

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 file in the best evidence of property value, see the Wisconsin Department of Revenue's Guide for Property Owners.

RECEIVED
9:02am via email
MAY 27 2020
WAUKESHA CITY CLERK

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) RCL INVESTMENTS IV LLC | | | | Agent name (if applicable) JAKE LEIN | | | |
| Owner mailing address 1111 W LAYTON AVE | | | | Agent mailing address 1111 W LAYTON AVE | | | |
| City MILWAUKEE | State WI | Zip 53221 | | City MILWAUKEE | State WI | Zip 53221 | |
| Owner phone (414) 774- 0153 | | Email GLEIN@BGLEIN.COM | | Owner phone (414) 313- 5740 | | Email LEINJ4@GMAIL.COM | |
| Section 2: Assessment Information and Opinion of Value | | | | | | | |
| Property address 222 ARCADIAN AVE | | | | Legal description or parcel no. (on changed assessment notice) LOTS 4 & 14, & E 10' OF LOT 3 GALLAGHER'S SUB PT NW1/4 SEC 2 T6N R19E ALSO PT LOT 5, COM N LI 15' E OF NW COR, W ON N LI 15' TO NW COR, S ON W LI 15', NE TO BBG DOC NO 4125249 | | | |
| City WAUKESHA | State WI | Zip 53186 | | | | | |
| Assessment shown on notice - Total \$ 3,920,900 | | | | Your opinion of assessed value - Total \$2A77,000 | | | |

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) OVERSTATED ASSESSED VALUE | Basis for your opinion of assessed value: (Attach additional sheets if needed) INCOME CAPITALIZATION METHOD |

| | |
|---|--|
| 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 <small>(mm-dd-yyyy)</small> | |
| 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 checked="" type="checkbox"/> No <small>(mm-dd-yyyy)</small> | |
| 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 - - - - - <small>(mm-dd-yyyy)</small> <small>(mm-dd-yyyy)</small> 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 _____ <small>(mm-dd-yyyy)</small> 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 _____ 15 minutes. | |

| | |
|---------------------------------------|-----------------------------------|
| Property owner or Agent signature | Date (mm-dd-yyyy) 5- 20 - 2026 |
|---------------------------------------|-----------------------------------|

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 RCL INVESTMENTS IV LLC | | | Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City | | County |
| | | | Enter municipality → WAUKESHA | | Waukesha |
| Mailing address 1111 W LAYTON AVE | | | Street address of property 222 ARCADIAN AVE | | |
| City MILWAUKEE | State WI | Zip 53221 | City WAUKESHA | State WI | Zip 53186 |
| Parcel number 1302125 | | Phone (414)774 - 0153 | Email glein@bglein.com | | Fax () - |

Section 2: Authorized Agent Information

| | | | | | |
|---|--------------------|---------------------|---|---------------------|--|
| Name / title Jake Lein (Agent) | | | Company name BG Lein Management | | |
| Mailing address 1111 W LAYTON AVE | | | Phone (414) 313 - 5740 | Fax () - | |
| City MILWAUKEE | State WI | Zip 53221 | Email leinj4@gmail.com | | |

Section 3: Agent Authorization

| | | | |
|--|--|---|--|
| Agent Authorized for: (check all that apply) | | Enter Tax Years of Authorization | |
| <input type="checkbox"/> Manufacturing property assessment appeals (BOA) | | _____ | |
| <input type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals | | _____ | |
| <input checked="" type="checkbox"/> Municipal Board of Review | | 2025-2035 | |
| <input type="checkbox"/> Other _____ | | _____ | |
| Authorization expires: <u>12 - 31 -26</u> <small>(mm - dd - yyyy)</small> | | (unless rescinded in writing prior to expiration) | |
| Send notices and other written communications to: (check one or both) <input type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/> 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) Gregory J. Lein | |
| | Owner signature | |
| | Company or title RCL INVESTMENT IV LLC- Managing Member | Date (mm-dd-yyyy) 05 - 20 - 2026 |

Katie L. Panella

From: Jake Lein <leinj4@gmail.com>
Sent: Wednesday, May 20, 2026 9:02 AM
To: Clerk Treasurer City of Waukesha; Accurate A. Assessor
Subject: Property Tax Appeal – 222 Arcadian Ave (Parcel #1302.125.000
Attachments: 222 Arcadian Ave_BOR_Objection.pdf

NOTICE: External Email

This email message originated from outside the City of Waukesha. Do not click on links or open attachments unless you have verified the sender. If there is concern, please report this email.

Dear Assessor's Office,

This email serves as notice of intent to appear at the Board of Review this Friday. See attached.

Sincerely,
Jake Lein