

## 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 *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) <b>WILLOW PARK LLP</b>			Agent name (if applicable) <b>William McVeigh / MWPT</b>		
Owner mailing address <b>9219 Beverly Place</b>			Agent mailing address <b>8598 Cotter St</b>		
City <b>Wauwatosa</b>	State <b>WI</b>	Zip <b>53226</b>	City <b>Lewis Center</b>	State <b>OH</b>	Zip <b>43035</b>
Owner phone <b>(614) 985 - 5170</b>		Email <b>bill@mwpt.com</b>	Owner phone <b>(614) 985 - 5170</b>		Email <b>bill@mwpt.com</b>

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

Property address <b>1001 Delafield St</b>			Legal description or parcel no. (on changed assessment notice) <b>Parcel # 0999.265.000</b>		
City <b>Waukesha</b>	State <b>WI</b>	Zip <b>53186</b>			
Assessment shown on notice - Total <b>\$ 10,507,500</b>			Your opinion of assessed value - Total <b>\$ 7,000,000</b>		

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) This is a section 8 housing property and should be valued using actual net income divided by a market cap-rate.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Income approach according to WI statute and case law.
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### 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

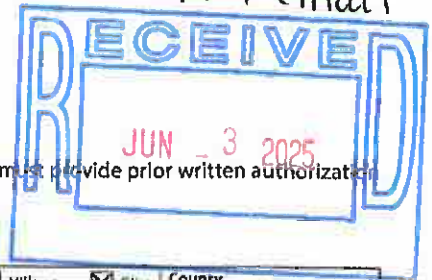
- A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): \_\_\_\_\_  
**Note:** This does not apply in first or second class cities.
- B. Provide a reasonable estimate of the amount of time you need at the hearing 60 minutes.

Property owner or agent signature 	Date (mm-dd-yyyy) <b>06 - 03 - 2025</b>
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2:22pm - email

## 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 <b>WILLOW PARK LLP</b>			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City <input type="checkbox"/> County	
Mailing address <b>9219 Beverly Place</b>			Enter municipality → <b>Waukesha</b> <b>Waukesha</b>	
City <b>Wauwatosa</b>			Street address of property <b>1001 Delafield St</b>	
State <b>WI</b>			City <b>Waukesha</b>	
Zip <b>53226-1712</b>			State <b>WI</b>	
Parcel number <b>0999.265.000</b>			Zip <b>53186</b>	
Phone <b>(614) 985 - 5170</b>			Email <b>bill@mwpt.com</b>	
			Fax <b>(614) 985 - 5170</b>	

### Section 2: Authorized Agent Information

Name / title <b>William McVeigh</b>			Company name <b>Midwest Property Tax</b>	
Mailing address <b>8598 COTTER ST</b>			Phone <b>(614) 985 - 5170</b>	
City <b>Lewis Center</b>			Fax <b>(614) 985 - 5175</b>	
State <b>OH</b>			Email <b>bill@mwpt.com</b>	
Zip <b>43035</b>				

### Section 3: Agent Authorization

<b>Agent Authorized for: (check all that apply)</b>		<b>Enter Tax Years of Authorization</b>	
<input type="checkbox"/> Manufacturing property assessment appeals (BOA)			
<input type="checkbox"/> Access to manufacturing assessment system (MAS)			
<input type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals			
<input checked="" type="checkbox"/> Municipal Board of Review		<b>2024 &amp; Forward</b>	
<input checked="" type="checkbox"/> Other <b>Meet w/Assessor</b>		<b>2024 &amp; Forward</b>	
Authorization expires: <b>12 - 31 - 2028</b> (unless rescinded in writing prior to expiration) (mm - dd - yyyy)			
Send notices and other written communications to: (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/> Property Owner			

### Section 4: Agreement/Acceptance

<b>I understand, agree and accept:</b>	
<ul style="list-style-type: none"><li>• The assessor's office may divulge any information it may have on file concerning this property</li><li>• My agent has the authority and my permission to accept a subpoena concerning this property on my behalf</li><li>• I will provide all information I have that will assist in the discussion and resolution of any assessment appeal of this property</li><li>• 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</li><li>• A photocopy and/or faxed copy of this completed form has the same authority as a signed original</li><li>• 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</li></ul>	

### Section 5: Owner Grants Authorization

<b>Owner Sign Here</b> ▶	Owner name (please print) <b>Willow Park Partnership LLP</b>	
	Owner signature 	
	Company or title <b>Managing Partner - Peter M. Pankratz</b>	Date (mm-dd-yyyy) <b>24/05/24</b>