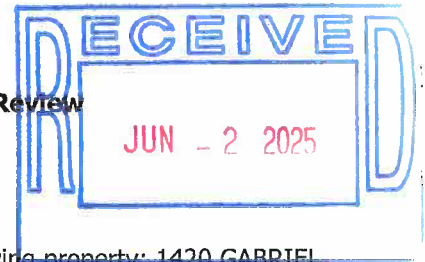


CITY OF WAUKESHA
2025 ASSESSMENT YEAR

4:28pm - email



Notice of Intent to File Objection with Board of Review

I, KELLY HAZARD _____ (insert name) as the property owner or as agent for
with an address of 1420 GABRIEL DRIVE UNIT 3

hereby give notice of intent to file an objection on the assessment for the following property: 1420 GABRIEL
DRIVE UNIT 3 with the parcel or tax ID number WAKC 0998081; ACCT 291-0998-081-000 for the 2025/26
Assessment Year in the City of Waukesha.

Contact Information: Phone Number 262-876-3611 Fax Number _____

THIS NOTICE OF INTENT IS BEING FILED: (please mark one) **I do not understand the choices**

- ☒ 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.

A handwritten signature in black ink, appearing to read "Kelly Hazard", with a long horizontal line extending to the right.

_____ (signed) if WRITTEN Received by: _____

_____ 6/2/2025 (date) Check here if ORAL I CALLED AND VERBALLY STATED I WANTED TO
FILE ON _____ On (date): 5/28/2025 _____

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:

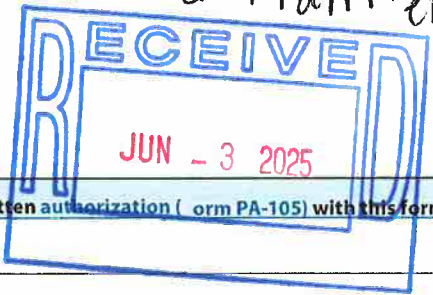
I RECEIVED THE EMAIL AND FOR FOR FILING, I AM WORKIN TO FILL IT OUT NOW AND GATHER THE
SUPPORTING INFORMATION

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 AM DYSLEX, LOTS OF WORD TO FOLLOW, I THINK I UNDERSTAND THE REQUIREMETNS?

**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.**

2:47am email



Section 1: Property Owner / Agent Information				If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) KELLY HAZARD				Agent name (if applicable)			
Owner mailing address 1420 GABRIEL DRIVE UNIT 3				Agent mailing address			
City WAUKESHA		State WI	Zip 53188	City		State	Zip
Owner phone (262) 875-3611		mail KELLHAZARD@GMAIL.COM		Owner phone () -		mail	
Section 2: Assessment Information and Opinion of Value							
Property address 1420 GABRIEL DRIVE UNIT 3				Legal description or parcel no. (on changed assessment notice) UNIT 1420-3 GABRIEL WOODS CONDO 9DOC NO 3228934) LOT 1 CSM NO 9796 (V90 CSM P315) PT NW1/4 & NE1/4 SEC T7N R19 E DOC NO 424686			
City WAUKESHA		State WI	Zip 53188				
Assessment shown on notice total \$ 327,500				Your opinion of assessed value total \$ 291,000			

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 Revenue's [Guide for Property Owners](#).

Complete all sections:

Section 1:

*

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			318,700
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)

SEE ATTACHED - Condition/Structure, complete failure all windows, no upgrades, buyer-market. Decrease-value, BOL fixtures/appliance require replacement, concrete failure, asphalt failing, deck and siding condition, prior Black Mold in 2024, previous Ass. rating was 92% now 100%

Basis for your opinion of assessed value: (Attach additional sheets if needed)

91% of Homes.com Estimate @318,699

Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property?..... ☒ Yes ☐ No
 If Yes, provide acquisition price \$ 192,000 Date 10 - - 2016 ☒ 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 30 minutes.

	Date (mm-dd-yyyy) 6 - 3 - 2025
Property owner or Agent signature	

1420 Gabriel Dr Unit 3

Waukesha, WI 53188

Estimated Value: **\$288,000 - \$336,000**

3 Beds

2 Baths

1,894 Sq Ft

\$168/Sq Ft Est. Value

About This Home

This home is located at 1420 Gabriel Dr Unit 3, Waukesha, WI 53188 and is currently estimated at \$318,699, approximately \$168 per square foot. 1420 Gabriel Dr Unit 3 is a home located in Waukesha County with nearby schools including Hawthorne Elementary School, Butler Middle School, and North High School.

Unit 1510 2/25/025 @ 333k	Hit by lightning —total upgrade	New Kitchen, Walls, paint, and insulation, + LVP floors
Unit 1400 8/12/2024 @ 330k	New Deck/Railing & Pond View	Updated K/B + LVP floors
Unit 1410 11/22/24 @ 324k	NO improvements, no structure issues unresolved, known	Only Rugs
Unit 1610 3/11/25 @ 324k	South facing	Granite counters
Unit 1500 8/3/25 @ 328k	South Facing, upgraded floors	Updated K&B, Quartz counters

My unit is North Facing, No upgrades, original rugs only, Failed Windows, + additional property damage

Like units are selling at a strong market value have various costly upgrades, and those without do not fair as well. Especially in a market of FEW buyers, which is the present trend. My unit has significantly more unresolved structural issues than the other LIKE units/Bldg on the property and ALL my windows have FAILED.

My unit's fair value is on the shady side, and only 1 room gets direct sun, and it's very drafty and poorly insulated. The front room even with direct sun is typically 8 degrees colder than the main living space in winter. My % ratio should be lower than the value of the like S facing & those with costly upgrades. My building has more structural problems unresolved.

The incident I faced for 1 ½ years, the gaps in all the statutes and legislation, made it a nightmare. See images

NEXT, Property LAND value. I have Questions about the land assessment. There are 72 units associated with Gabriel Woods property, and we are NOT side by side, if each unit is being assessed ~59,000 for the land that suggests our land value is 4,248,000 \$-

Compared to the HOMES in Hillcrest Heights, a single home unit, IE 1009 Evergreen, is assessed for 51K and the total assessment for the property 343,869 - their tax burn is equal to MY COND, But how.??

Condo, we don't receive town services like Trash, fall clean up, plowing or Road maintenance? We pay extra OOP to manage and maintain the property you are taxing at a higher rate, with fewer services, benefits, or owner protection from the legislation.

Our property should equally share the land burden, yet individually, we are taxed more per unit, even though our units are staked and NOT side by side. Our entire land mass is not larger than 1 single block on Evergreen, which may constitute ~eight homes? If each was around \$51k – about 400K around 1/10 of our land burden, PLEASE EXPLAIN?

The following images are there to demonstrate the issues unique to my unit and the added burden of pending costs to repair and replacements I am burdened (including replacing all the appliances that are original) with and the structural issues that should be the burden of the association that are not being addressed or will result in special assessments.

I wish I had time to provide further details with images and more supporting detailed data but in a buyers market my unit will not demand the high end of the market range, and the OOP cost I am presently facing (will never be recovered by a sale, plus the est. Closing cost for the unit is >30K minimum. The challenge I have ahead to address the structural problems at the garage entry, and the doorway and the past issues with the garage ceiling and the pending failure of the asphalt is greater than the other buildings. The statuette indicated $10\% < x < 10\%$ - more commonly, 92% in past was set at 1:1, and for my specific property is unreasonable. Using the home down the street, I am suggesting that my Condo is being taxed at a higher over value and that my unit is presently the least desirable unit of like kind on the property based on the variable presented. I do not believe a value above 304K is appropriate, 295K due to the state of the windows alone.



Failure of the windows. Represents Ice formation on the inside of the windows. 14 tall window panes need replacement

The sliding door – Froze closed, the ice melts into drainage wells – Quote for windows 12-18K for replacement 4 Segments - > 10 ft



3 sides of the unit all have large casement windows. Cost range >30K-60K\$ Quoted by Anderson and Home seal exteriors windows



Example of the siding failing * the Decks that are not being maintained





In addition to the destruction of the concrete surface at the entry to my garage and around the entry ways, the asphalt is in complete disarray. The entry to the garage was patched in order to address the irregularity causing standing water that freezes at the entry surfaces in front of the garage during the winters, and the salt used destroyed the concrete. Mine sustained the most damage on the property. The gutters overflow and create a waterfall, contributing to the staining and degradation.



This concrete damage extends into my entry, affecting the door frame and openings, creating damage to the garage entry, and degrading the concrete surface down to the foundation level, allowing water to seep into the garage. The board voted to have the concrete repaired back in 2018/2019, but the vendor never completed the work, I think he developed medical issues. There are drafts and moisture, it expands and contract thru the seasons. It is unsightly.

LASTLY, WHAT Program services is my Unit or Building or LAND entitled, There are programs for replacement windows and SOLOR panels etc, WHAT opportunities am I missing out on or can take advantage of to the justify the elevated assessment and make my property worth the taxes without = Services – ***THE MAYOR told me NEVER LIVE IN A CONDO, because the Legal avenues Do Not Protect Us as homeowners.***



These represent the damage to my garage ceiling and the fire ceiling which developed black mold as a result of a cracked drainage pipe from another unit. I was forced to endure a leak from May 2023 to until May 2024, and the black mold discovered in Oct 2023 was not removed until the end of July of 2024.