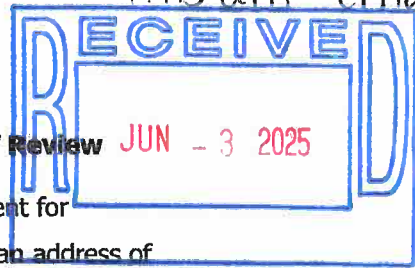


CITY OF WAUKESHA  
2025 ASSESSMENT YEAR

Notice of Intent to File Objection with Board of Review



I, Walter A. Levonowich \_\_\_\_\_ (insert name) as the property owner or as agent for  
Levonowich Prosperities LLC \_\_\_\_\_ (insert property owner's name or strike) with an address of  
15725 Pomona Rd, Brookfield WI 53005 \_\_\_\_\_ hereby give notice of intent to file an objection on the  
assessment for the following property: 732 Madison St, Waukesha, WI 53188 \_\_\_\_\_ (insert address of  
subject property) with the parcel or tax ID number WAKC 1306.975.000 \_\_\_\_\_ for the 2025 Assessment Year  
in the City of Waukesha.

Contact Information: Phone Number (414) 588-2304 \_\_\_\_\_ 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.

I, Walter Levonowich, am unable to attend in-person with the Board of Review on June 6, 2025 and the week following. I am requesting a review of the documents I provide you for purposes of making your decision.

Walter Levonowich (signed) if WRITTEN Received by: \_\_\_\_\_  
June 3, 2025 (date) Check here if ORAL \_\_\_\_ On (date): \_\_\_\_\_

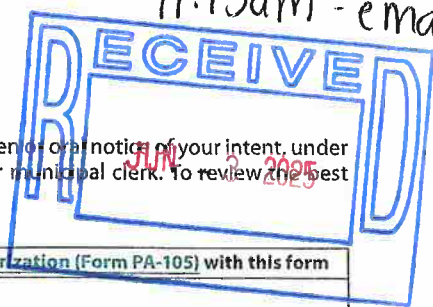
**Section A:** The Board of Review shall grant a waiver of the 48-hour notice of an intent to file a written or oral objection if a property owner who does not meet the notice requirement appears before the Board during the first two hours of the meeting, SHOWS GOOD CAUSE FOR FAILURE TO MEET THE 48-HOUR 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.



11:15am - 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 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) Levonowich Properties LLC (Wally Levonowich Owner)				Agent name (if applicable)			
Owner mailing address 15725 Pomona Rd				Agent mailing address			
City Brookfield		State WI	Zip 53005	City		State	Zip
Owner phone ( 414 ) 588- 2304		Email wlevonowich@att.net		Owner phone ( ) -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 732 Madison St				Legal description or parcel no. (on changed assessment notice) 1306.975.000			
City Waukesha		State WI	Zip 53005				
Assessment shown on notice - Total \$ 268,000				Your opinion of assessed value - Total \$ 246,400			

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) Recent neighborhood sales don't justify City Assessment	Basis for your opinion of assessed value: (Attach additional sheets if needed) Recent sales information obtained from Zillow

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 \$ 142,800 Date 4-18-2017 <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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe Kitchen Remodel Date of changes 7-1-2017 Cost of changes \$ 15,000 Does this cost include the value of all labor (including your own)? <input checked="" 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): 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 	Date (mm-dd-yyyy) 06-03-2025
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City of Waukesha

Board of Review

June 3, 2025

To Whom It May Concern:

Hi my name is Wally Levonowich. My LLC, Levonowich Properties LLC, is the owner of the property located at 732 Madison St, Waukesha, WI 53188. I am appealing my 2025 City of Waukesha property assessment of \$268,000.

I have worked with Joe Knuese from the City's Assessor's Office regarding my initial appeal of the assessment. I am providing the correspondence between Mr. Knuese and myself and have included the string of emails that we exchanged with each other.

I believe that my assessment should be valued at \$246,800. I provided my analysis to Mr. Knuese which included 13 recent sales of properties in my neighborhood that I could obtain from Zillow. I converted these sales figures into a price per square foot and applied the result to the square footage of my property resulting in a total assessment of \$246,800.

I received a "Reassessment" on May 27, 2025 which resulted in no change to my assessment. Since the Reassessment did not provide any information for the City's basis in the assessment, I contacted Mr. Knuese again to ask for details to the assessment. In response, Mr. Knuese provided me back 4 recent property sales. Two of the sales he provided I had already included in my analysis, and the other 2 properties I considered to be outside of my neighborhood.

I feel that the basis of what I was provided by Mr. Knuese is inadequate since it only includes 2 property sales in my neighborhood and both of those sales were at the upper end of the sales price per square foot. This is an older neighborhood, and I feel my analysis is much more reasonable since it takes into account a wide range of property sales. My property was constructed in 1912 and has many of the issues that you would expect for a property of this age. I consider my property average for the neighborhood.

As stated, I feel my property is more appropriately valued at \$246,800.



Thank you for your consideration.

Sincerely,

Wally Levonowich





## Katie L. Panella

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**From:** Joseph Knuese <JKnuese@waukesha-wi.gov>  
**Sent:** Friday, May 30, 2025 4:06 PM  
**To:** wlevonowich@att.net  
**Subject:** 732 Madison St  
**Attachments:** Madison St 732.xlsx

Hi Wally,

Here are some sales that in my opinion support your Assessed Value.  
I think your spreadsheet was well done but I also think many of the sales supported our value.

We typically don't take a group of sales and average the price per square foot to come up with a final assessed value,

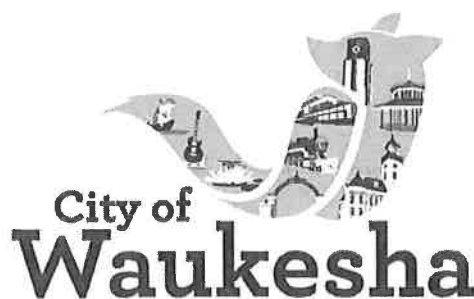
But rather look at the best sales that are most like the subject property amenity wise, such as sq ft, lot size, style, quality and so forth.

When you have a group of sales and get an average per sq ft it is not capturing the differences in amenities for each individual house.

Hope this gives you a better understanding of my decision.

Thanks Wally,

Joe



### Joe Knuese

Property Appraiser 1  
City of Waukesha  
Office of the Assessor

P: 1-262-524-3514  
E: jknuese@waukesha-wi.gov

201 Delafield St., Waukesha, WI 53188



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Parcel Id	NBHD	Address	Sale Date	Sale Price	Style	Grade	Condition	Sq Ft	Age	A/C	Lot Size
1306.975.000	210- Residential	732 Madison St	-	-	Residence Old Style	D	Average	1,408	1912	0	0.16000
1306.483.000.1	210 - Residential	203 RANDALL ST	4/30/2024	\$ 250,000	110 - Residence Old Style	03 - D	A - Average	1,241	1900	100	0.08000
0999.011.000.1	210 - Residential	519 DELAFIELD ST	9/13/2024	\$ 279,000	110 - Residence Old Style	03 - D	F - Fair	1,228	1900	100	0.23000
1306.320.000.1	210 - Residential	115 HYDE PARK AVE	12/30/2024	\$ 269,000	110 - Residence Old Style	03 - D	G - Good	1,330	1900	100	0.18999
1306.325.000.1	210 - Residential	633 CHICAGO AVE	8/2/2024	\$ 283,000	110 - Residence Old Style	03 - D	G - Good	1,265	1910	0	0.17000



**Katie L. Panella**

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**From:** wlevonowich@att.net  
**Sent:** Wednesday, May 7, 2025 4:52 AM  
**To:** Joseph Knuese  
**Subject:** Property Assessment 732 Madison St  
**Attachments:** 2025 Assessment Analysis - 732 Madison St.xlsx

Hi Joe,

I worked with you back in 2023 regarding my assessment increase at 732 Madison St. I have received my 2025 reassessment which is now \$268,000. I have prepared an analysis of home sales in the nearby area approximately a 4 to 6 block radius around my property. I have concluded that my assessment appears a bit overstated from the City of Waukesha assessment and would ask that you review my analysis. The source of my analysis was Zillow. Please note the following when reviewing the analysis:

- 1) I used home sales from 2023 through today
- 2) According to my records, my property was built in 1912. I excluded sales on properties built after 1940. I believe post 1940 properties are in much better condition due to age and changes in construction processes.
- 3) I inflated the sales prices from the date of sale to May 1, 2025 using a 3% inflationary factor.
- 4) I converted the inflated sales price to a sales price per square foot on the sold properties (\$175.00 / sq ft) and multiplied the Sales Price per Square Foot by the square footage of my property (1,408 sq ft).

The result of my calculations is an assessment of \$246,403.

I would appreciate you reviewing my analysis and making an adjustment to my assessment to \$246,400 which I believe reasonably reflects the value of my property in my neighborhood given the age of my property.

If we cannot come to agreement on this matter, I will be filing an appeal with the Review Board. Since there are deadlines for filing a review, I would appreciate your response as soon as possible.

I would be happy to walk you through what I did or answer any questions you may have. I can be reached via email or at (414) 588-2304.

Thank you,

Wally Levonowich



Recent Nearby Sales Around 732 Madison St

Property Address:	Sale Date:	Year Built	SQ Footage	Bedrooms	Bath	Sales Price	Price per Sq Ft	Number of Days since Sales Date to:	Inflationary Adjustment at:	Average Price per Sq Ft Inflated
114 3rd St	3/6/2023	1900	1,340	3	1	235,000.00	175.37	787	250,200.96	186.72
536 Madison St	3/6/2023	1900	850	2	1	225,000.00	264.71	787	239,554.11	281.83
524 Madison St	6/16/2023	1900	2,442	5	2	370,000.00	151.52	685	390,831.51	160.05
427 Madison St	4/30/2024	1900	1,900	5	2	315,000.00	165.79	366	324,475.89	170.78
517 Madison St	5/10/2024	1900	2,839	5	2	449,000.00	158.15	356	462,137.86	162.78
115 Hyde Park	12/30/2024	1900	1,337	3	1	269,000.00	201.20	122	271,697.37	203.21
112 La Salle St	9/18/2024	1906	1,552	2	2	268,000.00	172.68	225	272,956.16	175.87
123 S Washington Ave	10/10/2024	1907	1,670	4	2	270,000.00	161.68	203	274,504.93	164.37
633 Chicago Ave	8/2/2024	1910	1,254	4	2	283,000.00	225.68	272	289,326.79	230.72
164 4th St	8/15/2024	1910	1,248	3	2	210,000.00	168.27	259	214,470.41	171.85
122 Caldwell St	12/4/2023	1926	1,276	3	2	197,000.00	154.39	514	205,322.58	160.91
1133 Madison St	4/19/2024	1928	1,656	4	3	262,000.00	158.21	377	270,118.41	163.11
175 4th Street	4/22/2024	1929	2,000	4	2	265,000.00	132.50	374	273,146.03	136.57

Inflationary Rate

3,618,000.00	169.35	5/1/2025	3,738,743.01	175.00
3.0%				

My Property - 732 Madison St

My Property	Date Purchased	Sq Footage	Bedrooms	Bath	Sq Footage X's Price per Sq Ft	Sq Footage X's Price per Sq Ft Inflated
732 Madison St	4/8/2017	1,408	3	1	238,445.23	246,403

Sold Properties Prior to January 1, 2023 or Built Post 1940

612 Madison St	12/2/2020	1,440	3	2	205,000.00	142.36	1611	232,144.25	161.21
940 Madison St	3/3/2021	1,582	4	1	182,000.00	115.04	1520	204,737.53	129.42
707 Madison St	9/1/2021	1,170	3	1	204,000.00	174.36	1338	226,434.41	193.53
939 Madison St	1/21/2022	1,200	3	2	235,000.00	195.83	1196	258,100.82	215.08
708 Madison St	2/18/2022	1,704	4	2	224,500.00	131.75	1168	246,052.00	144.40
646 Madison St	3/18/2022	1,624	4	2	205,000.00	126.23	1140	224,208.22	138.06
602 Madison St	5/10/2022	1,432	3	2	295,000.00	206.01	1087	321,356.03	224.41
421 Madison St	5/19/2022	2,250	5	2	185,000.00	82.22	1078	201,391.51	89.51
619 Madison St	6/15/2022	1,657	4	2	180,000.00	108.63	1051	195,549.04	118.01
816 Lawndale Ave	6/24/2022	996	2	1	225,000.00	225.90	1042	244,269.86	245.25
629 Chicago Ave	7/20/2022	1,440	3	1	240,000.00	166.67	1016	260,041.64	180.58
730 Lawndale Ave	7/21/2022	1,623	3	1.5	250,000.00	154.04	1015	270,856.16	166.89
318 S Washington Ave	8/16/2022	2,042	4	2	300,000.00	146.91	989	324,386.30	158.86
218 N Washington Ave	8/19/2022	1,248	3	1	250,000.00	200.32	986	270,260.27	216.55
413 Madison St	8/19/2022	1,393	3	2	193,500.00	138.91	986	209,181.45	150.17
116 Fairmont Ave	8/23/2022	1,341	2	1	220,000.00	164.06	982	237,756.71	177.30
913 Madison St	8/23/2022	1,252	3	1	193,500.00	154.55	982	209,117.84	167.03
905 Madison St	9/9/2022	1,389	3	1	220,000.00	158.39	965	237,449.32	170.95
200 Spring St	10/28/2022	1,545	3	2	265,000.00	171.52	916	284,951.23	184.43
226 S Washington Ave	2/17/2025	1,100	3	1	265,000.00	240.91	73	266,590.00	242.35
908 Chicago Ave	11/27/2023	1,540	3	2	265,000.00	172.08	526	276,456.71	179.52
929 Chicago Ave	5/30/2024	832	2	1	255,000.00	306.49	336	262,042.19	314.95
245 S Hine Ave	2/23/2024	1,068	3	1	296,000.00	277.15	433	306,534.36	287.02
105 N Hine Ave	10/20/2023	912	3	2	283,000.00	310.31	559	296,002.49	324.56





**Katie L. Panella**

---

**From:** wlevonowich@att.net  
**Sent:** Wednesday, May 28, 2025 8:49 AM  
**To:** Joseph Knuese  
**Subject:** RE: Property Assessment 732 Madison St

Ok thanks

I can imagine how busy you must be.

Before I spend time with the BOR, can you at least tell me if you were able to review what I sent you and that you are in disagreement with my conclusions. From past experiences with the BOR , they will side with you. If you have not had much of an opportunity to review what I sent, I will present it to the BOR.

Regards,

Wally Levonowich

---

**From:** Joseph Knuese <JKnuese@waukesha-wi.gov>  
**Sent:** Wednesday, May 28, 2025 8:18 AM  
**To:** wlevonowich@att.net  
**Subject:** RE: Property Assessment 732 Madison St

Wally,

If you disagree with the decision the BOR is your next step, very busy trying to get things done. Details for BOR are on your notice.

Joe

---

**From:** [wlevonowich@att.net](mailto:wlevonowich@att.net) <[wlevonowich@att.net](mailto:wlevonowich@att.net)>  
**Sent:** Tuesday, May 27, 2025 5:46 PM  
**To:** Joseph Knuese <[JKnuese@waukesha-wi.gov](mailto:JKnuese@waukesha-wi.gov)>  
**Subject:** FW: Property Assessment 732 Madison St

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Hi Joe,

I received my amended assessment in the mail today. Looks like you disagree with my analysis since you did not change the assessment at all. Could you please provide me some information regarding the basis of your assessment? I would appreciate understanding why you feel my property is now valued at \$268,000 since the sales in my neighborhood do not reflect these types of values.

Thank you.

Sincerely

Wally Levonowich

**From:** [wlevonowich@att.net](mailto:wlevonowich@att.net) <[wlevonowich@att.net](mailto:wlevonowich@att.net)>  
**Sent:** Wednesday, May 7, 2025 4:52 AM  
**To:** 'Joe Knuese Assessor' <[jknuese@waukesha-wi.gov](mailto:jknuese@waukesha-wi.gov)>  
**Subject:** Property Assessment 732 Madison St

Hi Joe,

I worked with you back in 2023 regarding my assessment increase at 732 Madison St. I have received my 2025 reassessment which is now \$268,000. I have prepared an analysis of home sales in the nearby area approximately a 4 to 6 block radius around my property. I have concluded that my assessment appears a bit overstated from the City of Waukesha assessment and would ask that you review my analysis. The source of my analysis was Zillow. Please note the following when reviewing the analysis:

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The result of my calculations is an assessment of \$246,403.

I would appreciate you reviewing my analysis and making an adjustment to my assessment to \$246,400 which I believe reasonably reflects the value of my property in my neighborhood given the age of my property.

If we cannot come to agreement on this matter, I will be filing an appeal with the Review Board. Since there are deadlines for filing a review, I would appreciate your response as soon as possible.

I would be happy to walk you through what I did or answer any questions you may have. I can be reached via email or at (414) 588-2304.

Thank you,

Wally Levonowich

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## Katie L. Panella

---

**From:** wlevonowich@att.net  
**Sent:** Tuesday, June 3, 2025 10:53 AM  
**To:** Suzanne J. Kroening  
**Cc:** Katie L. Panella  
**Subject:** RE: City of Waukesha- Board of Review Appeal Process  
**Attachments:** 732 Madison St; Letter to City of Waukesha-Board of Review - June 3, 2025.docx; Notice of Intent to File Objection with Board of Review.pdf; Objection to Real Property Assessment.pdf; Property Assessment 732 Madison St; RE: Property Assessment 732 Madison St

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Hi Susanne,

I spoke to you earlier today about my Property Assessment. As I mentioned, I am unable to attend the BOR meeting on June 6, and I am out of town next week. I would like to submit to the Board of Review the following information to appeal my assessment. Could you please review what I have submitted to ensure everything is in order? I would appreciate a confirmation of your receipt.

Thank you,

Wally Levonowich

---

**From:** Suzanne J. Kroening <SKroening@waukesha-wi.gov>  
**Sent:** Tuesday, June 3, 2025 9:16 AM  
**To:** wlevonowich@att.net  
**Cc:** Katie L. Panella <kpanella@waukesha-wi.gov>  
**Subject:** City of Waukesha- Board of Review Appeal Process

Good morning –

To file a formal appeal with the Board of Review please completed the following forms:

- Intent to file an Objection Form – required
- Real Property Objection Form – required

Here is the link for the Department of Revenue Appeal Guide for 2025: [2025 DOR Appeal Guide](#).

Once we receive the Intent to File and the Real Property Objection Form – we can get you scheduled for Board of Review.

Please let me know if you have any questions.

Thank you,



**Suzanne Kroening**

Administrative Assistant  
Office of the Clerk-Treasurer  
City of Waukesha

P: 262-524-3638  
E: [skroening@waukesha-wi.gov](mailto:skroening@waukesha-wi.gov)

201 Delafield St., Waukesha, WI 53188



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