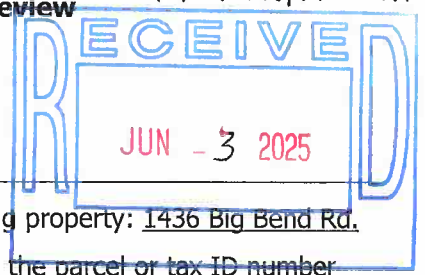


**CITY OF WAUKESHA
2025 ASSESSMENT YEAR**

Notice of Intent to File Objection with Board of Review

(11:16am - email)



I, Dean Richard (insert name) as the property owner or as agent for
Dean Richard (insert property owner's name or strike) with an address of
1436 Big Bend Rd. Unit E, Waukesha, WI 53189

hereby give notice of intent to file an objection on the assessment for the following property: 1436 Big Bend Rd.
Unit E, Waukesha, WI 53189 (insert address of subject property) with the parcel or tax ID number
WAKC 1350.005.000 for the 2025 Assessment Year in the City of Waukesha.

Contact Information: Phone Number 262-720-7281 Fax Number

THIS NOTICE OF INTENT IS BEING FILED: (please mark one)

- ☒ **XXX 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.

Dean Richard (signed) if WRITTEN

Received by:

06/03/2025 (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.**

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](#).

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) Dean K Richard				Agent name (if applicable)			
Owner mailing address 1436 Big Bend Rd. Unit E				Agent mailing address			
City Waukesha		State WI	Zip 53189	City		State	Zip
Owner phone (262) 720-7281		Email deanrichard1234@gmail.com		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 1436 Big Bend Rd. #E				Legal description or parcel no. (on changed assessment notice) Unit E BLDG 1 1436 Big Bend Rd. Sunset Homes V9 Survey Maps P303 PT NW1/Sec 14 T6N R19E DOC NO 4068583			
City Waukesha		State WI	Zip 53189				
Assessment shown on notice - Total \$ 165,200				Your opinion of assessed value - Total \$ 148,000			

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) <small>Comparable sales from Zillow show home is assessed too high. No other comparable I found was sold at this price, and my home is in below average condition with no improvements since I bought it in 2014. I found 13 homes sold from this condo group, with average sales price from 2024-2025 sale price \$145,875.</small>	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? <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 _____ 10 minutes.	

Property owner or Agent signature <i>Dean Richard</i>	Date (mm-dd-yyyy) 6 - 3 - 2025
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Address (on Big Bend Rd.)	Date of Sale	Price	
1434 Unit H	2023-09-20	\$146,000.00	
1442 Unit unknown	2023-10-04	\$138,300.00	
1518 Unit C	2023-11-27	\$137,000.00	
1432 Unit B	2023-12-27	\$137,000.00	
1518 Unit E	2024-05-29	\$162,500.00	
1434 Unit E	2024-08-15	\$151,500.00	
1524 Unit B	2024-10-04	\$160,000.00	
1442 Unit unknown	2024-12-03	\$142,500.00	
1444 Unit H	2024-12-10	\$160,500.00	
1436 Unit D	2025-03-25	\$135,000.00	
1430 Unit B	2025-04-25	\$100,000.00	
1440 Unit C	2025-05-30	\$155,000.00	
Average 2024 and 2025		\$145,875.00	<<< This is the average sale price in 2024 and 2025
Average all		\$143,936.54	
Average 2024		\$155,400.00	