

3:50pm email

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.

JUN - 2 2025

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) Neal Scheffer				Agent name (if applicable) NA			
Owner mailing address 231 Maria Street				Agent mailing address NA			
City Waukesha		State wi	Zip 53188	City NA		State NA	Zip NA
Owner phone (619) 519-4377		Email nealscheffer@gmail.com		Owner phone (NA) -		Email NA	
Section 2: Assessment Information and Opinion of Value							
Property address 231 Maria Street				Legal description or parcel no. (on changed assessment notice) WAKC 1305246			
City Waukesha		State WI	Zip 53188				
Assessment shown on notice - Total 227,900				Your opinion of assessed value - Total 209,200			

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acre	\$ 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)
Only improvement done to the property since the last assessment is the porch being painted. Assessment raising the cost 19,000 for that seems inaccurate.

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

Section 4: Other Property Information

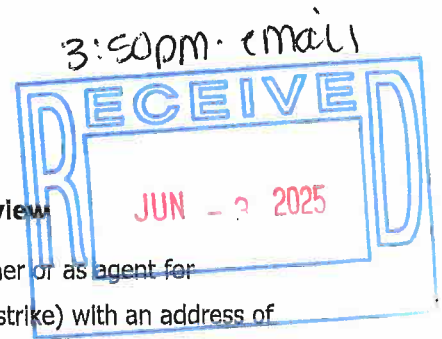
- A. Within the last 10 years, did you acquire the property? ☒ Yes ☐ No
If Yes, provide acquisition price \$204,600 Date 08-14-2020 ☒ Purchase ☐ Trade ☐ Gift ☐ Inheritance
(mm-dd-yyyy)
- B. Within the last 10 years, did you change this property (ex: remodel, addition)? ☒ Yes ☐ No
If Yes, describe Minor improvements, repairing boards and painting of fence and porch. Most recent date of change below.
Date of changes 06-01-2024 Cost of changes \$500 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) 06-16-2020 to 08-14-2020
(mm-dd-yyyy) (mm-dd-yyyy)
Asking price \$198,900 List all offers received 204,600 was my offer, everything else was below.
- D. Within the last five years, was this property appraised? ☒ Yes ☐ No
If Yes, provide: Date 06-16-2020 Value 198,900 Purpose of appraisal Sell
(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 1 minutes.

Property owner or Agent signature NEAL SCHEFFER	Date (mm-dd-yyyy) 05-20-2025
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CITY OF WAUKESHA
2025 ASSESSMENT YEAR



Notice of Intent to File Objection with Board of Review

I, NEAL SCHEFFER (Insert name) as the property owner or as agent for

(Insert property owner's name or strike) with an address of
231 MARIA STREET hereby give notice of Intent to file an
objection on the assessment for the following property: 231 MARIA STREET
(Insert address of subject property) with the parcel or tax ID number WAKC 1305246 for the 2025
Assessment Year in the City of Waukesha.

Contact Information: Phone Number 619-519-4377 Fax Number N/A

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.

Neal Scheffer (signed) If WRITTEN Received by: _____
5/20/2025 (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:

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.