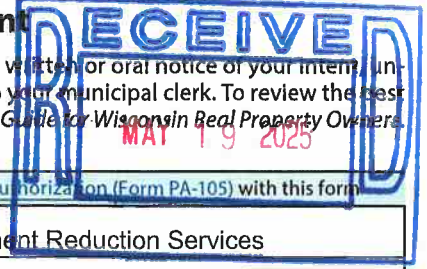


via email 2:45pm

**Objection to Real Property Assessment**

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk with 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 *Property Assessment Appeal Guide for Wisconsin Real 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) Landmark Trust V/T/A DTD 12/1/2001			Agent name (if applicable) Steve Traudt - Assessment Reduction Services		
Owner mailing address 27867 W 231st Street			Agent mailing address PO Box 395		
City Spring Hills	State KS	Zip 55608-0000	City Pewaukee	State WI	Zip 53072
Owner phone ( ) -	Email		Owner phone (414) 737 - 3325	Email stevetraudt@tax-appeal.com	

**Section 2: Assessment Information and Opinion of Value**

Property address 1920 Madera Street			Legal description or parcel no. (on changed assessment notice) 1356 -005 -000		
City Waukesha	State WI	Zip 53189			
Assessment shown on notice - Total \$ 591,900			Your opinion of assessed value - Total \$ 350,000		

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) The subject property's 2025 assessed value exceeds the subject's fair market value as of January 1, 2025.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Based on sales of similar properties and uniformity.
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**Section 4: Other Property Information**

- A. How was this property acquired: (check the box that applies) ☒ Purchase ☐ Trade ☐ Gift ☐ Inheritance  
 Acquisition price \$ 486,300 Date 09 - 17 - 2021 (mm-dd-yyyy)
- B. Were there any changes made to this property (ex: improvement, remodeling, addition) since acquiring it? ..... ☒ 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. During 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. Was this property appraised within the last five years? ..... ☐ Yes ☒ No  
 If Yes, provide: Date - - Value \_\_\_\_\_ Purpose of appraisal Not applicable (mm-dd-yyyy)  
 If this property had more than one appraisal, provide the requested information for each appraisal. Not applicable

**Section 5: BOR Hearing Information**

- A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): Not Applicable  
**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 45 minutes.

Property owner or Agent signature Steve Traudt, agent	Date (mm-dd-yyyy) 5 - 13 - 2025
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## AUTHORIZATION LETTER / APPOINTMENT OF AGENT

### TO WHOM IT MAY CONCERN:

Steve Traudt  
ASSESSMENT REDUCTION SERVICES, LLC  
PO Box 395  
Pewaukee, WI 53072  
303.923.8030 (o)  
414.737.3325 (c)  
stevetraudt@tax-appeal.com

STEVE TRAUDT, dba ASSESSMENT REDUCTION SERVICES, LLC is authorized to represent  
BLACKHAWK INVESTMENT FUND TRUST- WESTERN MANAGEMENT GROUP LLC  
AND/OR LANDMARK TRUST and related entities in property tax valuation matters for the year  
2024. Please contact ASSESSMENT REDUCTION SERVICES, LLC regarding all property tax  
issues for these properties. The properties are indicated below:

**PROPERTY LOCATION (Properties)**  
348 Fairfield Avenue, Juneau, WI  
1920 Madera Street, Waukesha, WI

**TAX KEY/PARCEL NUMBER**  
241-1115-2143-038  
WAKC 1356005

BLACKHAWK INVEESTMENT FUND TRUST- WESTERN MANAGEMENT GROUP LLC  
AND/OR LANDMARK TRUST

By: Larry Medlin

Date: 3/4/2025