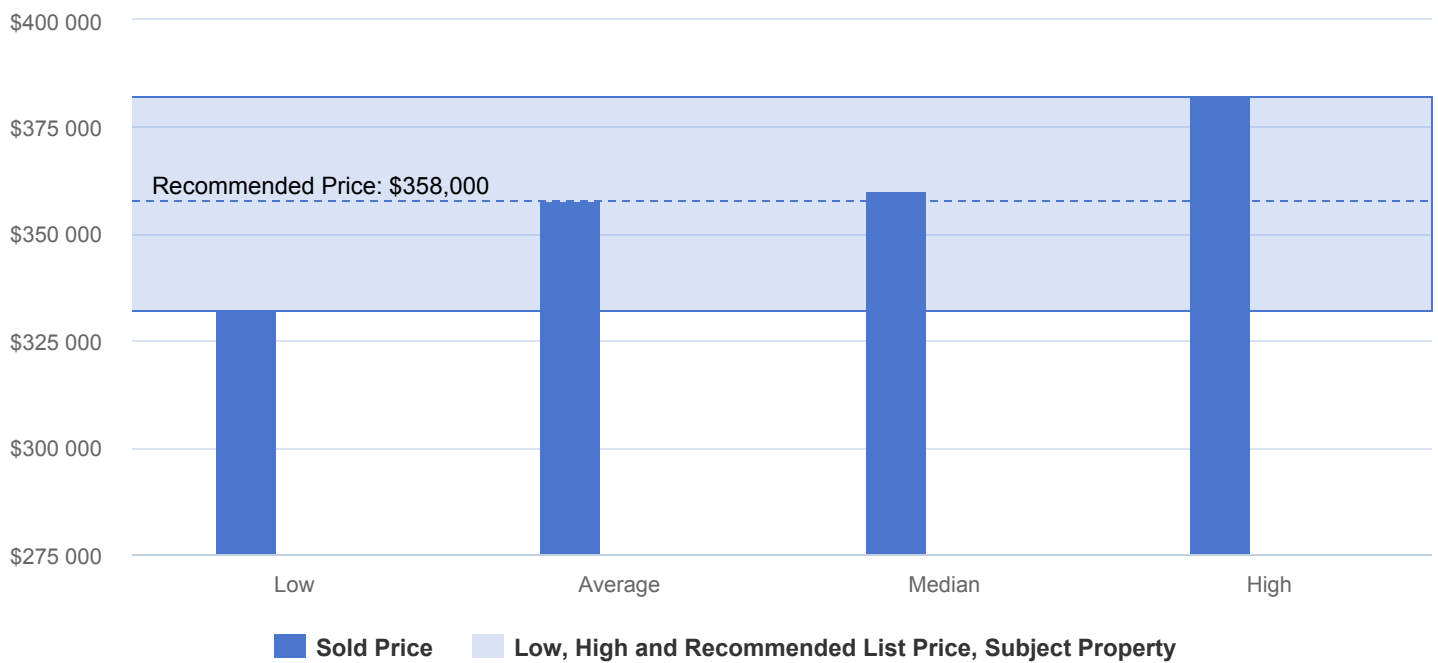
List, Sold and Adjusted Prices

Closed Listings



Low, Average, Median, and High Sold Prices

Closed Listings



Summary of Sold Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
1841142	2744 Minot Ln, Waukesha WI	\$380,000	9	9	08/18/2023	\$382,000	-	\$382,000
1831766	933 Howard St, Waukesha WI	\$299,900	3	3	06/01/2023	\$332,000	-	\$332,000
1844003	305 S University Dr, Waukesha WI	\$329,900	2	2	08/18/2023	\$360,000	-	\$360,000

Low, Average, Median, and High Comparisons

Closed				Overall	
Low		\$332,000		\$332,000	
Average		\$358,000		\$358,000	
Median		\$360,000		\$360,000	
High		\$382,000		\$382,000	

Overall Market Analysis (Unadjusted)

Status	#	Avg. List		Avg. Sold		Avg. Sale/List	Avg. Est. Total		Avg. List \$/Est. Total	Avg. Sold \$/Est. Total		Avg. DOM	Avg. CDOM
		List Vol.	Price	Sold Vol.	Price	Price	Sq. Ft.	Sq. Ft.		Total Sq. Ft.			
Sold	3	1,009,800	336,600	1,074,000	358,000	1.07	2,047	164.76		175.22		5	5
Overall	3	1,009,800	336,600	1,074,000	358,000	1.07	2,047	164.76		175.22		5	5

SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search:

Listing Price Recommendation



Low	\$332,000
High	\$382,000
Recommended	\$358,000

Address: 2744 Minot Ln Waukesha, Wisconsin 53188-4524 **Taxed by:** Waukesha**MLS #:** 1841142

Property Type: Single-Family
Status: Sold
Start Showing Date: 07/08/2023
Tax Key: 2911315006
County: Waukesha

List Price: \$380,000
Taxes: \$5,108
Tax Year: 2022
Est. Acreage: 0.28

Bedrooms: 4
Total Bathrooms: 2.5
Total Full/Half Baths: 2 / 1
F/H Baths Main: 0 / 1
F/H Baths Upper: 2
F/H Baths Lower:
Garage Spaces: 2.5
Garage Type: Attached
Flood Plain: No

Rooms:
Est. Total Sq. Ft.: 2,017
Est. Year Built: 1976
Zoning: RES

Days On Market: 9**Directions:** Madison St to University, south to Minot, west to property.

School District: [Waukesha](#)
High School: Waukesha West
Middle School: Butler
Elem. School: Bethesda

Name	Dim	Level	Name	Dim	Level
Master Bedroom	14 x 12	Upper	Living/Great Room	18 x 12	Main
Bedroom 2	13 x 10	Upper	Kitchen	18 x 12	Main
Bedroom 3	12 x 12	Upper	Family Room	12 x 23	Main
Bedroom 4	10 x 10	Upper	Dining Room	11 x 10	Main
Sun/Four Season Room	16 x 11	Main			

Type: Subdivision**Lot Description:** Fenced Yard; Near Public Transit**Style:** 2 Story**Architecture:** Colonial**Garage:** Electric Door Opener**Driveway:** Paved**Exterior:** Brick; Vinyl**Basement:** Full**Heating Fuel:** Natural Gas**H/C Type:** Forced Air; Central Air**Bath Description:** MBR Bath Walk-in Shower; At least one Bathtub**Documents:** Seller Condition; LeadPaint Disclosure; Seller Updates**Appliances Incl.:** Oven; Range; Refrigerator; Disposal; Dishwasher; Microwave; Water Softener Owned**Misc. Interior:** Natural Fireplace; Cable TV Available**Water/Waste:** Municipal Water; Municipal Sewer**Municipality:** City

Remarks: Introducing a charming 4bd, 2.5ba Colonial in the desirable Merrill Crest subdivision. Walking distance to Bethesda Elementary School and Merrill Crest park. The heart of this home is the inviting family room, featuring a natural fireplace surrounded by a bookshelf creating a cozy and warm ambiance. Curl up with a good book or entertain guests in this comfortable and inviting space. One of the highlights of this property is the three-season room, providing a tranquil retreat where you can unwind and enjoy the scenic views of the fenced yard. Immerse yourself in the beauty of nature with two apple trees and one pear tree, offering a delightful touch of greenery. The property is conveniently situated within close proximity to a bus route, providing easy access to transportation.

Inclusions: Oven/Range, Refrigerator, Dishwasher, Microwave, Water Softener is owned.**Exclusions:** Washer and Dryer**Sold Price:** \$382,000**Closing Date:** 08/18/2023**Pending Date:** 07/16/2023**Listing Office:** Keller Williams Realty-Milwaukee Southwest: keller8**LO License #:** 937913-91

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Prepared by Julieta Fife on Wednesday, May 15, 2024 10:44 AM. Broker Attribution: 262-599-8980

Address: 933 Howard St Waukesha, Wisconsin 53188-5603 **Taxed by:** Waukesha **MLS #:** 1831766



Property Type: Single-Family
Status: Sold
Start Showing Date: 04/29/2023
Tax Key: 2911330122
County: Waukesha
Bedrooms: 3
Total Bathrooms: 1.5
Total Full/Half Baths: 1 / 1
F/H Baths Main: 1 / 0
F/H Baths Upper:
F/H Baths Lower: / 1
Garage Spaces: 2.5
Garage Type: Detached
Flood Plain: No

List Price: \$299,900
Taxes: \$4,380.77
Tax Year: 2021
Est. Acreage: 0.22

Rooms: 7
Est. Total Sq. Ft.: 1,915
Est Fin Above Grade SqFt: 1,144
Est Fin Below Grade SqFt: 771
Est. Year Built: 1985
Zoning: Res

Days On Market: 3

Directions: Grandview Blvd to Howard St, east to home

School District: Waukesha	Name	Dim	Level	Name	Dim	Level
High School: Waukesha West	Master Bedroom	12 x 11	Main	Living/Great Room	16 x 15	Main
Middle School: Butler	Bedroom 2	11 x 10	Main	Kitchen	19 x 10	Main
Elem. School: Bethesda	Bedroom 3	10 x 9	Main	Family Room	24 x 18	Lower
	Den	15 x 9	Lower			

Lot Description: Sidewalk
Style: 1 Story
Architecture: Ranch
Garage: Electric Door Opener
Driveway: Paved
Exterior: Stone; Wood; Vinyl
Basement: Full; Radon Mitigation; Sump Pump; Partially Finished
Heating Fuel: Natural Gas
H/C Type: Forced Air; Central Air

Terms/Misc: Home Warranty
Documents: Seller Condition; Seller Updates; Home Warranty
Appliances Incl.: Oven; Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer; Water Softener Owned; Other
Misc. Exterior: Patio
Misc. Interior: Pantry; Cable TV Available; Vaulted Ceiling(s); High Speed Internet
Water/Waste: Municipal Water; Municipal Sewer
Municipality: City

Accessibility: Bedroom on Main Level; Full Bath on Main Level

Bath Description: Dual Entry Off MBR; Shower Over Tub

Remarks: You will love this 3 bed, 1.5 bath ranch in a great Waukesha location, close to everything! As you walk in the front door, you are immediately greeted with a spacious sunken living room with vaulted ceilings and plenty of natural light. Open to the dining and kitchen makes it easy to entertain. Take the party outside onto the stamped concrete patio and backyard. Even more space to spread out in the finished lower level family room with wet bar, half bath and bonus room (being used as a home gym). It's time to make it yours!

Inclusions: Oven/Range; Refrigerator; Dishwasher; Microwave; Washer; Dryer; Water Softener-Owned; LL dishwasher; LL mirrors in gym; LLC TV and TV mount in gym; LL Projector; Master bedroom TV & mount

Exclusions: LL Chest Freezer; LL sound bar and subwoofer

Sold Price: \$332,000 **Closing Date:** 06/01/2023 **Pending Date:** 05/01/2023 **Transaction Type:** Arms Length

Listing Office: Keller Williams Prestige: keller10 **LO License #:** 938629-91

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Address: 305 S University Dr Waukesha, Wisconsin 53188-4541 Taxed by: Waukesha		MLS #: 1844003																														
	Property Type: Single-Family Status: Sold Start Showing Date: 07/28/2023 Tax Key: 2911316077 County: Waukesha		List Price: \$329,900 Taxes: \$4,089.29 Tax Year: 2022 Est. Acreage: 0.28																													
	Bedrooms: 3 Total Bathrooms: 1.5 Total Full/Half Baths: 1 / 1 F/H Baths Main: 1 / 1 F/H Baths Upper: F/H Baths Lower: Garage Spaces: 2 Garage Type: Attached Flood Plain: No		Rooms: Est. Total Sq. Ft.: 2,210 Est Fin Above Grade SqFt: 1,526 Est Fin Below Grade SqFt: 684 Est. Year Built: 1973 Zoning: Res																													
			Days On Market: 2																													
	Directions: I-94 to Grandview, south to Madison, west to University, south to home. 305 S. University Dr., Waukesha, WI 53188																															
	School District: Waukesha																															
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Dim</th> <th style="text-align: left;">Level</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>13 x 12</td> <td>Main</td> </tr> <tr> <td>Bedroom 2</td> <td>13 x 11</td> <td>Main</td> </tr> <tr> <td>Bedroom 3</td> <td>11 x 10</td> <td>Main</td> </tr> </tbody> </table>	Name	Dim	Level	Master Bedroom	13 x 12	Main	Bedroom 2	13 x 11	Main	Bedroom 3	11 x 10	Main	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Dim</th> <th style="text-align: left;">Level</th> </tr> </thead> <tbody> <tr> <td>Living/Great Room</td> <td>18 x 13</td> <td>Main</td> </tr> <tr> <td>Kitchen</td> <td>13 x 13</td> <td>Main</td> </tr> <tr> <td>Family Room</td> <td>20 x 15</td> <td>Main</td> </tr> <tr> <td>Dining Room</td> <td>12 x 10</td> <td>Main</td> </tr> <tr> <td>Rec Room</td> <td>36 x 19</td> <td>Lower</td> </tr> </tbody> </table>	Name	Dim	Level	Living/Great Room	18 x 13	Main	Kitchen	13 x 13	Main	Family Room	20 x 15	Main	Dining Room	12 x 10	Main	Rec Room	36 x 19	Lower
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Dining Room	12 x 10	Main																														
Rec Room	36 x 19	Lower																														
Lot Description: Adjacent to Park/Greenway; Sidewalk Style: 1 Story Architecture: Ranch Garage: Electric Door Opener Driveway: Paved Exterior: Brick; Wood; Aluminum/Steel Basement: Full; Block; Partially Finished Heating Fuel: Natural Gas H/C Type: Forced Air; Central Air Bath Description: At least one Bathtub; Shower Over Tub																																
Documents: Seller Condition; LeadPaint Disclosure; Seller Updates Appliances Incl.: Range; Refrigerator; Dishwasher; Microwave; Washer; Dryer Misc. Exterior: Patio Misc. Interior: Gas Fireplace Water/Waste: Municipal Water; Municipal Sewer Municipality: City																																
Remarks: A gem of comfort, style and convenience, this home is single story living at its finest. Imagine entertaining in your spacious open concept main floor or taking the party outside to the private patio to enjoy summer. The kitchen is conveniently located in the heart of the home, allowing the chef to still feel a part of the action. Across the street you have 3.5 acres of lush greenspace views right out your front window. Two large living spaces mean there's room for everyone. The basement is any hobbyists dream with plenty of space to make your own! Newer windows, HVAC, modern flooring, light fixtures, paint, and many major updates already completed. Walkable to Bethesda Elementary and many parks. Inclusions: refrigerator, oven, dishwasher, microwave, washer, dryer, water softener (owned), pool table, wood workbench in basement, basement refrigerator, TV & mount in LR, TV & mount in basement, black wood shelving in basement, barstools in basement, firewood, extra landscaping pavers, family room shelves Exclusions: kegerator, basement freezer, metal shelving in basement, 3d printers, green kitchen cabinet																																
Sold Price: \$360,000 Closing Date: 08/18/2023 Pending Date: 07/29/2023																																
Listing Office: Shorewest Realtors, Inc.: swr10 LO License #: 7771-91																																

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