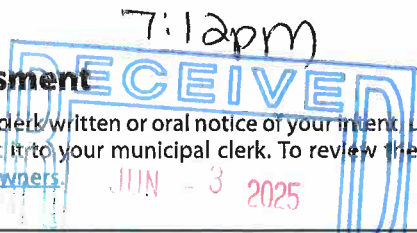


## Objection to Real Property Assessment



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) Brian C and Kelly A Smith				Agent name (if applicable)			
Owner mailing address 2911 Willard Ln				Agent mailing address			
City Waukesha		State WI	Zip 53188	City		State	Zip
Owner phone (262 ) 993 - 3882		Email Kelly.Smith@protec.energy		Owner phone ( ) -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 2911 Willard Ln				Legal description or parcel no. (on changed assessment notice)			
City Waukesha		State WI	Zip 53188	0979-063-000			
Assessment shown on notice -- Total \$510,500				Your opinion of assessed value -- Total \$484,100			

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)	Basis for your opinion of assessed value: (Attach additional sheets if needed)
Please see attached.	Other equivalent homes in my immediate area have not sold for more than \$490,000.00 and square footage is incorrect

Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide acquisition price \$ 254000 Date 6 - 16 - 2017 <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance	
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	
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 - - 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 _____ 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): _____ <b>Note:</b> 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 20 minutes.	
Property owner or Agent signature Kelly A Smith	Date (mm-dd-yyyy) 06 - 03 - 2025

Reasons for Objection and Basis of Estimate

1. The square footage of my home is over estimated.
2. My home is a 3 bedroom.
2. Other equivalent homes on my street have not been able to sell for over \$500,000. Details below:

Address	square footage according to Zillow	# of bedrooms	# of bathrooms	basement	history
2913 Willard Ln	2500	3 bedrooms	3 bathrooms	partially finished	7/26/24 sold \$473,000
2829 Willard Ln	2352	4 bedrooms	3 bathrooms	partially finished	12/9/2024 - sold \$430,000
2935 Willard Ln	3040	3 bedrooms	3 bathrooms	partially finished	5/31/24 - listed for sale \$539,900
					6/14/24 - price drop \$529,900
					6/22/24 - contingent
					7/3/2024 - listed for sale \$529,900
					7/19/24 - price drop \$524,900
					7/30/24 - price drop \$519,900
					8/23/24 - listing removed
					9/10/24 - listed for sale \$499,900
					11/30/24 - price drop \$494,900
					12/4/24 - pending sale \$494,900
					12/30/24 - \$489,500 sold

