

# Objection to Real Property Assessment

12:43pm - email

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) Lockard Waukesha Holdings LLC			Agent name (if applicable) Property Valuation Services - Graham Harvey				
Owner mailing address 3525 Andrews Hwy			Agent mailing address 14400 Metcalf Avenue, Overland Park, KS				
City Midland	State TX	Zip 79703	City Overland Park	State KS	Zip 66223		
Owner phone ( 214 ) 495- 8267		Email rcole@2mrcapital.com		Owner phone ( 913 ) 239- 1066		Email gharvey@propertyvaluationservices.net	
Section 2: Assessment Information and Opinion of Value							
Property address 120 E Sunset Drive			Legal description or parcel no. (on changed assessment notice) LOT 1 CSM NO 11650 (V116 CSM p0290) pT sw1/4 s8c 1 1 T6N R19E 9.634 AC DOC NO 41 16889 & DOC NO 41 1 6890				
City Waukesha	State WI	Zip 53189	Your opinion of assessed value - Total \$ 8,240,000				
Assessment shown on notice - Total \$ 10,053,000							

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	

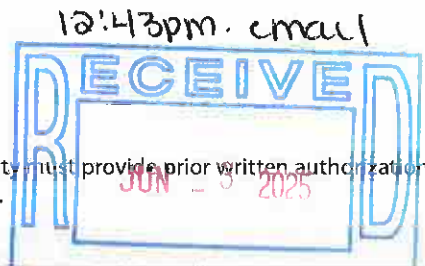
Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) Income Approach supports lower value. See attached evidence.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Income Approach

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 (mm-dd-yyyy)	
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 type="checkbox"/> No (mm-dd-yyyy)	
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 - - - - (mm-dd-yyyy) (mm-dd-yyyy) 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 _____ (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 _____ 5 minutes.	
Property owner or Agent signature Graham Harvey	Date (mm-dd-yyyy) 6 - 3 - 2025

# 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 Lockard Waukesha Holdings LLC			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City		County Waukesha
Mailing address 3525 Andrews Hwy			Street address of property 120 East Sunset Drive		
City Midland	State TX	Zip 79403-5056	City Waukesha	State WI	Zip 53189
Parcel number WAKC1339145	Phone (432)681 - 7259	Email mclary@henryresources.com		Fax ( ) -	

### Section 2: Authorized Agent Information

Name / title Graham Harvey - Tax Agent			Company name Property Valuation Services		
Mailing address 14400 Metcalf Avenue			Phone (913) 239 - 1066	Fax ( ) -	
City Overland Park	State KS	Zip 66223	Email gharvey@propertyvaluationservices.net		

### Section 3: Agent Authorization

<b>Agent Authorized for:</b> (check all that apply)		<b>Enter Tax Years of Authorization</b>
<input type="checkbox"/> Manufacturing property assessment appeals (BOA)		2025
<input type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals		
<input checked="" type="checkbox"/> Municipal Board of Review		
<input type="checkbox"/> Other		
<b>Authorization expires:</b> 12 - 31 - 2025 (mm - dd - yyyy)		(unless rescinded in writing prior to expiration)
<b>Send notices and other written communications to:</b> (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input 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) Misty Clary	
	Owner signature  Misty Clary JUN 8, 2025 14:30 CDT	
	Company or title CFO of Henry Taw Services, LLC, its Manager	Date (mm-dd-yyyy) 06/03/2025 -