

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 [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) JPMorgan Chase Bank, N.A.				Agent name (if applicable) O'Keefe Lyons & Hynes LLC, Kevin James / W. Chris Beck			
Owner mailing address 1111 Polaris Parkway				Agent mailing address 30 N. LaSalle St., STE 4100			
City Columbus		State OH	Zip 43240	City Chicago		State IL	Zip 60602
Owner phone (312) 621-0400		Email KBH412@okeefe-law.com		Owner phone (312) 422-9175		Email KBH412@okeefe-law.com	
Section 2: Assessment Information and Opinion of Value							
Property address 2402 E. Moreland Blvd.				Legal description or parcel no. (on changed assessment notice) WAKC 1127 988			
City Waukeesa		State WI	Zip 53186				
Assessment shown on notice - Total \$ 2,588,500				Your opinion of assessed value - Total \$1,450,000			

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			2,588,500
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) overvaluation	Basis for your opinion of assessed value: (Attach additional sheets if needed) 1/1/25 Appraisal

Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property? ☐ Yes ☒ No
If Yes, provide acquisition price \$ _____ Date (mm-dd-yyyy) _____ ☐ Purchase ☐ Trade ☐ Gift ☐ Inheritance
- B. Within the last 10 years, did you change this property (ex: remodel, addition)? ☒ Yes ☐ No
If Yes, describe Maintained exterior of building, improved parking lot and landscaping
Date of changes 2016-2017 Cost of changes \$ 394,690.98 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 1-1-2025 Value \$1,450,000 Purpose of appraisal market value estimate
(mm-dd-yyyy)
If this property had more than one appraisal, provide the requested information for each appraisal.

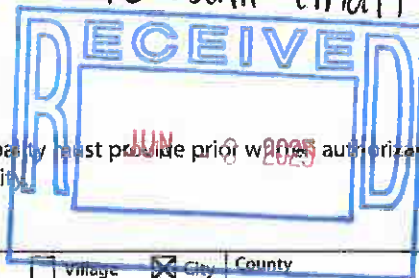
Section 5: BOR Hearing Information

- 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 30 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 06-03-2025
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10:55am - 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 JPMorgan Chase Bank, N.A.			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City <input type="checkbox"/> County		
			Enter municipality → City of Waukesha Waukesha		
Mailing address 1111 Polaris Parkway			Street address of property 2402 E. Moreland Blvd.		
City Columbus	State OH	Zip 43240	City Waukesha	State WI	Zip 53188
Parcel number WAKC 1127 988		Phone (312) 621 - 0400	Email KBH412@okeefe-law.com		Fax (312) 621 - 0297

Section 2: Authorized Agent Information

Name / title Kevin Hynes/ W. Chris Beck			Company name O'Keefe Lyons & Hynes LLC		
Mailing address 30 N LaSalle Street, Suite 4100			Phone (312) 422 - 9175		Fax (312) 621 - 0297
City Chicago	State IL	Zip 60602	Email KBH412@okeefe-law.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		<u>2025</u>	
<input type="checkbox"/> Other _____		_____	
Authorization expires: <u>12 - 31 - 2025</u> (mm - dd - yyyy)		(unless rescinded in writing prior to expiration)	
Send notices and other written communications to: (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/> Property Owner			

Section 4: Agreement/Acceptance

I understand, agree and accept: <ul style="list-style-type: none">• 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) Austin J Bohrer	
	Owner signature <i>Austin J Bohrer</i>	
	Company or title JPMorgan Chase Bank, N.A.	Date (mm-dd-yyyy) 05-05-2025