

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: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-406) with this form	
Property owner name (on changed assessment notice) Melissa Walker			Agent name (if applicable)		
Owner mailing address 2412 Fox River Parkway Unit I			Agent mailing address		
City Waukesha	State WI	Zip 53189	City	State	Zip
Owner phone (262) 521-3148	Email walker2007walker@aol.com	Owner phone () - Email			
Section 2: Assessment Information and Opinion of Value					
Property address 2412 Fox River Parkway Unit I			Legal description or parcel no. (on changed assessment notice) UNIT 1 BUILDING 2412 THE CONDOS OF RIVER PLACE PT NE 1/4 SEC 20 & NW 1/4 SEC 21 T6N R19E R3019/436		
City Waukesha	State WI	Zip 53189	Your opinion of assessed value - Total 205000		
Assessment shown on notice - Total 237600					

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)
Increase of 27.8%. See attached.

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

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 _____
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 _____ minutes.

Property owner or Agent signature Melissa Walker	Date (mm-dd-yyyy) 06-04-2025
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Attachment-Melissa Walker

Reason for your objection

The Assessed Value Improvements increased by 27.8%. I have not upgraded my condo since moving in 1999. In reviewing comparable condos in my complex, there have been upgrades in flooring, kitchen and/or bathroom prior to sale. My condo is well-kept, but not upgraded.

Basis for your opinion of assessed value

I reviewed the prices of same-size condos from my complex that sold in the last 2 years. There have been upgrades in flooring, kitchen and/or bathroom prior to sale.

