

**CITY OF WAUKESHA  
2025 ASSESSMENT YEAR**

**Notice of Intent to File Objection with Board of Review**

I, James Hall (insert name) as the property owner or as agent for Wisteria Properties LLC (insert property owner's name or strike) with an address of 13360 W. Eagle Trace New Berlin WI 513151 hereby give notice of intent to file an objection on the assessment for the following property: 1229 Wisteria LN (insert address of subject property) with the parcel or tax ID number WAKC 1358.055.000 for the 2025 Assessment Year in the City of Waukesha.

Contact Information: Phone Number 414-788-0180 Fax Number **NA**

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.**

James Hall (signed) if WRITTEN Received by: \_\_\_\_\_  
May 23, 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) James Hall for Wisteria Properties LLC				Agent name (if applicable)			
Owner mailing address 13360 W Eagle Trace				Agent mailing address			
City New Berlin		State WI	Zip 53151	City		State	Zip
Owner phone (414) 788- 0180		Email jimhall@wi.rr.com		Owner phone ( ) -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 1229 Wisteria LN				Legal description or parcel no. (on changed assessment notice) 1358.055.000			
City Waukesha		State WI	Zip 53189				
Assessment shown on notice - Total \$ 554,800				Your opinion of assessed value - Total \$ 533,720			

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) The assessment increase was 42% over the previous assessment. This is beyond the normal YOY market inflation and sales of property. The cost increase to tenants will be \$600 per year placing an undue burden on the residents.	Basis for your opinion of assessed value: (Attach additional sheets if needed) The basis is Gross Rents x 11 = Property Value. Gross rent projection for 2025 = \$48,520
---	--

### 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 <i>James Hall</i>	Date (mm-dd-yyyy) 5 - 23 - 2025
--	------------------------------------