

CITY OF WAUKESHA
2025 ASSESSMENT YEAR

9:43am - In person

RECEIVED

Notice of Intent to File Objection with Board of Review

I, Gregory Harder (insert name) as the property owner or as agent for
(insert property owner's name or strike) with an address of

3027 Tanglewood Dr. hereby give notice of intent to file an
objection on the assessment for the following property: 3027 Tanglewood Dr.

(insert address of subject property) with the parcel or tax ID number WAKC 1372.047.000 for the 2016
Assessment Year in the City of Waukesha.

Contact Information: Phone Number (262) 385-5008 Fax Number —

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.

Gregory Harder (signed) if WRITTEN Received by: _____
6-3-2025 (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

9:41 30 AM In person

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) Gregory Harder & L LaBadie				Agent name (if applicable)			
Owner mailing address 3027 Tanglewood Dr.				Agent mailing address			
City Waukesha		State WI	Zip 53189-6837	City		State	Zip
Owner phone (262) 385-5008		Email ghadak19@yahoo.com		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 3027 Tanglewood Dr.				Legal description or parcel no. (on changed assessment notice) LOT 416 & UNDIV INT IN OUTLOTS 8 & 9 RIVER'S CROSSING ADD NO 3 PT SE 1/4 SEC 19 & PT NE 1/4 SEC 30 T4N R19E .29 AC DOC NO. 4317579			
City Waukesha		State WI	Zip 53189-6837	Your opinion of assessed value - Total \$477,500 - \$500,000			
Assessment shown on notice - Total \$543,100							

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) A wrongful assessment of land and buildings. see attachments.	Basis for your opinion of assessed value: (Attach additional sheets if needed) I believe I need a better assessment in line with 2022 percentages compared to homes around me.

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 \$ 327,500 Date 11-7-2017 <input checked="" 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 30 minutes.	

Property owner or agent signature 	Date (mm-dd-yyyy) 06-02-2025
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Board of Review Notes

A brief description of the problem:

2025 the assessment was to increase by	\$84,500
2023 the assessment was increased by	\$195,000
Total increase	\$279,500 (+86%)

Home assessed value went from \$323500 in 2022 to \$603000 in the 2025 reassessment. It appears to me there was an error in the 2023 reassessment, and it is compounding in the 2025 reassessment.

The 2023 letter about the city-wide revaluation stated.

“Your assessed value does not directly correlate to a change in the amount you pay for property taxes”.

We were first time homeowners so we didn't know to do anything at the time only to find out it was a major impact on our property tax bill.

Working with Eric Spaeth in the open book meeting we presented photos and data and explained how we came to our conclusion. He understood as we explained it and took another look, coming up with these results.

Adjusted assessed value from Eric as of May 28th, 2025, was \$543100.

Buildings \$448100

Land \$95000.

LAND

I believe the calculations of the land still need to be fixed for the 2023 reassessment first. Some factors that were not considered for the land reassessment are the following.

1. I have the 15ft easement along the entire east side of my property which gives me limited use except for grass. (See Bielinski Plot and photos)
2. I have a large 25ft drainage easement in the middle of my back yard I cannot fill in to make my lot level and more useable. (See Bielinski Plot and photos)
3. I still have the large drainage tube in my back yard to remove the rainwater from the street on Stillwater Circle. (See photos)
4. I have a drainage manhole cover on the east side of my house. (See photos)

5. I have limited access to a square of land on the Southeast corner of my lot, which on the Bielinski plot provided, also looks like this is not usable land and is part of both easements. (See Bielinski Plot and photos)

You can see the values on the spread sheet I put together from 2022 through 2024.

In 2022 and before, our land value was anywhere between \$8500 and \$17000 (12%-25%) **less expensive** compared to the All of the 9 surrounding homes I reviewed. In the 2023 reassessment, the land became one of the most expensive in the subdivision, at \$113,300. I believe my land value was punched into a computer program and the 5 bullet points above were not considered for my specific plot of land.

To make my land assessment more comparable, I calculated the percentage difference from the 2022 reassessments and multiplied them by the 2024 land assessments for the 9 homes around my house. In calculating that, I feel the value of the **Land should be about \$75,000-\$80000.**

Buildings

If you look at the **Comparable Building Value** spreadsheet, you'll see that 3800 Stillwater Circle sold at \$425,000 in 2022. In 2025, I spoke with the owner, and he said that his 2025 reassessment is at \$425,000, which he paid for the house in 2022. This looks like a building that has just 239 less square feet, is \$102,000 less expensive. This does not add up.

Talking with neighbors that live in the homes around me, it looks like the land values have not changed on the homes, but the building values have. On the spreadsheet, I calculated the price per square foot of the building value of 3800 Stillwater Circle, and found that my **Adjusted Buildings value should be around \$380,000 to \$400,000.**

Total

I believe that a fair reassessment is below and the price would be more in line with the homes around me per previous assessments:

Buildings \$400,000

Land \$77,500

Total \$477,500



TYPE SETBACK

FRONT YARD = 25.0'

REAR YARD = 40.0'

SIDE YARD = 10.0'

GENERAL NOTES

- 1) ALL LOTS SHALL BE SERVED BY PUBLIC SEWER AND WATER.
- 2) ALL LOTS SHALL HAVE MINIMUM 8,000 SQUARE FEET.
- 3) TOTAL AREA OF LAND BEING PLATTED IS 1,185,442 SQ.FT. (27.21 AC).

ARCHITECTURAL CONTROLS

ONE STORY = 1,600 SF

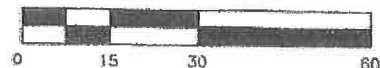
MORE THAN ONE STORY - 2,000 SF

ROOF PITCH = 5:12

MINIMUM GARAGE SIZE = 2 CAR ATTACHED (400 SF)

SEE COVENANTS, CONDITIONS & RESTRICTIONS FOR ADDITIONAL ARCHITECTURAL CONTROLS

SCALE: 1" = 30'



THIS IS NOT A SURVEY



At 6 W23377 Stone Ridge Dr. - Washington, WI 53188-1108 - (262) 547-6181

ADDRESS	Square Feet	Bed	Bath	Year	ASSESSED	Land Value	\$ Difference	% Difference	Adjusted Land Value
3027 Tanglewood Dr	2511	4	3	2024	\$518,500	\$113,300			
				2023	\$518,500	\$113,300			
				2022	\$323,500	\$67,600			
3028 Tanglewood Dr	3205	4	3	2024	\$541,600	\$113,300	\$0	0%	
				2023	\$541,600	\$113,300			
				2022		\$84,600	-\$17,000	-25%	\$84,975.00
3031 Tanglewood Dr	1622	3	2	2024	\$421,700	\$82,100	\$31,200	27%	
				2023	\$421,700	\$82,100			
				2022	\$312,100	\$78,800	-\$11,200	-16%	\$61,575.00
3034 Tanglewood	3353	4	4	2024	\$487,800	\$105,500	\$7,800	7%	
				2023	\$487,800	\$105,500			
				2022	\$385,200	\$81,400	-\$13,800	-20%	\$79,125.00
3035 Tanglewood Dr	1559	3	2	2024	\$425,700	\$97,700	\$15,600	13%	
				2023	\$425,700	\$97,700			
				2022	\$308,000	\$78,800	-\$11,200	-16%	\$73,275.00

COMPARABLE BUILDING VALUE

Address	Square Feet	Bed	Bath	Year	Assessed	Land Value	Buildings Value	Price per Sq Ft
3027 Tanglewood Dr.	2511	4	3	2025	\$543,100	\$95,000	\$448,100	
3800 Stillwater Circle	2272	4	3	2025	\$425,000	\$79,200	\$345,800	\$152
Difference in Sq Ft	239						\$102,300.00	

Calculated Adjusted Buildings Value \$382,176

Adjusted Land Value \$66,642

Total Adjusted Value \$448,818





Training Topic(s): Operation General

Assessment Type: Verbal

I acknowledge that the attendees listed above completed the indicated training:

Instructor Name

Instructor Signature

Date _____

Claire Doig

Assessment Administrator Name

Assessment Administrator Signature

Date _____







