

## 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 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) TC Wenig				Agent name (if applicable)			
Owner mailing address 6625 Osage Trail				Agent mailing address			
City Plano		State TX	Zip 75023	City		State	Zip
Owner phone (262) 354-2395		Email danecapitalinvestments@gmail.com		Owner phone ( ) -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 345 Wilson Ave				Legal description or parcel no. (on changed assessment notice) RIDGEWOOD ADD LOT 247 SEC NE10 T6N R19E DOC NO 4377733			
City Waukesha		State WI	Zip 53189	Your opinion of assessed value - Total 175,000			
Assessment shown on notice - Total 221,700							

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) CURRENT CONDITION OF INTERIOR & EXTERIOR HOME	Basis for your opinion of assessed value: (Attach additional sheets if needed) ATTACHED.

### Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property? ☒ Yes ☐ No  
If Yes, provide acquisition price \$79,200 Date 1-3-2019 ☒ Purchase ☐ Trade ☐ Gift ☐ Inheritance
- B. Within the last 10 years, did you change this property (ex: remodel, addition)? ☒ Yes ☐ No  
If Yes, describe  
Date of changes 03-15-2019 Cost of changes \$10,500 Does this cost include the value of all labor (including your own)? ☒ Yes ☐ No
- 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 - -  
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  
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) 06-05-2025
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CITY OF WAUKESHA, WAUKESHA COUNTY

**2025 NOTICE OF CHANGED ASSESSMENT**

**THIS IS NOT A TAX BILL**

Under state law (Sec. 70.365, Wis. Stats.), your property assessment for the current year is listed below.

TC WENIG  
6625 OSAGE TRL  
PLANO, TX 75023

Parcel Number: 1333.443.000

Property Address: 345 WILSON AVE

Legal Description:

RIDGEWOOD ADD LOT 247 SEC  
NE10 T6N R19E DOC NO 4377733

Previous Value:	Land: 44,900	Total: 255,000
	Buildings: 210,100	
Current Value:	Land: 44,900	Total: 221,700
	Buildings: 176,800	
Total Difference (Previous to Current):		-33,300
Reason for Valuation Change:		2025 Citywide Revaluation
Preliminary Assessment Ratio:		100.00 %

Open Book: April 28, 2025—May 16, 2025

Board of Review: Friday, June 6, 2025 @ 9:00a

BOR Location: Waukesha City Hall  
201 Delafield St, Council Chambers

*See Reverse Side for Open Book and Board of Review Information*

**Assessment Information**

State law (sec. 70.32, Wis. Stats.) requires the assessment of taxable property (except agricultural, agricultural forest, and undeveloped) at full value as of January 1 each year. Assessments at a percentage of full value are acceptable when applied uniformly. To determine if your assessment is fair, you must analyze it in relation to full value. This is done by dividing your assessment by the general level of assessment for your municipality.

Under Wisconsin law, generally, the assessor may not change the assessment of a property based solely on the recent arm's length sale of the property without adjusting the assessed value of comparable properties in the same market area. For information on the assessment of properties that have recently sold, visit the Internet site of the Department of Revenue at <https://www.revenue.wi.gov/Pages/ERETR/data-home.aspx>.

**To Appeal Your Assessment**

First, discuss with your local assessor during Open Book – questions can often be answered by the assessor during Open Book and not require an appeal to Board of Review (BOR).

To file a formal appeal – give notice of your intent to appeal by contacting the BOR clerk at least 48 hours before the BOR begins.

Complete and file your appeal form with the BOR clerk no later than the first two hours of the BOR's first meeting. Make sure you file a completed form or the BOR may not review your appeal.

For more information on the formal appeal process:

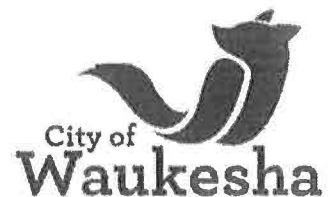
- \* Contact your municipal clerk listed below.
- \* Review the "Guide for Property Owners" (<https://www.revenue.wi.gov/Pages/HTML/govpub.aspx>) Contact the BOR for a paper copy at [happdor@wisconsin.gov](mailto:happdor@wisconsin.gov) or (608) 266-7750.

**Contact Information**

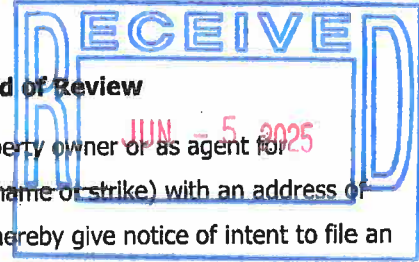
City Assessor: Samuel Walker • [assessors@waukesha-wi.gov](mailto:assessors@waukesha-wi.gov) • (262) 524-3510

City Clerk/Treasurer: Katie Panella • [clerktreas@waukesha-wi.gov](mailto:clerktreas@waukesha-wi.gov) • (262) 524-3550

PR-301 2/24 Rev



CITY OF WAUKESHA  
2025 ASSESSMENT YEAR



Notice of Intent to File Objection with Board of Review

I, TC Wenig (insert name) as the property owner or as agent for  
(insert property owner's name or strike) with an address of  
6625 Osage Trail, Plano, TX 75023 hereby give notice of intent to file an  
objection on the assessment for the following property: 345 Wilson Ave  
(insert address of subject property) with the parcel or tax ID number WAKC 1333.443.000 for the 2016  
Assessment Year in the City of Waukesha.  
Contact Information: Phone Number 262-354-2395 Fax Number \_\_\_\_\_

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.

TC Wenig (signed) if WRITTEN Received by: \_\_\_\_\_  
6-5-2025 (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:

I spoke to the Assessors office during open book, but did not receive my 2025  
notice of changed assessment until the mail was delivered on 6/4/25. By then it  
was too late to file /after the 48 hour rule. When I called the assessors office on 6/4/25,  
I wanted to verify the original notice of changed assessment was issued in error because  
it reflected a value of \$0. It wasn't until today 6/5/25 that I received the correct  
**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.**

notice of change assessment down to \$221,700 electronically. Please see attached correspondence.  
I would like to discuss my opinion of value of \$175,000 with the BOR. I live out of state,  
but will be back in Wisconsin for parts of the summer.