



Village of Bayside  
9075 N Regent Road  
Board of Review Meeting  
July 19, 2022  
Village Board Room, 8:30am

**BOARD OF REVIEW  
AGENDA**

**\*AMENDED 7-18-2022**

- I) CALL TO ORDER
- II) ROLL CALL
- III) Approve minutes from July 20, 2021, and May 19, 2022
- IV) Verify that the village has an ordinance for the confidentiality of income and expense information provided to the Assessor under state law (Wis. Stat. § 70.47(7)(af))
- V) Review of new laws
- VI) Motion to accept the 2021 Milwaukee and Ozaukee County Assessment Rolls from Village Assessor.
- VII) Review of procedure required for Board of Review proceedings and swearing in of Assessor.
- VIII) Hear persons who have filed an Objection for Real Property Assessment.
  - A) 8:45 am Michele and Bennet Merens, 404 W. Ravine Baye Rd 016-0167-000
  - B) 9:00 am John Hiller 8949 N Greenvale Rd. 021-0122-000
  - C) 9:15 am Courtney Heeren / William Zlotocha, 1420 E. Fairy Chasm Rd 020-9996-000
  - D) 9:30 am William Sosnay, 1140 W Duchess Ct 015-0008-001
  - ~~E) \*9:45 am David & Abigail Nash, 1490 E Fairy Chasm 020-9997-004~~
  - ~~F) \*10:00 am Thomas & Weslyn Fleming, 8920 N Bayside Dr 020-0121-000~~
  - G) 10:15 am Amit Kashyap, 923 E Manor Circle 021-0068-000
  - H) 10:30 am Julianne Eckels, 9384 N Sleepy Hollow Ln 015-0099-000
  - I) 10:45 am Johnathan & Melissa Dorf Rev Trust, 9360 N Fairway 016-0083-000
  - J) 11:00 am Sofya Kats, 9420 N Sleepy Hollow Ln 015-0100-000
  - K) \*11:15 am – Steve Cramey, 8635 N. Pelham Pkwy 054-0287-002
  - L) \*11:30 am – Eli & Linda Frank, 623 W. Evergreen Ct 023-0084-000
  - M) \*11:45 am – Rory & Lisa Dunn, 8860 N. Tennyson Dr. 020-0100-000
  - N) \*11:45 am – Megan Lorbecki, 9050 N. Regent Rd 021-0022-000
  - O) \*12:00 pm – John McDonald, 803 E. Donges Rd 017-0116-001
  - P) \*12:15 pm – Ethan Elser, 321 E Ravine Baye Rd. 017-0190-000
- IX) Hear requests to grant waivers of the required 48-hour notice of intent to file an objection during the first two hours for good cause.
- X) Hear property owners who failed to provide written or oral notice of intent to object 48 hours before the first scheduled meeting and failed to request a waiver of the notice requirement during the first two hours of the meeting, who have filed a written objection and provided evidence of extraordinary circumstances.
- XI) ADJOURNMENT

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at 414-206-3915. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance in the above stated meeting to gather information; no action will be taken by any other governmental body except by the governing body noticed above. Agendas and minutes are available on the Village website ([www.baysidewi.gov](http://www.baysidewi.gov)).



**I. CALL TO ORDER**

Acting Chairperson Barth called the meeting to order via remote teleconferencing at 8:31 am.

**II. ROLL CALL**

Chairman - Robb DeGraff  
Village Finance and Administration Chairman – Mike Barth  
Matthew Buerosse  
Mark Jubelirer - excused  
Dan Rosenfeld  
Administrative Services Director Lynn Galyardt

Also present – Village Manager Andy Pederson  
Assistant to the Village Manager Leah Hofer

**III. BUSINESS**

**A. Approve minutes from July 14, 2020, and May 3, 2021.**

Motion by Dan Rosenfeld, seconded by Matthew Buerosse, to approve the minutes from July 14, 2020 and May 3, 2021. Motion carried unanimously.

**B. Verify that a member has met the mandatory training requirements specified in sec. 70.46(4), Wisconsin Statutes.**

Administrative Services Director Galyardt stated Mike Barth and she had met the mandatory training requirements specified in sec 70.46(4) of Wisconsin Statutes by attending in April 2021.

Motion by Dan Rosenfeld, seconded by Matthew Buerosse, to verify that a member has met the mandatory training requirements. Motion carried unanimously.

**C. Motion to accept the 2021 Milwaukee and Ozaukee County Assessment Rolls from Village Assessor.**

Motion by Dan Rosenfeld, seconded by Matthew Buerosse, to accept the 2021 Milwaukee and Ozaukee County Assessment Rolls from Village Assessor. Motion carried unanimously.

**D. Review of procedure required for Board of Review proceedings and swearing in of Assessor.**

The Board reviewed the procedures and Director Galyardt swore in Assessor Jeff De Groot.

**E. Hear persons who have filed an Objection for Real Property Assessment.**

- |    |         |  |              |
|----|---------|--|--------------|
| 1. | 9:00 am | Kevin & Susan Muse, 8921 N Fielding Rd | 021-0179     |
| 2. | 9:30 am | Anthony Marino, 9718 N Lake Dr         | 170500210001 |

Director Galyardt stated both objectors had notified her that they would not be appearing.

**F. 10:30 am, Hear requests to grant waivers of the required 48-hour notice of intent to file an objection during the first two hours for good cause.**

There were none.

- G. Hear property owners who failed to provide written or oral notice of intent to object 48 hours before the first scheduled meeting and failed to request a waiver of the notice requirement during the first two hours of the meeting, who have filed a written objection and provided evidence of extraordinary circumstances.**

There were none.

### **III. ADJOURNMENT**

Motion by Mike Barth, seconded by Dan Rosenfeld, to adjourn the meeting sine die at 10:31 am.

Respectfully submitted,

Lynn Galyardt, Administrative Services Director  
July 15, 2022



**I. CALL TO ORDER**

Administrative Services Director Safstrom called the meeting to order at 8:45 am.

**II. ROLL CALL**

Robb DeGraff  
Mike Barth  
Matthew Buerosse - Excused  
Tom Houck - Excused  
Kavin Tadamrongwanish - 1st Alternate  
Dan Rosenfeld - 2<sup>nd</sup> Alternate  
Administrative Services Director Rachel Safstrom

**III. Confirmation of Board of Review and Open Meeting Notices**

Administrative Services Director Safstrom stated the notices were properly posted per the State Statutes.

**IV. Select Chairperson for Board of Review**

Motion by Trustee Barth, seconded by Trustee Rosenfeld, to select Robb DeGraff as the Chairperson for the 2022 Board of Review. Motion carried unanimously.

**V. Select Vice-Chairperson for Board of Review**

Motion by Chairperson DeGraff, seconded by Mr. Tadamrongwanish, to select Mike Barth as the Vice-Chairperson for the 2022 Board of Review. Motion carried unanimously.

**VI. Verify that at least one Board of Review member has met the mandatory training requirements.**

Administrative Services Director Safstrom stated she had been through the mandatory training on April 22, 2022, per the State Statutes.

**VII. BUSINESS**

- A. Board of Review will meet for the purpose of calling the Board of Review into session during the forty-five day period beginning on the fourth Monday of April pursuant to Sec. 70.47 (1) of Wisconsin Statutes. The Board of Review will be adjourned to July 19, 2022, at 8:30 am at which time it is anticipated that the Board of Review will meet and hear any filed objections.**

Motion by Trustee Rosenfeld, seconded by Chair DeGraff, to call the Board of Review into session during the forty-five day period beginning on the fourth Monday of April pursuant to Sec. 70.47 (1) of Wisconsin Statutes. The Board of Review will be adjourned to July 19, 2022, at 8:30 am at which time it is anticipated that the Board of Review will meet and hear any filed objections. Motion carried unanimously.

**VII. ADJOURNMENT**

Motion by DeGraff, seconded by Trustee Barth, to adjourn the meeting at 8:47 am. Motion carried unanimously.

Respectfully submitted,

Rachel Safstrom  
Administrative Services Director  
Village Clerk/Treasurer

## ARTICLE II. - BOARD OF REVIEW

*Footnotes:*

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**State Law reference**— *Board of review generally, Wis. Stats. § 70.46 et seq.*

## Sec. 44-27. - Membership.

The board of review shall consist of the chairperson of the finance and administration committee of the village board and four citizen members appointed annually by the village president on or before May 1, subject to confirmation by the village board.

(Code 1967, § 2.11(a); Code 1997, § 94-36; Ord. No. 310, § 1, 3-1-1990; Ord. No. 97-392, § 1, 6-5-1997; Ord. No. 05-539, § 1, 9-1-2005)

## Sec. 44-28. - Term of citizen members.

The citizen members of the board of review shall serve for one-year terms.

(Code 1967, § 2.11(b); Code 1997, § 94-37; Ord. No. 310, § 1, 3-1-1990; Ord. No. 97-392, § 1, 6-5-1997; Ord. No. 99-440, § 2, 11-4-1999)

## Sec. 44-29. - Appointment of alternate members.

(a) The village president shall appoint:

- (1) Subject to confirmation of the village board, three alternate members of the board of review in addition to the five members provided for in section 44-27. The village president shall designate such alternate members as first, second and third alternates. Alternate members shall act with full authority when a member of the board of review and/or other alternate member is absent or abstains from voting because of a conflict of interest;
- (2) All village trustees as alternate members of the board of review.

(b) At no time shall the board of review consist of more than five members.

(c) A quorum shall consist of three members.

(Code 1967, § 2.11(c); Code 1997, § 94-38; Ord. No. 310, § 1, 3-1-1990; Ord. No. 97-392, § 1, 6-5-1997; Ord. No. 97-407, § 1, 11-6-1997; Ord. No. 99-440, § 3, 11-4-1999; Ord. No. 05-539, § 2, 9-1-2005)

## Sec. 44-30. - Officers.

The chairperson of the finance and administration committee of the village board shall serve as chair of the board of review. The village clerk shall serve as clerk of the board of review. In the absence of either the chairperson of the finance and administration committee or the village clerk, the members of the board of review shall elect a chair and/or clerk. The alternate clerk may also be a member of the board of review.

(Code 1967, § 2.11(d); Code 1997, § 94-39; Ord. No. 310, § 1, 3-1-1990; Ord. No. 97-392, § 1, 6-5-1997; Ord. No. 16-665, § 1, 4-14-2016)

#### Sec. 44-31. - Compensation.

Citizen members of the board of review (with the exception of citizen members who are also members of the board of trustees) shall receive compensation of \$25.00 for attendance at each four-hour session of the board of review and shall be reimbursed for any actual expenses incurred in connection with such service.

(Code 1967, § 2.11(e); Code 1997, § 94-40; Ord. No. 310, § 1, 3-1-1990; Ord. No. 97-392, § 1, 6-5-1997; Ord. No. 02-504, § 1, 11-7-2002)

#### Sec. 44-32. - Duties, responsibilities.

The board of review shall have the duties and responsibilities specified, shall be governed pursuant to the provisions of and shall conduct its proceedings in accordance with Wis. Stats. §§ 70.46 and 70.47, as such sections may be amended from time to time.

(Code 1967, § 2.11(f); Code 1997, § 94-41; Ord. No. 310, § 1, 3-1-1990; Ord. No. 97-392, § 1, 6-5-1997)

**70.46 Boards of review; members; organization.**

- (1) Except as provided in sub. (1m) and s. 70.99, the supervisors and clerk of each town, the mayor, clerk and such other officers, other than assessors, as the common council of each city by ordinance determines, the president, clerk and such other officers, other than the assessor, as the board of trustees of each village by ordinance determines, shall constitute a board of review for the town, city or village. In cities of the 1st class the board of review shall by ordinance in lieu of the foregoing consist of 5 to 9 residents of the city, none of whom may occupy any public office or be publicly employed. The members shall be appointed by the mayor of the city with the approval of the common council and shall hold office as members of the board for staggered 5-year terms. Subject to sub. (1m), in all other towns, cities and villages the board of review may by ordinance in lieu of the foregoing consist of any number of town, city or village residents and may include public officers and public employees. The ordinance shall specify the manner of appointment. The town board, common council or village board shall fix, by ordinance, the salaries of the members of the board of review. No board of review member may serve on a county board of review to review any assessment made by a county assessor unless appointed as provided in s. 70.99 (10).
- (1a) Whenever the duties of assessor are performed by one of the officers named to the board of review by sub. (1) then the governing body shall by ordinance designate another officer to serve on the board instead of the officer who performs the duties of assessor.
- (1m)
- (a) A person who is appointed to the office of town clerk, town treasurer or to the combined office of town clerk and town treasurer under s. 60.30 (1e) may not serve on a board of review under sub. (1).
- (b) If a town board of review under sub. (1) had as a member a person who held the elective office of town clerk, town treasurer or the combined office of town clerk and town treasurer, and the town appoints a person to hold one or more of

these offices under s. 60.30 (1e), the town board shall fill the seat on the board of review formerly held by an elective office holder by an elector of the town.

- (2) The town, city or village clerk on such board of review and in cities of the first class the commissioner of assessments on such board of review or any person on the commissioner's staff designated by the commissioner shall be the clerk thereof and keep an accurate record of all its proceedings.
- (3) The members of such board, except members who are full time employees or officers of the town, village or city, shall receive such compensation as shall be fixed by resolution or ordinance of the town board, village board or common council.
- (4) No board of review may be constituted unless at least one member completes in each year a training session under s. 73.03 (55). The municipal clerk shall provide an affidavit to the department of revenue stating whether the requirement under this subsection has been fulfilled.

**NOTE: Sub. (4) is shown as amended eff. 1-1-22 by 2021 Wis. Act 1. Prior to 1-1-22 it reads:**

**(4) No board of review may be constituted unless it includes at least one voting member who, within 2 years of the board's first meeting, has attended a training session under s. 73.03 (55) and unless that member is the municipality's chief executive officer or that officer's designee. The municipal clerk shall provide an affidavit to the department of revenue stating whether the requirement under this subsection has been fulfilled.**

**History:** 1971 c. 180; 1973 c. 90; 1975 c. 427; 1979 c. 58; 1991 a. 156, 316; 1995 a. 34; 1997 a. 237; 1999 a. 32; 2021 a. 1.

Prejudice of a board of review is not shown by the fact that the members are taxpayers. *Berg Equipment Corp. v. Spencer Board of Review*, 53 Wis. 2d 233, 191 N.W.2d 892 (1971).

A town clerk's compensation may be increased for service on the board of review if the clerk has been designated part-time by the town meeting. 79 Atty. Gen. 176.

**70.47 Board of review proceedings.**

- (1) **TIME AND PLACE OF MEETING.** The board of review shall meet annually at any time during the 45-day period beginning on the 4th Monday of April, but no sooner than 7 days after the last day on which the assessment roll is open for examination under s. 70.45. In towns and villages the board shall meet at the town or



**Updated 2019–20 Wis. Stats. Published and certified under s. 35.18. December 1, 2021.**  
**1 Updated 19–20 Wis. Stats. GENERAL PROPERTY TAXES**

village hall or some place designated by the town or village board. If there is no such hall, it shall meet at the clerk's office, or in towns at the place where the last annual town meeting was held. In cities the board shall meet at the council chamber or some place designated by the council and in cities of the 1st class in some place designated by the commissioner of assessments of such cities. A majority shall constitute a quorum except that 2 members may hold any hearing of the evidence required to be held by such board under subs. (8) and (10), if the requirements of sub. (9) are met.

- (2)** NOTICE. At least 15 days before the first session of the board of review, or at least 30 days before the first session of the board of review in any year in which the taxation district conducts a revaluation under s. 70.05, the clerk of the board shall publish a class 1 notice under ch. 985 of the time and place of the first meeting of the board under sub. (3) and of the requirements under sub. (7) (aa) and (ac) to (af). A taxpayer who shows that the clerk failed to publish the notice under this subsection may file a claim under s. 74.37.
- (2m)** OPEN MEETINGS. All meetings of the board of review shall be publicly held and open to all citizens at all times. No formal action of any kind shall be introduced, deliberated upon or adopted at any closed session or meeting of a board of review.
- (3)** SESSIONS.
- (a)** At its first meeting, the board of review:
1. Shall receive the assessment roll and sworn statements from the clerk.
  2. Shall be in session at least 2 hours for taxpayers to appear and examine the assessment roll and other assessment data.
  3. Shall schedule for hearing each written objection that it receives during the first 2 hours of the meeting or that it received prior to the first meeting.
  4. 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 2 hours of the meeting, shows good cause

for failure to meet the 48-hour notice requirement and files a written objection.

5. May hear any written objections if the board gave notice of the hearing to the property owner and the assessor at least 48 hours before the beginning of the scheduled meeting or if both the property owner and the assessor waive the 48-hour notice requirement.
- (ag)** The assessor shall be present at the first meeting of the board of review.
- (ah)** For each properly filed written objection that the board receives and schedules during its first meeting, but does not hear at the first meeting, the board shall notify each objector and the assessor, at least 48 hours before an objection is to be heard, of the time of that hearing. If, during any meeting, the board determines that it cannot hear some of the written objections at the time scheduled for them, it shall create a new schedule, and it shall notify each objector who has been rescheduled, at least 48 hours before the objection is to be heard, of the new time of the hearing.
- (ak)** If an objector fails to provide written or oral notice of an intent to object 48 hours before the first scheduled meeting, fails to request a waiver of the notice requirement under par. (a) 4., appears before the board at any time up to the end of the 5th day of the session or up to the end of the final day of the session if the session is less than 5 days, files a written objection and provides evidence of extraordinary circumstances; the board of review may waive all notice requirements and hear the objection.
- (aL)**
1. Except as provided in subd. 2., if the assessment roll is not completed at the time of the first meeting, the board shall adjourn for the time necessary to complete the roll, and shall post a written notice on the outer door of the place of meeting stating the time to which the meeting is adjourned.
  2. Regardless of whether the 2020 assessment roll is completed at the time of the 45-day period beginning on the 4th Monday of April, the board may publish a class 1 notice under ch. 985 that the board has adjourned and will proceed under sub. (2).

*2019–20 Wisconsin Statutes updated through 2021 Wis. Act 86 and through all Supreme Court and Controlled Substances Board Orders filed before and in effect on December 1, 2021. Published and certified under s. 35.18. Changes effective after December 1, 2021, are designated by NOTES. (Published 12–1–21)*

1 Updated 19–20 Wis. Stats. GENERAL PROPERTY TAXES

- (ar) With respect to the assessment rolls of taxing districts prepared by a county assessor, the board of review as constituted under s. 70.99 (10) shall schedule a meeting in each taxing jurisdiction on specific dates and shall comply with the provisions of this subsection and sub. (2) in each taxing district.
- (b) The municipal governing body may by ordinance or resolution designate hours, other than those set forth in par. (a), during which the board shall hold its first meeting, but not fewer than 2 hours on the first meeting day between 8 a.m. and midnight. Such change in the time shall not become effective unless notice thereof is published in the official newspaper if in a city, or posted in not less than 3 public places if in any other municipality, at least 15 days before such first meeting.
- (4) ADJOURNMENT. The board may adjourn from time to time until its business is completed. If an adjournment be had for more than one day, a written notice shall be posted on the outer door of the place of meeting, stating to what time said meeting is adjourned.
- (5) RECORDS. The clerk shall keep a record in the minute book of all proceedings of the board.
- (6) BOARD'S DUTY. The board shall carefully examine the roll or rolls and correct all apparent errors in description or computation, and shall add all omitted property as provided in sub. (10). The board shall not raise or lower the assessment of any property except after hearing as provided in subs. (8) and (10).
- (6m) REMOVAL OF A MEMBER.
- (a) A municipality, except a 1st class city or a 2nd class city, shall remove, for the hearing on an objection, a member of the board of review if any of the following conditions applies:
1. A person who is objecting to a valuation, at the time that the person provides written or oral notice of an intent to file an objection and at least 48 hours before the first scheduled session of the board of review or at least 48 hours before the objection is heard if the objection is allowed under sub. (3) (a), requests the removal, except that no more than one member of the board of review may be removed under this subdivision.
  2. A member of the board of review has a conflict of interest under an ordinance of the municipality in regard to the objection.
  3. A member of the board of review has a bias in regard to the objection and, if a party requests the removal of a member for a bias, the party submits with the request an affidavit stating that the party believes that the member has a personal bias or prejudice against the party and stating the nature of that bias or prejudice.
- (b) A member of a board of review who would violate s. 19.59 by hearing an objection shall recuse himself or herself from that hearing. The municipal clerk shall provide to the department of revenue an affidavit declaring whether the requirement under this paragraph is fulfilled.
- (c) If a member or members are removed under par. (a) or are recused under par. (b), the board may replace the member or members or its remaining members may hear the objection, except that no fewer than 3 members may hear the objection.
- (6r) COMMENTS. Any person may provide to the municipal clerk written comments about valuations, assessment practices and the performance of an assessor. The clerk shall provide all of those comments to the appropriate municipal officer.
- (7) OBJECTIONS TO VALUATIONS.
- (a) The board of review may not hear an objection to the amount or valuation of property unless, at least 48 hours before the board's first scheduled meeting, the objector provides to the board's clerk written or oral notice of an intent to file an objection, except that, upon a showing of good cause and the submission of a written objection, the board shall waive that requirement during the first 2 hours of the board's first scheduled meeting, and the board may waive that requirement up to the end of the 5th day of the session or up to the end of the final day of the session if the session is less than 5 days with proof of extraordinary circumstances for failure to meet the 48-hour notice requirement and failure to appear before the board of review during the first 2 hours of the first scheduled meeting. Objections to the amount or valuation of property shall first be made in writing and

filed with the clerk of the board of review within the first 2 hours of the board's first scheduled meeting, except that, upon evidence of extraordinary circumstances, the board may waive that requirement up to the end of the 5th day of the session or up to the end of the final day of the session if the session is less than 5 days. The board may require such objections to be submitted on forms approved by the department of revenue, and the board shall require that any forms include stated valuations of the property in question. Persons who own land and improvements to that land may object to the aggregate valuation of that land and improvements to that land, but no person who owns land and improvements to that land may object only to the valuation of that land or only to the valuation of improvements to that land. No person shall be allowed in any action or proceedings to question the amount or valuation of property unless such written objection has been filed and such person in good faith presented evidence to such board in support of such objections and made full disclosure before said board, under oath of all of that person's property liable to assessment in such district and the value thereof. The requirement that it be in writing may be waived by express action of the board.

- (aa) No person shall be allowed to appear before the board of review, to testify to the board by telephone or to contest the amount of any assessment of real or personal property if the person has refused a reasonable written request by certified mail of the assessor to enter onto property to conduct an exterior view of the real or personal property being assessed.
- (ab) For the purpose of this section, the managing entity, as defined in s. 707.02 (15), or its designees, may be considered the taxpayer as an agent for the time-share owner, as defined in s. 707.02 (31), and may file one objection and make one appearance before the board of review concerning all objections relating to a particular real property improvement and the land associated with it. A time-share owner may file one objection and make one appearance before the board of review concerning the assessment

of the building unit in which he or she owns a time share.

- (ac) After the first meeting of the board of review and before the board's final adjournment, no person who is scheduled to appear before the board of review may contact, or provide information to, a member of the board about that person's objection except at a session of the board.
- (ad) No person may appear before the board of review, testify to the board by telephone or contest the amount of any assessment unless, at least 48 hours before the first meeting of the board or at least 48 hours before the objection is heard if the objection is allowed under sub. (3) (a), that person provides to the clerk of the board of review notice as to whether the person will ask for removal under sub. (6m) (a) and if so which member will be removed and the person's reasonable estimate of the length of time that the hearing will take.
- (ae) When appearing before the board, the person shall specify, in writing, the person's estimate of the value of the land and of the improvements that are the subject of the person's objection and specify the information that the person used to arrive at that estimate.
- (af) No person may appear before the board of review, testify to the board by telephone or object to a valuation; if that valuation was made by the assessor or the objector using the income method; unless no later than 7 days before the first meeting of the board of review the person supplies to the assessor all of the information about income and expenses, as specified in the manual under s. 73.03 (2a), that the assessor requests. The municipality or county shall provide by ordinance for the confidentiality of information about income and expenses that is provided to the assessor under this paragraph and shall provide exceptions for persons using the information in the discharge of duties imposed by law or of the duties of their office or by order of a court. The information that is provided under this paragraph is not subject to the right of inspection and copying under s. 19.35 (1) unless a court determines before the first meeting of the board of review that the information is inaccurate.

(bb) Upon receipt of an objection with respect to the assessment rolls of taxation districts prepared by a county assessor the board of review as constituted under s. 70.99 (10) may direct such objection to be investigated by the county board of assessors if such board has been established under s. 70.99 (10m). If such objection has been investigated by the county board of assessors as provided by s. 70.99 (10m), the county board of review may adopt the determination of county board of assessors unless the objector requests or the board of review orders a hearing. At least 2 days' notice of the time fixed for such hearing shall be given to the objector or the objector's attorney and to the corporation counsel. If the county board of review adopts the determination of the county board of assessors and no further hearing is held, the clerk of the board of review shall record the adoption in the minutes of the board and shall correct the assessment roll as provided by s. 70.48.

(8) HEARING. The board shall hear upon oath all persons who appear before it in relation to the assessment. Instead of appearing in person at the hearing, the board may allow the property owner, or the property owner's representative, at the request of either person, to appear before the board, under oath, by telephone or to submit written statements, under oath, to the board. The board shall hear upon oath, by telephone, all ill or disabled persons who present to the board a letter from a physician, physician assistant, or advanced practice nurse prescriber certified under s. 441.16 (2) that confirms their illness or disability. At the request of the property owner or the property owner's representative, the board may postpone and reschedule a hearing under this subsection, but may not postpone and reschedule a hearing more than once during the same session for the same property. The board at such hearing shall proceed as follows:

NOTE: Sub. (8) (intro.) is shown as amended eff. 4-1-22 by 2021 Wis. Act 23. Prior to 4-1-22 it reads:

(8) HEARING. The board shall hear upon oath all persons who appear before it in relation to the assessment. Instead of appearing in person at the hearing, the board may allow the property owner, or the property owner's representative, at the request of either person, to appear before the board, under oath, by telephone or to submit written statements, under oath, to the board. The board shall hear upon oath, by

telephone, all ill or disabled persons who present to the board a letter from a physician, osteopath, physician assistant, as defined in s. 448.01 (6), or advanced practice nurse prescriber certified under s. 441.16 (2) that confirms their illness or disability. At the request of the property owner or the property owner's representative, the board may postpone and reschedule a hearing under this subsection, but may not postpone and reschedule a hearing more than once during the same session for the same property. The board at such hearing shall proceed as follows:

- (a) The clerk shall swear all persons testifying before it or by telephone in relation to the assessment.
- (b) The owner or the owner's representatives and the owner's witnesses shall first be heard.
- (c) The board may examine under oath such persons as it believes have knowledge of the value of such property.
- (d) It may and upon request of the assessor or the objector shall compel the attendance of witnesses, except objectors who may testify by telephone, and the production of all books, inventories, appraisals, documents and other data which may throw light upon the value of property.
- (e) All proceedings shall be taken in full by a stenographer or by a recording device, the expense thereof to be paid by the district. The board may order that the notes be transcribed, and in case of an appeal or other court proceedings they shall be transcribed. If the proceedings are taken by a recording device, the clerk shall keep a list of persons speaking in the order in which they speak.
- (f) The clerk's notes, written objections and all other material submitted to the board of review, tape recordings of the proceedings and any other transcript of proceedings shall be retained for at least 7 years, shall be available for public inspection and copies of these items shall be supplied promptly at a reasonable time and place to anyone requesting them at the requester's expense.
- (g) All determinations of objections shall be by roll call vote.
- (h) The assessor shall provide to the board specific information about the validity of the valuation to which objection is made and shall provide to the board the information that the assessor used to determine that valuation.

2019–20 Wisconsin Statutes updated through 2021 Wis. Act 86 and through all Supreme Court and Controlled Substances Board Orders filed before and in effect on December 1, 2021. Published and certified under s. 35.18. Changes effective after December 1, 2021, are designated by NOTES. (Published 12–1–21)

# 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 *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

**Complete all sections:**

<b>Section 1: Property Owner / Agent Information</b>				<b>* If agent, submit written authorization (Form PA-105) with this form</b>			
Property owner name (on changed assessment notice) <i>Michelle &amp; Ben Merz</i>				Agent name (if applicable)			
Owner mailing address <i>404 W. Ravine Baye Rd.</i>				Agent mailing address			
City <i>Bay Side</i>		State <i>WI</i>	Zip <i>53217</i>	City		State	Zip
Owner phone <i>(414) 351-1293</i>		Email <i>cmelonin@wi.m.com</i>		Owner phone ( ) -		Email	

<b>Section 2: Assessment Information and Opinion of Value</b>			
Property address <i>404 W. Ravine Baye</i>		Legal description or parcel no. (on changed assessment notice) <i>#016-0167-000</i>	
City <i>Bay Side</i>		State <i>WI</i>	Zip <i>53217</i>
Assessment shown on notice - Total <i>\$471,000</i>		Your opinion of assessed value - Total <i>not reflective of property fair market</i>	

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			<i>\$417,000</i>
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	

<b>Section 3: Reason for Objection and Basis of Estimate</b>	
Reason(s) for your objection: (Attach additional sheets if needed) <i>- comparable party sold attached</i> <i>- 2017 Accurate in-house inspection adjusted value downward</i>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <i>- correspondence on file with Accurate indicated comparable property not raised</i>

**Section 4: Other Property Information**

A. Within the last 10 years, did you acquire the property?  Yes  No  
 If Yes, provide acquisition price \$ \_\_\_\_\_ Date      -      -       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 \_\_\_\_\_  
 Date of changes      -      -      Cost of changes \$ \_\_\_\_\_ 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)      -      to      -       
(mm-dd-yyyy) (mm-dd-yyyy)  
 Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_

D. Within the last five years, was this property appraised?  Yes  No  
 If Yes, provide: Date      -      -      Value \_\_\_\_\_ Purpose of appraisal *Accurate inspection & appraisal*  
(mm-dd-yyyy)  
 If this property had more than one appraisal, provide the requested information for each appraisal. *(2016) home equity assessment*

**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 20-30 minutes. *(30 realistic)*

Property owner or Agent signature <i>Michelle Merz</i>	Date (mm-dd-yyyy) <i>7-10-22</i>
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Contained within:  
(MM: 7/11/22)

1. Completed Objection Form Village of Bayside: Submitted July 11, 2022
2. Letter to the Board of Review (BOR) for Objection to 2022 Assessment 404 W. Ravine Baye Road, Bayside. Written July 10, 2022 by Michele Merens, co-owner of property.
3. Material copied for Exhibits A-E to accompany objection form and letter to the Board

Exhibit A: "Common Assessment Questions" Handout, date and source unknown

Exhibit B: 2017 letter scheduling Accurate in-home assessment of 404 W. Ravine Baye  
2016 Bank Home Equity Loan Appraisal

Exhibit C: Accurate's Comparable properties (3-4) on 2022 assessment rolls  
Zillow and Trulia materials online attesting to 2021 sales history and details

Exhibit D: Partial letters from M. Merens citing comparable assessment property as  
424 W. Ravine Baye to various Village Assessors (including Accurate) over  
2000s, submitted where this claim can be highlighted for relevance.

Exhibit E: 2022 Bayside Assessment rolls, p. 84 listing total property assessments for  
404 W. Ravine Baye Road and 424 W. Ravine Baye Road.

# 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 *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

**Complete all sections:**

<b>Section 1: Property Owner / Agent Information</b>				<b>* If agent, submit written authorization (Form PA-105) with this form</b>			
Property owner name (on changed assessment notice) <i>Michelle &amp; Ben Merits</i>				Agent name (if applicable)			
Owner mailing address <i>404 W. Ravine Bay Rd.</i>				Agent mailing address			
City <i>Bayside</i>		State <i>WI</i>	Zip <i>53217</i>	City		State	Zip
Owner phone <i>(414) 351-1293</i>		Email <i>cmelmerin@wi.net.com</i>		Owner phone ( )		Email	

<b>Section 2: Assessment Information and Opinion of Value</b>			
Property address <i>404 W. Ravine Bay Rd.</i>		Legal description or parcel no. (on changed assessment notice) <i>#016-0167-000</i>	
City <i>Bayside</i>	State <i>WI</i>	Zip <i>53217</i>	<i>overvalued, requesting reconsideration</i>
Assessment shown on notice - Total <i>\$471,000</i>		Your opinion of assessed value - Total <i>not reflective of quality, fair market</i>	

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	

<b>Section 3: Reason for Objection and Basis of Estimate</b>	
Reason(s) for your objection: (Attach additional sheets if needed) <i>- comparable party (see attached)</i> <i>- 2017 Account in hand inspection reported value \$100,000</i>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <i>- comparable with Account</i> <i>indicated comparable property not used</i>

**Section 4: Other Property Information**

A. Within the last 10 years, did you acquire the property?  Yes  No  
 If Yes, provide acquisition price \$ \_\_\_\_\_ Date      -      -       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 \_\_\_\_\_  
 Date of changes      -      -      Cost of changes \$ \_\_\_\_\_ 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)      -      to      -       
(mm-dd-yyyy) (mm-dd-yyyy)  
 Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_

D. Within the last five years, was this property appraised?  Yes  No  
 If Yes, provide: Date      -      -      Value \_\_\_\_\_ Purpose of appraisal *Account inspection*  
(mm-dd-yyyy)  
 If this property had more than one appraisal, provide the requested information for each appraisal. *(2016) home equity assessment*

**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 20-30 minutes. *(30 realistic)*

Property owner or Agent signature <i>Michelle Merits</i>	Date (mm-dd-yyyy) <i>7-10-22</i>
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# Village of Bayside, Milwaukee & Ozaukee County

## 2022 Notice of Changed Assessment

THIS IS NOT A TAX BILL

Under state law (Sec. 70.365, Wis. Stats.), your property assessment for the current year is listed below.

### Property Owner

296\*1\*\*\*\*\*AUTO\*\*5-DIGIT 53217  
 MERENS, BENNET H  
 MICHELE A MERENS  
 404 W RAVINE BAYE RD  
 BAYSIDE WI 53217-1337



### Parcel Information

Parcel #: 016-0167-000  
 Address: 404 W RAVINE BAYE RD  
 Legal Description:  
 RAVINE BAYE ESTATES NO 1 LOT 4

*Handwritten notes:*  
 SL...  
 call  
 NO...  
 8:30-10:30

### General Information

**Open Book:** June 14th, 1:00 p.m. - 3:00 p.m. (Roll Viewing)  
**Board of Review:** July 19th, 8:30 a.m. - 10:30 a.m.  
**Meeting Location:** Bayside Village Hall  
 9075 North Regent Road  
 Bayside, WI 53217

### Contact Information

**Assessor:** Accurate Appraisal, LLC  
 Lori Sacco  
 920-749-8098  
 info@accurateassessor.com

**Municipal Clerk:** Rachel Safstrom  
 414-206-3913  
 rsafstrom@baysidewi.gov

*Handwritten note:*  
 call b...s

### Assessment Information

State law (sec. 70.32, Wis. Stats.) requires the assessment of taxable property (except agricultural, agricultural forest, and undeveloped) at full value as of January 1 each year. Assessments at a percentage of full value are acceptable when applied uniformly. To determine if your assessment is fair, you must analyze it in relation to full value. This is done by dividing your assessment by the general level of assessment for your municipality.

Under Wisconsin law, generally, the assessor may not change the assessment of property based solely on the recent arm's length sale of the property without adjusting the assessed value of comparable properties in the same market area. For information on the assessment of properties that have recently sold, visit the Internet site of the Department of Revenue at <https://www.revenue.wi.gov/Pages/ERETR/data-home.aspx>.

Year	Assessment Change			PFC / MFL
	Land	Imp/Bldgs	Total	
2021	\$ 148,800	\$ 249,000	\$ 397,800	\$
2022	\$ 148,800	\$ 322,200	\$ 471,000	\$
Total assessment change			\$ 73,200	\$
<b>Reason for change(s)</b>				
18 - Market Adjustment				
<b>Preliminary General Level of Assessment</b>		100 %		
Note: If an Agricultural Land Conversion Charge Form PR-298 is enclosed, you must pay a conversion charge under state law (sec. 74.485, Wis. Stats.).				

### To Appeal Your Assessment

**First, discuss with your local assessor** – questions can often be answered by the assessor and not require an appeal to Board of Review (BOR).

**To file a formal appeal** – give notice of your intent to appeal by contacting the BOR clerk at least 48 hours before the BOR begins. Complete and file your appeal form with the BOR clerk no later than the first two hours of the BOR's first meeting. Make sure you have a completed form or the BOR may not review your appeal.

#### For more information on the appeal process:

- Contact your municipal clerk listed above
- Review the "Guide for Property Owners" (<https://www.revenue.wi.gov/Pages/HTML/govpub.aspx>). Contact DOR for a paper copy at [bapdor@wisconsin.gov](mailto:bapdor@wisconsin.gov) or (608) 266-7750.



July 11, 2022

To Members of The Bayside Board of Review:

My name is Michele Merens, and I wish to address a 2022 assessment overvaluation of my property, 404 W. Ravine Baye Road by Accurate Appraisal LLC..

I am challenging an 18% rise in 404 W. Ravine Baye's total assessment from \$397,800 in 2021 to \$471,000 in 2022.

According to a handout **Exhibit A, Common Assessment Questions**, "...When assessments are not frequently adjusted as market value changes occur, the assessments rapidly become inequitable causing unfair tax burdens..."

"...The Assessor's Office has a record of your property and its characteristics retained from the last inspection. These characteristics are compared to the characteristics of recent sales to determine how your property compares to the sales."

I am prepared to offer up evidence which shows:

--That 404 W. Ravine Baye Road was inspected by Accurate at their request in 2017 and the property was assessed to fair market value off that inspection in 2018.

According to the Objection to Real Property Assessment form, this inspection would qualify as an third part arms-length appraisal done within a five-year period.

Accurate's 2021 comps do not acknowledge many of the details of our home noted at that inspection.

In contrast, we have repeatedly cited (and Accurate has previously accepted our claims) that 424 W. Ravine Baye Road is the closest tracking comparable to our own property.

Yet 424 W. Ravine Baye Road did not see a comparable rise as our property did on the 2022 assessment rolls.

This seems to constitute an upwards adjustment on our assessment that "rapidly become[s] inequitable causing unfair tax burdens" for us as property owners living on the same block.

- 1. Value of 404 W. Ravine Baye Road reset following 2017 Accurate in-house inspection (Exhibit B)**

This property is a brick and wood home with nine rooms, 4 bedrooms and 2 ½ baths, a 2 car garage. It was built in 1979 and its approximate living sq. footage is 2972 (3230 total sq footage). It has had a B+ and B rating for condition in the time we have been here, scaling downwards due to a lack of a first floor laundry room, a whirlpool tub and shower in the master bath, a central vacuum system and circular driveway. These are all qualities which add to value in resale and which many of our neighbors have, according to a 2003 village inspector's report on our home. (See Exhibit B). None of these changes have been made since that time.

In **Exhibit B**, please find a more recent 2017 letter scheduling a requested in-home inspection by Accurate staff, my handwritten notation of a scheduled date agreed upon for the inspection, and a subsequent readjustment of value on my 2018 home assessment to \$393,000.

I am also supplementing the Accurate letter with a 2016 home equity loan appraisal confirming a slightly lesser valuation of \$380,000 on our property.

Unlike Accurate, my 2016 appraiser or their counsel is not present and so I understand this second document only has supporting value in this review.

However, I can again state that we have not made significant upgrades or structural changes in our home since Accurate's 2017 inspection, only obtaining new kitchen countertops, a refrigerator, and stovetop after these items broke due to age. Again, Accurate is welcome to visit to confirm these claims.

## 2. Inexact comps. offered up by Accurate for 2022 assessment revaluation (Exhibit C)

In my phone call with Ms. Lori Sacco of Accurate on June 15, I was told the average rise in fair market value for the village was at 16%, but our home rated above average at 18%. I was not given a reason for this judgment other than three 2021 home sale numbers Ms. Sacco provided as comparables.

In Exhibit C, please note Accurate's roll information on each of these sold Bayside properties, as well as online realtor (Zillow and Truli) listings citing their selling history and details and presented as public information.

**Accurate Comp A: 9400 N. Fairway - 4 bdrm, 3 bath (2 ½) built 1967 3451 sq. ft. sold 9/30/2021 for \$455K.**

In reviewing the sales history for this comp, I noticed this home's selling price on 7/21 started at \$499K.

This home sold at \$455K in September, a \$45K price drop off original listing.

The home also seems to be assessed at \$439,000 total in Accurate's 2022 rolls, lower than its actual sales price:

Importantly to the final sales price, I also note this home has 450 sq. ft. more living space than our property, or in total sq footage, roughly 200 more overall. It also has a different school district, the Stormonth/Bayside school district.

**Accurate Comp B: 950 W. Jonathan – 5 bdrm, 3 bath (2 ½) 0.51 acre, sold 10/8/21 for \$500K.**

This home sold at 3% over a list price of \$485,000 according to Trulia.com, reflecting a 2021 seller's market where people were looking to capitalize on a low-interest rates.

Taxes on this property in 2019 were \$10,782, similar to ours. This home also has 2872 living space sq. footage similar to ours, and a larger lot at 0.51.

Where this home is not similar is in its number of five bedrooms to our four. It also was advertised as having a first floor laundry room as well as a master suite bedroom with a spa bath and large walk-in closet, which our property does not.

**Accurate Comp C: 9290 N. Fairway – 4 bdrm, 3 bath (2 ½) 11 rooms, 2825 sq. footage sold 8/12/2021 for \$555K. \***

Please note this home sold 11% higher than the asking price of \$499,900 in August 2021. This would be a reasonable attempt at securing the home during a time of low-interest rates in 2021.

9290 N. Fairway advertised on Trulia in April 2022 (when actively on sale) is advertised as "remodeled throughout," with features including a walk in closet in the master bedroom, multiple skylights, and a laundry room on the first floor.

Accurate's 2022 roll assessment for 9290 N. Fairway seems to reflect a significant remodel of this property as the land is valued at \$115,900 but the home improvements alone are listed at \$439,100.

It is hard to understand how this home is comparable to ours, when our entire home and property are listed as \$471,000 in 2022 rolls.

And we still lack a first floor laundry, skylights, and walk-in closet in our master bedroom, in comparison to this property.

I may have misheard one listing in our phone conversation as it was rushed due to Ms. Sacco running late on that day's scheduled appointments. If in fact, I misheard Ms.

**Supplementary Comp: 9250 N. Fairway. Sold for \$522,000 on 3/10/2021, 4 bedrooms, 3 baths, 3292 sq. ft, 0.61 lot.**

Please note this home has sold three times in last four years.

Since the 3/2021 sale at \$522,000, the home was again sold for \$725,000 in May 2022.

Prior to the 3/2021 sale at \$555,000, the home was sold in January 2020 for \$325,000.

Ms. Sacco said only 2021 sales were relevant to Accurate's latest assessment of homes. Therefore, neither a 2022 sale increase of more than \$100,000 nor this home's prior sale in 2019 in the \$300,000s are presumably relevant as part of this home's sales history.

But multiple sales and advertised high-end renovations hint of a possible "flipped" or at least heavily renovated property in comparison to our own. Active advertising for this home in 2022 noted a full soaking tub as well as shower, walk-in closet in master suite, a bonus room which could be used as 5<sup>th</sup> bedroom, a laundry room and mud room in back hall with marble floors.

If any of these four comps are allowed to stand, they would not parallel the results of Accurate's own onsite 2017 inspection and assessment reevaluation of our home.

**3. Accurate's failure to check its 2022 assessment reevaluation against its 404 W. Ravine Baye property file, presumably in its possession. (Exhibit D)**

Only a tiny number of homes on East and West Ravine Baye Roads have similar square footage, number of rooms, age, condition, locale, and are served by the same school district.

As many of you know, homes are sold from the \$300,000s to \$1,000,000+ on these two long blocks and home owners pay annual property taxes across the spectrum.

Thus, I have always felt it important to challenge any assessment of 404 W. Ravine Baye Road with evidence of comps that are truly similar to our property.

Please see Exhibit D which presents a sampling of our assessment appeals to Accurate and other village assessors since 1994.

Past correspondence indicates we have consistently found 424 W. Ravine Baye Road to be a most fitting comp to our property.

This property has pegged to similar fair market valuations as ours for 27 years, despite three fair market sales and changes in its ownership during that time.

Like our home, it is a brick 4 bedroom and 2 ½ bath colonial with similar square footage in living space, 2866 sq. ft. It was built in 1987 and is situated on the same side of the street only two houses away. It is closer to the train tracks than our home, but Accurate nonetheless gave it a slightly higher 2022 land value than our property. **Please see Exhibit E.**

**404 W. Ravine Baye Road (0160167) \$148,800 land**

**424 W. Ravine Baye Road (0160165) \$149,100 land**

Like our property, 424 W. Ravine Baye Road also sits between two W. Ravine Baye homes/lots on our side of the block which have higher assessments on the 2022 rolls.

346 W. Ravine Baye Road (0160168) 2022 total: \$475, 900.

**404 W Ravine Baye Road (0160167) 2022 total: \$471,000**

414 W. Ravine Baye Road (0160166) 2022 total: \$522,900

414 W. Ravine Baye Road (0160166) 2022 total: \$522,900

**424 W. Ravine Baye Road (0160165) 2022 total: \$417,000**

444 W. Ravine Baye Road (Tianen) 2022 total: \$487,300

Most importantly to this review, please note in Exhibit E results of the 2022 rolls (p. 84) 404 W. Ravine Baye's total assessment was dramatically upgraded by \$73,000 this year, allegedly due to fair market revaluations throughout the village.

However, 424 W. Ravine Baye, did NOT have its fair market valuation raised in 2022 to similar levels.

**404 W. Ravine Baye: Land: \$148,800 Home Improvements: \$322,200 Total: \$471,000**

**424 W. Ravine Baye: Land: \$149,100 Home Improvements: \$267,900 Total: \$417,000**

I do not know if my neighbors offered Accurate a third-party appraisal which justified this home valuation for 2022. That is not my business, nor the substance of my defense.

But given an Accurate inspector's 2017 visit to our home, I cannot understand why the company's firsthand evaluation of our property is no longer in play and serving as evidence of an appraisal within a five-year period.

Nor can I fathom why a decades-old comparable property repeatedly identified and accepted in our assessment appeals to Accurate is now being overlooked.

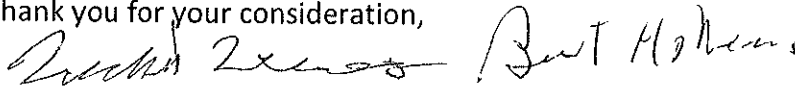
We do not ask the Board or assessor to revisit the 424 W. Ravine Baye's assessment for 2022 as we view it as sound and correct.

However, we do hope the Board will recognize two highly comparable Bayside properties received significantly different assessments of value in 2022, following more than two decades of tracking in similar ways and for no evident reason.

We ask the Board to realize we stand to take on unfair financial burdens compared to our neighbors if this current assessment on our property holds.

We also ask for a readjustment of our 2022 assessment to levels that track with our historically closest comparable rather than to comps that do not reflect the true fair market value of our home.

Thank you for your consideration,



Michele (and Bennet) Merens  
404 W. Ravine Baye Road  
Bayside, WI 53217  
(414) 351-1293 (Michele Merens)  
(414) 403-0511 (Ben Merens)  
[comeonin@wi.rr.com](mailto:comeonin@wi.rr.com)  
[ben@benmerens.com](mailto:ben@benmerens.com)

Exhibit A

## Common Assessment Questions

Why does our community have to update our assessed values?

As property values change, the assessor should maintain a consistent relationship between your property's actual market value and the corresponding assessed value. When assessments are not frequently adjusted as market value changes occur, the assessments rapidly become inequitable causing unfair tax burdens. In addition, annual updates of the assessed values avoid the problems/costs associated with the inevitable major periodic revaluations required by state law when communities do not update annually.

I have been told that the only reason for assessment update is to raise taxes. Is this true?  
No. The assessment update has no impact on the total amount of taxes collected. However, it may change your property's percentage share of total taxes collected up, down, or have a minimal effect.

But if my assessed value goes up, won't my taxes go up accordingly?

Not necessarily. Because property values are generally rising, most property owners can expect some increase in their assessed value. However:

- If your percent change is less than the average, your share of the total municipal taxes will actually go down. This is because your percent share of the community value is less than before.
- If your percent change is greater than the average, your percentage share of taxes will rise, but usually less than the direct percent increase in value. This is because the mill rate used to calculate the tax bill will fall by the same proportionate change as the average increase in assessment.

Of course, the budgeting process may require an additional tax levy due to increases in municipal, school, county, or other taxing district costs. However, that increase would not be a result of valuation changes and would affect your tax bill even if the valuation changes did not occur.

Can I predict what the impact of these value changes will have on my property taxes?

Not to an exact degree. However, you can get some idea of the general effect on your property's assessment by reviewing the "Fair Market Value" on your last tax statement.

- If that value is considerably above the selling price of similar properties in your area, your percentage share of taxes will probably fall.
- If the indicated "Fair Market Value" is approximately where similar properties are selling, the update will probably have little, if any, effect on your property.
- If the "Fair Market Value" is considerably below what you believe your property is worth, you can anticipate some increase in your tax share.

Can the Assessor's Office change my assessment without inspecting my property during the current year?

Yes. Wisconsin law requires assessed values to be "at the value that could ordinarily be obtained, therefore, at private sale" -- In other words, at the property's market value. The Assessor's Office has a record of your property and its characteristics retained from the last inspection. These characteristics are compared to the characteristics of recent sales to determine how your property compares to the sales. Each property is inspected on a rotating cycle to insure records are maintained in an accurate condition. (However, most properties do not change in size, condition, and features in a short period of time without the assessor being notified through the building permits or other community records.)



Exhibit B



PO Box 415  
Menasha, WI 54952  
Ph: 1-800-770-3927  
Email: [info@accurateassessor.com](mailto:info@accurateassessor.com)

April 13th, 2017

MERENS, BENNET H  
MICHELE A MERENS  
404 W RAVINE BAYE RD  
BAYSIDE, WI 532171337

5/23/17  
3  
7

wed 4/26  
11:30  
am

Dear Village of Bayside Property Owner,

Accurate Appraisal, the Village of Bayside's contracted assessor, will begin their fieldwork on **April 24th, 2017**. The village's goal is to maintain "full value" assessments and to make sure that all properties are valued on a fair and equitable basis so each property owner pays only their fair share of the property taxes. This means that ALL properties will be revalued on a yearly basis to maintain 100% market value assessments. These assessments are as of January 1<sup>st</sup> of each year and are based on the market for the preceding year.

Not every property in the Village will be inspected annually. The inspection cycle is that 100% of all non-manufacturing parcels will be inspected in a six-year cycle (one-sixth of properties per year). To assure the attainment of this objective, the Village has instituted the following annual inspection cycle to be completed by Accurate: (a) new construction, tax exempt status changes shall be inspected; (b) properties affected by legal description changes, building removal, fire, significant remodeling, or other major condition changes shall be inspected; (c) all sale properties shall be physically inspected

**Your property located at 404 W RAVINE BAYE RD, Parcel: 0160167 has been chosen for inspection this year.**

Please log on to [www.accurateassessor.com](http://www.accurateassessor.com) and click on the online scheduling link. Next, choose the walk thru assessment appointment link. Please follow the directions, as the entire process should take around five minutes. You will be prompted to enter a password for your municipality. Your **password is VB10**. If you do not have Internet access, please call us at 1-800-770-3927 to arrange an appointment for one of our assessors to complete the interior walk thru which takes approximately 10 minutes. Please have your name, address, telephone number and parcel number available when you schedule. If you are the owner of a property that tenants occupy, please contact them regarding the walk thru appointment. If you are no longer the owner of the property or received this letter in error, please call (add our 800 # if municipality taking calls) or email us at [info@accurateassessor.com](mailto:info@accurateassessor.com) and we will update our records.

**Please respond by April 21st, 2017**

**All of Accurate Appraisal's Assessors will carry identification and drive marked vehicles.**

Sincerely,

urate Appraisal, LLC

**Village of Bayside**  
**2018 Notice of Assessment Change**  
**"THIS IS NOT A TAX BILL"**

Under state law (Sec. 70.365, Wis. Stats.), your property assessment for the current year is listed below.

MERENS, BENNET H  
 MICHELE A MERENS  
 404 W RAVINE BAYE RD  
 BAYSIDE, WI 532171337

Address:  
 404 W RAVINE BAYE RD  
 Parcel #: 0160167

Year	Land	Improvement	Total
2017			
2018	\$148,800	\$245,100	\$393,900
	\$148,800	\$245,100	\$393,900
			Total Assessment Change: \$0

Reason for Change(s)
19-Open Book Change

General Information	
Open Book:	June 11, 2018 9 a.m. -12 p.m. and 1p.m. - 3 p.m.
Board of Review:	July 17, 2018 8:30 a.m. - 10:30 a.m.
Meeting Location:	Village Hall, Clerk of the Board of Review: Lynn Galyardt (414) 206-3913
For Information Call:	1-800-770-3927/question@accurateassessor.com
Contact:	Assessor, Accurate Appraisal, LLC, Jim Danielson

**Assessment information**

Wisconsin law requires that all taxable property (except agricultural, agricultural forest and undeveloped) is assessed at full market value as of January 1 each year. Assessments at a percentage of full market value are acceptable when applied uniformly. To determine if your assessment is fair, you must analyze it in relation to full market value. This is done by dividing your assessment by the general level of assessment for your municipality.

**To appeal your assessment**

First, discuss with your local assessor – minor errors and misunderstandings can often be corrected with the assessor instead of making a formal appeal.

To file a formal appeal – give notice of your intent to appeal by contacting the Board of Review (BOR) clerk at least 48 hours before the BOR begins. Complete and file your appeal form with the BOR clerk no later than the first two hours of the BOR's first meeting. Make sure you file a completed form or the BOR may not review your appeal.

To appeal your assessment in Madison or Milwaukee – you must file your appeal with that city's Board of Assessors. For more information, visit the appropriate website.

- Madison: [cityofmadison.com/assessor/assessmentappeals.cfm](http://cityofmadison.com/assessor/assessmentappeals.cfm)
- Milwaukee: [city.milwaukee.gov/AssessmentAppeals796.htm](http://city.milwaukee.gov/AssessmentAppeals796.htm)

For more information on the appeal process:

- Contact your municipal clerk listed above
- Review the "Property Assessment Appeal Guide for Wisconsin Real Property Owners"
  - » Visit [revenue.wi.gov](http://revenue.wi.gov) and search keyword "Assessment Appeal"
  - » Contact the Department of Revenue, Office of Technical and Assessment Services, Box 8971, Madison WI 53708-8971 to request a copy of the guide



All of us serving you

Dear BENNET,

An important step in your loan application process is the evaluation of the real estate property. An appraisal is conducted to assist the mortgage lender in making a lending decision. Pursuant to Regulatory requirements, a copy of the appraisal or evaluation is forwarded to the loan applicant. A copy of the appraisal report is enclosed.

If you have any questions, please contact your banker for assistance.

Sincerely,

U.S. Bank



The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided that the applicant has the capacity to enter into a binding contract), because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith executed any right under the Consumer Credit Protection Act. The federal agency that administers compliance with this law concerning this creditor is Comptroller of the Currency, Customer Assistance Group, 1301 McKinney Street, Suite 3450, Houston, TX 77010-9050.

**Client Information**

Client U.S. BANK, N.A.

Order Date 08/18/2016

Inspection Date 08/20/2016

File Number 50769334

Client Ref ID 20162304115851

**Subject Property Data**

Property Type Single Family Residential

Property Location Suburban

Address 404 RAVINE BAYE RD W

City BAYSIDE

State WI

Zip 53217

**Value**

Market Value

380000

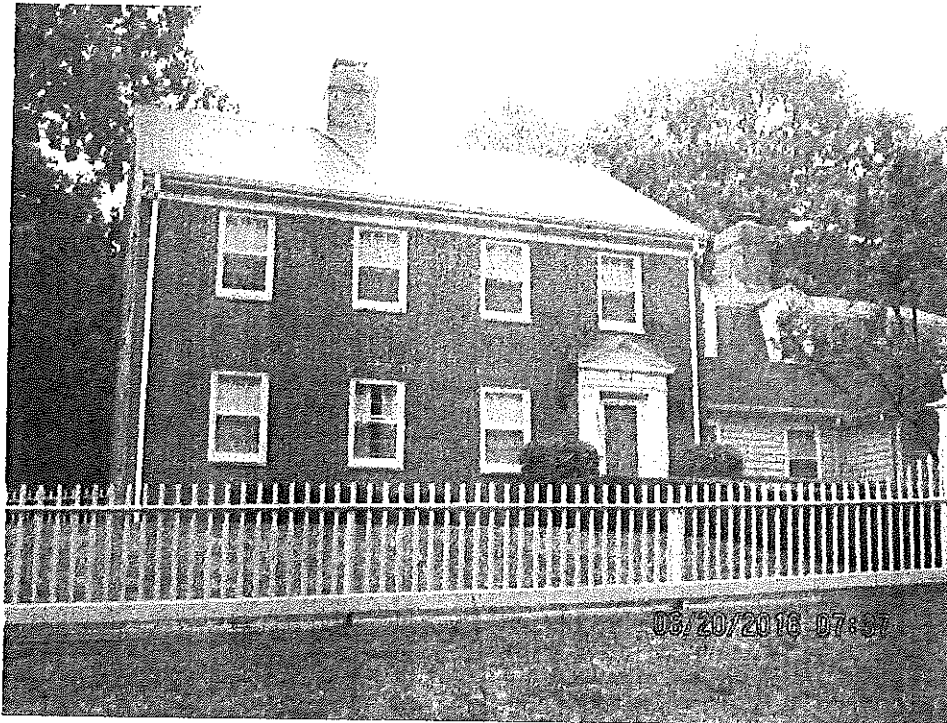
Effective Date

08/22/2016

**Property Condition**

The Subject Property is in Equal condition compared to the neighborhood. The Subject Property is observed to be in Good condition.

**Subject Property**



# Desktop w/Inspection™ Restricted Appraisal Report

File Number 50769334  
Client Reference ID 20162304115851

### Comparable Sales Analysis

	Subject	Sale 1		Sale 2		Sale 3	
Street Address	404 W RAVINE BAYE RD	9300 N FAIRWAY DR		215 W ZEDLER LN		9026 N REXLEIGH DR	
City	BAYSIDE	MILWAUKEE		MEQUON		BAYSIDE	
State/Zip	WI 53217	WI 53217		WI 53092		WI 53217	
Data Source	Public Records	MLS		MLS		Public Records	
Sale Price	0	380000	0	385000	0	385000	0
Sale Date		08/18/2016	0	08/15/2016	0	06/23/2016	0
Distance (mi)		0.508	0	0.492	0	0.896	0
Site Size (acres)	0.38	0.51	0	0.94	-15500	0.34	0
Age (Years)	37	49	0	40	0	57	4000
Bedrooms	4	4	0	4	0	4	0
Baths (F/H)	2 1	2 1	0	2 1	0	2 1	0
Living Area (s.f.)	2840	3069	-4600	2510	6600	2475	7300
Basement	Full	Full	0	Full	0	Full	0
Pool	No	No	0	No	0	No	0
Garage	2 cars	2 cars	0	2 cars	0	2 cars	0
Other			0		0		0
Adjusted Values	Net Adj (%)	-1.2	375400	-2.3	376100	2.9	396300
	Gross Adj (%)	1.2		5.7		2.9	

### Analysis of Current Listing

### Current Listing Information

Subject currently listed? No      DOM      MLS#      Listing Date      Listing Price  
Listed in last 12 mos.? No

### Subject 3 Year Transaction History

	List Price	List Date	Sale Price	Sale Date	Buyer/Seller	Transfer Type
1						
2						
3						
4						
5						
6						

### Analysis of Prior Sales

# Desktop w/Inspection™ Restricted Appraisal Report

File Number 50769334  
Client Reference ID 20162304115851

**Client Information**

Client U.S. BANK, N.A.  
Branch RED SKY RISK SERVICES, LLC (HE)

Client Ref ID 20162304115851

**Subject Property Data**

Borrower MERENS, BENNET H  
Address 404 RAVINE BAYE RD W  
City BAYSIDE  
State WI  
Zip 53217  
Area Price Trend STABLE

Owner of Record MERENS BENNET H; MICHELE / Current Use Single Family  
Property Type Single Family Residential  
Subject Location Suburban  
# Prop for Sale on Street 0  
APN 016-0167-000  
Highest and Best Use: Residential

Attached/Detached Detached  
# of Units 1  
Property Interest Appraised Fee Simple  
# of Properties Sold in the Last 3 Months 4  
Zoning Residential

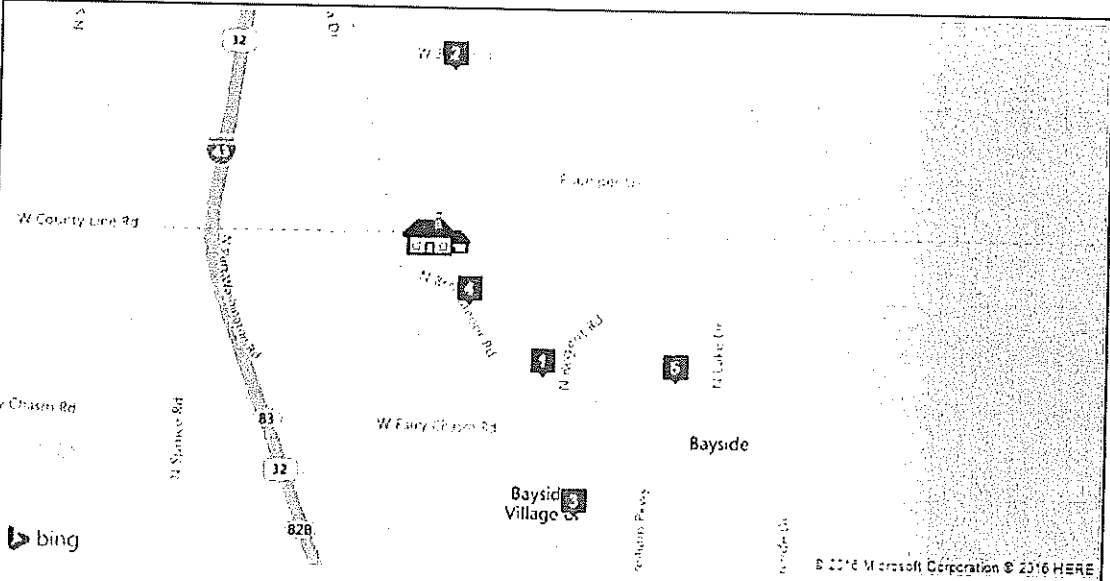
**Comparable Sales Data**

	Address	Type	Sale Price	Date	Dist- (mi)	Site (ac)	Age	Bed	Bath (F/H)	GLA	Bsmt	Pool	Sale Type	Source
Sub	404 W RAVINE BAYE RD	SFR	0		0.38	1979	4	2	1	2840	Full	No		Public Records
1	9300 N FAIRWAY DR	SFR	380000	08/18/2016	0.508	0.51	1967	4	2	3069	Full	No	Arms Length	MLS
2	215 W ZEDLER LN	SFR	385000	08/15/2016	0.492	0.94	1976	4	2	2510	Full	No	Arms Length	MLS
3	9026 N REXLEIGH DR	SFR	385000	06/23/2016	0.896	0.34	1959	4	2	2475	Full	No	Arms Length	Public Records
4	9450 N BROADMOOR RD	SFR	391000	09/30/2015	0.216	0.60	1971	4	2	2908	Full	No	Arms Length	MLS
5	830 E BAY POINT RD	SFR	350000	06/15/2016	0.817	0.54	1958	3	2	2521	Full	No	Arms Length	Public Records
6														
7														
8														
9														
10														
11														
12														
13														
14														
15														

### LOCATION MAP ADDENDUM

File # 50769334

Borrower/Client	MERENS, BENNET H		
Property Address	404 RAVINE BAYE RD W		
City	BAYSIDE	County	
		State	WI
		Zip Code	53217
Lender	U.S. BANK, N.A.		

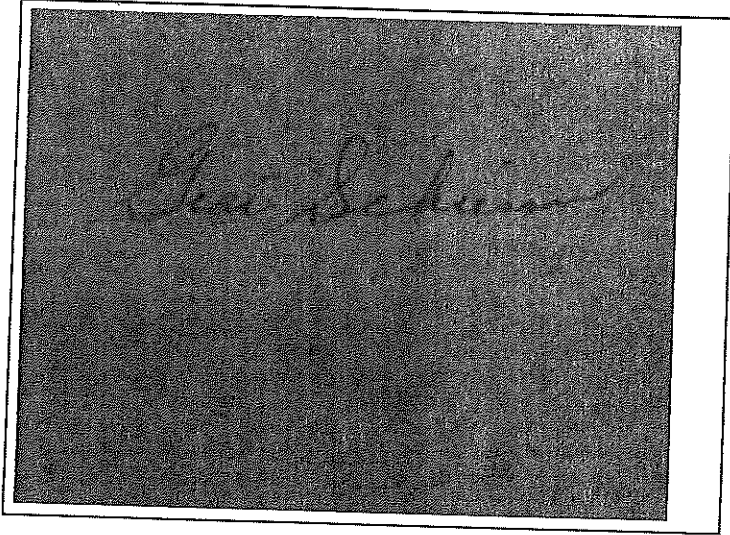




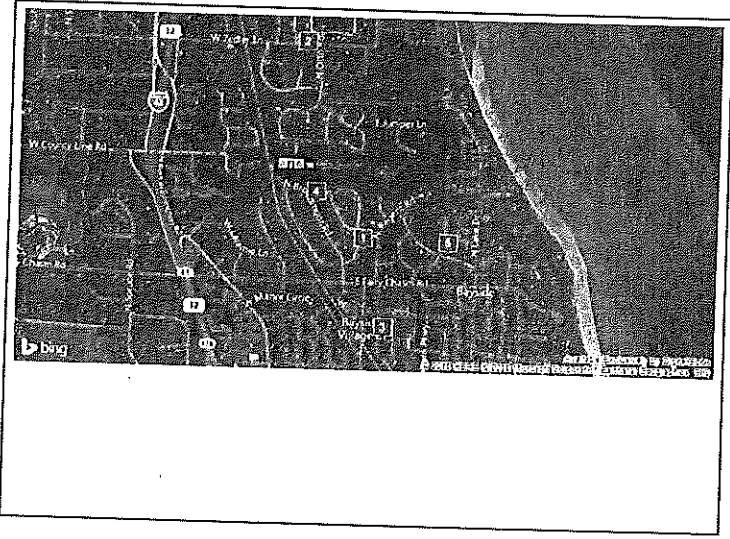
ADDITIONAL PHOTOGRAPH ADDENDUM

20162304115851

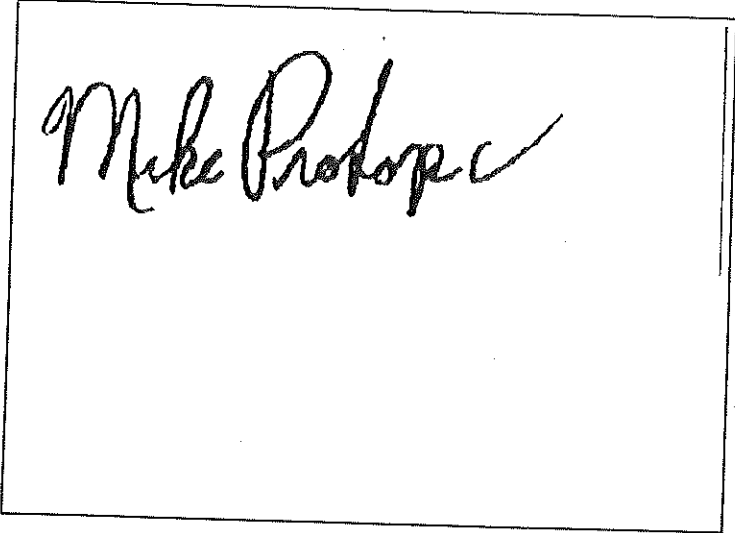
Borrower/Client MERENS, BENNET H File # 50769334  
 Property Address 404 RAVINE BAYE RD W  
 City BAYSIDE County \_\_\_\_\_ State WI Zip Code 53217  
 Lender U.S. BANK, N.A.



Agent Signature \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_



Satellite map \_\_\_\_\_  
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Reviewer Signature \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

# Desktop Analysis w/Inspection™

## Restricted Appraisal Report

File Number: 50769334  
 Client Reference ID: 20162304115851

### Appraiser Reconciliation

Owner of record: Merens, Bannet H. & Michele A. The subject is a 2 story home located in the Milwaukee suburb of Bayside WI within a developed residential neighborhood. The home, based on the PCR photos, is in above average condition and includes features that appear to be typical for the area. Subject has not sold within the past 3 years and has not been listed within the past 12 months. No adverse or favorable external influences were observed through mapping. Property values are currently stable per available sources. MLS indicated the typical price range for similar improvements in the subject's neighborhood is from \$300,000 to \$425,000, depending on condition, age, views, GLA, room count, lot size, amenities and distressed sales, etc. The comparables provided are within the subject's immediate marketplace and have similar overall features. Although subject's age of construction could not be bracketed, it has no material impact on this analysis as the sales selected appear to be similar for conditions and effective ages and are considered good purchase alternatives. Sale 1 is given most consideration due to overall similarity with supporting consideration given to the remaining sales.

Based on this desktop analysis, our Opinion of Value for the subject property is: **380000**

Effective Date of Appraisal: 08/22/2016

Date Of Report: 08/22/2016

Exposure Time: 90-120

Marketing Time: 90-120 days

### Prior Services Disclosure

I have  / have not  performed a service for the subject property in the past 3 years

Services Provided:

### Subject Property Observations (Source: Property Condition Report)

In Gated Community	No	Appears Habitable	Yes	Broken Windows/Doors	No
Property Maintenance	Good	Appears Occupied	Yes	Evidence of Roof Damage	No
Conforms to Neighborhood	No	For Sale Sign	No	Evidence of Structural Damage	No
Condition Compared to Neighborhood	Equal	Bank Owned Sale		Evidence of Siding Damage	No
Garage	Attached	Construction in Progress	No	Evidence of Fire Damage	No
Garage Condition	Good	Safety Concerns	No	Evidence of Water Damage	No

### Neighborhood Observations

Overhead Power lines	No	Freeway/Highway	No	Railroad Tracks	No
Commercial Uses	No	Airport/Flight Path	No		
Boarded up Homes	No	Waste Management Facility	No		

# Desktop <sup>Inspection</sup> w/Inspection™

## Restricted Appraisal Report

ie u e 50769334

lient Reference ID 20162304115851

### STATEMENT OF LIMITING CONDITIONS AND APPRAISER CERTIFICATION

**IDENTIFICATION OF REPORT TYPE:** This appraisal is a "Restricted Appraisal Report" for the property identified on page 1 of this report. Reporting requirements have therefore been completed in accordance with USPAP.

**INTENDED USER:** The client is the only intended user of this report. NO ONE OTHER THAN THE CLIENT IS AUTHORIZED TO USE THIS APPRAISAL REPORT.

**INTENDED USE:** This report is intended to be used by the identified client/user solely for internal risk assessment as it relates to the value of the subject property. No other use is intended.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and acting in what they consider their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Source: Office of the Comptroller of the Currency, under 12CFR, Part 34, Subpart C - Appraisals, 34.42 Definitions (g).)

**SCOPE OF WORK:** The client in this appraisal report has engaged the appraiser to provide an opinion of market value. Within the context of the identified intended use, the appropriate research and analysis for credible assignment results has been determined and defined by the appraiser. 1) **Inspection:** The data source used for the inspection is a property condition report performed by a local real estate professional. 2) **Market research:** The appraiser has relied upon data believed to be accurate, provided by public records, Multiple Listing Services and other online resources cited in the report. There is no personal property, fixtures or intangible items included in the opinion of value. 3) **Approach to Value:** The appraiser has relied upon the "Sales Comparison Approach" to value, selecting similar comparable sales to demonstrate the actions of buyers and sellers in the market, in accordance with USPAP.

**ASSUMPTIONS:** The appraiser has made the following extraordinary assumptions:

- 1) Relevant physical characteristics for the subject and comparable properties provided by cited data sources are accurate.
- 2) The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed by the inspecting professional during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. 3) Unless noted otherwise within the body of this report, the appraiser is unaware of any proposed changes to the current zoning. 4) There are no easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances, or other items of similar nature. Should any of these assumptions be discovered to be false, it may have a material impact on the opinion of value.

**APPRAISAL METHODS/RECONCILIATION:** The appraiser only utilized the sales comparison approach to value, as this approach most accurately reflects the activity of buyers and sellers, inherent in the definition of market value. The income approach and cost approach were not required for credible results within the context of the intended use.

#### USE RESTRICTION:

This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser's workfile.

If the subject property is in Michigan, the following applies: Appraisers are required to be licensed and are regulated by the Michigan Department of Labor and Economic Growth, P.O. Box 30018, Lansing, Michigan 48909.

#### APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have not made a personal inspection of the property that is the subject of this report.
- No other appraisers provided any assistance in the development of the appraisal results. A local real estate professional, Germaine Schlerow, WI #1739-94 (not an appraiser) did assist in the process by viewing the property from the street and providing the Property Condition Report, attached to this appraisal report, for the appraiser to consider in the analysis.
- If the subject property is in Alabama and completed by a trainee real property appraiser or state registered real property appraiser, the following "Appraiser's Certification" applies - This assignment was made subject to regulations of the State of Alabama Real Estate Appraisers Board.
- If the subject property is in Alabama and completed by a licensed real estate appraiser other than a trainee real property appraiser or a registered real property appraiser, the following "Appraiser's Certification" applies - This assignment was made subject to regulations of the State of Alabama Real Estate Appraisers Board. The undersigned state licensed real estate appraiser has met the requirements of the board that allow this report to be regarded as a "certified appraisal."
- If the subject property is in Georgia, the following "Appraiser's Certification applies" - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Georgia Real Estate Appraiser Classification and Regulation Act and the Rules and Regulations of the Georgia Real Estate Appraisers Board.
- If the subject property is in Illinois, the following "Appraiser's Certification" applies - The comments by the licensed real estate appraiser contained within this appraisal report on the condition of the property do not address "standards of practice" as defined in the Home Inspector License Act [225 ILCS 441] and 68 Ill. Adm. Code 1410 and are not to be considered a home inspection or home inspection report.

# Desktop Valuation/Inspection™ Restricted Appraisal Report

File Number: 50769334  
Client Reference ID: 20162304115851

### Contingent and Limiting Conditions

1. The appraiser used data that was obtained from sources deemed to be reliable. The appraiser is not responsible for any errors in information obtained from data reporting services.
2. The appraiser will not be liable for any consequential damages or lost profits, even if advised of their possibility, in connection with the report. The appraiser and ServiceLink's liability for any and all losses, damages or injuries arising out of any act or omission in connection with the report, shall be limited to the amount of the fee received by ServiceLink for such report.

### FEE DISCLOSURE

If the subject property is in Arizona, the following fee disclosure applies: SCOPE OF WORK- The compensation for this appraisal assignment is included in the appraiser's compensation as an employee of ServiceLink Valuation Solutions, LLC, A Black Knight Company and cannot be expressed as a dollar amount. The fee retained by ServiceLink for appraisal services related to this appraisal report is \$ 115.00 less the compensation apportioned to the appraiser.

If the subject property is in Illinois, the following disclosure applies: Certification - I certify that, to the best of my knowledge and belief, the appraiser is a salaried employee and received no appraisal fee for the assignment. The appraisal management company's Illinois registration number is \_\_\_\_\_ and it expires on \_\_\_\_\_.

If the subject property is in any state other than AZ or IL, the following disclosure applies: The compensation for this appraisal assignment is included in the appraiser's compensation as an employee of ServiceLink Valuation Solutions, LLC, A Black Knight Company, and cannot be expressed as a dollar amount. The fee retained by ServiceLink Valuation Solutions, LLC, for appraisal services related to this appraisal report is \$ 115.00 less the compensation apportioned to the appraiser.

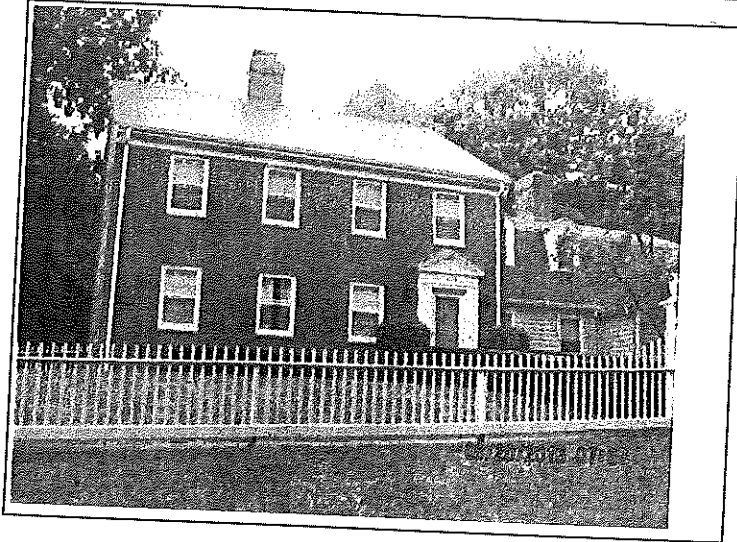
Appraiser Name: PROKOPEC, MICHAEL T  
 Date of Appraisal/Signature Date: 08/22/2016  
 License/Certification Number: 21214  
 License/Certification Expiration Date: 12/14/2017  
 Effective Date of Report: 08/22/2016

Signature: *Michael Prokopec*  
 Title: Wisconsin licensed appraiser  
 State of License/Certification: WI

ServiceLink Valuation Solutions, LLC's, \_\_\_\_\_ AMC License Number is \_\_\_\_\_

### SUBJECT PHOTOGRAPH ADDENDUM

Borrower/Client	<u>MERENS, BENNET H</u>	File #	<u>50769334</u>
Property Address	<u>404 RAVINE BAYE RD W</u>		
City	<u>BAYSIDE</u>	County	_____
		State	<u>WI</u>
Lender	<u>U.S. BANK, N.A.</u>	Zip Code	<u>53217</u>

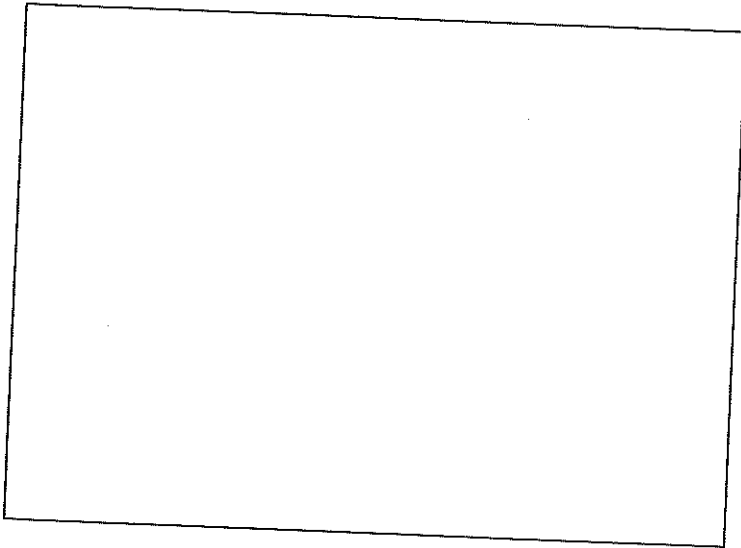


FRONT OF SUBJECT PROPERTY

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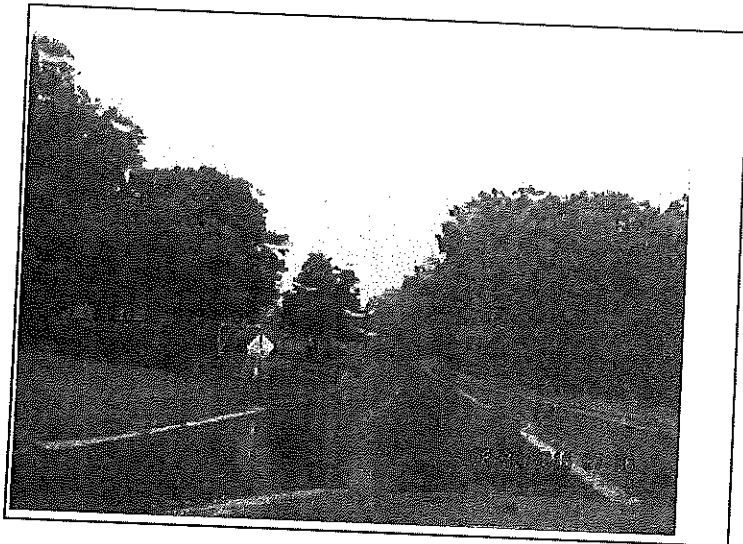


REAR OF SUBJECT PROPERTY

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STREET SCENE

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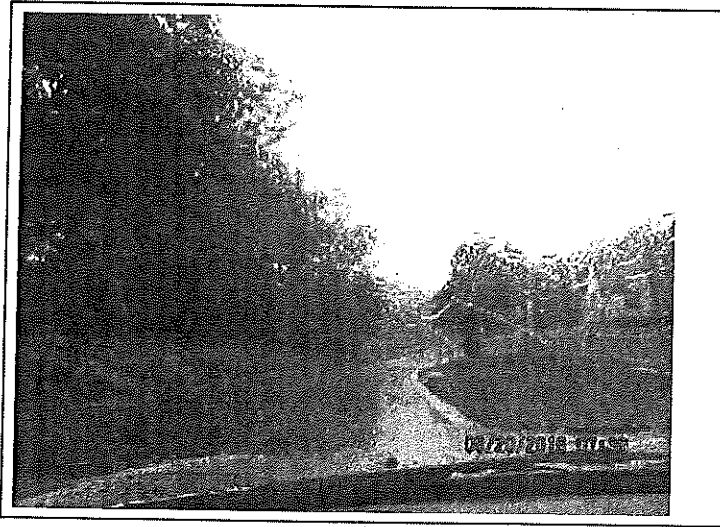
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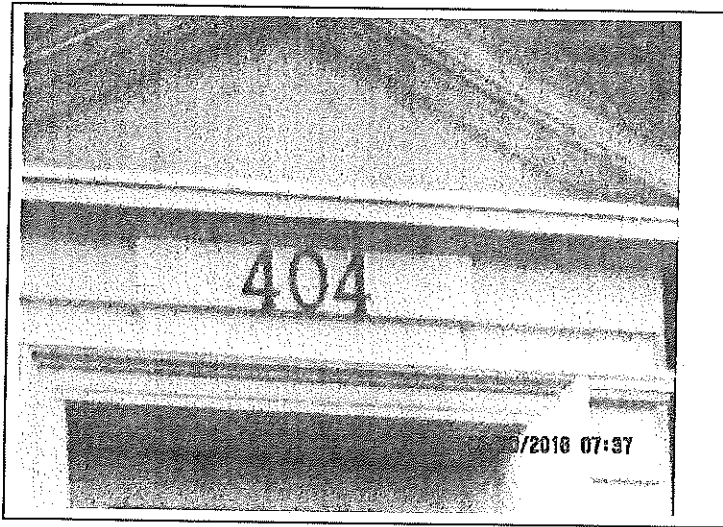
### ADDITIONAL PHOTOGRAPH ADDENDUM

File # 50769334

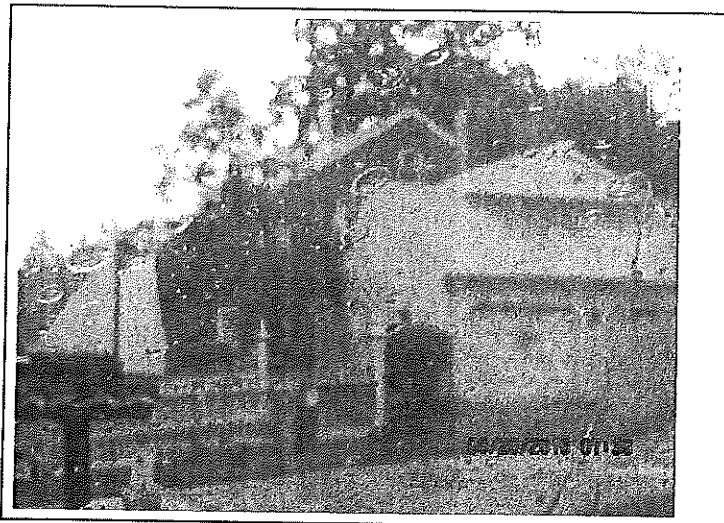
Borrower/Client <u>MERENS, BENNET H</u>				
Property Address <u>404 RAVINE BAYE RD W</u>				
City <u>BAYSIDE</u>	County _____	State <u>WI</u>	Zip Code <u>53217</u>	
Lender <u>U.S. BANK, N.A.</u>				



Alt Street \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Addr Verification \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Subj Misc 1 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

September 24, 2003

Village Assessor  
Village Clerk  
9075 N. Regent Road  
Bayside, WI 53217-1800

To All Parties Concerned:

This letter seeks a reconsideration of the assessment given on 404 W. Ravine Baye Road, Bayside, WI (\$429,200 for 2003-04) for the following reasons:

1. The new assessment moves our house from a 2002 assessment of \$357,300, an upwards gradation of approximately \$71,900, or 20% of its previous market value. It must be understood that our 2002 valuation was reached following a "special", that is, interior inspection of said property in spring 2001, by Mr. Fred Mathes, then assessor for Bayside, following our repeated requests for this inspection to verify property value. Mr. Mathes adjusted the 2001 condition of said property downwards (from B+ to B) following this inspection and confirmation that our property lacked certain expected items that would be found in a home in the high \$300,000 range; \*specifically a laundry room on the upper floors (ours is in the basement), a bathtub in the master bath, a 2-car garage and square footage of more than 3400 sq. ft..

Since Mr. Mathes' inspection, none of the above-mentioned items have changed in our house, keeping it within the mid-\$300,000 bracket, in terms of future resale, according to general realtor feedback. I would invite the new assessor into my home as soon as possible to confirm this information.

2. Prior to our coming to arrangement with Mr. Mathes in regards to the fair market value of our home in 2001, our property was assessed upwards at a rate of 5% or more *each year from 1996-2001*. In our view, upwards assessments on 404 W. Ravine Baye Road have annually targeted our home (but not our neighbors in any large-scale way) for the term of our 7-8 year residency here, abating only in 2002. Previous annual climbs in our valuation are certainly not reflected in the current round of assessments.

3. Let it be noted that homes which have sold in the mid \$300,000s on the block commanded less than 3400 square feet of living space historically, while homes with more than 3400 square feet have commanded prices of high \$300,000s to \$500,000 and beyond. This fact has been consistent for the past six years.

404 W. Ravine Baye Road is cited as a 4-bedroom, 2 ½ bath colonial residence with square footage of approximately 3,230 sq. ft. A survey of recently-sold homes in the





**NOTICE TO PETITIONERS TO  
THE BOARD OF REVIEW REGARDING  
USE OF APPRAISALS**

1. APPRAISALS OF YOUR PROPERTY WILL NOT BE ACCEPTED AS EVIDENCE OF VALUE UNLESS THE APPRAISER WHO PRODUCED THE APPRAISAL IS PRESENT AT THE BOARD OF REVIEW. If the appraiser is not present, the Board may consider comparable property and other information contained in the appraisal, but it will disregard any opinion of the value of your property which might be contained in the appraisal.

2. Appraisals must be provided to the Village Clerk at least 48 hours prior to your scheduled hearing. Failure to meet this requirement may result in the rescheduling of your hearing, or the denial of the appraisers opinion as evidence of value.

Exhibit C

YEAR 2022 State No.

ASSESSMENT ROLL FOR BAYSIDE Milwaukee COUNTY

PARCEL NUMBER	SCHOOL VOL/PAGE - REG. DEEDS DIST.	NAME & ADDRESS	SEC. TN. RANGE	DESCRIPTION OF PROPERTY	KEY TO CODES	TOTAL ACRES		ACREAGE & VALUE OF DESCRIPTION SUBJECT TO GENERAL PROPERTY TAX			TOTAL ACRES	TOTAL VALUE	EXEMPT FROM GENL. PROPERTY TAX	TOTAL ACRES THIS LINE
						OF DESC.	OF GENL. PROP. TAX	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE				
016-0083-000 0160083		MAPLE DALE- INDIAN HILL 1897		9360 N FAIRWAY DR NORTH SHORE EAST LOT 14 BLK 3	1A - RESIDENTIAL 2.B - COMMERCIAL 3.C - MANUFACTURING 4.D - AGRICULTURAL	0.50	0.50	\$116,600	\$348,200	\$464,800			0.50	
253		JONATHAN C & MELISSA B DORF JT REV TRUST 9360 N FAIRWAY DR BAYSIDE, WI, 532171319												
016-0084-000 0160084		MAPLE DALE- INDIAN HILL 1897		9400 N FAIRWAY DR NORTH SHORE EAST LOT 15 BLK 3		0.50	0.50	\$116,600	\$338,400	\$455,000			0.50	
254		HAIYUN LU 9400 N. FAIRWAY DRIVE BAYSIDE, Wisconsin, 53217												
016-0085-000 0160085		MAPLE DALE- INDIAN HILL 1897		9410 N FAIRWAY DR NORTH SHORE EAST LOT 16 BLK 3		0.51	0.51	\$116,600	\$475,100	\$591,700			0.51	
255		KENNETH C & STACEY C FORCE 9410 N FAIRWAY DR BAYSIDE, WI, 53217												
016-0086-000 0160086		MAPLE DALE- INDIAN HILL 1897		9420 N FAIRWAY DR NORTH SHORE EAST LOT 17 BLK 3		0.51	0.51	\$116,600	\$509,800	\$626,400			0.51	
256		Nicholas & Colleen Ludovice 9420 N Fairway Dr Bayside, WI, 53217												

1. FEDERAL  
2. STATE  
3. COUNTY  
4. OTHER

1. PPC REG. ENTERED BEFORE 1/1/72  
2. PPC REG. ENTERED AFTER 1/1/72  
3. PPC SPECIAL CLASSIFICATION  
4. COUNTY FOREST CROP  
5. MFL OPEN ENTERED AFTER 2004  
6. MFL CLOSED ENTERED AFTER 2005  
7. MFL OPEN ENTERED BEFORE 2005  
8. MFL CLOSED ENTERED BEFORE 2005

5.E - UNDEVELOPED  
5.M - AGRICULTURAL FOREST  
6.F - PRODUCTIVE FOREST LANDS  
7.G - OTHER

1.A - RESIDENTIAL  
2.B - COMMERCIAL  
3.C - MANUFACTURING  
4.D - AGRICULTURAL

ACRES  
0.50

LAND VALUE  
\$116,600

IMPROVEMENT VALUE  
\$348,200

TOTAL VALUE  
\$464,800

ACRES  
0.50

LAND VALUE  
\$116,600

IMPROVEMENT VALUE  
\$338,400

TOTAL VALUE  
\$455,000

ACRES  
0.51

LAND VALUE  
\$116,600

IMPROVEMENT VALUE  
\$475,100

TOTAL VALUE  
\$591,700

ACRES  
0.51

LAND VALUE  
\$116,600

IMPROVEMENT VALUE  
\$509,800

TOTAL VALUE  
\$626,400



4 bd 3 ba 3,451 sqft

9400 North Fairway Dr, Bayside, WI 53217

Sold: \$455,000 | Sold on 09/30/21 Zestimate®: None ?

Est. refi payment: \$3,223/mo Refinance your loan

Home value Owner tools Home details Neighborhood details

RE/MAX Realty 100

Source: WIREX MLS, MLS#: 1751610

Originating MLS: Metro MLS

Zillow checked: July 10, 2022 at 09:07am

Data updated: October 02, 2021 at 03:22am

Bought with: Dylan Arntzen

## Facts and features

Edit



[← Bayside](#)

trulia

SOLD SEP 30, 2021

# 9400 North Fairway Dr

Bayside, WI 53217

## \$455,000

Last Sold: Sep 30, 2021

3% below list \$470K

Est. Refi. Payment \$3,140/mo\*

[Refinance Your Home](#)

4 Beds

3 Baths

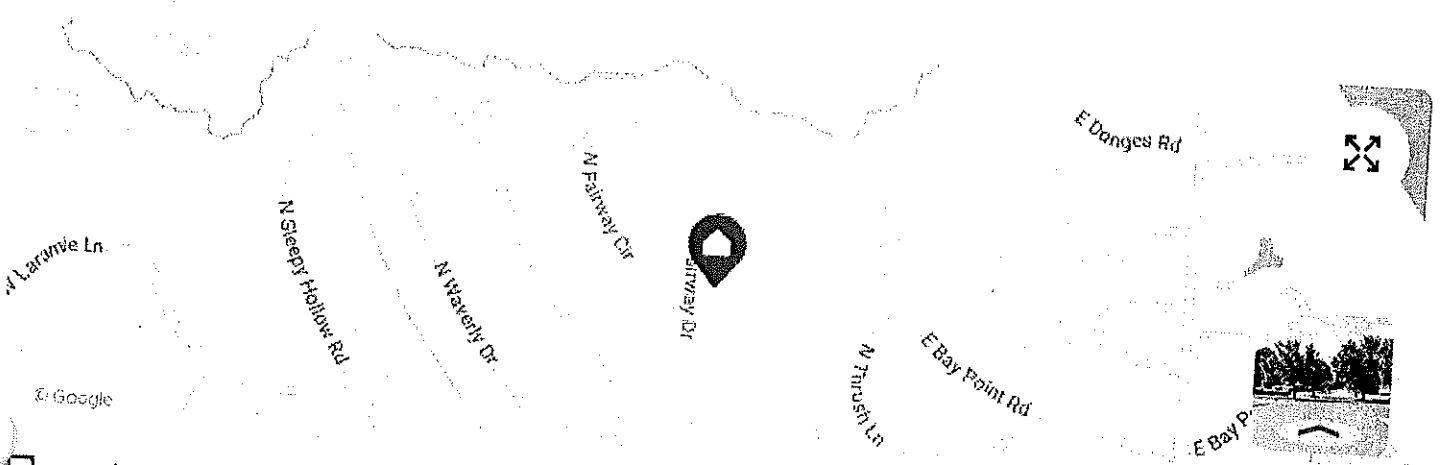
(on 0.51 acres)

### Local Information

[Map](#)

[Schools](#)

[Shop & Eat](#)



© Google

-- mins to Commuter Destination

**INRIX**

< Bayside

trulia



### Description

This property is no longer available to rent or to buy. This description is from October 02, 2021

Charming and Spacious, This 4Bed 2.5BA Bayside Colonial was Custom Built with Family in Mind! This Ideal and Unique Floor Plan Offers Great Flow to the OVER 3000SqFt of Total Living and Entertaining Space! Stately Circle Drive Welcomes You. Enter Through the Gorgeous Slate-Tiled Foyer with Open Staircase to Upper Landing. Main Floor Features Convenient Laundry, Powder Room, HUGE LVR w NFP and Cozy Family Room. Eat In KIT with Sliding Patio Doors to Private Park-Like Yard. All 4 Roomy Bedrooms Upstairs with Master Suite and Additional Full Bath. Fully Finished SPRAWLING LL Rec Room for More Family Fun! Updates include Newer Furnace, Windows, Roof, Vinyl Siding, Aluminum Trim, Fascia and Soffits plus Updated Ceramic Tile and Shower in MaBA. Mature Lot with 1/2 acre+ of Outdoor Space!

### Home Highlights

- Parking 2.5 Car Garage
- Outdoor Patio
- A/C Heating & Cooling
- HOA None
- Price/Sqft No Info

### Home Details for 9400 North Fairway Dr

#### Interior Features

#### Interior Details

- Basement: Finished, Full
- Types of Rooms: Master Bedroom, Dining Room, Family Room, Kitchen, Living Room
- Number of Rooms: 9

#### Beds & Baths

- Number of Bedrooms: 4
- Number of Bathrooms: 3

< Bayside

trulia



See All

Last check for updates: 1 day ago

Listed by Hoffmann Team\*

RE/MAX Realty 100

Bought with: Dylan Arntzen

Originating MLS: Metro MLS

Source: WIREX MLS, MLS#1751610 

- AT&T Fiber Available

### Price History for 9400 North Fairway Dr

Date	Price	Event	Source
09/30/2021	\$455,000	Sold	WIREX MLS #1751610
07/28/2021	\$469,500	PriceChange	WIREX MLS #1751610
07/10/2021	\$499,500	Listed For Sale	WIREX MLS #1751610

### Property Taxes and Assessment

Year	2019
Tax	\$9,105
Assessment	\$331,200

Home facts updated by county records

[← Bayside](#)

trulia



## Assigned Schools

These are the assigned schools for 9400 North Fairway Dr.

### Bayside Middle School

5-8 Public 361 Students  
Fox Point J2 School District

8/10

GreatSchools Rating



Parent Rating Average

We spent 7 years with two children at this school. Teaching teams for each grade were great, extremely devoted professionals, and worked very hard to get to know each child. A strong culture



Parent Review

10y ago

5 Reviews

GreatSchools ratings are based on test scores and additional metrics when available.

Check with the applicable school district prior to making a decision based on these schools. [Learn more.](#)

St

PK-  
Fox

16 F





< Bayside



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SOLD OCT 8, 2021

Save

Share



### 950 West Jonathan Ln

Bayside, WI 53217

**\$500,000**

Last Sold: Oct 8, 2021

3% over list \$485K

Est. Refi. Payment \$2,610/mo

5 Beds

3 Baths

(on 0.51 acres)

### Local Information

Map

Schools

Shop & Eat

< Bayside



-- mins to Commute Destination



**New Local Information** ✕

Get faster access to local insights and see your commute to anywhere on every listing.

### Description

This property is no longer available to rent or to buy. This description is from October 11, 2021

This Orchard Highlands Colonial sparkles w/ spacious, sunlit rooms. Entertain in the generously sized living room w/ an abundance of windows & the formal dining rm with hardwood floors. Popular open concept kitchen to FR w/ hardwood floors & beautiful brick natural fireplace. Sleek white gourmet kitchen with granite, stainless appliances & dinette w/ access to patio. Fifth bedroom is currently being used as a first floor office. Convenient 1st flr laundry room. Retreat to the huge primary suite w/ a spa bath & large walk-in closet. Three other generously sized bedrooms & 2nd full bath complete the second flr. Relax on the patio in your private, completely fenced backyard. Rest knowing the roof & windows are newer, & this home has been connected to city water. Award winning schools!

### Home Highlights

- Parking 2.5 Car Garage
- Outdoor Patio
- A/C Heating & Cooling



< Bayside



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## Home Details for 950 West Jonathan Ln

### Interior Features

#### Interior Details

- Basement: Full,Sump Pump
- Number of Rooms: 10
- Types of Rooms: Master Bedroom, Dining Room, Family Room, Kitchen, Living Room

#### Beds & Baths

- Number of Bedrooms: 5
- Main Level Bedrooms: 1
- Number of Bathrooms: 3
- Number of Bathrooms (full): 2

[See All](#)

Last check for updates: about 8 hours ago

Listed by Quinlevan & Armitage Team\*

Shorewest Realtors, Inc.

Bought with: Falk Ruvn Gallagher Team\*

Originating MLS: Metro MLS

Source: WIREX MLS, MLS#1762658 



< Bayside



trulia

10/08/2021	<u>\$500,000</u>	Sold	WIREX MLS #1762658	▼
10/06/2021	<u>\$485,000</u>	Pending	WIREX MLS #1762658	
09/10/2021	<u>\$485,000</u>	Listed For Sale	WIREX MLS #1762658	
03/05/2014	\$380,000	Sold	Public Records	▼
02/06/2014	\$375,000	Listed For Sale	Agent Provided	
12/21/2013	\$379,900	ListingRemoved	Agent Provided	
10/17/2013	\$379,900	PriceChange	Agent Provided	
06/07/2013	\$399,900	PriceChange	Agent Provided	
10/09/2012	\$429,900	Listed For Sale	Agent Provided	
06/28/2005	\$395,000	Sold	Public Records	▼

### Property Taxes and Assessment

Year	2019
Tax	\$10,782
Assessment	\$392,200

Home facts updated by county records

YEAR 2022 State No.

ASSESSMENT ROLL FOR BAYSIDE MILWAUKEE COUNTY

PARCEL NUMBER	NAME & ADDRESS	SCHOOL VOLUME - REG. DEEDS	DIST.	KEY TO CODES	TOTAL ACRES	OF DESC.	DESCRIPTION OF PROPERTY	SEC. TN. RANGE	ACREAGE & VALUE OF DESCRIPTION SUBJECT TO GENERAL PROPERTY TAX				TOTAL VALUE	ACRES	EXEMPT FROM GEN. PROPERTY TAX	TOTAL ACRES THIS LINE
									1.A - RESIDENTIAL	5.E - UNDEVELOPED	LAND VALUE	IMPROVEMENT VALUE				
016-0079-000 0160079	MAPLE DALE- INDIAN HILL 1897 CURREN SHARMA, NISHA PATEL 9290 N FAIRWAY DR BAYSIDE, Wisconsin, 53217			1.A - RESIDENTIAL 2.B - COMMERCIAL 3.C - MANUFACTURING 4.D - AGRICULTURAL	0.51		9290 N FAIRWAY DR NORTH SHORE EAST LOT 10 BLK 3		\$115,900	\$439,100	\$555,000					0.51
016-0080-000 0160080	MAPLE DALE- INDIAN HILL 1897 Michael W Tack, Stephanie A Tack 9300 North Fairway Drive Bayside, WI, 53217			5.E - UNDEVELOPED 5.M - AGRICULTURAL FOREST 6.F - PRODUCTIVE FOREST LANDS 7.G - OTHER	0.50		9300 N FAIRWAY DR NORTH SHORE EAST LOT 11 BLK 3		\$116,600	\$367,500	\$484,100					0.50
016-0081-000 0160081	MAPLE DALE- INDIAN HILL 1897 Sean Andrew and Danielle Jo Hughes 9320 N FAIRWAY DR BAYSIDE, WI, 53217				0.50		9320 N FAIRWAY DR NORTH SHORE EAST LOT 12 BLK 3		\$116,600	\$293,900	\$410,500					0.50
016-0082-000 0160082	MAPLE DALE- INDIAN HILL 1897 POLL, MARVIN, GAIL POLL 9340 N FAIRWAY DR BAYSIDE, WI, 53217				0.50		9340 N FAIRWAY DR NORTH SHORE EAST LOT 13 BLK 3		\$116,600	\$343,700	\$460,300					0.50

249

250

251

252

< Bayside



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OFF MARKET

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1

### 9290 North Fairway Dr

Bayside, WI 53217

**\$604,300**

Trulia Estimate ⓘ

as of Jul 10, 2022

Est. Refi. Payment \$3,138/mo

4 Beds

3 Baths

(on 0.51 acres)

### Local Information

Map

Schools

Shop & Eat

[← Bayside](#)



9290 North Fairway Dr, Bayside, WI [53217](#) is a 4 bedroom, 3 bathroom single-family home built in 1969. This property is not currently available for sale. 9290 North Fairway Dr was last sold on Aug 12, 2021 for \$555,000 (11% higher than the asking price of \$499,900). The current Trulia Estimate for 9290 North Fairway Dr is \$604,300.

Sold > [WI](#) > [Bayside](#) > [53217](#) > 9290 North Fairway Dr



← Bayside



## Home Details for 9290 North Fairway Dr

### Interior Features

#### Interior Details

- Basement: Block, Full, Partially Finished, Radon Mitigation System, Sump Pump
- Number of Rooms: 10
- Types of Rooms: Master Bedroom, Dining Room, Family Room, Kitchen, Living Room, Office

#### Beds & Baths

- Number of Bedrooms: 4
- Number of Bathrooms: 2

[See All](#)

Last check for updates: about 8 hours ago

Listed by Suzanne Powers Realt Group\*

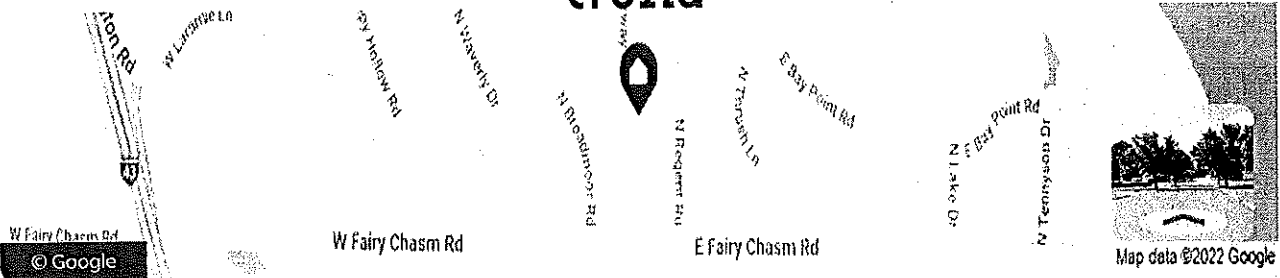
Powers Realty Group

Bought with: David Kiernan

Originating MLS: Metro MLS

Source: WIREX MLS, MLS#1749528

← Bayside



🚗 -- mins to Commuter Destination

**New Local Information** ✕

Get faster access to local insights and see your commute to anywhere on every listing.

### Description

This property is no longer available to rent or to buy. This description is from April 01, 2022

Remodeled throughout. This pristine, bright Colonial is in the heart of Bayside with a generous floorplan and gleaming hardwood floors throughout. Open concept, eat in kitchen with new granite, cool tile back splash, island, skylights, stainless steel appliances, granite counter tops, tile backsplash, pantry, and has access to the patio. The family room opens up to the kitchen with built in bookcases, skylights and a two-sided fireplace from the living room. First floor office/den has built in bookcases and desk, plus a laundry nook . Master bedroom ensuite has a walk in closet, and a new tile shower installed. Finished lower level has a rec room and "beverage room". Come see this well kept gem!

🏠 3D View

### Home Highlights

- 🅅 Parking
- 2 Car Garage

< Bayside



### Price History for 9290 North Fairway Dr

Date	Price	Event	Source
08/12/2021	<u>\$555,000</u>	Sold	WIREX MLS #1749528 <span>▼</span>
07/12/2021	\$499,900	Pending	WIREX MLS #1749528
07/03/2021	<u>\$499,900</u>	Listed For Sale	WIREX MLS #1749528
12/19/2016	\$359,000	Sold	Public Records <span>▼</span>
11/15/2016	\$369,900	ListingRemoved	Agent Provided
09/17/2016	\$369,900	Listed For Sale	Agent Provided
10/07/2009	\$340,400	Sold	Public Records <span>▼</span>

### Property Taxes and Assessment

Year	2019
Tax	\$10,496
Assessment	\$381,800

Home facts updated by county records

### LGBT Local Legal Protections ⓘ

YEAR  
2022

State No.

ASSESSMENT ROLL FOR BAYSIDE MILWAUKEE COUNTY

PARCEL NUMBER	SCHOOL VOL/PAGE - REG. DEEDS DIST.	NAME & ADDRESS	SEC. TN. RANGE DESCRIPTION OF PROPERTY	TOTAL ACRES OF DESC.	ACREAGE & VALUE OF DESCRIPTION SUBJECT TO GENERAL PROPERTY TAX						TOTAL ACRES THIS LINE
					KEY TO CODES	1.A - RESIDENTIAL	5.E - UNDEVELOPED	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
016-0075-000 0160075	MAPLE DALE- INDIAN HILL 1897	9250 N FAIRWAY DR NORTH SHORE EAST LOT 6 BLK 3		A	0.57	\$129,800	\$258,800	\$388,600			0.57
245 CLARK C ANDERSON 9250 N FAIRWAY DR BAYSIDE, WI, 532171317											
016-0076-000 0160076	MAPLE DALE- INDIAN HILL 1897	9260 N FAIRWAY DR NORTH SHORE EAST LOT 7 BLK 3		A	0.58	\$128,700	\$293,900	\$422,600			0.58
246 SHAPIRO, MARK F, SHAPIRO, SHARON H 9260 N FAIRWAY DR BAYSIDE, WI, 532171317											
016-0077-000 0160077	MAPLE DALE- INDIAN HILL 1897	9270 N FAIRWAY DR NORTH SHORE EAST LOT 8 BLK 3		A	0.54	\$127,200	\$556,100	\$683,300			0.54
247 IKECHUKWU & USONWANNIE IBEKWE 9270 N FAIRWAY DR BAYSIDE, WI, 53217-1317											
016-0078-000 0160078	MAPLE DALE- INDIAN HILL 1897	9280 N FAIRWAY DR NORTH SHORE EAST LOT 9 BLK 3		A	0.55	\$127,800	\$499,500	\$627,300			0.55
248 JAMES E & PENELOPE K DESHUR 9280 N FAIRWAY DR BAYSIDE, WI, 532171317											

1. FEDERAL  
2. STATE  
3. COUNTY  
4. OTHER

1. PFC REG. ENTERED BEFORE 7/1/72  
2. PFC REG. ENTERED AFTER 12/31/71  
3. PFC SPECIAL CLASSIFICATION  
4. COUNTY FOREST CROP  
5. MFL OPEN ENTERED AFTER 2004  
6. MFL CLOSED ENTERED BEFORE 2005  
7. MFL OPEN ENTERED AFTER 2004  
8. MFL CLOSED ENTERED BEFORE 2005

5.E - UNDEVELOPED  
5m - AGRICULTURAL FOREST  
6.F - PRODUCTIVE FOREST LANDS  
7.G - OTHER

1.A - RESIDENTIAL  
2.B - COMMERCIAL  
3.C - MANUFACTURING  
4.D - AGRICULTURAL

EXEMPT FROM GEN.  
PROPERTY TAX

C  
D  
E

C  
D  
E

C  
D  
E

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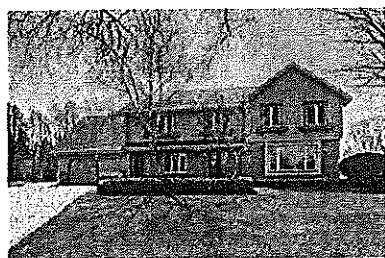


Recently Viewed Properties

# 9250 N Fairway Dr Bayside, WI 53217

## \$725,000

Sold | Closed | Single Family | 4 Beds | 2 Full Baths | 1 Partial Bath | 3,292 Sq. Ft. | 2 Car Garage



## Full Property Details for 9250 N Fairway Dr

### General

Sold For: \$725,000

Status: Closed

Type: Single Family

MLS ID: 1788985

Added: 72 day(s) ago

### Interior

Number of Rooms: 11

### Rooms

#### BATHROOMS

Total Bathrooms: 3

Full Bathrooms: 2

Partial Bathrooms: 1

### School Information

School District: Maple Dale-Indian Hill

Elementary School: Indian Hill

Middle School: Maple Dale

High School: Nicolet

### Structural Information

Square Feet: 3,292

Year Built: 1973

3

**BEDROOMS**

Total Bedrooms: 4

**Lot Features**

Lot Dimensions: 52 x 187 x 222 x 50 x 172

Zoning: RES

**Parking**

Garage: Yes

Attached garage: Yes

Garage Spaces: 2

**Location**

County: Milwaukee

Subdivision: North Shore East

Listed by Keller Williams Realty-Milwaukee North Shore

**Meet the selling agent**

— 9250 N Fairway Dr —



**Kristin Altendorf**

Email Me

(414) 520-3673 *mobile*

**Schools serving 9250 N Fairway Dr**

School Districts: Fox Point J2 School District, Nicolet Uhs School District

RATING	NAME
GRADES	DISTANCE
7	<u>BAYSIDE MIDDLE SCHOOL</u> 601 E ELLSWORTH LN, MILWAUKEE, WI 53217
5-8	0.4 mi
8	<u>STORMONTH ELEMENTARY SCHOOL</u> 7301 N LONGACRE RD, MILWAUKEE, WI 53217
K-4	2.4 mi

8	<b>NICOLET HIGH SCHOOL</b> 6701 N JEAN NICOLET RD, GLENDALE, WI 53217
9-12	3.2 mi

Disclaimer: School ratings provided by [GreatSchools](#). Ratings are on a scale of 1-10. [Learn more about GreatSchools ratings](#). School attendance boundaries provided by Pitney Bowes and are for reference only. Contact the school directly to verify enrollment eligibility.

### Price & Sales History for 9250 N Fairway Dr

Date	Details	Price	Change	Source
<u>5/27/2022</u>	Sold	<u>\$725,000</u>	16%	MLS
4/29/2022	Listed	\$625,000	-	MLS

Disclaimer: Historical sales information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

9250 N Fairway Dr, Bayside, WI 53217 (MLS# 1788985) is a Single Family property that was sold at \$725,000 on May 27, 2022. Want to learn more about 9250 N Fairway Dr? Do you have questions about finding other Single Family real estate for sale in Bayside? You can browse all Bayside real estate or contact a Coldwell Banker agent to request more information.

Sign in



4 bd 3 ba 3,292 sqft

9250 North Fairway Dr, Bayside, WI 53217

Sold: \$725,000 Sold on 05/27/22 Zestimate®: None ?

Est. refi payment: \$5,039/mo Refinance your loan

Home value Owner tools Home details Neighborhood details

## Overview

Renovated 3,292 sq ft home is perfect opportunity to enjoy designer-appointed finishes along w/ every room & amenity one can dream of all on cozy cul-de-sac. Timeless character has been injected thru-out from arched doorways to luxury marble to unlacquered brass fixtures to beadboard & shiplap to solid white oak HWF. Room highlights: kitchen - porcelain slab counter & backsplash, black stainless steel apps, breakfast nook; family room - wet bar w/ marble counter, natural fp, French doors to back yard; primary en-suite - dual sinks, marble shower, soaking tub, water closet, walk-in closet; bonus room - could be play room, 2nd family room, office, 5th bedroom; back hall - mud & laundry rooms w/ marble floors. Don't miss big back yard w/ fenced-in area, covered patio, fire pit, lots of grass.

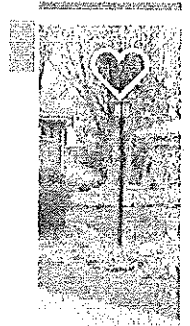
Read less

Listed by:

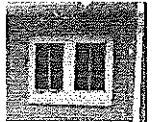
Non Wirex Agent

Keller Williams Realty-Milwaukee North Shore

west







4 bd 3 ba | 3,292 sqft

9250 North Fairway Dr, Bayside, WI 53217

Sold: \$725,000 | Sold on 05/27/22 Zestimate®: None ?

Est. refi payment: \$5,039/mo \$ Refinance your loan

Home value Owner tools Home details Neighborhood details

### Price history

5/27/2022 Sold \$725,000 (+16%) \$220/sqft

Source: WIREX MLS #1788985 Report

4/30/2022 Pending sale \$625,000 \$190/sqft

Source: WIREX MLS #1788985 Report

4/29/2022 Listed for sale \$625,000 (+19.7%) \$190/sqft

Source: WIREX MLS #1788985 Report

3/10/2021 Sold \$522,000 (+60.6%) \$159/sqft

Source: Public Record Report

1/3/2020 Sold \$325,000 (-9.7%) \$99/sqft



Exhibit D

September 16, 2000

Village Assessor  
Bayside Village Hall  
9075 N. Regent Road  
Bayside, WI 53217

To Whom It May Concern:

Below are enclosed my reasons for challenging the Village's current assessment of lot #0160167, valuated upwards to \$346,800 in the year 2000 (an increase of \$13,800 over the 1999 assessment.)

In the past 12-13 months, the most recent home sales on Ravine Baye Road (East and West) which can be considered "market value sales" under terms of the Wisconsin Department of Revenue Office of Assessment Practices Guide, are as follows.

1. 424 W. Ravine Baye (lot # 0160165); sold in September 1999 for \$307,664.23
2. 242 E. Ravine Baye Road (lot 0170177); sold in fall, 1999 for approximately \$300,000

Both of these homes sold under asking price and are close comparables to 404 W. Ravine Baye Road, in terms of condition, age, and structure.

1. 424 W. Ravine Baye Road is a 4 bedroom, 2 1/2 bath colonial of 2,866 feet built in 1987. It has eight rooms and was given a B grade for condition by the Village assessor.
2. 242 E. Ravine Baye Road is a 4 bedroom, 2 1/2 bath colonial of 3,242 feet built in 1979. It has nine rooms and was given a B+ grade for condition by the Village assessor.
3. 404 W. Ravine Baye Road, our home, is a 4 bedroom, 2 1/2 bath colonial of 3,230 feet built in 1979. It has nine rooms and was given a B+ grade for condition by the Village assessor.

I know of two other residences which have been sold on East Ravine Baye in the past year. To the best of my knowledge (which may be erroneous), I believe they are 369 E. Ravine Baye Road and 423 E. Ravine Baye Road.

However, prices received for these homes cannot be used as comparables in determining market values for Ravine Baye Road properties under definitions laid out by the Wisconsin Department Of Revenue Property Assessment and Appeal Guide, which states that for any house sale to be considered a market value sale; "1. The property must have

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been available on the open market for a period of time typical of the turnover time for that type of property.”

These two house sales were private, in that they both sold to the daughters and spouses of other homeowners on the block, 411 E. Ravine Baye Road (Daniel and Natalie Muchin). No signs or realty ads listing these two properties as for sale were put forth in the public domain, to the best of my knowledge. Therefore, neither home sale stands the test of competing on the open market for buyers; the buyers were found, in short order, among conversations between neighbors and their relatives.

Given the most recent home sale activity on Ravine Baye Road outside of these special circumstances, I do believe comparables 1 and 2, listed above, stand as the best reflection of market values in the neighborhood for homes of my condition, age and size that have not undergone substantial renovations. Last year, the assessor accepted this argument, using these same two properties and accordingly lowered our assessed rate.

Thank you for your consideration.

Michele and Ben Merens  
404 W. Ravine Baye Road  
Bayside, WI 53217  
(414)351-1293 (phone.fax)

June 19, 2005

Mr. Reid Terry  
Village Assessor-Bayside  
c/o Bayside Village Hall  
Bayside, WI 53217

Dear Mr. Terry:

As owners of 404 W. Ravine Baye Road, Parcel #0160167, we challenge a 2005-06 assessment increase moving total value up from last year's assessed value of approximately \$411K to \$448, 800 for the following reasons:

1. The shift in valuation represents a 10% increase in value over last year, in excess of a published "average" of 6% in annual rate of home appreciations for the village of Bayside, as recently listed in Milwaukee Magazine (July 2005). Furthermore this increase in value was accorded our home mostly on the basis of building improvements, although no work was done to the building by us in this time period.
2. Between 2002 and 2005, according to tax appreciation changes listed by your company on our dwelling, a total of \$76,000 in improvements has been listed to our home under the category of building, with NO CHANGES made by us to our dwelling in any significant manner.

BLDG	2005	2004	2003	2002
	300,000	260,000	260,000	224200

It should be noted that an adjustment was made to the 2003 evaluated increase in our home property after we successfully talked with your firm, which had pegged the value of our property initially at \$291,100 (representing then a \$70,000 increase in growth from 2002). Again, your firm talked with us at this time and toured the property afterwards in an interior-exterior inspection before agreeing that the initial computer-generated appreciation was unwarranted and needed adjustment. It would be a faulty and specious argument to now contend that \$70,000 in building value appreciation has nonetheless again occurred in the space of the last two years, simply because the computer insists on tapping 6% average annual growth to a property, when no changes or additions have been made to the property since that time and when the 2003 increase was so marked. If it was true, according to your firm's adjustment, that from 2002-2003, initial assumptions of \$70K increases to building value were excessive, it must logically proceed that in 2005-2006, the same \$70K increase in valuation cannot be applied. In fact, we are not simply dealing with a roughly 6 ½ % increase annually here, but a continued effort to peg non-existing building improvements, as cited above, to a purely theoretical and previously-dismissed computerized market average.

Common Assessment Questions, a question and answer sheet issued by the Village of Bayside, makes an interesting statement when it notes, "When assessments are not frequently adjusted as market value changes occur, the assessments rapidly become inequitable causing unfair tax burdens". Ironically, we find ourselves the victim of this very truth as homeowners on our block. *Our building property value seems to be continually grouped and pegged to the property increases reflected in surrounding homes of 3000-3500+ sq. ft., while the 2500-3000+ sq. ft. home which continues to most closely resemble ours in square footage, proximity, condition, number of rooms and amenities and age consistently maintains a lower assessed valuation.*

For example, the most recent home sale on our block was at 325 W. Ravine Baye, in which a home of 3419 square feet with a B condition rating was sold for \$440,000 after an extensive period on the market listed in the \$500,000 range. This home had a first floor laundry room and a master bath and shower area, amenities 404 W. Ravine Baye does not have. Even accounting for its lower condition rating, the \$440,000 sales price serves as an indicator that our home, assessed by your firm as having 2972 sq. ft. and a B+ condition rating, would come in at a significantly *lower* total assessment than this larger home.

In our view (and please note, your firm has accepted this argument previously as a comparable to our property, when restating our building valuation for 2002-2003), the closest comparable to our property is 424 W. Ravine Baye Road, a 4 bedroom, 2 1/2 bath, two car garage brick colonial of 2,866 feet built in 1987. It has eight rooms and was given a B-grade for condition by the Village assessor.

404 W. Ravine Baye Road, our home, is a 4 bedroom, 2 1/2 bath, two car garage brick colonial of 2972 sq. feet built in 1979, according to the most recent posted assessment (following your inspector's tour). It has nine rooms and was given a B+ grade for condition by the Village assessor.

According to the most recent information listed at Village Hall, 424 W. Ravine Baye was assessed at \$438,000 total value for 2005-06. Even accounting for the fact that our home has slightly larger square footage and a higher condition rating, such details as the fact that our home lacks a first floor laundry, whirlpool tub and shower in the master bath, central vacuuming system, and circular driveway (all amenities of 424 W.) makes simply these two comparisons negligible.

Most other surrounding 3-4 two-story home properties to both 404 W. and 424 W. have either 3-car garages, larger square footage, and/or recent additions, which may indeed justify their increased valuations, but do not support a comparable rise in appreciation to our property, certainly not one coming out at \$70,000 rise in value since 2003. It is unfortunate that the inability of the computers (versus the visible inspection) continue to

3

group our home with others on our block which have square footage exceeding 3000-3500 sq. feet, more bedrooms/baths or other amenities, etc. rather than with the closest comparable colonial (424 W.) in terms of square footage and proximity. We appreciate the opportunity to have made our case with the assessor, and hope that the particulars of our case may be rectified in a manner that is acceptable to us all.

Sincerely,

Ben and Michele Merens  
404 W. Ravine Baye Road  
Bayside, WI 53217  
(414) 351-1293

July 1, 2007

Accurate Appraisal LLC  
1428 Midway Road  
P.O. Box 415  
Menasha, WI 54952-0415

To The Appraisers:

As owners of 404 W. Ravine Baye Road, Bayside, Parcel #0160167, we challenge a 2007 reappraisal of our property from 2006 levels of \$435,800 to 2007 estimates of \$449,100 based on market adjustment for the following reasons:

**1. Pertinent fair market comparables:** In terms of fair market value comparisons, homes which have recently sold near us on W. Ravine Baye received higher prices than our home value because of a noticeable difference: all these properties have square living footage *in excess of 3000* square-feet, as opposed to sales of property under 3000 sq. ft. (ours) which have not commanded prices above the \$400K on W. Ravine Baye Road in past year sales.

Last year, the assessor cited comparables of our home against another sale on W. Ravine Baye in 2004, 306 W. Ravine Baye (parcel 0160170), for \$505K. We duly pointed out this colonial property had 5 bedrooms, 3 full baths, and 3429 sq. ft. living space. This compared to our property listing 4 bedrooms, 2 ½ baths and 2972 sq. ft. living space, according to assessor comparables. The other homes listed by CLT UNIVERS SYSTEM were not sold on our block and so did not provide some comparables, especially as we are prepared to give you today comparable home sales on W. Ravine Baye which have occurred from 2004-07 which make our argument; *homes with more bedrooms/baths and/or living space beyond 3000 sq. ft. sell consistently above \$400K, while homes with living space below 3000 sq. ft. do not on W. Ravine Baye.*

**Homes Sold On W. Ravine Baye Btwn. 2004-2007**

Comp.	Sq. ftg.	Sale price
306 W. (0160170)	3429 sq. ft.	\$ 505K
325 W. (0160192)	3419 sq. ft.	\$ 435K
346 W. (0160168)	3776 sq. ft.	\$ 440K
326 W. (0160169)	3948 sq. ft.	\$ 540K
444 W. (0160164)	2192 sq. ft.	\$ 340K
404 W. (0160167)	2972 sq. ft.	(our property)

These sales represent the nearest and most recent comparables to homes sold on W. Ravine Baye. Secondary comparisons, however, will bear out our same contention that homes with less than 3000 sq. ftage. and/or more than 2 bedrooms or 2 ½ baths selling in our subdivision, North Shore Estates, also sell for less than



\$400K on average, while those sporting greater square footage/updates sell for more. Using 2007 VILLAGE OF BAYSIDE RESIDENTIAL SALES ANALYSIS to cite comparables selling in the same *subdivision* as ours, North Shore Estates, we find this trend:

9471 N. Fairway	(0160102)	3001 sq. ft.	\$429K
9300 N. Fairway	(0160080)	3069 sq. ft.	\$337K
9309 N. Fairway	(0160116)	3862 sq. ft.	\$341K
9470 N. Broadmoor	(0160138)	3150 sq. ft.	\$455,7 K
233 E. Ravine Baye	(0170192)	5122 sq. ft.	\$1,052,500
<b>9348 N. Waverly</b>	<b>(0160042)</b>	<b>2895 sq. ft.</b>	<b>\$372,4K</b>
<b>9293 N. Waverly</b>	<b>(0160014)</b>	<b>2112 sq. ft.</b>	<b>\$310,7K</b>

Indeed, averaging these representative home sales outside of the \$1 million plus E. Ravine Baye sale (please note: significantly rebuilt prior to sale following a major fire in that home) pegs our fair market average value in our subdivision at approximately \$378K. If we average this figure to the \$450K average realized on home sales on W. Ravine Baye in the last three years, (see first column), we still recognize that homes below 3000 sq. ft. sell on average at a \$405K market value. We believe that figure is far more realistic to existing home sales in our area and ask for this figure to be considered in our appeal.

Yet another pertinent comparable further supports our argument. It has been our consistent view that 424 W. Ravine Baye Road, a 4 bedroom, 2 ½ bath, two car garage brick colonial of 2,866 feet built in 1987 exists as the strongest comparable to our property. Our home, 404 W. Ravine Baye Road, is a 4 bedroom, 2 ½ bath colonial, two car garage brick colonial of 2972 sq. ft. built in 1979. 424 W. has 8 rooms, and was given a B grade for condition by the village assessor, yet has amenities such as a first floor laundry whirlpool tub and shower in the master bath, central vacuuming system and circular driveway. 404 W. has nine rooms and has as its chief amenity three fireplaces, but none of the other modern (and seller attractive) amenities listed above. It was given a B+ grade for condition by the village assessors.

It is our understanding that major foundation work on 424 W. Ravine Baye last year significantly lowered its assessment valuation on appeal, and that current fair market increases now puts 424 W. at \$410K property value. Allowing for the fact that our property, 404 W. did not suffer similar foundation work (but nonetheless did require significant insurance repairs from internal flood damage five years ago), we would contend that the resale value of both properties assuming fair and full disclosure to future sellers is roughly equivalent and would ask that this comparable be strongly considered in our appeal to lower our overall assessed worth.

**2. Local Market Depreciation Despite Updates:** The property immediately adjacent to ours, 346 W. Ravine Baye Road, (parcel: #0160168) sold for approximately \$440,000 in

early 2007, the most recent sale of the above, and understandably, the assessor may be looking at this sale as a comparable to ours. (Both homes were purchased at roughly the same \$300-\$312K price about 12 years ago). It is our understanding that 346 W. Ravine Baye, however, sold far *below* its assessed value (roughly \$480K) as determined by the assessor and taxes on that property, *notwithstanding* significant additions made to that property increasing square footage. The significant discrepancy between assessed value and the final sale price of 346 W. Ravine Baye indicates that current assessments judging market value in Bayside may not, in all cases, be in fact accurate.

In addition to 346 W. Ravine Baye not meeting its assessed valuation in a home sale notwithstanding significant home improvements to that property, we contend 346 W. Ravine Baye can only be considered a comparable to our property in a very limited context. Indeed, 346 W. Ravine Baye has been cited as a comparable to our property by us in the past, prior to their home improvements vs. our lack of home improvements. Once, however, 346 W. Ravine Baye *was converted into a home with living space in excess of 3700 sq. ft. those comparisons to our property no longer held.* 346 W. was significantly improved with living space off the kitchen area prior to its sale, as compared to 404 W. which lists at 2972 sq. ft. and cites no significant home improvements since our purchase 12 years ago. Despite this obvious discrepancy, however, the computer has adjusted market value to reflect a home value for our house at \$450K against a 2007 sale of an adjoining much larger, and much improved property sold for no higher than \$440K. Based on the facts cited, there is no justification for assuming our market value is higher than the 2007 value realized on the adjacent home property. In fact, logic dictates that the current value of \$435, 800 on our property—agreed to by the assessor just last year—stand in 2007, 2008 and conceivably 2009, as the potentially highest market value our home can realistically attain in a sale, barring our own improvements to the property in coming years.

Common Assessment Questions, a question and answer sheet provided to residents by the Village of Bayside, makes an interesting statement when it notes, “When assessments are **not frequently adjusted as market value changes occur, the assessments rapidly become inequitable causing unfair tax burdens. (our bold)**” Ironically, we find ourselves the victim of this very truth as homeowners of a property not significantly updated or acquiring square footage over 3000 sq. ft. as compared to others sold on our block over the past year.

**4. 2006-07 Assessment Appeal on Fair Market Value for 404 W. Nullified By Current Computer Adjustment:** The current 2007 shift upwards in valuation to \$449, 100 represents a return to an unsuccessful bid made by the assessor in 2006 to value our home improvements at \$300,000, upwards from \$260,000 in 2005 (a 10% increase in value, in excess of a published “average 6% in annual rates of home appreciations in Bayside, (Milwaukee magazine, July 2005).

Following our appeal at that time, the assessor agreed to a downward adjustment in home improvements to a total of \$287,000 for 2006, still a significant appreciation over 2004 and 2005 levels, although no significant work has been done on home improvements in this three year span, since a 2003 walk-through inspection by the assessor, or indeed, in the current span between 2006-07.

We accepted the revision of \$287,000 in home improvements as a peak compromise figure noting market appreciation, only to revisit it again in the same argument put forth by the computer for the 2007 year, in which home improvements that have, in fact, never been made in this home are being tagged onto a revised figure of \$287,000 (2006) to reach that imagined \$300,000 figure. We are, as you can see below, revisiting an old computerized equation here that erroneously pegs this home at home improvement appreciation beyond the 6% average market growth and for a total of \$76,000 over the last five years in home improvements, despite the fact that NO significant improvements to the home were made in this time:

2007	2006	2005	2004	2003	2002
suggested: \$300K	after appeal: \$287K	suggested: \$300K	\$260K	\$260K	\$224K

The \$300K is a specious figure, as indicated by the discussion held between us and the assessor office, which agreed on a "fair market adjustment" to \$287,000 one year ago. As automatic computer programs do not recognize the adjusted price discussions held between us and the assessor not one year ago to reach the \$287,000, we find it necessary and important to remind you of this fact and stabilize the figure of home improvements in our valuation as, indeed, the figure for land value has remained the same in the last two years.

With respect and for all the reasons cited above, we request that our 2006-07 assessment be lowered to \$420K or stabilized at no more than \$435,000K total to better reflect the fair market average of home sales in our subdivision/block over the past three years, and most recently in 2007 Bayside Home Sales Listings.

Sincerely,

Michele and Ben Merens  
404 W. Ravine Baye Road  
Bayside, WI 53217  
(414) 351-1293  
mmerens@wi.rr.com

Exhibit E



**ASSESSMENT ROLL FOR BAYSIDE Milwaukee COUNTY**

YEAR 2022 State No.

PARCEL NUMBER	NAME & ADDRESS	SCHOOL VOL/PAGE-REG. DEEDS DIST.	KEY TO CODES	TOTAL ACRES	OF DESC.	SEC. TN. RANGE	DESCRIPTION OF PROPERTY	ACREAGE & VALUE OF DESCRIPTION			TOTAL VALUE	ACRES	VALUE	EXEMPT FROM GEN. PROPERTY TAX	TOTAL ACRES THIS LINE
								LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE					
016-0168-000 0160168 337	MAPLE DALE- INDIAN HILL 1897 VYACHESLAV AZIMOV, KRISTINA G SHUKH 346 W RAVINE BAYE RD BAYSIDE, WI, 532171335		1A - RESIDENTIAL 2B - COMMERCIAL 3C - MANUFACTURING 4D - AGRICULTURAL	0.36	A		346 W RAVINE BAYE RD RAVINE BAYE ESTATES NO 1 LOT 5	\$144,800	\$331,100	\$475,900	0.36			0.36	
016-0169-000 0160169 338	MAPLE DALE- INDIAN HILL 1897 MICHAEL GURALNICK, REBECCA GURALNICK 326 W RAVINE BAYE RD BAYSIDE, WI, 532171335			0.37	A		326 W RAVINE BAYE RD RAVINE BAYE ESTATES NO 1 LOT 6	\$148,900	\$448,800	\$597,700	0.37			0.37	
016-0170-000 0160170 339	MAPLE DALE- INDIAN HILL 1897 KATTIE D. SWOR, DREW T. PERUGINO 306 W. RAVINE BAYE ROAD BAYSIDE, Wisconsin, 53217			0.35	A		306 W RAVINE BAYE RD RAVINE BAYE ESTATES NO 1 LOT 7	\$151,400	\$498,600	\$650,000	0.35			0.35	
016-0171-000 0160171 340	MAPLE DALE- INDIAN HILL 1897 Daniel Travis Kallay, Andrea Kallay 234 W RAVINE BAYE RD BAYSIDE, WI, 532171333			0.37	A		234 W RAVINE BAYE RD RAVINE BAYE ESTATES NO 1 LOT 8	\$156,600	\$417,900	\$574,500	0.37			0.37	

**From:** [John Hiller](#)  
**To:** [Rachel Safstrom](#)  
**Subject:** Intent to object to assessment  
**Date:** Thursday, July 7, 2022 9:50:15 AM

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Ms Safstrom-

This is a written notice that I intend to file an objection to my assessment of property at 8949 N Greenvale Rd, Bayside, WI 53217. Parcel 021-0122-000

I have been attempting to set up a call with the assessor but have not yet been successful.

I would like time on the agenda at the July 19th Board of Review meeting for my objection to be heard

Thank you

John Hiller  
8949 N Greenvale Rd, Bayside, WI 53217  
414-333-9476

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**John Hiller**

**CONFIDENTIALITY NOTICE:**

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## 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 *Property Assessment Appeal Guide for Wisconsin Real 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) <u>Courtney Heeren / William Zlotochy</u>				Agent name (if applicable)			
Owner mailing address <u>1420 E. Fairy Chasm Road</u>				Agent mailing address			
City <u>Bayside</u>	State <u>WI</u>	Zip <u>53217</u>	City	State	Zip		
Owner phone <u>(414) 840-6813</u>	Email <u>courtneyheeren@johncan.com</u>	Owner phone ( ) - ( ) - ( )		Email			

Section 2: Assessment Information and Opinion of Value			
Property address <u>SAME AS ABOVE</u>		Legal description or parcel no. (on changed assessment notice) <u>020-9996-000</u>	
City	State	Zip	
Assessment shown on notice - Total <u>\$585,900</u>		Your opinion of assessed value - Total <u>NO GREATER THAN \$500k</u>	

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) <u>Incorrect info re property (year built, square footage, etc.); wrong comps</u>	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? ... <u>Yes</u> <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide acquisition price \$ <u>450k</u> Date <u>05-2016</u> <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance <small>(mm-dd-yyyy)</small>	
B. Within the last 10 years, did you change this property (ex: remodel, addition)? ... <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe <u>Redid kitchen</u> Date of changes <u>12-2016</u> Cost of changes \$ <u>N/A</u> Does this cost include the value of all labor (including your own)? <input type="checkbox"/> Yes <input type="checkbox"/> No <small>(mm-dd-yyyy)</small>	
C. Within the last five years, was this property listed/offered for sale? ... <u>No</u> <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, how long was the property listed (provide dates) <u>-</u> to <u>-</u> <small>(mm-dd-yyyy)</small> Asking price \$ _____ List all offers received _____	
D. Within the last five years, was this property appraised? ... <u>No</u> <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide: Date <u>-</u> Value _____ Purpose of appraisal _____ <small>(mm-dd-yyyy)</small> 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): <u>N/A</u> <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 <u>20</u> minutes.	

Property owner or Agent signature 	Date (mm-dd-yyyy) <u>07-14-2022</u>
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# 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 *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

**Complete all sections:**

<b>Section 1: Property Owner / Agent Information</b>				<b>* If agent, submit written authorization (Form PA-105) with this form</b>			
Property owner name <i>(on changed assessment notice)</i> William Sosnay				Agent name <i>(if applicable)</i> Atty. Alan Marcuvitz			
Owner mailing address 1140 W Duchess Ct				Agent mailing address 411 E Wisconsin Ave., Unit 1000			
City Bayside	State WI	Zip 53217		City Milwaukee	State WI	Zip 53202	
Owner phone ( )		Email		Owner phone (414) 287 - 1401		Email alan.marcuvitz@vonbriesen.com	

<b>Section 2: Assessment Information and Opinion of Value</b>			
Property address 1140 W Duchess Ct			Legal description or parcel no. <i>(on changed assessment notice)</i> 0150008001
City Bayside	State WI	Zip 53217	
Assessment shown on notice - Total \$ 458,100			Your opinion of assessed value - Total \$ 375,000

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	

<b>Section 3: Reason for Objection and Basis of Estimate</b> Reason(s) for your objection: <i>(Attach additional sheets if needed)</i> The property's value should be reduced due to the taking by WisDOT for the I-43 project.	Basis for your opinion of assessed value: <i>(Attach additional sheets if needed)</i> A similar property, tax key no. 0150009001, which also had its land taken, was proportionally reduced in value.
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**Section 4: Other Property Information**

A. Within the last 10 years, did you acquire the property?  Yes  No  
 If Yes, provide acquisition price \$ \_\_\_\_\_ Date - - - -  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 Installation of new windows  
 Date of changes 09 - 17 - 2018 Cost of changes \$ 67,000 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) - - - - to - - - -  
(mm-dd-yyyy) (mm-dd-yyyy)  
 Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_

D. Within the last five years, was this property appraised?  Yes  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) 2/14/22
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# Agent Authorization

## for Property Assessment Appeals

If an agent is representing the property owner or municipality, the property owner or municipality must provide prior written authorization for the agent to represent the company or municipality when contacting the reviewing authority.

### Section 1: Property Owner and Property Information

Company/property owner name <b>William Sosnay</b>			Taxation district (Check one) <input type="checkbox"/> Town <input checked="" type="checkbox"/> Village <input type="checkbox"/> City		County <b>Milwaukee</b>
Mailing address <b>1140 W Duchess Ct</b>			Street address of property <b>1140 W Duchess Ct</b>		
City <b>Bayside</b>	State <b>WI</b>	Zip <b>53217</b>	City <b>Bayside</b>	State <b>WI</b>	Zip <b>53217</b>
Parcel number <b>0150008001</b>	Phone ( ) - <b>N/A</b>	Email <b>N/A</b>		Fax ( ) - <b>N/A</b>	

### Section 2: Authorized Agent Information

Name / title <b>Atty. Alan Marcuvitz</b>			Company name <b>von Briesen &amp; Roper, s.c.</b>		
Mailing address <b>411 E Wisconsin Ave., Unit 1000</b>			Phone <b>(414) 287 - 1401</b>	Fax <b>(414) 238 - 6625</b>	
City <b>Milwaukee</b>	State <b>WI</b>	Zip <b>53202</b>	Email <b>alan.marcuvitz@vonbriesen.com</b>		

### Section 3: Agent Authorization

<p><b>Agent Authorized for:</b> (check all that apply)</p> <p><input type="checkbox"/> Manufacturing property assessment appeals (BOA)</p> <p><input type="checkbox"/> Access to manufacturing assessment system (MAS)</p> <p><input type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals</p> <p><input type="checkbox"/> Municipal Board of Review</p> <p><input checked="" type="checkbox"/> Other _____</p>	<p><b>Enter Tax Years of Authorization</b></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
<p><b>Authorization expires:</b> <u>does not expire</u> (unless rescinded in writing prior to expiration)</p> <p style="text-align: center;"><small>(mm - dd - yyyy)</small></p>	
<p><b>Send notices and other written communications to:</b> (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/> Property Owner</p>	

### Section 4: Agreement/Acceptance

**I understand, agree and accept:**

- The assessor's office may divulge any information it may have on file concerning this property
- My agent has the authority and my permission to accept a subpoena concerning this property on my behalf
- I will provide all information I have that will assist in the discussion and resolution of any assessment appeal of this property
- Signing this document does not relieve me of personal responsibility for timely reporting changes to my property and paying taxes, or penalties for failure to do so, as provided under Wisconsin tax law
- A photocopy and/or faxed copy of this completed form has the same authority as a signed original
- If signed by a corporate officer, partner, or fiduciary on behalf of the owner, I certify that I have the power to execute this Agent Authorization form

### Section 5: Owner Grants Authorization

<b>Owner Sign Here</b> ▶	Owner name (please print) <b>William Sosnay</b>
	Owner signature 
	Company or title _____
Date (mm, dd - yyyy) <b>7/12/22</b>	

## 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 *Property Assessment Appeal Guide for Wisconsin Real 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) <b>AMIT KASHYAP</b>				Agent name (if applicable)			
Owner mailing address <b>923 E MANOR CIR</b>				Agent mailing address			
City <b>BAYSIDE</b>	State <b>WI</b>	Zip <b>53217</b>		City	State	Zip	
Owner phone <b>(646) 221-1575</b>	Email <b>amit.ksb@gmail.com</b>			Owner phone ( ) -	Email		

Section 2: Assessment Information and Opinion of Value			
Property address <b>923 E MANOR CIR</b>		Legal description or parcel no. (on changed assessment notice) <b>021-0068-000</b>	
City <b>BAYSIDE</b>	State <b>WI</b>	Zip <b>53217</b>	
Assessment shown on notice - Total <b>\$569,100</b>		Your opinion of assessed value - Total <b>\$538,515</b>	

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) <b>incorrect Comparable Sales Set</b>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <b>Data and Calculation attached</b>

**Section 4: Other Property Information**

A. Within the last 10 years, did you acquire the property?  Yes  No  
 If Yes, provide acquisition price \$ **465,000** Date **4-17-2018**  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 \_\_\_\_\_  
 Date of changes - - Cost of changes \$ \_\_\_\_\_ 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) - - to - -  
(mm-dd-yyyy) (mm-dd-yyyy)  
 Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_

D. Within the last five years, was this property appraised?  Yes  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 	Date (mm-dd-yyyy) <b>7-13-2022</b>
---------------------------------------	---------------------------------------

Village of Bayside		BAYSIDE 2022															
2021 Comparable Sales																	
PARCEL	ADDRESS	DATE	\$\$	%	ST	YR	SFLA	FBLA	BD	FB	HB	GR	CDU	NE	LOT	LAND	\$/SQ
022-0066-000	9010 N SANTA MONICA BLVD	1/21/2021	\$464,000	23.80%	12-Colonial	1/1/1965	3,600	790	5	3	1	B-	Good	1	15,594	\$88,000	\$104.44
017-0018-000	9434 N REGENT CT	9/17/2021	\$675,000	15.70%	12-Colonial	1/1/1954	4,260	0	5	4	1	B+	Good	2	24,786	\$151,600	\$122.86
017-0188-000	401 E RAVINE BAYE RD	1/15/2021	\$715,000	16.53%	12-Colonial	1/1/1982	3,964	0	4	2	1	B+	Very Good	2	38,725	\$224,100	\$123.84
016-0175-000	112 W RAVINE BAYE RD	2/1/2021	\$715,000	11.58%	12-Colonial	1/1/1984	4,461	0	4	4	2	A	Very Good	2	19,689	\$163,200	\$123.69
015-0037-000	840 W JONATHAN LN	7/15/2021	\$575,000	-25.55%	01-Ranch	1/1/1958	3,755	0	5	3	2	B	Very Good	2	65,950	\$219,300	\$94.73
018-9969-001	1420 E BAY POINT RD	5/14/2021	\$700,000	28.84%	04-Cape Cod	1/1/1953	3,845	0	4	3	1	B	Good	2	48,482	\$265,100	\$113.11
020-9998-001	1466 E BAY POINT RD	6/1/2021	\$750,000	-3.29%	13-Contemporary	1/1/1986	4,356	0	4	2	1	A	Good	1	51,967	\$271,000	\$109.96
017-0186-000	411 E RAVINE BAYE RD	1/15/2021	\$510,000	-2.84%	13-Contemporary	1/1/1981	4,058	0	3	2	1	B+	Average	2	37,505	\$222,200	\$70.92
016-0133-000	9440 N BROADMOOR RD	6/29/2021	\$500,000	-11.41%	13-Contemporary	1/1/1972	4,414	0	5	2	3	A-	Good	2	23,174	\$113,700	\$87.52
																Mean	\$105.68
	923 E Manor Cir		\$538,515				4,020									\$113,700	\$105.68

3/15/2018 2:23:52 PM

**GVS Property Data Card**

**Village of Bayside**

Name and Address	Parcel #	Alt Parcel #	Land Use
FIELKOW, JEFFREY A COLLEEN E FIELKOW 923 E MANOR CIR BAYSIDE, WI 532171854	0210068	0210068	1-Residential
	Property Address		Neighborhood
	923 E MANOR CIR		01 Neighborhood Name
	Subdivision		Zoning
	Not Applicable		Not Applicable

**LIVING AREA**

Description	Gross Area	Calculated Area
Basement	1,692.0	
Finished Basement Living Area	0.0	0.0
First Story	1,718.0	1,718.0
Second Story	2,302.0	2,302.0
Additional Story	0.0	0.0
Attic / Finished	0.0	0.0
Half Story / Finished	0.0	0.0
Attic / Unfinished	0.0	
Half Story / Unfinished	0.0	
Room / Unfinished	0.0	
<b>Total Living Area</b>		<b>4,020.0</b>

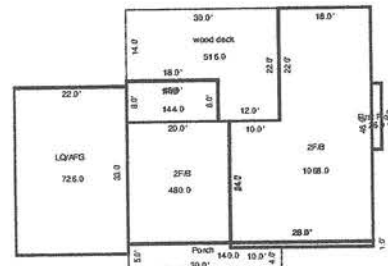
**DETACHED IMPROVEMENTS**

Description	Year Built	Square Feet	Grade	Condition
RS1-Frame Utility Shed	2003	140.0	C	Average

**PROPERTY IMAGE**



**PROPERTY SKETCH**



← Search

99+

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Overview

Property Details

Sale & Tax History

Public Facts

Schools



Listing provided courtesy of Milwaukee Flat Fee Homes. Sold by Shorewest Realtors, Inc.

9010 N Santa Monica Blvd, Bayside, WI 53217

**\$551,471**

Redfin Estimate

**5**

Beds

**3.5**

Baths

**3,600**

Sq Ft



### Off Market

This home last sold for \$464,000 on Jan 21, 2021.

## About This Home

Public Remarks: Must-see 5BR/3.5BA Bayside Colonial with circular drive, 2 car attached garage PLUS 2.5 car detached garage. Tons of updates inside & out. Large living room with new floors, crown molding & beautiful bay window. Modern eat-in kitchen with new tile floors, center island,

[Continue reading](#) ▾

Listed by Noelle Fox • Milwaukee Flat Fee Homes

Redfin last checked: [1 minute ago](#) | Last updated Jan 28, 2022 • Source: METROMLS #1686444

Bought with Kristel Sikora • Shorewest Realtors, Inc.

**Redfin Estimate for 9010 N Santa Monica Blvd**

Address: 9434 N Regent Ct Bayside, Wisconsin 53217-1363 Taxed by: Bayside MLS #: 1749699



5215 N Ironwood Rd  
Glendale, WI 53217  
Phone: 414-234-7928  
Fax: 414-234-7928  
Email: [katie.neville@compass.com](mailto:katie.neville@compass.com)



Provided as a courtesy of:  
Katie Neville  
Compass RE WI-Northshore

Directions: From Port Washington Rd, East on Fairy Chasm, North on Regent Rd. Left on Regent Ct

Property Type: Single-Family	List Price: \$699,000	Rooms: 14	Total Bathrooms: 4.5
Status: Sold	Start Showing Date: 07/08/2021	Est. Total Sq. Ft.: 4,260	Total F/H Baths: 4 / 1
County: Milwaukee	Bedrooms: 5	Est Fin AboveGr SqFt: 3,614	F/H Baths Main: 2 / 1
	Est. Acreage: 0.57	Est Fin BelowGr SqFt: 646	F/H Baths Upper: 2
			F/H Baths Lower:
Garage Spaces: 2.5	Est. Year Built: 1954	Taxes: \$14,110.28	Tax Key: 0170018000
Garage Type: Attached	Lot Description:	Tax Year: 2020	
		Zoning: RES	

Flood Plain: No

Days On Market: 28

School District: <a href="#">Fox Point J2</a> High School: Nicolet Middle School: Bayside Elem. School: Stormonth Subdivision: Bayside Ravine Park	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Name</th> <th>Dim</th> <th>Level</th> </tr> </thead> <tbody> <tr><td>Master Bedroom</td><td>17 x 11</td><td>Upper</td></tr> <tr><td>Bedroom 2</td><td>10 x 9</td><td>Upper</td></tr> <tr><td>Bedroom 3</td><td>13 x 10</td><td>Upper</td></tr> <tr><td>Bedroom 4</td><td>13 x 12</td><td>Upper</td></tr> <tr><td>Bedroom 5</td><td>10 x 9</td><td>Upper</td></tr> <tr><td>Den</td><td>18 x 15</td><td>Upper</td></tr> <tr><td>Sun/Four Season Room</td><td>55 x 34</td><td>Main</td></tr> </tbody> </table>	Name	Dim	Level	Master Bedroom	17 x 11	Upper	Bedroom 2	10 x 9	Upper	Bedroom 3	13 x 10	Upper	Bedroom 4	13 x 12	Upper	Bedroom 5	10 x 9	Upper	Den	18 x 15	Upper	Sun/Four Season Room	55 x 34	Main	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Name</th> <th>Dim</th> <th>Level</th> </tr> </thead> <tbody> <tr><td>Living/Great Room</td><td>18 x 13</td><td>Main</td></tr> <tr><td>Kitchen</td><td>19 x 11</td><td>Main</td></tr> <tr><td>Family Room</td><td>17 x 11</td><td>Main</td></tr> <tr><td>Dining Room</td><td>13 x 12</td><td>Main</td></tr> <tr><td>Rec Room</td><td>34 x 19</td><td>Lower</td></tr> <tr><td>Laundry</td><td>17 x 7</td><td>Main</td></tr> <tr><td>Other Room</td><td>20 x 18</td><td>Main</td></tr> </tbody> </table>	Name	Dim	Level	Living/Great Room	18 x 13	Main	Kitchen	19 x 11	Main	Family Room	17 x 11	Main	Dining Room	13 x 12	Main	Rec Room	34 x 19	Lower	Laundry	17 x 7	Main	Other Room	20 x 18	Main
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<b>Lot Description:</b> Cul-De-Sac; Fenced Yard <b>Style:</b> 2 Story <b>Architecture:</b> Colonial <b>Garage:</b> Electric Door Opener <b>Driveway:</b> Paved; Parking Space <b>Exterior:</b> Aluminum/Steel; Vinyl <b>Basement:</b> Partial; Radon Mitigation; Sump Pump; Partially Finished <b>Heating Fuel:</b> Natural Gas <b>H/C Type:</b> Forced Air; Radiant; Central Air; Multiple Units <b>Bath Description:</b> Off MBR; MBR Bath Walk-in Shower; At least one Bath tub; Shower Stall	<b>Documents:</b> Seller Condition; LeadPaint Disclosure; Seller Updates <b>Appliances Incl.:</b> Other <b>Misc. Exterior:</b> Inground Pool; Patio; Sprinkler System <b>Misc. Interior:</b> Natural Fireplace; Walk-In Closet(s); Indoor Pool; Wet Bar; Security System; Cable TV Available; Skylight; Vaulted Ceiling(s); Sauna; High Speed Internet; Wood or Sim. Wood Floors <b>Water/Waste:</b> Municipal Water; Municipal Sewer <b>Municipality:</b> Village <b>Accessibility:</b> Laundry on Main Level; Full Bath on Main Level
---	---

**Remarks:** This classic Bayside Colonial is ready for you to move right in! With 5 bedrooms and 4.5 baths, this home has an abundance of space for all to enjoy. As you enter you are immediately welcomed by the beautiful foyer, formal living room and dining room with gorgeous bay windows and hardwood floors throughout. The updated kitchen includes all the ideal amenities for the home chef including an eat-in area with views of the luscious outdoor garden. Ideal for entertaining, this home features an indoor pool, sauna, and guest space off the pool with wet bar. Start and end your day outside in the beautiful and private fenced-in backyard. A partially finished basement, first floor laundry and location on a quaint private court complete this home. What more could you ask for?!

**Inclusions:** Kitchen appliances, microwave, washer, dryer, light fixtures, window treatments  
**Exclusions:** Seller's personal property, audio-visual equipment.

**Sold Price:** \$675,000      **Closing Date:** 09/17/2021      **Pending Date:** 08/04/2021

**Listing Office:** Keller Williams Realty-Milwaukee North Shore: keller4      **LO License #:** 938203-91

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2022 by Multiple Listing Service, Inc. See [copyright notice](#). Prepared by Katie Neville on Wednesday, July 13, 2022 10:53 PM.

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Overview

Property Details

Sale & Tax History

Public Facts

Schools



401 E Ravine Baye Rd, Bayside, WI 53217

**\$796,494**

Redfin Estimate

—

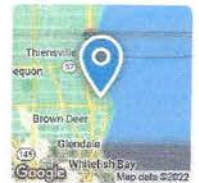
Beds

—

Baths

—

Sq Ft



### Off Market

This home last sold for \$715,000 on Jan 15, 2021.

## About This Home

401 E Ravine Baye Rd is a house on a 0.89 acre lot. This home is currently off market - it last sold on January 15, 2021 for \$715,000. Based on Redfin's Bayside data, we estimate the home's value is \$796,494.

Redfin last checked: over 7 days ago. Source: Public Records

## Redfin Estimate for 401 E Ravine Baye Rd

[Edit Home Facts](#) to improve accuracy.

[Create an Owner Estimate](#)

**\$796,494**

Track This Estimate





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PUBLIC RECORD - NOT FOR SALE

**\$1,317,792** Est 4 Bd 2 Ba 3,964 Sqft (\$332/Sqft)

401 E Ravine Baye Rd, Milwaukee, WI 53217

Estimate: \$1.31M Mortgage: \$5,008/Mo - Refinance

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Description

Location

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ESTIMATED OFFER RANGE

**\$852K - \$2.64M**

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Schools



112 W Ravine Baye Rd, Bayside, WI 53217

**\$782,438**

Redfin Estimate

—

Beds

—

Baths

—

Sq Ft



### Off Market

This home last sold for \$715,000 on Feb 2, 2021.

## About This Home

112 W Ravine Baye Rd is a house on a 0.45 acre lot. This home is currently off market - it last sold on February 02, 2021 for \$715,000. Based on Redfin's Bayside data, we estimate the home's value is \$782,438.

Redfin last checked: over 7 days ago. Source: Public Records

## Redfin Estimate for 112 W Ravine Baye Rd

[Edit Home Facts](#) to improve accuracy.

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**\$782,438**

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PUBLIC RECORD - NOT FOR SALE

\$741,582 Est 4 Bd 4 Ba 4,461 Sqft (\$166/Sqft)

112 W Ravine Baye Rd, Milwaukee, WI 53217

Estimate: \$741K Mortgage: \$2,818/Mo - Refinance

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For Owners

Details

Description

Location

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ESTIMATED OFFER RANGE

\$629K - \$865K

← Search

99+

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Overview

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Schools



Listing provided courtesy of Shorewest Realtors, Inc.

840 W Jonathan Ln, Bayside, WI 53217

**\$756,469**

Redfin Estimate

—  
Beds

—  
Baths

—  
Sq Ft



**Off Market**

This home last sold for \$575,000 on Jul 16, 2021.

**About This Home**

Redfin last checked: over 7 days ago. Source: Public Records

**Redfin Estimate for 840 W Jonathan Ln**

[Edit Home Facts](#) to improve accuracy.

[Create an Owner Estimate](#)

**\$756,469**

+\$181K since sold in 2021 [See estimate history](#)

<https://www.redfin.com/WI/Bayside/840-W-Jonathan-Ln-53217/home/57998539>





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Listed by Shorewest Realtors, Inc.

🏠 PUBLIC RECORD - NOT FOR SALE

**\$860,544** Est 4 Bd 5 Ba 5,015 Sqft (\$125/Sqft)

840 W Jonathan Ln, Bayside, WI 53217

🏠 Estimate: \$860K 🏠 Mortgage: \$2,375/Mo - Refinance

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[Description](#)
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#### Property Details

Home Value (\$/Sqft)	\$125/Sqft
Home Value Estimate 	\$860,544 (\$172/Sqft)
Property Type	🏠 Single Family
Time on Movoto	884 Days
Lot Size	65,340 Sqft
Year Built	1958
Garage Spaces	4
Cooling/AC	Natural Gas

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# 1420 E Bay Point Rd Bayside, WI 53217

## \$700,000

Sold | Closed | Single Family | 4 Beds | 3 Full Baths | 1 Partial Bath | 3,845 Sq. Ft. | 2 Car Garage



## Full Property Details for 1420 E Bay Point Rd

### General

Sold For: \$700,000  
Status: Closed  
Type: Single Family  
MLS ID: 1731832  
Added: 469 day(s) ago

### Interior

Number of Rooms: 10

### Rooms

#### BATHROOMS

Total Bathrooms: 4  
Full Bathrooms: 3  
Partial Bathrooms: 1

#### BEDROOMS

Total Bedrooms: 4

### Location

County: Milwaukee

### School Information

School District: Fox Point J2  
Elementary School: Stormonth  
Middle School: Bayside  
High School: Nicolet

### Structural Information

Square Feet: 3,845  
Year Built: 1953

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Overview

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1466 E Bay Point Rd, Bayside, WI 53217



—	—	—	—
Redfin Estimate	Beds	Baths	Sq Ft

### Off Market

This home last sold for \$750,000 on Jul 1, 2021.

## About This Home

Redfin last checked: over 7 days ago. Source: Public Records

## Redfin Estimate for 1466 E Bay Point Rd

Unfortunately, we don't have enough data to generate an accurate Estimate at this time.

## Homeowner Tools



Edit home facts

Review property details and add renovations

<https://www.redfin.com/WI/Bayside/1466-E-Bay-Point-Rd-53217/home/90321415>

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## 411 E Ravine Baye Rd Bayside, WI 53217

### \$510,000

Sold | Closed | Single Family | 3 Beds | 2 Full Baths | 1 Partial Bath | 4,058 Sq. Ft. | 2 Car Garage



Timeless Fred Miller built brick home on a quiet tree lined street in Bayside. The main level provides a space for everyone--upon entering the home, one is greeted by a lovely dining room and a private study. Just beyond, lies a gracious living room and a family room with sweeping views of the private back yard. The eat-in kitchen is laid out with the chef in mind. Upstairs, the bedrooms are quite generous. The master bath was updated with today's finishes. This home is set amongst top schools, parks, dining, shopping and more.

### Full Property Details for 411 E Ravine Baye Rd

#### General

**Sold For:** \$510,000  
**Taxes:** \$15,570 (2019)  
**Status:** Closed  
**Type:** Single Family  
**MLS ID:** 1720148  
**Added:** 317 day(s) ago

#### Interior

**Interior Features:** Cable/Satellite Available, High-Speed Internet, Security System, Walk-In Closets  
**Appliances:** Other

#### Rooms

#### School Information

**School District:** Nicolet Uhs  
**Elementary School:** Stormonth  
**Middle School:** Bayside  
**High School:** Nicolet

#### Heating & Cooling



# 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 *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

**Complete all sections:**

Section 1: Property Owner / Agent Information				* If agent, submit written <b>authorization (Form PA-105)</b> with this form			
Property owner name (on changed assessment notice) <i>Jonathan &amp; Melissa B Dorf JT Rev Trust</i>				Agent name (if applicable)			
Owner mailing address <i>9360 N. Fairway Dr.</i>				Agent mailing address			
City <i>Bayside</i>	State <i>WI</i>	Zip <i>53217</i>		City	State	Zip	
Owner phone <i>(414) 690-4192</i>	Email <i>Melissa.Dorf@yahoo.com</i>			Owner phone ( ) -	Email		

Section 2: Assessment Information and Opinion of Value			
Property address <i>9360 N. Fairway Dr.</i>		Legal description or parcel no. (on changed assessment notice) <i>North Shore East Lot 14 Blk 3</i>	
City <i>Bayside</i>	State <i>WI</i>	Zip <i>53217</i>	
Assessment shown on notice - Total <i>\$ 464,900</i>		Your opinion of assessed value - Total <i>\$ 425,000</i>	

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) <i>No updated work in 18 yrs.</i>	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 <u>    </u> - <u>    </u> - <u>    </u> (mm-dd-yyyy) <input 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 <u>    </u> - <u>    </u> - <u>    </u> (mm-dd-yyyy) 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) <u>    </u> - <u>    </u> - <u>    </u> (mm-dd-yyyy) to <u>    </u> - <u>    </u> - <u>    </u> (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 <u>    </u> - <u>    </u> - <u>    </u> (mm-dd-yyyy) 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 <u>15</u> minutes. <i>In the morning would be best</i>	
Property owner or Agent signature <i>Melissa Dorf</i>	Date (mm-dd-yyyy) <i>7-14-2022</i>

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Recently Viewed Properties

## 9440 N Broadmoor Rd Bayside, WI 53217

### \$500,000

Sold | Closed | Single Family | 5 Beds | 2 Full Baths | 3 Partial Baths | 4,404 Sq. Ft. | 2.5 Car Garage



A courtly custom designed home in the French Mansard tradition maximizing second story space to accommodate five large bedrooms. Elegance throughout with formal sunken living room with natural fireplace, grand dining room, first floor study, and large eat-in kitchen opening to a family room with fireplace and three season room with wonderful views of the large well-landscaped yard. A circular drive and small courtyard lead to this graceful residence featuring a heated garage with attached separate storage area. The huge lower level recreation room houses a bar, wine cellar, natural fireplace, new carpeting and half bath. Situated in one of the most comfortable sub-divisions in Bayside, this home has space for everything.

### Full Property Details for 9440 N Broadmoor Rd

#### General

Sold For: \$500,000

Taxes: \$14,283 (2020)

Status: Closed

Type: Single Family

MLS ID: 1733313

Added: 317 day(s) ago

#### Interior

Interior Features: Cable/Satellite Available, Walk-In Closets

Appliances: Dishwasher, Disposal, Dryer, Freezer, Microwave, Range/Oven, Range, Refrigerator, Washer

#### Location

Municipality: Bayside

County: Milwaukee

Driving Directions: Port Washington Road to Fairy Chasm, east on Fairy Chasm to Broadmoor, north to 9440 North Broadmoor Road.

# Agent Authorization

## for Property Assessment Appeals

If an agent is representing the property owner or municipality, the property owner or municipality must provide prior written authorization for the agent to represent the company or municipality when contacting the reviewing authority.

### Section 1: Property Owner and Property Information

Company/property owner name <b>Julianne Eckels</b>			Taxation district (Check one) <input type="checkbox"/> Town <input checked="" type="checkbox"/> Village <input type="checkbox"/> City		County <b>Milwaukee</b>
Mailing address <b>9384 N. Sleepy Hollow Lane</b>			Street address of property <b>9384 N. Sleepy Hollow</b>		
City <b>Bayside</b>	State <b>WI</b>	Zip <b>53217</b>	City <b>Bayside</b>	State <b>WI</b>	Zip <b>53217</b>
Parcel number <b>015-0099-0000</b>	Phone <b>(414) 739-1137</b>		Email <b>jeckels3@gmail.com</b>		Fax ( ) -

### Section 2: Authorized Agent Information

Name / title <b>Michael Baldwin</b>			Company name		
Mailing address <b>9384 N. Sleepy Hollow Lane</b>			Phone <b>(414) 588-2850</b>	Fax ( ) -	
City <b>Bayside</b>	State <b>WI</b>	Zip <b>53217</b>	Email <b>baldwin.michaelj@gmail.com</b>		

### Section 3: Agent Authorization

<p><b>Agent Authorized for:</b> (check all that apply)</p> <p><input checked="" type="checkbox"/> Manufacturing property assessment appeals (BOA)</p> <p><input checked="" type="checkbox"/> Access to manufacturing assessment system (MAS)</p> <p><input checked="" type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals</p> <p><input checked="" type="checkbox"/> Municipal Board of Review</p> <p><input type="checkbox"/> Other _____</p>	<p><b>Enter Tax Years of Authorization</b></p> <p><u>2022</u></p> <p><u>2022</u></p> <p><u>2022</u></p> <p><u>2022x</u></p>
<p><b>Authorization expires:</b> <u>12 - 30 - 2022</u> (unless rescinded in writing prior to expiration)</p> <p style="text-align: center;"><small>(mm - dd - yyyy)</small></p>	
<p><b>Send notices and other written communications to:</b> (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/> Property Owner</p>	

### Section 4: Agreement/Acceptance

**I understand, agree and accept:**

- The assessor's office may divulge any information it may have on file concerning this property
- My agent has the authority and my permission to accept a subpoena concerning this property on my behalf
- I will provide all information I have that will assist in the discussion and resolution of any assessment appeal of this property
- Signing this document does not relieve me of personal responsibility for timely reporting changes to my property and paying taxes, or penalties for failure to do so, as provided under Wisconsin tax law
- A photocopy and/or faxed copy of this completed form has the same authority as a signed original
- If signed by a corporate officer, partner, or fiduciary on behalf of the owner, I certify that I have the power to execute this Agent Authorization form

### Section 5: Owner Grants Authorization

<b>Owner Sign Here</b> ▶	Owner name (please print) <b>Julianne Eckels</b>	Date (mm-dd-yyyy) <b>07 - 14 - 2022</b>
	Owner signature <i>Julianne Eckels</i>	
	Company or title	

# 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 *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

**Complete all sections:**

<b>Section 1: Property Owner / Agent Information</b>				<b>* If agent, submit written authorization (Form PA-105) with this form</b>			
Property owner name (on changed assessment notice) <u>ELI C. FRANK AND HINDA G. FRANK TRUST</u>				Agent name (if applicable)			
Owner mailing address <u>623 West Evergreen Court</u>				Agent mailing address			
City <u>BAYSIDE</u>		State <u>WI</u>	Zip <u>53217</u>	City		State	Zip
Owner phone <u>(415) 516-9065</u>		Email <u>eli.frank@me.com</u>		Owner phone ( ) -		Email	

<b>Section 2: Assessment Information and Opinion of Value</b>			
Property address <u>623 West Evergreen Court</u>			Legal description or parcel no. (on changed assessment notice) <u>023-0084-000</u>
City <u>BAYSIDE</u>		State <u>WI</u>	Zip <u>53217</u>
Assessment shown on notice - Total <u>360,4800</u>			Your opinion of assessed value - Total <u>(2) ATTACHED</u>

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	

<b>Section 3: Reason for Objection and Basis of Estimate</b>	
Reason(s) for your objection: (Attach additional sheets if needed)	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 \$ 255,500 Date 4-1-2006  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 (3) ATTACHED  
 Date of changes - - Cost of changes \$            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) - - to - -  
(mm-dd-yyyy) (mm-dd-yyyy)  
 Asking price \$            List all offers received           

D. Within the last five years, was this property appraised?  Yes  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            minutes (4) ATTACHED

Property owner or Agent signature <u>[Signature]</u>	Date (mm-dd-yyyy) <u>7-15-2012</u>
---	---------------------------------------

Attachment To Objection Form For Real Property Assessment Form PA-115A  
Eli C. Frank and Linda G. Frank Trust  
623 West Evergreen Court  
Bayside, Wisconsin 53217

- (1) My property has the second highest assessment of all seventy units in Bayside Woods Condominium. A number of units have more square footage than my unit, have water views – mine does not, have superior landscaping than my unit and have partial brick exteriors – mine does not. According to Accurate Appraisal these things should have a positive impact on market value. The appraiser did not view the exterior of my unit since my purchase, if then and did not view the exterior of any unit since the last sale thereof, if at all. To my knowledge the appraiser did not view the interior of my unit (and most of the units in the project). It appears that each year the appraiser simply added an across-the-board percentage increase to all the units that did not sell in the prior year to the prior assessment without regard to the validity of the prior assessment and without regard to the effect of recent sales on the value of other property. My unit clearly does not have the second highest market value of all seventy units in Bayside Woods Condominium.
- (2) (a) \$345,000 if based on the highest sale price in 2021. (b) \$297,400 if based on the assessment of almost identical and to some extent better units. (c) \$342,100 if based on the assessment of the roof mate of my unit which is a mirror image.
- (3) (a) A new vanity in the main bathroom installed in June of 2016 at cost of \$4,975. (b) An addition to the patio installed in June of 2021 at a cost of \$4,500.
- (4) I can't attend the hearing and have no idea of how much time, if any, the Board of Review will allot for this.

Please see me letter that accompanied this form.

# Eli C. Frank

623 West Evergreen Court  
Bayside, Wisconsin 53217-1608

Eli.Frank@me.com

Mobile (415) 516-9085

July 15, 2022

Board of Review  
% Rachel Safstrom, Clerk  
Village of Bayside  
9075 North Regent Road  
Bayside, Wisconsin 53217

Mr. Andy Pederson  
Village Manager  
Village of Bayside  
9075 North Regent Road  
Bayside, Wisconsin 53217

Board of Trustees  
Village of Bayside  
9075 North Regent Road  
Bayside, Wisconsin 53217

REGARDING PROPERTY ASSESSMENT Parcel #:023-0084-000: Address 623 West Evergreen Court.

I will be out of town on July 19 and am unable to attend the meeting of the Board of Review. It is my hope that this letter and the enclosed PA-115A will suffice as my appearance. In addition to presenting this in lieu of an actual appearance, I want to register my opinion that the system of assessing residential real estate in the Village of Bayside, at least as it applies to the condominium units in Bayside Woods Condominium, is flawed.

I have heard that there are a number of comments on certain websites claiming that the system is "criminal," "corrupt," and fraught with "favoritism." I do not make such claims. My claim is that it is flawed. According to the information furnished with 2022 Notice of Changed Assessment, "Why does my value change every year?" (I assume this means the assessed value) "To mimic market value. This ensures fair and and (sic) equitable assessments throughout all the properties in your community." I my opinion the current system falls very short of this goal.

On June 29 I discussed my opinion of value in a telephone conversation with Alanna Williams, whose signature block says she is an "Assessor Support Specialist / Assessor II." I am not sure what an "Assessor II" is, but she told me she was a qualified assessor. She was not the assessor listed on the Notice of Changed Assessment. That was Lori Sacco. Both are with Accurate Appraisal, LLC.

I asked Ms. Williams a series of questions:

QUESTION: What were the highest sale prices prior to this assessment? ANSWER: \$345,000

QUESTION: Does landscaping affect the fair market value?

ANSWER: It might affect fair market value but not assessment.

COMMENT: If the assessed value of property changes every year, "to mimic market value," how can something affect the fair market value and not affect the assessment?

QUESTION: Do patios affect the fair market value?

ANSWER: Yes

QUESTION: Does a water view affect the fair market value?

ANSWER: Yes

QUESTION: Does exterior (brick vs non-brick) affect fair market value?

ANSWER: Minimally

QUESTION: Does the interior affect fair market value?

ANSWER: Yes

QUESTION: Does interior size affect fair market value?

ANSWER: Yes

QUESTION: Was 100% of Bayside Woods Condominium increased by 10%? If not, what was the largest increase in assessment in dollar amount and percentage in the Bayside Woods Condominium project?

QUESTION: Where does a \$32,800 increase rank – how many above - how many below? QUESTION: What was the basis for my \$32,800 (10%) increase?

ANSWER: If bought in 2021, set at their sale price. If no sale in 2021, an across the board increase of 10%.

QUESTION: When was the last time the appraiser made a physical inspection of the exteriors of the properties?

ANSWER: At the time of sale and only on properties that are sold.

QUESTION: When was the last time the appraiser made a physical inspection of the interiors of the properties?

ANSWER: At the time of sale and only on properties that are sold if someone is home and allows interior inspection.

QUESTION: What is the justification for the assessment of my property being the second highest of all seventy properties in Bayside Woods Condominium?

ANSWER: Limited time for these calls, I will evaluate and send you an email later today.

I did not get an email that day but I did the next day. My questions were not answered. Attached to the email was another copy of the 2022 Notice of Changed Assessment. It differed from the original as follows (all under the heading "Reason for change"):

1. Deletion of "18 - Market Adjustment."
2. Addition of:
  - "Land Change –"
  - "Improvement Change – 05 – Increase due to Revaluation"
  - "Reason for Change Notice: 20 – Open Book No Change."

I asked one more question based on a limited survey of twenty (including mine) of the seventy properties in Bayside Woods Condominium that I made (shown below).

QUESTION: Assessment should reflect market value and "ensure fair and equitable assessment throughout all of the properties in your community." Should there be a variance of \$63,400 to \$44,100 between my assessment (\$360,800) and that of an almost identical properties (\$297,400 to \$316,700)? Should there be a variance of \$84,100 between the highest assessment (\$381,500) and what I think is the lowest assessment (\$297,400) of almost identical property?

ANSWER: Limited time for these calls, I will evaluate and send you an email later today.

The email did not answer or even attempt to answer these questions.

My survey:

ADDRESS	SIZE	SIZE 2	VIEW	LANDSCAPPING (1)	OTHER	ASSESSMENT
Briarwood						
9134	2112	BIGGER	WATER	BETTER		345,000
9142	2285	BIGGER	WATER	BETTER		315,700
9149	2104	BIGGER	WATER	BETTER		280,000

9150	2049	Smaller	WATER	BETTER	BRICK	315,700
9158	2084	Equal	WATER		BRICK	315,700
Mulberry						
603	2112	BIGGER		BETTER	BRICK	381,500 (2)
619	2121	BIGGER		BETTER		357,500
628	2112	BIGGER		BETTER	BRICK	310,600
635	2112	BIGGER		BETTER		357,500
Evergreen						
609	2084	Equal		BETTER	BRICK	316,700
617	2112	BIGGER		BETTER	BRICK	342,100
623 (3)	2084	My Unit				360,800 (4)
633 (3)	2188	BIGGER		BETTER		342,100
657	2112	BIGGER	WATER	BETTER	BRICK	353,300
664	2162	BIGGER	WATER	BETTER		322,500
656	2162	BIGGER	WATER	BETTER		308,900
657	2112	BIGGER	WATER	BETTER	BRICK	324,100
665	2084	Equal	WATER	BETTER	BRICK	324,100
Sycamore						
9145 (5)	2127	BIGGER	WATER	BETTER	BRICK	297,700
9153 (5)	2127	BIGGER	WATER	BETTER	BRICK	297,400

Some have bigger & better patios or decks.

- (1) Some terraced with retaining walls
- (2) Highest assessment
- (3) These are two units in the same building (roof mates) and although 633 is reported as 4 square feet bigger than 623 they are mirror images of each other.
- (4) Second highest assessment
- (5) I believe that 9145 Sycamore has an addition but is listed as the same size and with the same assessment as its roof mate.

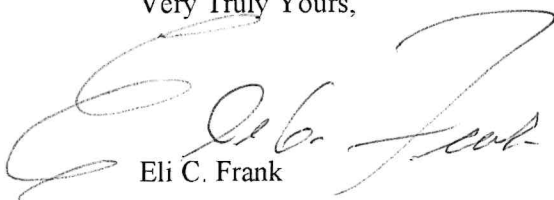
Of the nineteen (my property makes twenty) properties listed, 15 have more square footage, 12 have water views, all have superior landscaping, and 11 have partial brick exteriors. All of which, according to Ms. Williams, should affect market value.

I still question and I ask you:

What is the justification for the assessment of my property being the second highest of all seventy properties in Bayside Woods Condominium?

Should there be a variance of \$63,400 to \$44,100 between my assessment (\$360,800) and that of an almost identical properties (\$297,400 to \$316,700)? Should there be a variance of \$84,100 between the highest assessment (\$381,500) and what I think is the lowest assessment (\$297,400) of an almost identical properties? Note that the unit with the highest assessment does not have a water view.

Very Truly Yours,



Eli C. Frank



# 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 *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

**Complete all sections:**

<b>Section 1: Property Owner / Agent Information</b>				<b>* If agent, submit written authorization (Form PA-105) with this form</b>			
Property owner name (on changed assessment notice) <u>Kory H. DUNN / LISA A DUNN</u>				Agent name (if applicable)			
Owner mailing address <u>8860 N. TENNYSON DRIVE</u>				Agent mailing address			
City <u>BAYSIDE</u>		State <u>WI</u>	Zip <u>53217</u>	City		State	Zip
Owner phone <u>(414) 419-3866</u>		Email <u>KORYDUNN1960@GMAIL.COM</u>		Owner phone ( ) -		Email	

<b>Section 2: Assessment Information and Opinion of Value</b>			
Property address <u>8860 N. TENNYSON DRIVE</u>		Legal description or parcel no. (on changed assessment notice) <u>020-0100-000</u>	
City <u>BAYSIDE</u>		State <u>WI</u>	Zip <u>53217</u>
Assessment shown on notice - Total <u>\$ 677,900</u>		Your opinion of assessed value - Total <u>\$ 414,400 (140/sf)</u>	

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	

<b>Section 3: Reason for Objection and Basis of Estimate</b>	
Reason(s) for your objection: (Attach additional sheets if needed) <u>ASSESSMENT IS TOO HIGH</u>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <u>SEE ATTACHED SHEET</u>

**Section 4: Other Property Information**

A. Within the last 10 years, did you acquire the property?.....  Yes  No  
 If Yes, provide acquisition price \$ \_\_\_\_\_ Date - - - - (mm-dd-yyyy)  Purchase  Trade  Gift  Inheritance

B. Within the last 10 years, did you change this property (ex: remodel, addition)?.....  Yes  No  
 If Yes, describe SIDING/ROOF  
 Date of changes 6-15-17 Cost of changes \$ 50,000 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) - - - - to - - - - (mm-dd-yyyy) to (mm-dd-yyyy)  
 Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_

D. Within the last five years, was this property appraised? .....  Yes  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 15 minutes.

Property owner or Agent signature <u>Kory H. Dunn</u>	Date (mm-dd-yyyy) <u>07-15-2022</u>
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Table 1

	Subject House (Dunn)	Adjacent	Adjacent		
<b>Address</b>	8860 N. Tennyson	8804 N Tennyson	8900 N Tennyson		
<b>Bedrooms</b>	4	4	4		
<b>Bath</b>	3	3	4		
<b>Square Feet</b>	2950	2896	3414		
<b>Total Assessment</b>	\$677900.00	\$389800.00	\$481800.00		
<b>Assess/SF</b>	\$229.80	\$134.60	\$141.12		
<b>Commentary</b>					
1	Subject Property is 30% unrenovated 1954 vintage				
2	Concrete driveway is cracked and needs replace				
3	Adjacent homes with similar SF and Room count assessed substantially lower				
4	Based on adjacent home comps, subject house should be assessed at \$140/sf or \$414,400 total				