



Village of Bayside
9075 N Regent Road
Board of Review Meeting
June 27, 2023
Village Board Room, 6:00 pm

**BOARD OF REVIEW
AGENDA**

***Amended on June 26, 2023**

Join Zoom Meeting

<https://us02web.zoom.us/j/84422811818?pwd=Qk1NRzNVNWNRYUkvc2NaRHl6RWlxZz09>

Meeting ID: 844 2281 1818

Passcode: 379227

- I) CALL TO ORDER
- II) ROLL CALL
- III) Approve minutes from July 19, 2022, and May 18, 2023
- 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 2023 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 (Time frame is estimated).

6:00 pm – 6:30 pm

- A) 808 E Donges Lane – 017-0106-000
- B) 8869 N. Iroquois Rd. – 022-0215-000
- C) 911 E. Buttles Place – 054-0250-001
- D) 9470 N. Fairway Drive – 016-0092-001
- E) 1469 E. Bay Point Road – 018-9975-002
- F) 1211 E. Donges Court – 018-0005-001

6:30 pm – 7:00 pm

- G) 910 E Wahner Pl – 054-0330-000
- H) 9512 N Sequoia Dr – 015-0039-000
- I) 9016 N. Bayside – 020-9980-007
- J) 835 E. Glencoe Pl – 021-0194-000
- K) 8571 N Greenvale Rd. – 054-0234-000
- L) 844 W. Autumn Path Ln. – 023-0061-000

7:00 pm – 7:30 pm

- M) 619 W. Mulberry Ct. – 023-0070-000
- N) 9444 N Sleepy Hollow Lane – 015-0101-000
- O) 1460 E. Bay Point Rd - 018-9977-001
- P) 8581 N. Lake Drive – 054-0282-001
- *Q) 1400 E Brown Deer Rd – 020-9983-000
- *R) 9720 N Lake Drive – 17-050-02-11-001

- 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).



I. CALL TO ORDER

Chair DeGraff called the meeting to order at 8:30 am.

II. ROLL CALL

Robb DeGraff
Mike Barth
Matthew Buerosse
Tom Houck
Administrative Services Director Rachel Safstrom
Kavin Tedamrongwanish - 1st Alternate - Excused
Dan Rosenfeld -2nd Alternate - Excused

III. Approve minutes from July 20, 2021, and May 19, 2022

Motion by Trustee Barth, seconded by Chair DeGraff, to approve the minutes from the July 20, 2021 and May 19, 2022, Board of Review meetings. Motion carried unanimously.

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))

Administrative Services Director Safstrom stated the Village Ordinance included in the packet correctly identifies the statutory reference for § 70.47(7)(af) for confidentiality of income and expense information.

V. Review of new laws

Administrative Services Director Safstrom identified the changes in State Statutes that was included in the packet.

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

Motion by Mr. Houck, seconded by Trustee Barth to accept the 2021 Milwaukee and Ozaukee County Assessment Rolls from the Village Assessor. Motion carried unanimously.

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

Chair DeGraff briefly reviewed the procedures for the meeting. Administrative Services Director Safstrom completed the swearing in of the 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

Michele Merens appeared before the Board for presentation.

Motion by Trustee Barth, seconded by Mr. Houck, to uphold the assessment from the Village Assessor. Motion carried unanimously.

B) 9:00 am John Hiller 8949 N Greenvale Rd. 021-0122-000
The request was withdrawn.

- C) 9:15 am Courtney Heeren / William Zlotocha, 1420 E. Fairy Chasm Rd 020-9996-000
No resident was present.
- D) 9:30 am William Sosnay, 1140 W Duchess Ct 015-0008-001
The request was withdrawn.
- E) 9:45 am David & Abigail Nash, 1490 E Fairy Chasm 020-9997-004
The request was withdrawn.
- F) 10:00 am Thomas & Weslyn Fleming, 8920 N Bayside Dr 020-0121-000
The request was withdrawn.
- G) 10:15 am Amit Kashyap, 923 E Manor Circle 021-0068-000
The request was withdrawn.
- H) 10:30 am Julianne Eckels, 9384 N Sleepy Hollow Ln 015-0099-000

Motion by Mr. Houck, seconded by Trustee Barth, to uphold the assessment from the Village Assessor. Motion carried unanimously.
- I) 10:45 am Johnathan & Melissa Dorf Rev Trust, 9360 N Fairway 016-0083-000
The request was withdrawn.
- J) 11:00 am Sofya Kats, 9420 N Sleepy Hollow Ln 015-0100-000
The request was withdrawn.
- K) 11:15 am – Steve Cramey, 8635 N. Pelham Pkwy 054-0287-002
No resident was present.
- L) 11:30 am – Eli & Linda Frank, 623 W. Evergreen Ct 023-0084-000
No resident was present.
- M) *11:45 am – Rory & Lisa Dunn, 8860 N. Tennyson Dr. 020-0100-000
The request was withdrawn.
- N) *11:45 am – Megan Lorbecki, 9050 N. Regent Rd 021-0022-000
No resident was present.
- O) *12:00 pm – John McDonald, 803 E. Donges Rd 017-0116-001
The request was withdrawn.
- P) *12:15 pm – Ethan Elser, 321 E Ravine Baye Rd. 017-0190-000
No resident was present.

IV) 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.

Ghassan Majdalani 9515 N Wakefield Court stated he missed the deadline for submittal; however, has a case to present.

Motion by Trustee Barth, seconded by Chair DeGraff to grant the waiver of the required 48-notice for objection. Motion carried unanimously.

Adam Peck, 9578 N Lake Drive, requested a waiver as he did not read the requirements properly; however, has a case to present.

Motion by Trustee Barth, seconded by Mr. Houck to grant the waiver of the required 48-notice for

objection. Motion carried unanimously.

Andrea Nembhard 9551 N. Lake Drive requested a waiver; however, is not prepared today to present a case.

Motion by Mr. Houck, seconded by Trustee Barth, to deny the waiver of the required 48-hour notice due to not being prepared to present a case for the objection.

V) 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.

Mr. Majdalani presented his request to object to the assessment at 9515 N Wakefield Ct.

Motion by Mr. Houck, seconded by Trustee Barth, to uphold the assessment from the Village Assessor. Motion carried unanimously.

Mr. Peck presented his request to object to the assessment at 9578 N Lake Drive

Reduction in land value

Mike sees logic. Tom base decision on evidence presented. One sale. Make sure we are following the rules.

Motion by Trustee Barth, seconded by Chair DeGraff, to amend the assessment for land from \$982,300 to \$757,300. Motion carried (Houck – Nay).

Attorney Jaeckels verified all statutory requirements have been met for the 2022 Board of Review.

VI) ADJOURNMENT

Motion by Mr. Houck, seconded by Trustee Barth to adjourn sine die at 12:16 p.m. Motion carried unanimously.

Respectfully submitted,

Rachel Safstrom
Administrative Services Director
Village Clerk/Treasurer



Village of Bayside
9075 N Regent Road
Board of Review Meeting Minutes
May 18, 2023
Village Board Room, 8:30 am.

I. CALL TO ORDER

Administrative Services Director Safstrom called the meeting to order at 8:31 am.

II. ROLL CALL

Robb DeGraff – Excused
Mike Barth
Christopher Berg
Dane Stenson
Brooke Gilbertson - Excused
Administrative Services Director Rachel Safstrom
Deputy Clerk/Treasurer Madeline Moltzan

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 Board Member Berg, seconded by Board Member Stenson, to select Mike Barth as the Chairperson for the 2023 Board of Review. Motion carried unanimously.

V. Select Vice-Chairperson for Board of Review

Motion by Chair Barth, seconded by Board Member Berg, to select Robb DeGraff as the Vice-Chairperson for the 2023 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 that both Chair Barth and Deputy Clerk/Treasurer Moltzan have completed the training, 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 June 27, 2023, at 6:00 pm at which time it is anticipated that the Board of Review will meet and hear any filed objections.**

Motion by Board Member Berg, seconded by Board Member Stenson, 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 June 27, 2023, at 6:00 pm at which time it is anticipated that the Board of Review will meet and hear any filed objections. Motion carried unanimously.

Respectfully submitted,
Rachel Safstrom
Administrative Services Director
Village Clerk/Treasurer

ARTICLE II. - BOARD OF REVIEW

Footnotes:

— (1) —

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)

70.45 Return and examination of rolls. When the assessment rolls have been completed in cities of the 1st class, they shall be delivered to the commissioner of assessments, in all other cities to the city clerk, in villages to the village clerk and in towns to the town clerk. At least 15 days before the first day on which the assessment rolls are open for examination, these officials shall have published a class 1 notice if applicable, or posted notice, under ch. 985, in anticipation of the roll delivery as provided in s. 70.50, that on certain days, therein named, the assessment rolls will be open for examination by the taxable inhabitants, which notice may assign a day or days for each ward, where there are separate assessment rolls for wards, for the inspection of rolls. The assessor shall be present for at least 2 hours while the assessment roll is open for inspection. Instructional material under s. 73.03 (54) shall be available at the meeting. On examination the commissioner of assessments, assessor or assessors may make changes that are necessary to perfect the assessment roll or rolls, and after the corrections are made the roll or rolls shall be submitted by the commissioner of assessments or clerk of the municipality to the board of review.

History: 1981 c. 20; 1991 a. 156; 1997 a. 237; 1999 a. 32

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 (1c) 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 (1c), 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.

History: 1971 c. 180; 1973 c. 96; 1975 c. 427; 1979 c. 58; 1991 a. 156, 316; 1995 c. 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. *State ex rel. Berg Equipment Corp. v. Town of 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 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.

70.47 GENERAL PROPERTY TAXES

Updated 21–22 Wis. Stats. 36

(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).

(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

2021–22 Wisconsin Statutes updated through all Supreme Court and Controlled Substances Board Orders filed before and in effect on February 7, 2023. Published and certified under s. 35.18. Changes effective after February 7, 2023, are designated by NOTES. (Published 2–7–23)

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.

(B) 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. 44.16 (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.

(i) The board shall presume that the assessor's valuation is correct. That presumption may be rebutted by a sufficient showing by the objector that the valuation is incorrect.

(8m) HEARING WAIVER. The board may, at the request of the taxpayer or assessor, or at its own discretion, waive the hearing of an objection under sub. (8) or, in a 1st class city, under sub. (16) and allow the taxpayer to have the taxpayer's assessment reviewed under sub. (13). For purposes of this subsection, the board shall submit the notice of decision under sub. (12) using the amount of the taxpayer's assessment as the finalized amount. For purposes of this subsection, if the board waives the hearing, the waiver disallows the taxpayer's claim on excessive assessment under s. 74.37 (3) and, notwithstanding the time period under s. 74.37 (3) (d), the taxpayer has 60 days from the notice of the hearing waiver in which to commence an action under s. 74.37 (3) (d).

(9) CORRECTION OF ASSESSMENTS. (a) From the evidence before it the board shall determine whether the assessor's assessment is correct. If the assessment is too high or too low, the board shall raise or lower the assessment accordingly and shall state on the record the correct assessment and that that assessment is reasonable in light of all of the relevant evidence that the board received. A majority of the members of the board present at the meeting to make the determination shall constitute a quorum for purposes of making such determination, and a majority vote of the quorum shall constitute the determination. In the event there is a tie vote, the assessment shall be sustained.

(b) A board member may not be counted in determining a quorum and may not vote concerning any determination unless, concerning such determination, such member:

1. Attended the hearing of the evidence; or
2. Received the transcript of the hearing no less than 5 days prior to the meeting and read such transcript; or
3. Received a mechanical recording of the evidence no less than 5 days prior to the meeting and listened to such recording; or
4. Received a copy of a summary and all exceptions thereto no less than 5 days prior to the meeting and read such summary and exceptions. In this subdivision "summary" means a written summary of the evidence prepared by one or more board members attending the hearing of evidence, which summary shall be distributed to all board members and all parties to the contested assessment and "exceptions" means written exceptions to the summary of evidence filed by parties to the contested assessment.

(10) ASSESSMENT BY BOARD. If the board has reason to believe, upon examination of the roll and other pertinent information, that other property, the assessment of which is not complained of, is assessed above or below the general average of the assessment of the taxation district, or is omitted, the board shall:

(a) Notify the owner, agent or possessor of such property of its intention to review such assessment or place it on the assessment roll and of the time and place fixed for such hearing in time to be heard before the board in relation thereto, provided the residence of such owner, agent or possessor be known to any member of the board or the assessor.

(b) Fix the day, hour and place at which such matter will be heard.

70.47 GENERAL PROPERTY TAXES

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(c) Subpoena such witnesses, except objectors who may testify by telephone, as it deems necessary to testify concerning the value of such property and, except in the case of an assessment made by a county assessor pursuant to s. 70.99, the expense incurred shall be a charge against the district.

(d) At the time appointed proceed to review the matter as provided in sub. (8).

(11) PARTIES. In all proceedings before the board the taxation district shall be a party in interest to secure or sustain an equitable assessment of all the property in the taxation district.

(12) NOTICE OF DECISION. Prior to final adjournment, the board of review shall provide the objector, or the appropriate party under sub. (10), notice by personal delivery or by mail, return receipt required, of the amount of the assessment as finalized by the board and an explanation of appeal rights and procedures under sub. (13) and ss. 70.85, 74.35 and 74.37. Upon delivering or mailing the notice under this subsection, the clerk of the board of review shall prepare an affidavit specifying the date when that notice was delivered or mailed.

(13) CERTIORARI. Except as provided in s. 70.85, appeal from the determination of the board of review shall be by an action for certiorari commenced within 90 days after the taxpayer receives the notice under sub. (12). The action shall be given preference. If the court on the appeal finds any error in the proceedings of the board which renders the assessment or the proceedings void, it shall remand the assessment to the board for further proceedings in accordance with the court's determination and retain jurisdiction of the matter until the board has determined an assessment in accordance with the court's order. For this purpose, if final adjournment of the board occurs prior to the court's decision on the appeal, the court may order the governing body of the assessing authority to reconvene the board.

(14) TAX PAYMENTS. In the event the board of review has not completed its review or heard an objection to an assessment on real or personal property prior to the date the taxes predicated upon such assessment are due, or in the event there is an appeal as provided in sub. (13) and s. 74.37 from the correction of the board of review to the court, the time for payment of such taxes as levied is the same as provided in ch. 74 and if not paid in the time prescribed, such taxes are delinquent and subject to the same provisions as other delinquent taxes.

(15) SAVING CLAUSE. Nothing herein contained shall be construed to alter or repeal any of the provisions of s. 70.35.

(16) FIRST CLASS CITY. FILING OBJECTIONS, PROCEEDINGS, APPEAL. (a) In 1st class cities all objections to the amount or valuation of real or personal property shall be first made in writing and filed with the commissioner of assessments on or before the 3rd Monday in May. No person may, in any action or proceeding, question the amount or valuation of real or personal property in the assessment rolls of the city unless objections have been so filed. The board may not waive the requirement that objections be in writing. 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. If the objections have been investigated by a committee of the board of assessors under s. 70.07 (6), the board of review may adopt the recommendation of the committee unless the objector requests or the board orders a hearing. At least 2 days' notice of the time fixed for the hearing shall be given to the objector or attorney and to the city attorney of the city. The provisions of the statutes relating to boards of review not inconsistent with this subsection apply to proceedings before the boards of review of 1st class cities, except that the board need not adjourn until the assessment roll is completed by the commissioner of assessments, as required in s. 70.07 (6), but may immediately hold hearings on objections filed with the commissioner of assessments, and the changes, corrections

and determinations made by the board acting within its powers shall be prima facie correct. Appeal from the determination shall be by an action for certiorari commenced within 90 days after the taxpayer receives the notice under sub. (12). The action shall be given preference.

(b) In 1st class cities if an assessment valuation for taxes based on the value of real property is the same for the current year as for the preceding year and ownership of the property is unchanged, and if an objection had been filed to the assessment valuation for the preceding year and the assessed valuation by the assessor was sustained by the board of review or the courts, an objection filed under sub. (7) to the assessment valuation on the same property for the current year shall be subject to a fee not to exceed \$10 payable to the city at the time of filing the objection or within 3 days thereafter, and the fee shall be a condition for the hearing of the objection before the board of review.

(17) SUMMARY OF PROCEEDINGS. After the board of review has completed its determinations, the clerk shall prepare a summary of the proceedings and determinations, on forms prescribed by the department of revenue, which shall include the following information:

- (a) Name of taxpayer;
- (b) Description or designation of the property subject to the objection;
- (c) Amount of the assessment about which taxpayer objected;
- (d) Names of any persons who appeared on behalf of taxpayer; and
- (e) Board's determination on taxpayer's objection.

(18) TAMPERING WITH RECORDS. (a) Whoever with intent to injure or defraud alters, damages, removes or conceals any of the items specified under subs. (8) (f) and (17) is guilty of a Class I felony.

(b) Whoever intentionally alters, damages, removes or conceals any public notice, posted as required by sub. (2), before the expiration of the time for which the notice was posted, may be fined not more than \$200 or imprisoned not more than 6 months or both.

History: 1973 c. 90; 1975 c. 151, 199, 427; 1977 c. 29 ss. 755, 1647 (8); 1977 c. 273; 1977 c. 300 ss. 2, 8; 1977 c. 414; 1979 c. 34 ss. 878 to 880, 2102 (46) (h); 1979 c. 95, 110, 355; 1981 c. 20, 289; 1983 a. 192, 219, 432; 1985 a. 39; 1985 a. 120 ss. 155, 3202 (46); 1985 a. 188 s. 16; 1987 a. 27, 139, 254, 378, 399; 1989 a. 31; 1991 a. 39, 156, 218, 315, 316; 1993 a. 82, 107; 1997 a. 237, 252, 285; 2001 a. 109; 2005 a. 187; 2017 a. 86; 2011 a. 161; 2013 a. 228; 2017 a. 68, 358; 2019 a. 140, 185; 2021 a. 23.

Judicial Council Note, 1981: References in subs. (13) and (16) (a) to "writ" of certiorari have been removed because that remedy is now available in an ordinary action. See s. 781.01, stats., and the note thereto. [Bill 613-A]

A board of review may deny a taxpayer a hearing if the taxpayer's objections are not stated on an approved form; the board is not required to accept information submitted in a different form. Certiorari review under this section is limited to the action of the board. *Bitters v. Newbold*, 51 Wis. 2d 493, 187 N.W.2d 339 (1971).

Board of review consideration of testimony by the village assessor at an executive session subsequent to the presentation of evidence by the taxpayer was contrary to the open meeting law, s. 66.77 [now ss. 19.81 to 19.98]. Although it was permissible for the board to convene a closed session for the purpose of deliberating after a quasi-judicial hearing, the proceedings did not constitute mere deliberations but were a continuation of the hearing without the presence of or notice to the objecting taxpayer. *Dolphin v. Butler Board of Review*, 70 Wis. 2d 403, 234 N.W.2d 277 (1975).

A circuit court's retained jurisdiction in board of review certiorari actions under sub. (13) does not affect the finality of an order for appeal purposes. *Steenberg v. Town of Oakfield*, 157 Wis. 2d 674, 461 N.W.2d 148 (Ct. App. 1990).

On certiorari review of a board of review decision only whether the board acted: 1) within its jurisdiction; 2) according to law; 3) arbitrarily, oppressively, or unreasonably; or 4) without evidence to make the order or determination in question is considered. *Metropolitan Holding Co. v. Board of Review*, 173 Wis. 2d 626, 495 N.W.2d 314 (1993).

When a board disregards uncontroverted evidence, its determination must be set aside. *Campbell v. Town of Delavan*, 210 Wis. 2d 219, 565 N.W.2d 209 (Ct. App. 1997), 96-1291.

Approving an increased assessment for only one property, despite evidence that it and other properties had recent sales at a price above prior assessments, violated the law; its approval by the board of review was arbitrary. *Noah's Ark Family Park v. Village of Lake Delton*, 210 Wis. 2d 301, 565 N.W.2d 230 (Ct. App. 1997), 96-1074. Affirmed, 216 Wis. 2d 387, 573 N.W.2d 852 (1998), 96-1074.

A board's across the board 3 percent assessment reduction of all lots in a developer's subdivision was not arbitrary and capricious when the board was presented with

2021–22 Wisconsin Statutes updated through all Supreme Court and Controlled Substances Board Orders filed before and in effect on February 7, 2023. Published and certified under s. 35.18. Changes effective after February 7, 2023, are designated by NOTES. (Published 2–7–23)

conflicting credible evidence. *Whitecaps Homes v. Kenosha County Board of Review*, 212 Wis. 2d 714, 569 N.W.2d 714 (Ct. App. 1997), 96–1913.

Sub. (13) and ss. 70.85 and 74.37 provide the exclusive methods to challenge a municipality's bases for assessment of individual parcels. All require appeal to the board of review prior to court action. There is no alternative procedure to challenge an assessment's compliance with the uniformity clause. *Hermann v. Town of Delavan*, 215 Wis. 2d 370, 572 N.W.2d 855 (1998), 96–0171.

It was not improper for an assessor to testify as a witness and also to ask questions of other witnesses at a board of review hearing. *Rite-Hite Corp. v. Brown Deer Board of Review*, 216 Wis. 2d 189, 575 N.W.2d 721 (Ct. App. 1997), 96–3178.

A landowner who has in the immediately previous year already objected to the board regarding an unchanged assessment is relieved from filing another objection to the current assessment prior to commencing an action. *Duesterbeck v. Town of Koshkonong*, 2000 WI App 6, 232 Wis. 2d 16, 605 N.W.2d 904, 98–3048.

When after hearing a taxpayer's complaint the board approved the assessor's valuation by giving notice affirming the assessment under sub. (1), the board waived the requirement under sub. (7) (a) that the taxpayer's objection be in writing. *Fee v. Town of Florence Board of Review*, 2003 WI App 17, 259 Wis. 2d 868, 657 N.W.2d 112, 02–1758.

Neither sub. (7) nor *Hermann*, 215 Wis. 2d 370 (1998), stand for the proposition that a property owner may not raise any issue with the trial court that was not fully argued before the board of review. Rather, *Hermann* explains that under sub. (7) any property owner wishing to challenge a property tax assessment, whether via certiorari review, written complaint to the Department of Revenue, or a claim filed under s. 74.37, must first file an objection before the board of review. *U.S. Oil Co. v. City of Milwaukee*, 2011 WI App 4, 331 Wis. 2d 407, 794 N.W.2d 904, 09–2260.

Hermann, 215 Wis. 2d 370 (1998), makes clear that exhaustion of remedies before the board of review is required unless the property taxed is exempt or lies outside of the taxing district. An assertion that a city's assessment process was flawed and unconstitutional, if true, would make the levy merely voidable, not void ab initio. *Clear Channel Outdoor, Inc. v. City of Milwaukee*, 2011 WI App 117, 336 Wis. 2d 707, 805 N.W.2d 582, 10–1809.

A taxpayer who objects to an assessment on the basis of the classification of the property has the burden of proving that the classification is erroneous. In this case, the taxpayer did not meet his burden of proof, and the board of review's determination to maintain the assessment was supported by a reasonable view of the evidence. *Sausen v. Town of Black Creek Board of Review*, 2014 WI 9, 352 Wis. 2d 576, 843 N.W.2d 39, 10–3015. See also *Thoma v. Village of Slinger*, 2015 WI 45, 381 Wis. 2d 311, 912 N.W.2d 56, 15–1970.

A property owner is absolved from complying with sub. (7)'s objection requirements when: 1) the property owner has filed a procedurally correct sub. (7) objection to the property's assessment in the prior year; 2) the assessment has not changed between the prior year and the current year; and 3) the prior year's objection is still unresolved as of the date of the first meeting of the board of review for the current year's assessments. *Walgreen Co. v. City of Oshkosh*, 2014 WI App 54, 354 Wis. 2d 17, 848 N.W.2d 314, 13–1610.

The plaintiffs were entitled to a hearing to contest their tax assessment even though they did not permit a tax assessor to enter the interior of their home. *Milewski v. Town of Dover*, 2017 WI 79, 377 Wis. 2d 38, 890 N.W.2d 303, 15–1523.

Sub. (13) does not allow a taxation district to seek certiorari review of a decision of the board of review. *State ex rel. City of Waukesha v. City of Waukesha Board of Review*, 2021 WI 89, 399 Wis. 2d 606, 967 N.W.2d 460, 19–1479.

Boards of review cannot rely on exemptions in s. 19.85 (1) to close any meeting in violation of explicit requirements in sub. (2m). 65 Atty. Gen. 162.

Wisconsin's Property Tax Assessment Appeal System. *Ardern*. Wis. Law. Mar. 1996.

Over Assessed? Appealing Home Tax Assessments. *McAdams*. Wis. Law. July 2011.

Boards of Review: How to Contest Property Taxes. *Dreu*. Wis. Law. May 2018.

70.48 Assessor to attend board of review. The assessor or the assessor's authorized representative shall attend without order or subpoena all hearings before the board of review and under oath submit to examination and fully disclose to the board such information as the assessor may have touching the assessment and any other matters pertinent to the inquiry being made. All part-time assessors shall receive the same compensation for such attendance as is allowed to the members of the board but no county assessor or member of a county assessor's staff shall receive any compensation other than that person's regular salary for attendance at a board of review. The clerk shall make all corrections to the assessment roll ordered by the board of review, including all changes in the valuation of real property. When any valuation of real property is changed the clerk shall enter the valuation fixed by the board in red ink in the proper class above the figures of the assessor, and the figures of the assessor shall be crossed out with red ink. The clerk shall also enter upon the assessment roll, in the proper place, the names of all persons found liable to taxation on personal property by the board of review, setting opposite such names respectively the aggregate valuation of such property as determined by the assessor, after deducting exemptions and making such corrections as the board has ordered. All changes in valuation of personal property made by the board of review shall be made in the same manner as changes in real estate.

History: 1991 a. 316.

70.49 Affidavit of assessor. (1) Before the meeting of the board of review, the assessor shall attach to the completed assessment roll an affidavit in a form prescribed by the department of revenue.

(2) The value of all real and personal property entered into the assessment roll to which such affidavit is attached by the assessor shall, in all actions and proceedings involving such values, be presumptive evidence that all such properties have been justly and equitably assessed in proper relationship to each other.

(3) No assessor shall be allowed in any court or place by oath or testimony to contradict or impeach any affidavit or certificate made or signed by the assessor as assessor.

(4) In this section "assessor" means an assessor or any person appointed or designated under s. 70.055 or 70.75.

History: 1991 a. 316; 1993 a. 307.

70.50 Delivery of roll. Except in counties that have a county assessment system under s. 70.99 and in cities of the 1st class and in 2nd class cities that have a board of assessors under s. 70.075 the assessor shall, on or before the first Monday in May, deliver the completed assessment roll and all the sworn statements and valuations of personal property to the clerk of the town, city or village, who shall file and preserve them in the clerk's office. On or before the first Monday in April, a county assessor under s. 70.99 shall deliver the completed assessment roll and all sworn statements and valuations of personal property to the clerks of the towns, cities and villages in the county, who shall file and preserve them in the clerk's office.

History: 1977 c. 29; 1977 c. 300 ss. 3, 8; 1981 c. 20; 1987 a. 139.

70.501 Fraudulent valuations by assessor. Any assessor, or person appointed or designated under s. 70.055 or 70.75, who intentionally fixes the value of any property assessed by that person at less or more than the true value thereof prescribed by law for the valuation of the same, or intentionally omits from assessment any property liable to taxation in the assessment district, or otherwise intentionally violates or fails to perform any duty imposed upon that person by law relating to the assessment of property for taxation, shall forfeit to the state not less than \$50 nor more than \$250.

History: 1991 a. 316.

70.502 Fraud by member of board of review. Any member of the board of review of any assessment district who shall intentionally fix the value of any property assessed in such district, or shall intentionally agree with any other member of such board to fix the value of any of such property at less or more than the true value thereof prescribed by law for the valuation of the same, or shall intentionally omit or agree to omit from assessment, any property liable to taxation in such assessment district, or shall otherwise intentionally violate or fail to perform any duty imposed upon the member by law relating to the assessment of property for taxation, shall forfeit to the state not less than \$50 nor more than \$250.

History: 1991 a. 316.

70.503 Civil liability of assessor or member of board of review. If any assessor, or person appointed or designated under s. 70.055 or 70.75, or any member of the board of review of any assessment district is guilty of any violation or omission of duty as specified in ss. 70.501 and 70.502, such persons shall be liable in damages to any person who may sustain loss or injury thereby, to the amount of such loss or injury; and any person sustaining such loss or injury shall be entitled to all the remedies given by law in actions for damages for tortious or wrongful acts. This section does not apply to the department of revenue or its employees when appointed or designated under s. 70.055 or 70.75.

History: 1977 c. 29.

2021–22 Wisconsin Statutes updated through all Supreme Court and Controlled Substances Board Orders filed before and in effect on February 7, 2023. Published and certified under s. 35.18. Changes effective after February 7, 2023, are designated by NOTES. (Published 2–7–23)

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's [Guide for Property Owners](#).

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) Kenneth & Alexandra Swanson				Agent name (if applicable) Steve Traudt-Assessment Reduction Services			
Owner mailing address 911 E Buttles Pl				Agent mailing address PO Box 395			
City Bayside	State WI	Zip 53217		City Pewaukee	State WI	Zip 53072	
Owner phone () -	Email			Owner phone (414-737-3325	Email stevetraudt@tax-appeal.com		
Section 2: Assessment Information and Opinion of Value							
Property address 911 E Buttles Pl				Legal description or parcel no. (on changed assessment notice) 054-0250-001			
City Bayside	State WI	Zip 53217					
Assessment shown on notice - Total \$550,000 (amended)				Your opinion of assessed value - Total \$465,000			

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) The subject property's 2022 assess value exceeds the subject fair market value as of Jan 2023	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 \$ **\$540,000** 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** Yes No
 If Yes, provide: Date **March 24, 2021** Value **\$518,000** Purpose of appraisal **Financing - Purchase Money Mortgage**
(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.

Property owner or Agent signature 	Date (mm-dd-yyyy) 06/14/2023
---------------------------------------	--

AUTHORIZATION LETTER / APPOINTMENT OF AGENT

TO WHOM IT MAY CONCERN:

Steve Traudt
ASSESSMENT REDUCTION SERVICES, LLC
PO Box 395
Pewaukee, WI 53072
303.923.8030 (o)
414.737.3325 (c)
stevetraudt@tax-appeal.com

STEVE TRAUDT, dba **ASSESSMENT REDUCTION SERVICES, LLC** is authorized to represent **KENNETH SWANSON** and related entities in property tax valuation matters for the year 2023. Please contact **ASSESSMENT REDUCTION SERVICES, LLC** regarding all property tax issues for these properties. The properties are indicated below:

PROPERTY LOCATION (Properties)
911 E Buttles Place
Bayside, WI

TAX KEY/PARCEL NUMBER
054-0250-001

KENNETH SWANSON



By:

Date: 5/24/23

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's [Guide for Property Owners](#).

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) Carl L & Sari Dubin Revocable Trust				Agent name (if applicable) Carl L. Dubin, Trustee			
Owner mailing address 9470 North Fairway Drive				Agent mailing address			
City Bayside	State WI	Zip 53217		City	State	Zip	
Owner phone (414) 305- 9537		Email carl@d-blaw.net		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 9470 North Fairway Drive				Legal description or parcel no. (on changed assessment notice) 016-0092-001			
City Bayside	State WI	Zip 53217					
Assessment shown on notice - Total \$ 754,000				Your opinion of assessed value - Total \$ 627,000			

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) See attached	Basis for your opinion of assessed value: (Attach additional sheets if needed) See attached

Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, provide acquisition price \$ _____ Date - - - - - <input type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance (mm-dd-yyyy)	
B. Within the last 10 years, did you change this property (ex: remodel, addition)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, describe _____ Date of changes - - - - - Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? <input type="checkbox"/> Yes <input type="checkbox"/> No (mm-dd-yyyy)	
C. Within the last five years, was this property listed/offered for sale?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, how long was the property listed (provide dates) - - - - - to - - - - - (mm-dd-yyyy) (mm-dd-yyyy) Asking price \$ _____ List all offers received _____	
D. Within the last five years, was this property appraised?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, provide: Date - - - - - Value _____ Purpose of appraisal _____ (mm-dd-yyyy) If this property had more than one appraisal, provide the requested information for each appraisal. _____	

Section 5: BOR Hearing Information	
A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____ Note: This does not apply in first or second class cities.	
B. Provide a reasonable estimate of the amount of time you need at the hearing _____ 20 minutes.	
Property owner or Agent signature 	Date (mm-dd-yyyy) 6 - 19 - 2023

REASONS FOR YOUR OBJECTION:

Accurate/Spoke with Summer on 06/15/2023. Reduced improvement to \$587,000, with land Total: \$739,000. Summer advised she would send an email confirming the reduced improvement assessment either 06/15/2023, but not later than 06/16/2023. Received no email. Advised that she could not take into consideration sales in 2023. Could only consider sales in 2022, but did not consider the sales presented. These homes are on the same block/street as the subject home. See below.

BASIS FOR OPINION OF ASSESSED VALUE

See below.

ADDRESS	DESCRIPTION	DATE SOLD	AMOUNT
9445 North Fairway Circle	5 bedrooms, 4 bath, 3323 sq. ft.	11/30/22	\$649,000.00
9495 North Fairway Circle	5 bedrooms, 4 bath, 3764 sq. ft.	10/5/22	\$605,000.00
9491 North Fairway Circle	5 bedrooms, 3 bath, 3651 sq. ft.	4/4/23	\$575,000.00
9240 North Fairway Drive	3 bedrooms, 3 bath, 2262 sq. ft.	On Market	\$500,000.00
9487 North Fairway Circle	4 bedrooms, 2 bath, 2482 sq. ft.	Just Sold	\$529,000.00
9483 North Fairway Drive	4 bedrooms, 5 bath, 5826 sq. ft.	7/14/21	\$650,000.00
9494 North Fairway Circle	5 bedrooms, 4 bath, 5044 sq. ft.	8/20/20	\$478,000.00
9433 North Fairway Drive	5 bedrooms, 3 bath, 3540 sq. ft.	2/1/21	\$382,000.00
9420 North Fairway Drive	5 bedrooms, 3 bath, 3854 sq. ft.	6/2/20	\$529,000.00
9400 North Fairway Drive	4 bedrooms, 2.5 bath, 3451 sq. ft.	9/30/21	\$455,000.00
SUBJECT HOME: 9470 North Fairway Drive	2 bedrooms, 2.5 bath, 2893 sq. ft., not 3062 sq. ft.		
Bayside Home Values:	By Zillow		\$461,337.00

Date: June 19, 2023.



Carl L. Dubin, Trustee

REASONS FOR YOUR OBJECTION:

Accurate/Spoke with Summer on 06/15/2023. Reduced improvement to \$587,000, with land Total: \$739,000. Summer advised she would send an email confirming the reduced improvement assessment either 06/15/2023, but not later than 06/16/2023. Received no email. Advised that she could not take into consideration sales in 2023. Could only consider sales in 2022, but did not consider the sales presented. These homes are on the same block/street as the subject home. See below.

Received from Accurate, Summer Busha email and attachment on June 20, 2023. See attached. **I did not/do not accept the amended assessment.**

BASIS FOR OPINION OF ASSESSED VALUE

See below. The following attachments are from MLS and 9487 North Fairway Circle from the Wisconsin Dept. of Revenue Transfer Data. I was unable to retrieve the other three addresses from Wisconsin Dept. of Revenue.

ADDRESS	DESCRIPTION	DATE SOLD	AMOUNT
9445 North Fairway Circle	5 bedrooms, 4 bath, 3323 sq. ft.	11/30/22	\$649,000.00
9495 North Fairway Circle	5 bedrooms, 4 bath, 3764 sq. ft.	10/5/22	\$605,000.00
9491 North Fairway Circle	5 bedrooms, 3 bath, 3651 sq. ft.	4/4/23	\$575,000.00
9487 North Fairway Circle	4 bedrooms, 2 bath, 2482 sq. ft.	6/8/23	\$530,000.00
SUBJECT HOME: 9470 North Fairway Drive	2 bedrooms, 2.5 bath, 2893 sq. ft., not 3062 sq. ft.		
Bayside Home Values:	By Zillow		\$461,337.00

Based on the recent sales in 2023, my opinion of assessed value - Total is \$552,500.00 and not \$627,000 as original submitted predicated on Summer Busha's statement that only 2022 sales can be considered.

Date: June 22, 2023.



Carl L. Dubin, Trustee

REASONS FOR YOUR OBJECTION:

Accurate/Spoke with Summer on 06/15/2023. Reduced improvement to \$587,000, with land Total: \$739,000. Summer advised she would send an email confirming the reduced improvement assessment either 06/15/2023, but not later than 06/16/2023. Received no email. Advised that she could not take into consideration sales in 2023. Could only consider sales in 2022, but did not consider the sales presented. These homes are on the same block/street as the subject home. See below.

Received from Accurate, Summer Busha email and attachment on June 20, 2023. See attached. **I did not/do not accept the amended assessment.**

BASIS FOR OPINION OF ASSESSED VALUE

See below. The following attachments are from MLS and 9487 North Fairway Circle from the Wisconsin Dept. of Revenue Transfer Data. I was unable to retrieve the other three addresses from Wisconsin Dept. of Revenue.

ADDRESS	DESCRIPTION	DATE SOLD	AMOUNT
9445 North Fairway Circle	5 bedrooms, 4 bath, 3323 sq. ft.	11/30/22	\$649,000.00
9495 North Fairway Circle	5 bedrooms, 4 bath, 3764 sq. ft.	10/5/22	\$605,000.00
9491 North Fairway Circle	5 bedrooms, 3 bath, 3651 sq. ft.	4/4/23	\$575,000.00
9487 North Fairway Circle	4 bedrooms, 2 bath, 2482 sq. ft.	6/8/23	\$530,000.00
SUBJECT HOME: 9470 North Fairway Drive	2 bedrooms, 2.5 bath, 2893 sq. ft., not 3062 sq. ft.		
Bayside Home Values:	By Zillow		\$461,337.00

Based on the recent sales in 2023, my opinion of assessed value - Total is \$552,500.00 and not \$627,000 as original submitted predicated on Summer Busha's statement that only 2022 sales can be considered.

Date: June 22, 2023.

Carl L. Dubin, Trustee



Property Type: Single-Family
Status: Sold
Start Showing Date: 10/07/2022
Tax Key: 0160106000
County: Milwaukee
Bedrooms: 5
Total Bathrooms: 3.5
Total Full/Half Baths: 3 / 1
F/H Baths Main: 1 / 1
F/H Baths Upper: 2 / 0
F/H Baths Lower: 0 / 0
Garage Spaces: 2
Garage Type: Attached
Flood Plain: No

List Price: \$649,000
Taxes: \$12,340.5
Tax Year: 2021
Est. Acreage: 0.51

Rooms:
Est. Total Sq. Ft.: 3,323
Est Fin Above Grade SqFt: 2,924
Est Fin Below Grade SqFt: 399
Est. Year Built: 1970
Zoning: RES

Days On Market: 5

Directions: Fairy Chasm, north on Broadmoor Rd, right on Fairway Dr, left on Fairway Cir to home

School District: [Maple Dale-Indian Hill](#)

High School: Nicolet

Middle School: Maple Dale

Elem. School: Indian Hill

Name	Dim	Level	Name	Dim	Level
Master Bedroom	16 x 14	Upper	Living/Great Room	22 x 15	Main
Bedroom 2	13 x 11	Upper	Kitchen	21 x 13	Main
Bedroom 3	14 x 11	Upper	Family Room	17 x 15	Main
Bedroom 4	15 x 14	Upper	Dining Room	14 x 12	Main
Bedroom 5	12 x 10	Main	Rec Room	21 x 19	Lower
			Laundry	13 x 6	Main

Lot Description: Fenced Yard
Style: 2 Story
Architecture: Colonial
Garage: Electric Door Opener
Driveway: Paved; Parking Space
Exterior: Brick; Wood
Basement: Full; Block; Sump Pump; Partially Finished
Heating Fuel: Natural Gas
H/C Type: Forced Air; Central Air; Multiple Units
Bath Description: Off MBR; MBR Bath Walk-in Shower; At least one Bathtub; Shower Over Tub

Documents: Listing Contract; Seller Condition; LeadPaint Disclosure; Indep Inspection Rpt; Seller Updates
Appliances Incl.: Cooktop; Oven; Refrigerator; Dishwasher; Washer; Dryer
Misc. Exterior: Inground Pool; Deck
Misc. Interior: Gas Fireplace; Wet Bar; Pantry; Wood or Sim. Wood Floors; Kitchen Island
Water/Waste: Municipal Water; Municipal Sewer
Municipality: Village
Accessibility: Bedroom on Main Level; Laundry on Main Level

Remarks: Stunning Bayside Colonial nestled in desirable Fairy Chasm neighborhood! Beautiful updates & charm throughout! Spacious formal Living Room boasts large bay window & opens to cozy Family Room w/ GFP & wet bar. Updated eat-in kitchen w/ stainless steel appliances & island w/ views to the backyard. Lovely Dining Room off the kitchen is perfect for entertaining. Appreciate the convenient attached garage & 1st floor laundry & mudroom! 5th bedroom on main floor makes for great office space. Primary bedroom w/ spacious closet & ensuite on 2nd floor. 3 additional bedrooms & full bath complete the upstairs. Escape to the backyard oasis featuring an in ground pool, patio, hot tub on half an acre. Seasonal summer cabana bath w/ shower outside. Large finished rec room & plenty of lower level storage.

Private Remarks: Send offers to Meghan Stalle meghanstalle@kw.com - Seller holds Real Estate license in the state of Wisconsin. Main level Full Bathroom is accessed from the exterior. Pre-home sale inspection on file. Rm dimensions & sq ft not verified by broker/agent. Agents must attend all showings & inspections. Pool serviced by Legacy Pool & Hot Tub 262-518-0421 mike@legacypoolhottubs.com

Showing Information: Thru ShowingTime, co-listed with Meghan Stalle. 414-704-4758 meghanstalle@kw.com

Inclusions: refrigerator, dishwasher, ovens, cooktop, pool equipment, pool child fence, washer, dryer

Exclusions: seller's personal property, staging items to include window treatments in dining room and office

Concession Remarks: Closing Cost Credit of \$2,240

Sub Agent Comm: 2.4 % **Excl. Agency Contract:** N **Broker Owned:** Y **Electronic Consent:** Yes
Buyer Agent Comm: 2.4 % **Var. Comm.:** N **Concessions:** Yes **Listing Date:** 10/03/2022
Limited/Unserviced: No **Named Prospects:** N **Pending Date:** 10/11/2022 **Terms of Sale:** Conventional
Sold Price: \$649,000 **Closing Date:** 11/30/2022

Listing Office: Keller Williams Realty-Milwaukee
 North Shore: keller4
 Ph: 414-962-3605
 Fax:
 URL: <http://www.kwMilwaukeeNorthShore.com>

Team Listing Contact: Meghan Stalle,
meghanstalle@kw.com, 414-704-4758
Listing Agent: Stalle Realty Group* : stalleteam
 Ph: 414-967-7900 Cell:
 Fax:
 Email: team@stallerealty.com

LA Address: 205 E Silver Spring Dr
 Whitefish Bay, WI 53217
LO License #: 937586-91
LA License #:

Selling Office: Shorewest Realtors, Inc. swr01 Ph: 414-476-7100
 URL: <http://www.shorewest.com>
License #: 7771-91

Selling Agent: Alyssa Kimberlin 42775 Ph: 414-841-0605
 Email: akimberlin@shorewest.com
License #: 95632-94

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Property Type: Single-Family
Status: Sold
Tax Key: 0160096000
County: Milwaukee
Bedrooms: 5
Total Bathrooms: 3.5
Total Full/Half Baths: 3 / 1
F/H Baths Main: 0 / 1
F/H Baths Upper: 2
F/H Baths Lower: 1
Garage Spaces: 2.5
Garage Type: Attached
Flood Plain: No

List Price: \$589,000
Taxes: \$10,553
Tax Year: 2021
Est. Acreage: 0.74
Rooms:
Est. Total Sq. Ft.: 3,764
Est Fin Above Grade SqFt: 2,894
Est Fin Below Grade SqFt: 870
Est. Year Built: 1971
Zoning: Residential

Days On Market: 2

Directions: Lake Drive to Fairy Chasm, West to Broadmoor, North to Fairway, East to Home

School District: [Maple Dale-Indian Hill](#)

High School: Nicolet

Middle School: Maple Dale

Elem. School: Indian Hill

Name	Dim	Level	Name	Dim	Level
Master Bedroom	14 x 13	Upper	Living/Great Room	20 x 13	Main
Bedroom 2	11 x 11	Upper	Kitchen	17 x 11	Main
Bedroom 3	11 x 10	Upper	Family Room	15 x 13	Main
Bedroom 4	13 x 10	Upper	Dining Room	15 x 11	Main
Bedroom 5	13 x 11	Upper	Rec Room	39 x 20	Lower
Den	11 x 9	Main	Laundry	8 x 7	Main
Mud Room	9 x 9	Main			

Lot Description: Wooded

Style: 2 Story

Architecture: Colonial

Garage: Electric Door Opener; Heated

Driveway: Paved; Parking Space

Outbuildings: Storage Shed

Exterior: Aluminum/Steel

Basement: Full; Block; Finished

Heating Fuel: Natural Gas; Electric

H/C Type: Forced Air; Central Air

Documents: Listing Contract; Seller Condition; LeadPaint Disclosure

Appliances Incl.: Oven; Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer

Misc. Exterior: Electronic Pet Containment

Misc. Interior: Natural Fireplace; Walk-In Closet(s); Pantry; Cable TV Available; High Speed Internet; Wood or Sim. Wood Floors; Kitchen Island

Water/Waste: Municipal Water; Municipal Sewer

Municipality: Village

Accessibility: Laundry on Main Level; Open Floor Plan

Remarks: Beautiful and timeless colonial set on picturesque lot on lush Ravine right in your own backyard. Grand foyer welcomes you home as you enter through the front entrance. Large kitchen is perfect for cooking and entertaining with granite counter island. Enjoy the HWF throughout. Cozy up by the natural fireplace this fall. Master suite complete with full bathroom. Nicely sized bedrooms complete the second floor. Spacious Basement with full bathroom is perfect for hosting your housewarming party. Sit and enjoy the lovely patio while enjoying the colors change in front of your eyes. Other special features include; Main floor laundry, large mud room, Den and Dining room with built in cabinets. Welcome home.

Private Remarks: Installed HUE lighting in kitchen ceiling lights, basement ceiling lights, and foyer chandelier (included). Please allow 48 Hrs for binding acceptance. Call listing agent with any questions, Melissa 414-378-7333.

Showing Information: Please use Showingtime

Inclusions: oven, range, refrigerators x3, dishwasher, microwave, washer, dryer, GDO, TV mounts, Large Shed, Ring doorbell

Exclusions: Hue Lighting in Kitchen under cabinets, Hue outdoor lighting, video security system, Mudroom mini fridge x2, wooden bar shelving, wood table in basement, small shed, TV in basement and Master bedroom

Sub Agent Comm: 2.4 %

Excl. Agency Contract: N

Broker Owned: N

Electronic Consent: Yes

Buyer Agent Comm: 2.4 %

Var. Comm.: Y

Listing Date: 08/26/2022

Limited/Unserviced: No

Named Prospects: N

Concessions: No

Terms of Sale: Conventional

Sold Price: \$605,000

Closing Date: 10/05/2022

Pending Date: 08/27/2022

Listing Office: Keller Williams Realty-Milwaukee

Listing Agent: Melissa J Bradley : 26948

LA Address: 205 E Silver Spring Dr

North Shore: keller4

Ph: 414-378-7333 **Cell:**

Milwaukee, WI 53217

Ph: 414-962-3605

Fax:

LO License #: 937586-91

Fax:

Email: melissabradley@kw.com

LA License #: 81488-94

URL: <http://www.kwMilwaukeeNorthShore.com>

Selling Office: Keller Williams Realty-Milwaukee North Shore keller4 **Ph:**

414-962-3605

Selling Agent: Bridget M Tighe 41377 **Ph:** 414-216-1812

Email: btighe@kw.com

URL: <http://www.kwMilwaukeeNorthShore.com>

License #: 92186-94

License #: 937586-91

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Prepared by Butch A Rickun on Wednesday, June 21, 2023 2:28 PM.



Property Type: Single-Family
Status: Sold
Tax Key: 0160097000
County: Milwaukee
Bedrooms: 5
Total Bathrooms: 2.5
Total Full/Half Baths: 2 / 3
F/H Baths Main: 0 / 2
F/H Baths Upper: 2
F/H Baths Lower: 1 / 1
Garage Spaces: 2.5
Garage Type: Attached
Flood Plain: No

List Price: \$600,000
Taxes: \$13,520
Tax Year: 2021
Est. Acreage: 0.69
Rooms: 9
Est. Total Sq. Ft.: 3,651
Est Fin Above Grade SqFt: 3,651
Est Fin Below Grade SqFt: 744
Est. Year Built: 1972
Zoning: Res

Days On Market: 71

Directions:

School District: [Maple Dale-Indian Hill](#)
High School: Nicolet
Middle School: Maple Dale
Subdivision: North Shore Estates

Name	Dim	Level	Name	Dim	Level
Master Bedroom	17 x 20	Upper	Living/Great Room	14 x 18	Main
Bedroom 2	12 x 13	Upper	Kitchen	28 x 28	Main
Bedroom 3	11 x 12	Upper	Family Room	27 x 18	Main
Bedroom 4	11 x 12	Upper	Dining Room	15 x 14	Main
Bedroom 5	14 x 10	Main	Laundry	8 x 8	Main
Bedroom 5			Laundry		

Type: Subdivision	Documents: Listing Contract; LeadPaint Disclosure; LC Amendment
Lot Description: Wooded	Appliances Incl.: Oven; Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer; Other
Style: 2 Story	Misc. Exterior: Deck; Sprinkler System
Architecture: Colonial	Misc. Interior: Natural Fireplace; Walk-In Closet(s); Wet Bar; Security System; Pantry; Cable TV Available; Skylight; Vaulted Ceiling(s); High Speed Internet; Wood or Sim. Wood Floors; Kitchen Island
Garage: Electric Door Opener	Water/Waste: Municipal Water; Municipal Sewer
Driveway: Paved; Parking Space	Municipality: Village
Exterior: Stone; Wood	Accessibility: Bedroom on Main Level; Laundry on Main Level
Basement: Full; Sump Pump; Partially Finished	
Heating Fuel: Natural Gas	
H/C Type: Forced Air; Central Air; In Floor Radiant	
Bath Description: Off MBR; MBR Bath Walk-in Shower; At least one Bathtub; Shower Stall; Jetted Tub; Ceramic Tile	

Remarks: Touched by charm & character, this 5 BR Colonial is on the market for the 1st time since 1972. Greet your guests in the gracious foyer w/ open staircase and soaring ceilings. Inviting living room & dining room offer additional space to entertain. Natural stone fireplace, cathedral ceiling & window-wall highlight the beautiful family room that opens onto private deck. Designed for entertaining, the welcoming kitchen features high end appliances, an abundance of cabinets, counter space & stunning architectural detail. Sip your morning coffee & enjoy picturesque views of nature. Upstairs is the Primary BR ensuite w/ walk-in closets & built-ins plus 3 more bedrooms & full bath. Convenient 1st floor laundry. 5th BR on main floor makes great office. A MUST SEE! *Some pics virtually enhanced

Private Remarks: Room sizes are approximate. Sellers are trustees and haven't lived in home since their childhood. One garage remote. Hasn't been used in years. May need new batteries

Showing Information: Showing Time in MLS

Inclusions: Oven/Stove, Refrigerator, Disposal, Dishwasher, Trash Compactor, Warming Drawer, Washer, Dryer, Window Treatments and Hardware, TV & Mounting Brackets in Primary Bath, Armoire in Family Room, Pool Table in Rec Room

Exclusions: Seller's Personal Property

Sub Agent Comm: 2.4 %	Excl. Agency Contrct: N	Broker Owned: N	Electronic Consent: Yes
Buyer Agent Comm: 2.4 %	Var. Comm.: N		Listing Date: 11/04/2022
Limited/Unserviced: No	Named Prospects: N	Concessions: No	
Sold Price: \$575,000	Closing Date: 04/04/2023	Pending Date: 01/13/2023	Terms of Sale: Conventional

Listing Office: Keller Williams Realty-Milwaukee
 North Shore: keller4
Ph: 414-962-3605
Fax:
URL: <http://www.kwMilwaukeeNorthShore.com>

Listing Agent: Elissa B Berkoff : 25674
Ph: Cell:
Fax:
Email:

LA Address:
LO License #: 937586-91
LA License #: 79149-94

Selling Office: Homebuyer Associates holl **Ph:** 414-254-4129
URL: <http://www.homebuyerassociates.com>
License #:

Selling Agent: Seamus Holloway 16299 **Ph:** 414-243-1744
Email: seamus.holloway@gmail.com
License #: 57376-90

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Property Type: Single-Family
Status: Sold
Start Showing Date: 05/03/2023
Tax Key: 0160098000
County: Milwaukee
Bedrooms: 4
Total Bathrooms: 2
Total Full/Half Baths: 2 / 0
F/H Baths Main: 2 / 0
F/H Baths Upper:
F/H Baths Lower:
Garage Spaces: 2.5
Garage Type: Attached
Flood Plain: No

List Price: \$449,000
Taxes: \$8,663.08
Tax Year: 2022
Est. Acreage: 0.74
Rooms: 7
Est. Total Sq. Ft.: 2,482
Est. Year Built: 1969
Zoning: RES
Days On Market: 3

Directions:

School District: Nicolet UHS
High School: Nicolet
Middle School: Maple Dale
Elem. School: Indian Hill

Name	Dim	Level	Name	Dim	Level
Master Bedroom	15 x 15	Main	Living/Great Room	30 x 15	Main
Bedroom 2	14 x 11	Main	Kitchen	17 x 10	Main
Bedroom 3	14 x 11	Main	Family Room		
Bedroom 4	19 x 16	Main			

Style: 1 Story
Architecture: Ranch
Garage: Electric Door Opener
Driveway: Paved
Exterior: Wood
Basement: None
Heating Fuel: Natural Gas
H/C Type: Forced Air; Central Air

Documents: Listing Contract; Seller Condition; LeadPaint Disclosure
Appliances Incl.: Range; Refrigerator; Dishwasher; Washer; Dryer
Misc. Exterior: Deck
Misc. Interior: Natural Fireplace; Skylight
Water/Waste: Municipal Water; Municipal Sewer
Municipality: Village
Accessibility: Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level

Bath Description: Off MBR; Shower Over Tub; Shower Stall

Remarks: Welcome to your new home! This 4 bedroom, 2 bathroom mid-century modern home has been thoughtfully updated with modern conveniences while still retaining its original charm. Enjoy the outdoors on the newly added front and back decks, both which were completed in 2022. You can easily expand your living space by adding a second floor. The amazing ravine setting is stunning for all seasons. Don't miss out on this fantastic opportunity to own a beautiful mid-century modern home!

Private Remarks: Co-listed with Jacqueline Tamim - please call her with any questions: 414-5957932. Seller prefers quick closing with 14 days post occupancy. Photos will be uploaded 5/3. Furnace 2012, AC 2013, Fireplace new insert 2012, most windows in home will be replaced on 5/10/23, all appliances 2022, garage door 2022, front & back deck 2022, carpets - 2019, there is a permit to add a second floor

Showing Information: Through ShowingTime

Inclusions: Refrigerator, Dishwasher, Oven/Range, Washer, Dryer, Shed

Exclusions: Seller's personal property, all signs in garage, lighting in garage will stay.

Sub Agent Comm: 2.4 %	Excl. Agency Contract: N	Broker Owned: N	Electronic Consent: Yes
Buyer Agent Comm: 2.4 %	Var. Comm.: N		Listing Date: 04/28/2023
Limited/Unserviced: No	Named Prospects: N	Concessions: No	
Sold Price: \$530,000	Closing Date: 06/08/2023	Pending Date: 05/05/2023	Terms of Sale: Cash

Listing Office: First Weber Inc- Mequon: fwg04	Listing Agent: Ben Tamim : 41087	LA Address: 1500 W Mequon Rd
Ph: 262-241-3300	Ph: 414-595-7937 Cell:	Mequon, WI 53092
Fax:	Fax:	LO License #: 833993-91
URL: http://www.firstweber.com	Email: btamim@firstweber.com	LA License #: 91294-94

Selling Office: Coldwell Banker Realty cbrb74 Ph: 262-241-4700	Selling Agent: Gessa Ship 24554 Ph: +1 414-217-1643
URL: http://www.coldwellbankerhomes.com	Email: gessa.ship@cbexchange.com
License #: 936248-91	License #: 76467-94

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Open Book Notice of Amended Assessment

Property Information			
Taxation district (check one) <input type="checkbox"/> Town <input checked="" type="checkbox"/> Village <input type="checkbox"/> City		Municipality Bayside	County Milwaukee
Parcel number 016-0092-001		Street address 9470 Fairway Dr	Assessment year 2023
Initial Assessment		Amended Assessment	
Land	152,000	Land	152,000
Improvements	601,300	Improvements	587,400
Total	753,300	Total	739,400
Is this property subject to conversion charge under sec. 74.485, Wis. Stats.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Assessor Information			
I hereby amend the assessment for the property listed above.			
Name Summer Busha		Date (mm-dd-yyyy) 6/20/2023	
Signature			

Property Owner Waiver - Amended Assessment Notification	
<p><i>As the property owner, I forfeit and waive the further right to receive notification of this changed assessment before the Board of Review. I understand I may still proceed with an appeal to the Board of Review, following the requirements provided under Sec. 70.47, Wis. Stats. I understand that more detailed assessment objection procedures can be found in the Property Assessment Appeal Guide or on the back of the Initial Notice of Changed Assessment (PR-301).</i></p>	
Property Owner / Agent	
Name	Date (mm-dd-yyyy)
Signature	

Copies to: Property Owner / Agent Assessor Municipality

PR 297 (B, A 17)

Attachments:

Screenshot 2023-06-20 at 10.19.28 AM.png

104 KB

Subject: 016-0092-001;
From: Summer Busha <summerb@accurateassessor.com>
Date: 6/20/2023, 10:19 AM
To: "carl@d-blaw.net" <carl@d-blaw.net>

Good morning,

Thank you for talking with me today regarding parce 016-0092-001 in the Village of Bayside. Please review the attached documents for your records, sign it and return the Open Book WAIVER form to us by 6/21/23. Electronic signatures are accepted, see attached instructions on how to sign. If you are not able to sign, please note in your return email that you consent to the value change and we can use that.

Per the Department of Revenue, the Board of Review will need to be adjourned to a later date if the signed waiver is not return prior to the scheduled Board of Review date. This ensures we can continue with the Board of Review on time as scheduled. I apologize if this is an inconvenience, however, if we don't receive it back in time, the Board of Review will be delayed. We need the signed waiver back to us by 6/21/23. Please take this into consideration if you are mailing the signed waiver vis USPS.

Email will be the best way to ensure we receive it on time. Or you can drop the signed waiver off with the municipality clerk.

If you have any additional questions, please reach out to our customer service team at [redacted] or by calling our office at 920-749-8098.

Thank you,

— Screenshot 2023-06-20 at 10.19.28 AM.png —

County: MILWAUKEE
9445 N FAIRWAY CIR, BAYSIDE, WI 53217

BAYSIDE, VILLAGE OF

Grantor (Seller)	1 of 2
------------------	--------

Name: AMANDA KATTE
 Address: 9903 N Lake Shore Dr Mequon 53092
 Relationship with grantee(s):
 Grantor type:
 Ownership interest transferred: Full
 Owner interest other note:
 Grantor retains the right: None
 Grantor rights other note:

Grantee (Buyer)	1 of 2
-----------------	--------

Name: ROBERT E WEBB, JR
 Address: 9445 N Fairway Cir Bayside 53217
 Grantee type:
 Grantee certification date: 12/02/2022

Recording Information

County document number: 11303587
 Date recorded: 12/02/2022
 Volume/jacket:
 Page/Image:

Parcel

County: MILWAUKEE
 Property legal description: (short - first 200 characters)
 Physical property address: All of parcel 016-0106-000 in the BAYSIDE, VILLAGE OF
 Section/township/baseline/ 9445 N FAIRWAY CIR, BAYSIDE, WI 53217
 range/meridian: 4/8/22/E
 Subdivision or condo/lot or unit#/block: //
 Primary residence of grantee: Yes

Fee Computation

Total value of real estate transferred: \$649,000.00
 Value subject to fee: \$649,000.00
 Transfer fee due: \$1,947.00
 Transfer fee exemption number:
 Personal property value excluded from total value: \$0.00
 Property value exempt from local property tax: \$0.00

Tax Bill Mailing Address

Send tax bill to:
 Name: Robert E Webb, Jr
 Street Address: 9445 N Fairway Cir

City, State Zip:

Bayside, WI 53217

Transfer and Financing

Transfer type: Warranty/Condo Deed / Org Sale
 Transfer type other note:
 Conveyance document type: Warranty/Condo Deed
 Conveyance code other note:
 Conveyance date: 11/30/2022
 Grantee financing: Government

Physical Description

Property type: Land and Buildings
 Predominant use: Single Family
 Lot square footage: 0
 Total acres: 1
 MFL/PFC acres: 0
 Feet of water frontage: 0
 Number of units: 0

Agent and Preparer

Grantor agent: NONE
 Grantee agent: NONE
 Preparer name: Focus Title / 2180200

Weatherization

Subject to residential rental weatherization standards:
 Energy exclusion: W-11

System Information

Recording information added on: 12/02/2022
 Document locator number: 202211029946616
 Previous document number:

Municipal Assessor Information

Arm's length: 1 - Useable Sale
 Primary class: 1 - Residential
 Water type: 0 - Not waterfront
 Property code: 112 - Triplex

Full Legal Description

Lot 37, Block 3, North Shore East, being a Subdivision of parts of the Northwest 1/4 of Section 4 and the Northeast 1/4 of Section 5, Township 8 North, Range 22 East, Village of Bayside, Milwaukee County, Wisconsin.

County: MILWAUKEE
9495 N. FAIRWAY CIRCLE

BAYSIDE, VILLAGE OF

Grantor (Seller)

Name: TIMOTHY R. & ANNA BRENNAN
Address: 5413 CEDAR CREEK ROAD CEDARBURG 53012
Relationship with grantee(s):
Grantor type:
Ownership interest transferred: Full
Owner interest other note:
Grantor retains the right: None
Grantor rights other note:

Grantee (Buyer)

1 of 2

Name: MICHAEL V. PUCK
Address: 9495 N. FAIRWAY CIRCLE BAYSIDE 53217
Grantee type:
Grantee certification date: 10/12/2022

Recording Information

County document number: 11290958
Date recorded: 10/12/2022
Volume/jacket:
Page/Image:

Parcel

County: MILWAUKEE
Property legal description: (short - first 200 characters)
Physical property address: All of parcel 016-0096-000 in the BAYSIDE, VILLAGE OF
9495 N. FAIRWAY CIRCLE
Section/township/baseline/
range/meridian: 5/8/22/E
Subdivision or condo/lot or unit#/block: NORTH SHORE EAST/27/3
Primary residence of grantee: Yes

Fee Computation

Total value of real estate transferred: \$605,000.00
Value subject to fee: \$605,000.00
Transfer fee due: \$1,815.00
Transfer fee exemption number:
Personal property value excluded from total value: \$0.00
Property value exempt from local property tax: \$0.00

Tax Bill Mailing Address

Send tax bill to:
Name: MICHAEL V. PUCK
Street Address: 9495 N. FAIRWAY CIRCLE
City, State Zip: BAYSIDE, WI 53217

Transfer and Financing

Transfer type: Warranty/Condo Deed / Org Sale
 Transfer type other note:
 Conveyance document type: Warranty/Condo Deed
 Conveyance code other note:
 Conveyance date: 10/05/2022
 Grantee financing: Conventional

Physical Description

Property type: Land and Buildings
 Predominant use: Single Family
 Lot square footage: 0
 Total acres: .1
 MFL/PFC acres: 0
 Feet of water frontage: 0
 Number of units: 0

Agent and Preparer

Grantor agent: WISCONSIN ABSTRACT & TITLE CO., INC., N61 W6088
 COLUMBIA ROAD, CEDARBURG, WI 53012
 Grantee agent: WISCONSIN ABSTRACT & TITLE CO., INC., N61 W6088
 COLUMBIA ROAD, CEDARBURG, WI 53012
 Preparer name: WISCONSIN ABSTRACT & TITLE CO., INC.

Weatherization

Subject to residential
 rental weatherization standards:
 Energy exclusion: W-11

System Information

Recording information added on: 10/12/2022
 Document locator number: 202209129942280
 Previous document number:

Municipal Assessor Information

Arm's length: 1 - Useable Sale
 Primary class: 1 - Residential
 Water type: 0 - Not waterfront
 Property code: 112 - Triplex

Full Legal Description

LOT 27, BLOCK 3, IN NORTH SHORE EAST, BEING A
 SUBDIVISION OF PART OF THE NW 1/4 OF SECTION 4
 AND THE NE 1/4 OF SECTION 5, TOWNSHIP 8, RANGE 22
 EAST, IN THE VILLAGE OF BAYSIDE, MILWAUKEE
 COUNTY, WISCONSIN.

County: MILWAUKEE
9491 N FAIRWAY CIRCLE,

BAYSIDE, VILLAGE OF

Grantor (Seller)

Name: THE DONNA S. WICHMAN REVOCABLE LIVING TRUST
Address: 10429 N Pine Ridge Circle Mequon 53092
Relationship with grantee(s):
Grantor type: Trust
Ownership interest transferred: Full
Owner interest other note:
Grantor retains the right: None
Grantor rights other note:

Grantee (Buyer)

Name: DAVID J AND BRITTANY S BEHM
Address: 9491 N Fairway Circle, Bayside 53217
Grantee type:
Grantee certification date: 04/06/2023

Recording Information

County document number: 11328061
Date recorded: 04/05/2023
Volume/jacket:
Page/image:

Parcel

County: MILWAUKEE
Property legal description: (short - first 200 characters)
Physical property address: All of parcel 016-0097-000 in the BAYSIDE, VILLAGE OF 9491 N FAIRWAY CIRCLE,
Section/township/baseline/ range/meridian: ///
Subdivision or condo/lot or unit#/block: //
Primary residence of grantee: Yes

Fee Computation

Total value of real estate transferred: \$575,000.00
Value subject to fee: \$575,000.00
Transfer fee due: \$1,725.00
Transfer fee exemption number:
Personal property value excluded from total value: \$0.00
Property value exempt from local property tax: \$0.00

Tax Bill Mailing Address

Send tax bill to:
Name: David J and Brittany S Behm
Street Address: 9491 N Fairway Circle,
City, State Zip: Bayside, WI 53217

Transfer and Financing

Transfer type: Other / Org Sale
 Transfer type other note:
 Conveyance document type: Other
 Conveyance code other note: Trustee's Deed
 Conveyance date: 04/04/2023
 Grantee financing: Conventional

Physical Description

Property type: Land and Buildings
 Predominant use: Single Family
 Lot square footage: 0
 Total acres: 1
 MFL/PFC acres: 0
 Feet of water frontage: 0
 Number of units: 0

Agent and Preparer

Grantor agent: Matthew Wichman, 10429 N Pine Ridge Circle, Mequon, WI 53092
 Grantee agent: NONE
 Preparer name: Frontier Title and Closing Service, LLC

Weatherization

Subject to residential rental weatherization standards:
 Energy exclusion: W-11

System Information

Recording information added on: 04/05/2023
 Document locator number: 202303059953823
 Previous document number:

Municipal Assessor Information

Arm's length: 1 - Useable Sale
 Primary class:
 Water type:
 Property code:

Full Legal Description

Lot 28 in Block 3 in North Shore East, being a Subdivision of parts of the Northwest 1/4 of Section 4, and the Northeast 1/4 of Section 5, in Township 8 North, Range 22 East, in the Village of Bayside, Milwaukee County, State of Wisconsin.

County: MILWAUKEE
9487 NORTH FAIRWAY CIRCLE

BAYSIDE, VILLAGE OF

Grantor (Seller)

Name: BEKIM ELMAZI
Address: 2412 West Range Line Terrace Mequon 53092
Relationship with grantee(s):
Grantor type:
Ownership interest transferred: Full
Owner interest other note:
Grantor retains the right: None
Grantor rights other note:

Grantee (Buyer)

Name: DAVID ROSEN AND NANCY ROSEN
Address: 9487 North Fairway Circle Bayside 53217
Grantee type:
Grantee certification date: 06/15/2023

Recording Information

County document number: 11344612
Date recorded: 06/15/2023
Volume/jacket:
Page/Image:

Parcel

County: MILWAUKEE
Property legal description: (short - first 200 characters)
Physical property address: All of parcel 016-0098-000 in the BAYSIDE, VILLAGE OF 9487 NORTH FAIRWAY CIRCLE
Section/township/baseline/ range/meridian: ///
Subdivision or condo/lot or unit#/block: //
Primary residence of grantee: Yes

Fee Computation

Total value of real estate transferred: \$530,000.00
Value subject to fee: \$530,000.00
Transfer fee due: \$1,590.00
Transfer fee exemption number:
Personal property value excluded from total value: \$0.00
Property value exempt from local property tax: \$0.00

Tax Bill Mailing Address

Send tax bill to:
Name: David Rosen and Nancy Rosen
Street Address: 9487 North Fairway Circle
City, State Zip: Bayside, WI 53217

Transfer and Financing

Transfer type:	Warranty/Condo Deed / Org Sale
Transfer type other note:	
Conveyance document type:	Warranty/Condo Deed
Conveyance code other note:	
Conveyance date:	06/08/2023
Grantee financing:	None

Physical Description

Property type:	Land and Buildings
Predominant use:	Single Family
Lot square footage:	0
Total acres:	1
MFL/PFC acres:	0
Feet of water frontage:	0
Number of units:	0

Agent and Preparer

Grantor agent:	NONE
Grantee agent:	NONE
Preparer name:	Land Closing Services/kl

Weatherization

Subject to residential rental weatherization standards:	
Energy exclusion:	W-11

System Information

Recording information added on:	06/15/2023
Document locator number:	202305159991641
Previous document number:	

Municipal Assessor Information

Arm's length:	1 - Useable Sale
Primary class:	
Water type:	
Property code:	

Full Legal Description

Lot.29 in Block 3 in North Shore East, being a Subdivision of parts of the Northwest ¼ of Section 4 and the Northeast ¼ of Section 5, in Township 8 North, Range 22 East, in the Village of Bayside, Milwaukee County, Wisconsin. *

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's Guide for Property Owners.

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) <i>Mrs. J. Marhoff</i>			Agent name (if applicable)				
Owner mailing address <i>1469 E. Bay Point Road</i>			Agent mailing address				
City <i>Bayside</i>	State <i>WI</i>	Zip <i>53217</i>	City	State	Zip		
Owner phone <i>(414) 353-1960</i>		Email <i>Mari.Marhoff@gmail.com</i>		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address <i>1469 E. Bay Point Road</i>			Legal description or parcel no. (on changed assessment notice) <i>018-9975-002</i>				
City <i>Bayside</i>	State <i>WI</i>	Zip <i>53217</i>					
Assessment shown on notice - Total <i>\$ 636,900</i>			Your opinion of assessed value - Total <i>\$ 585,000</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>Major flood mid Sept 2022</i>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <i>\$ 585,000</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 - - (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 Maintenance and repair of both houses, dot 40 kitchen
 Date of changes 5-10-2022 Cost of changes \$30,000 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) - - (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 - - (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): _____
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 1.5 minutes.

Property owner or Agent signature <i>[Signature]</i>	Date (mm-dd-yyyy) <u>6-20-2023</u>
---	---------------------------------------



Flooding;

Myril Manhoff <myrilmanhoff@gmail.com>

Tue, Jun 20, 2023 at 9:37 AM

To: Summer Busha <summerb@accurateassessor.com>

I DONT UNDERSTAND , with the help of the Village of Bayside we emailed you all the paid invoices and pictures from my phone (showing you the extent of the major flood) which was fixed after I spent \$14,500
Something is very wrong



Flooding;

Summer Busha <summerb@accurateassessor.com>
To: Myril Manhoff <myrilmanhoff@gmail.com>

Tue, Jun 20, 2023 at 9:23 AM

Myril, I spoke with a manager and he is wondering if the flooded basement is now fixed? Also do you have an invoice it doesn't look like we have one on file.

Thank you!



Flooding;

Myril Manhoff <myrilmanhoff@gmail.com>

Tue, Jun 20, 2023 at 9:02 AM

To: Summer Busha <summerb@accurateassessor.com>

Summer , this is myril manhoff at 1469 e bay point road bayside wi , you said yesterday i would have the value reduce on my home due to 2022 major flood (all pictures and copies of invoices paid (almost \$14,500) you have) but as of yet this am no such email or call
please advise soonest
thanks

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's Guide for Property Owners.

Complete all sections:

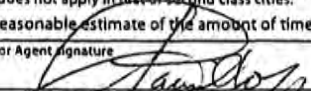
Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) JOSEPH CAMILLO JR				Agent name (if applicable)			
Owner mailing address 1211 E. DONGES CT				Agent mailing address			
City BAYSIDE		State WI	Zip 53217	City		State	Zip
Owner phone (414) 840-4600		Email ICAMILLOJR@WI.RR.COM		Owner phone		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 1211 E. DONGES CT				Legal description or parcel no. (on changed assessment notice)			
City BAYSIDE		State WI	Zip 53217	Assessment shown on notice - Total \$659,200.		Your opinion of assessed value - Total	

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed)	Basis for your opinion of assessed value: (Attach additional sheets if needed)

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> <input 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 checked="" type="checkbox"/> No
If Yes, describe _____	
Date of changes <u> </u> - <u> </u> - <u> </u> Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<small>(mm-dd-yyyy)</small>	
C. Within the last five years, was this property listed/offered for sale?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, how long was the property listed (provide dates) <u> </u> - <u> </u> - <u> </u> to <u> </u> - <u> </u> - <u> </u>	
<small>(mm-dd-yyyy) (mm-dd-yyyy)</small>	
Asking price \$ _____ List all offers received _____	
D. Within the last five years, was this property appraised?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, provide: Date <u> </u> - <u> </u> - <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): _____	
<small>Note: This does not apply in first- or second-class cities.</small>	
B. Provide a reasonable estimate of the amount of time you need at the hearing _____ minutes.	
Property owner or Agent signature 	Date (mm-dd-yyyy) 06-21-2023

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 JOSEPH CAMILLO JR		Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> City		County
Mailing address 1211 E. DONGES CT		Street address of property		
City BAYSIDE	State WI	Zip 53217	City	State Zip
Parcel number 018-0005-001	Phone (414) 840-4600	Email	Fax () -	

Section 2: Authorized Agent Information

Name / title		Company name		
Mailing address		Phone () -	Fax () -	
City	State	Zip	Email	

Section 3: Agent Authorization

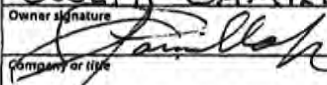
Agent Authorized for: (check all that apply) <input type="checkbox"/> Manufacturing property assessment appeals (BOA) <input type="checkbox"/> Access to manufacturing assessment system (MAS) <input type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals <input type="checkbox"/> Municipal Board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

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

Owner Sign Here	Owner name (please print) JOSEPH CAMILLO JR.		
	Owner signature 		
	Company or title	Date (mm-dd-yyyy) 06-21-2023	



<p>FROM: Eric J Widmann Arrowhead Appraisals, L.L.C. W268N7095 Lisbon Oaks Drive Sussex, WI 53089</p> <p>Telephone Number: 262-372-4599 Fax Number: 262-372-4599</p>	<h2 style="margin: 0;">INVOICE</h2> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;">INVOICE NUMBER</td></tr> <tr><td style="text-align: center;">2303002</td></tr> <tr><td style="text-align: center;">DATE</td></tr> <tr><td style="text-align: center;">3/3/2023</td></tr> <tr><td style="text-align: center;">REFERENCE</td></tr> <tr><td>Internal Order #: 2303002</td></tr> <tr><td>Lender Case #: N/A</td></tr> <tr><td>Client File #: 2303002</td></tr> <tr><td>Main File # on form: 2303002</td></tr> <tr><td>Other File # on form: 2303002</td></tr> <tr><td>Federal Tax ID: 26-4425902</td></tr> <tr><td>Employer ID: 396705378</td></tr> </table>	INVOICE NUMBER	2303002	DATE	3/3/2023	REFERENCE	Internal Order #: 2303002	Lender Case #: N/A	Client File #: 2303002	Main File # on form: 2303002	Other File # on form: 2303002	Federal Tax ID: 26-4425902	Employer ID: 396705378
INVOICE NUMBER													
2303002													
DATE													
3/3/2023													
REFERENCE													
Internal Order #: 2303002													
Lender Case #: N/A													
Client File #: 2303002													
Main File # on form: 2303002													
Other File # on form: 2303002													
Federal Tax ID: 26-4425902													
Employer ID: 396705378													
<p>TO:</p> <p>Personal</p> <p>Telephone Number: Fax Number: Alternate Number: E-Mail:</p>													
DESCRIPTION													
<p>Lender: Personal Client: Personal Purchaser/Borrower: N/A Property Address: 1211 E Donges Ct City: Bayside State: WI Zip: 53217 County: Milwaukee Legal Description: Csm No 5889 Nw 1/4 Sec 4-8-22 Parcel 1</p>													
FEES													
	AMOUNT												
1004 URAR	400.00												
SUBTOTAL	400.00												
PAYMENTS													
	AMOUNT												
Check #: Paid Date: 03/10/2023 Description: Check Payment	400.00												
Check #: Date: Description:													
Check #: Date: Description:													
SUBTOTAL	400.00												
Paid	TOTAL DUE \$ 0												

APPRAISAL OF REAL PROPERTY



LOCATED AT

1211 E Donges Ct
Bayside, WI 53217
Csm No 5889 Nw 1/4 Sec 4-8-22 Parcel 1

FOR

Personal

OPINION OF VALUE

535,000

AS OF

03/03/2023

BY

Eric J Widmann
Arrowhead Appraisals, LLC
W268N7095 Lisbon Oaks Dr
Sussex, WI 53089
(262) 372-4599
arrowheadappraisals@wi.rr.com
www.arrowheadappraisalsllc.com

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	1211 E Donges Ct
	Legal Description	Csm No 5889 Nw 1/4 Sec 4-8-22 Parcel 1
	City	Bayside
	County	Milwaukee
	State	WI
	Zip Code	53217
	Census Tract	0301.00
	Map Reference	33340
SALES PRICE	Sale Price	\$
	Date of Sale	
CLIENT	Borrower	N/A
	Lender/Client	Personal
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	2,848
	Price per Square Foot	\$
	Location	N;Res;
	Age	95
	Condition	C4
	Total Rooms	7
	Bedrooms	3
	Baths	2.1
APPRAISER	Appraiser	Eric J Widmann
	Date of Appraised Value	03/03/2023
VALUE	Final Estimate of Value	\$ 535,000

Arrowhead Appraisals, LLC
W268N7095 Lisbon Oaks Dr
Sussex, WI 53089
(262) 372-4599
www.arrowheadappraisalsllc.com

03/10/2023

Personal

Re: Property: 1211 E Donges Ct
Bayside, WI 53217
Borrower: N/A
File No.: 2303002

Opinion of Value: \$ 535,000
Effective Date: 03/03/2023

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Eric J Widmann
License or Certification #: 1774-9
State: WI Expires: 12/14/2023
arrowheadappraisals@wi.rr.com

Appraiser Independence Certification


I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of _____ Personal, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of _____ Personal, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that _____ Personal has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- 4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

 _____ Signature	03/10/2023 _____ Date
Eric J Widmann _____ Appraiser's Name	1774-9 _____ State License or Certification #
_____ State Title or Designation	12/14/2023 _____ Expiration Date of License or Certification
1211 E Donges Ct, Bayside, WI 53217 _____ Address of Property Appraised	
WI State	

USPAP ADDENDUM

2303002
File No. 2303002

Borrower	N/A		
Property Address	1211 E Donges Ct		
City	Bayside	County	Milwaukee
		State	WI
		Zip Code	53217
Lender	Personal		

This report was prepared under the following USPAP reporting option:

Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 50-90
Typical exposure time runs less 90 days.

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

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- 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.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no 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 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 that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

APPRAISER:

Signature: *Eric J. Widmann*
 Name: Eric J. Widmann
 Date Signed: 03/10/2023
 State Certification #: 1774-9
 or State License #: _____
 State: WI
 Expiration Date of Certification or License: 12/14/2023
 Effective Date of Appraisal: 03/03/2023

SUPERVISORY APPRAISER: (only if required)

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Supervisory Appraiser Inspection of Subject Property:
 Did Not Exterior-only from Street Interior and Exterior

Uniform Residential Appraisal Report

2303002
File # 2303002

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

PROPERTY ADDRESS	1211 E Donges Ct	CITY	Bayside	STATE	WI	ZIP CODE	53217
BORROWER	N/A	OWNER OF PUBLIC RECORD	Camillo Jane E Trust Dated 1/6/16		COUNTY	Milwaukee	
LEGAL DESCRIPTION	Csm No 5889 Nw 1/4 Sec 4-8-22 Parcel 1						
ASSESSOR'S PARCEL #	0180005001	TAX YEAR	2021	R.E. TAXES \$	14,769		
NEIGHBORHOOD NAME	Village Of Bayside (No NBHD Name)	MAP REFERENCE	33340	CENSUS TRACT	0301.00		
OCCUPANT	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> Vacant	SPECIAL ASSESSMENTS \$	776	<input type="checkbox"/> PUD	<input type="checkbox"/> HOA \$ 0
PROPERTY RIGHTS APPRAISED	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
ASSIGNMENT TYPE	<input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Asset Valuation						
LENDER/CLIENT	Personal Address						
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s): MetroMLS has no record of the subject being listed for sale within the past 12 months.							

I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.							
Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) _____							
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No							
If Yes, report the total dollar amount and describe the items to be paid.							

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80 %
Build-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	165	Low 10	Multi-Family	5 %
Neighborhood Boundaries	The neighborhood is bounded roughly to the north by County Line Rd, to the east by Lake Michigan, to the south by Brown Deer Rd, and to the west by I-43.			1,085	High 176	Commercial	10 %
Neighborhood Description	It is located within a short drive of downtown Milwaukee. It has easy access to employment, health care, schools, shopping centers and other typical requirements. Local roads are well maintained and provide easy access to larger arteries such as I-94. Downtown Milwaukee is within a 20-30 minute drive as well.			480	Pred. 45	Other	0 %
Market Conditions (including support for the above conclusions)	See attached addenda.						

DIMENSIONS	Lengthy (see attached map)	AREA	23087 sf	SHAPE	Rectangular	VIEW	N,Res.
SPECIFIC ZONING CLASSIFICATION	A	ZONING DESCRIPTION	Residence District				
ZONING COMPLIANCE	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe See Addenda.					
UTILITIES	Public Other (describe)	Public Other (describe)	Off-site Improvements - Type		Public	Private	
Electricity	<input checked="" type="checkbox"/> <input type="checkbox"/>	Water	<input checked="" type="checkbox"/> <input type="checkbox"/>	Street	ASPHLT/BLKTOP	<input checked="" type="checkbox"/> <input type="checkbox"/>	
Gas	<input checked="" type="checkbox"/> <input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/> <input type="checkbox"/>	Alley	None	<input type="checkbox"/> <input type="checkbox"/>	
FEMA SPECIAL FLOOD HAZARD AREA	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA FLOOD ZONE	X	FEMA MAP #	55079C0034E	FEMA MAP DATE	09/26/2008
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe							
None noted during site visit but only a survey and/or environmental studies, etc. done by experts/professionals in those fields of study can verify any issues like those noted.							

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	CON BLK/Average	Floors	Hwd/Tile/Good
# of Stories 1	<input type="checkbox"/> Full Basement <input checked="" type="checkbox"/> Partial Basement	Exterior Walls	Wood/Brick/Average	Walls	DW/Plaster/Good
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 2,848 sq.ft.	Roof Surface	ASPH SHG/Good	Trim/Finish	Wood/Good
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	ALUM/Good	Bath Floor	Tile/Hwd/Good
Design (Style) Ranch	<input type="checkbox"/> Outside Entry/Exit <input checked="" type="checkbox"/> Sump Pump	Window Type	DH/Case/Average	Bath Wainscot	Tile/Good
Year Built 1928	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Vinyl/Wood/Average	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 20	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Nylon/Average	<input checked="" type="checkbox"/> Driveway # of Cars	4
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Asphalt/Average
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> Fence None	<input checked="" type="checkbox"/> Garage # of Cars	2
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Deck	<input checked="" type="checkbox"/> Porch Covered	<input type="checkbox"/> Carport # of Cars	0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input type="checkbox"/> Other None	<input checked="" type="checkbox"/> All. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in	

APPLIANCES	<input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)						
FINISHED AREA ABOVE GRADE CONTAINS:	7 Rooms	3 Bedrooms	2.1 Bath(s)	2,848	Square Feet of Gross Living Area Above Grade		
ADDITIONAL FEATURES (special energy efficient items, etc.):	Hi-Eff Furnace, C/A, Doors, Water Heater, Windows						
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.): C4;No updates in the prior 15 years;Updates per owner include: Several windows replaced.							
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe							
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							

Uniform Residential Appraisal Report

2303002
File # 2303002

There are 9 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 579,900 to \$ 1,100,000		There are 67 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 165,000 to \$ 1,085,000	
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2
Address	1211 E Donges Ct Bayside, WI 53217	9522 N Sequoia Dr Bayside, WI 53217	1120 E Bay Point Rd Bayside, WI 53217
Proximity to Subject		1.35 miles W	0.29 miles S
Sale Price	\$	\$ 500,000	\$ 460,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 180.64 sq.ft.	\$ 221.58 sq.ft.
Data Source(s)		MetroMLS#1787287,DOM 1	MetroMLS#1789601,DOM 3
Verification Source(s)		Bayside Assessor	Bayside Assessor
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION + (-) \$ Adjustment	DESCRIPTION + (-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0	ArmLth Conv;0
Date of Sale/Time		s04/22;c02/22	s04/22;c03/22
Location	N;Res;	N;Res;	N;Res;
Loasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	23087 sf	41338 sf	30013 sf
View	N;Res;	N;Res;	N;Res;
Design (Style)	DT1;Ranch	DT1;Ranch	DT1;Ranch
Quality of Construction	Q4	Q4	Q4
Actual Age	95	59	70
Condition	C4	C4	C3
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	7 3 2.1	8 4 2.1	5 3 2.1
Gross Living Area	2,848 sq.ft.	2,768 sq.ft.	2,076 sq.ft.
Basement & Finish	2848sf0sfin	2000sf625sfin	1716sf0sfin
Rooms Below Grade		1r0br0_0ba0o	2r1br1_0ba1o
Functional Utility	Average	Average	Average
Heating/Cooling	GFA/CAC	GFA/CAC	GFA/CAC
Energy Efficient Items	None	None	None
Garage/Carport	2ga4dw	2ga2dw	1ga1dw
Porch/Patio/Deck	Porch/Deck	Porch/Deck	Porch/Patio
Fireplace(s), Etc.	1 Fireplace	1 Fireplace	1 Fireplace
Fence, Pool, Etc.	None	None	None
Net Adjustment (Total)		\$ -10,000	\$ 87,200
Adjusted Sale Price of Comparables		Net Adj. 2.0% Gross Adj. 2.0%	Net Adj. 19.0% Gross Adj. 19.0%
		\$ 490,000	\$ 547,200
I <input checked="" type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain			
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.			
Data Source(s) MetroMLS & Tax Data			
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.			
Data Source(s) MetroMLS & Tax Data			
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).			
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2
Date of Prior Sale/Transfer			
Price of Prior Sale/Transfer			
Data Source(s)	MetroMLS & Tax Data	MetroMLS & Tax Data	MetroMLS & Tax Data
Effective Date of Data Source(s)	03/03/2023	03/03/2023	03/03/2023
Analysis of prior sale or transfer history of the subject property and comparable sales The subject has not been active in the past 36 months, other than listed above and is not currently listed for sale, per MLS and tax data. The comparables have not sold in the past 12 months, other than listed above, per MLS and tax data. No significant variable factors are known for the above individual comparable sales, per MLS and tax data.			
Summary of Sales Comparison Approach Location, Lot Size, Quality of Construction (Q3 vs Q4: see addenda for definition), Condition (C2 vs C3 vs C4: see addenda for definitions), Bath Count, Enclosed Porch, Fireplace, Energy Efficient Items, Garage Space and Basement Finish adjustments were made based on Paired Sales. GLA adjustments, which include bedroom and total room count, were made at \$100 per sq ft when size differs by more than 50 sq ft based on Paired Sales and Marshall & Swift Cost data. All comps were chosen and adjustments made in an unbiased fashion and were weighted based on MLS statistical and algorithmic data as follows: #1-4 at 12%, 5 & 6 at 11% and 7-9 at 10% with a final estimated market value of \$535,000. Comps 1 & 2 were weighted greatest due to Net & Gross adjustments of 2.0% & 2.0% and 19.0% & 19.0% respectively indicating greatest similarity and most probable value with the final estimate falling near the median of that range. See addenda for further details...			
Indicated Value by Sales Comparison Approach \$ 535,000			
Indicated Value by: Sales Comparison Approach \$ 535,000 Cost Approach (if developed) \$ Income Approach (if developed) \$			
The comparison approach to value was given the most consideration and best reflect the current market.			
This appraisal is made <input type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input checked="" type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: Basement inspected by qualified professional to determine source of standing water and any repairs needed and estimated costs to repair.			
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 535,000, as of 03/03/2023, which is the date of inspection and the effective date of this appraisal.			

Uniform Residential Appraisal Report

2303002
File # 2303002

ADDITIONAL COMMENTS	<p>Additional Comments</p> <p>On orders where the appraiser has been instructed by the client to collect payment from the homeowner, the client understands that they are ultimately responsible for the payment of the appraisal invoice plus additional bank charges due to the return of any payment check for any reason, stop payment on a check, or the inability or refusal of the homeowner to pay for appraisal services at the time of the inspection. If a court appearance is required of the appraiser(s), a fee of \$1000.00 per day, per appraiser, will be charged.</p> <p>Additional Site Comments</p> <p>To the best of the appraiser's knowledge the present use of the subject property appears to be the highest and best use based on current zoning classifications. However, statements regarding zoning compliance are intended only in the most general sense. Zoning and building ordinances vary significantly from one township to another and can be extremely detailed. The scope of this report does not include a comparison of every potentially significant characteristic of the subject properties site and improvements relative to zoning and building ordinances.</p> <p>Municipal utilities are available and present at the subject property. Installation to code and overall condition of these items are unknown. The appraiser is not qualified to make such a determination and while a visual inspection has been performed, any additional inspection or verification of such items would be recommended to be performed by a professional.</p> <p>According to the flood zone map the subjects improvements and site do not appear to be located within a designated flood zone. The accuracy of these maps, however is not implied nor warranted by the appraiser. Further classification would have to be provided through a survey of the property.</p> <p>FIRREA Certification Statement:</p> <p>The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.</p>																																				
COST APPROACH	<p style="text-align: center;">COST APPROACH TO VALUE (not required by Fannie Mae)</p> <p>Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW</td> <td style="width: 50%;">OPINION OF SITE VALUE</td> <td style="width: 10%; text-align: right;">= \$</td> </tr> <tr> <td>Source of cost data</td> <td>DWELLING Sq.Ft. @ \$</td> <td style="text-align: right;">= \$</td> </tr> <tr> <td>Quality rating from cost service</td> <td>Sq.Ft. @ \$</td> <td style="text-align: right;">= \$</td> </tr> <tr> <td>Effective date of cost data</td> <td>.....</td> <td style="text-align: right;">= \$</td> </tr> <tr> <td>Comments on Cost Approach (gross living area calculations, depreciation, etc.)</td> <td>.....</td> <td style="text-align: right;">= \$</td> </tr> <tr> <td></td> <td>Garage/Carport Sq.Ft. @ \$</td> <td style="text-align: right;">= \$</td> </tr> <tr> <td></td> <td>Total Estimate of Cost-New</td> <td style="text-align: right;">= \$</td> </tr> <tr> <td></td> <td>Less Physical Functional External</td> <td></td> </tr> <tr> <td></td> <td>Depreciation</td> <td style="text-align: right;">= \$()</td> </tr> <tr> <td></td> <td>Depreciated Cost of Improvements</td> <td style="text-align: right;">= \$</td> </tr> <tr> <td></td> <td>"As-is" Value of Site Improvements</td> <td style="text-align: right;">= \$</td> </tr> <tr> <td>Estimated Remaining Economic Life (HUD and VA only) _____ Years</td> <td>INDICATED VALUE BY COST APPROACH</td> <td style="text-align: right;">= \$</td> </tr> </table>	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	Source of cost data	DWELLING Sq.Ft. @ \$	= \$	Quality rating from cost service	Sq.Ft. @ \$	= \$	Effective date of cost data	= \$	Comments on Cost Approach (gross living area calculations, depreciation, etc.)	= \$		Garage/Carport Sq.Ft. @ \$	= \$		Total Estimate of Cost-New	= \$		Less Physical Functional External			Depreciation	= \$()		Depreciated Cost of Improvements	= \$		"As-is" Value of Site Improvements	= \$	Estimated Remaining Economic Life (HUD and VA only) _____ Years	INDICATED VALUE BY COST APPROACH	= \$
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$																																			
Source of cost data	DWELLING Sq.Ft. @ \$	= \$																																			
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	Depreciation	= \$()																																			
	Depreciated Cost of Improvements	= \$																																			
	"As-is" Value of Site Improvements	= \$																																			
Estimated Remaining Economic Life (HUD and VA only) _____ Years	INDICATED VALUE BY COST APPROACH	= \$																																			
INCOME	<p style="text-align: center;">INCOME APPROACH TO VALUE (not required by Fannie Mae)</p> <p>Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____ Indicated Value by Income Approach</p> <p>Summary of Income Approach (including support for market rent and GRM) _____ The comparison approach to value best reflects the current market. The income approach to value is not applicable in this market for single family homes, because single family homes are primarily owner occupied.</p>																																				
PUD INFORMATION	<p style="text-align: center;">PROJECT INFORMATION FOR PUDs (if applicable)</p> <p>Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> Attached</p> <p>Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.</p> <p>Legal Name of Project _____</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Total number of phases</td> <td style="width: 33%;">Total number of units</td> <td style="width: 33%;">Total number of units sold</td> </tr> <tr> <td>Total number of units rented</td> <td>Total number of units for sale</td> <td>Data source(s)</td> </tr> </table> <p>Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion. _____</p> <p>Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source _____</p> <p>Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion. _____</p> <p>Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options. _____</p> <p>Describe common elements and recreational facilities _____</p>	Total number of phases	Total number of units	Total number of units sold	Total number of units rented	Total number of units for sale	Data source(s)																														
Total number of phases	Total number of units	Total number of units sold																																			
Total number of units rented	Total number of units for sale	Data source(s)																																			

Uniform Residential Appraisal Report

2303002
File # 2303002

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

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, 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 each acting in what he or she considers his or her 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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. 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 during the inspection of the subject property or that he or she became aware of during the research involved in performing the 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.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

2303002
File # 2303002

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

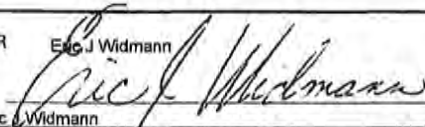
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

<p>APPRAISER <u>Eric J. Widmann</u></p> <p>Signature <u></u></p> <p>Name <u>Eric J. Widmann</u></p> <p>Company Name <u>Arrowhead Appraisals, LLC</u></p> <p>Company Address <u>W268N7095 Lisbon Oaks Dr</u> <u>Sussex, WI 53089</u></p> <p>Telephone Number <u>(262) 372-4599</u></p> <p>Email Address <u>arrowheadappraisals@wi.rr.com</u></p> <p>Date of Signature and Report <u>03/10/2023</u></p> <p>Effective Date of Appraisal <u>03/03/2023</u></p> <p>State Certification # <u>1774-9</u></p> <p>or State License # _____</p> <p>or Other (describe) _____ State # _____</p> <p>State <u>WI</u></p> <p>Expiration Date of Certification or License <u>12/14/2023</u></p> <p>ADDRESS OF PROPERTY APPRAISED <u>1211 E Donges Ct</u> <u>Bayside, WI 53217</u></p> <p>APPRAISED VALUE OF SUBJECT PROPERTY \$ <u>535,000</u></p> <p>LENDER/CLIENT Name <u>No AMC</u></p> <p>Company Name <u>Personal</u></p> <p>Company Address _____</p> <p>Email Address _____</p>	<p>SUPERVISORY APPRAISER (ONLY IF REQUIRED)</p> <p>Signature _____</p> <p>Name _____</p> <p>Company Name _____</p> <p>Company Address _____</p> <p>Telephone Number _____</p> <p>Email Address _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>SUBJECT PROPERTY</p> <p><input type="checkbox"/> Did not inspect subject property</p> <p><input type="checkbox"/> Did inspect exterior of subject property from street Date of Inspection _____</p> <p><input type="checkbox"/> Did inspect interior and exterior of subject property Date of Inspection _____</p> <p>COMPARABLE SALES</p> <p><input type="checkbox"/> Did not inspect exterior of comparable sales from street</p> <p><input type="checkbox"/> Did inspect exterior of comparable sales from street Date of Inspection _____</p>
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Uniform Residential Appraisal Report

2303002
File # 2303002

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	1211 E Donges Ct Bayside, WI 53217	8625 N Pelham Pkwy Bayside, WI 53217			9510 N Broadmoor Rd Bayside, WI 53217			9410 N Lake Dr Bayside, WI 53217		
Proximity to Subject		1.17 miles SW			0.97 miles W			0.06 miles SW		
Sale Price	\$	\$ 473,000			\$ 440,000			\$ 725,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 195.94 sq.ft.			\$ 201.85 sq.ft.			\$ 247.86 sq.ft.		
Data Source(s)		MetroMLS#1804343;DOM 29			MetroMLS#1783380;DOM 3			MetroMLS#1779872;DOM 2		
Verification Source(s)		Bayside Assessor			Bayside Assessor			Bayside Assessor		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing		ArmLth		ArmLth		ArmLth		ArmLth		
Concessions		Conv:0		Conv:0		Cash:0		Cash:0		
Date of Sale/Time		s08/22;c07/22		s04/22;c03/22		s03/22;c02/22		s03/22;c02/22		
Location	N;Res;	N;Res;		N;Res;		A;BsyRd;	+5,000	A;BsyRd;	+5,000	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		
Site	23087 sf	22477 sf		35327 sf		1.42 ac	-25,000	1.42 ac	-25,000	
View	N;Res;	N;Res;		N;Res;		N;Res;		N;Res;		
Design (Style)	DT1;Ranch	DT1;Ranch		DT2;Colonial		DT1;Ranch		DT1;Ranch		
Quality of Construction	Q4	Q4		Q4		Q3	-25,000	Q3	-25,000	
Actual Age	95	54		47		68	0	68	0	
Condition	C4	C4		C4		C2	-50,000	C2	-50,000	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		
Room Count	7 3 2.1	8 4 2.1		8 4 2.1		7 2 2.1	0	7 2 2.1	0	
Gross Living Area	2,848 sq.ft.	2,414 sq.ft.	+43,400	2,182 sq.ft.	+66,600	2,925 sq.ft.	0	2,925 sq.ft.	0	
Basement & Finished Rooms Below Grade	2848sf0sfin	2414sf0sfin		829sf0sfin		2925sf0sfin	0	2925sf0sfin	0	
Functional Utility	Average	Average		Average		Average		Average		
Heating/Cooling	GFA/CAC	GFA/CAC		GFA/CAC		GHW/CA	0	GHW/CA	0	
Energy Efficient Items	None	None		None		HEFurn/CA/Wind	-15,000	HEFurn/CA/Wind	-15,000	
Garage/Carport	2ga4dw	2ga2dw		2ga4dw		3gd3dw	-10,000	3gd3dw	-10,000	
Porch/Patio/Deck	Porch/Deck	Porch/Patio		Porch/Patio		SPorch/Patio	-10,000	SPorch/Patio	-10,000	
Fireplace(s), Etc.	1 Fireplace	1 Fireplace		1 Fireplace		2 Fireplaces	-4,000	2 Fireplaces	-4,000	
Fence, Pool, Etc.	None	None		None		None		None		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 43,400		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 66,600		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -134,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -134,000		
Adjusted Sale Price of Comparables		Net Adj. 9.2 % Gross Adj. 9.2 % \$ 516,400		Net Adj. 15.1 % Gross Adj. 15.1 % \$ 506,600		Net Adj. 18.5 % Gross Adj. 19.9 % \$ 591,000		Net Adj. 18.5 % Gross Adj. 19.9 % \$ 591,000		
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6						
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	MetroMLS & Tax Data	MetroMLS & Tax Data	MetroMLS & Tax Data	MetroMLS & Tax Data						
Effective Date of Data Source(s)	03/03/2023	03/03/2023	03/03/2023	03/03/2023						
Analysis of prior sale or transfer history of the subject property and comparable sales N/A										
Analysis/Comments N/A										

Uniform Residential Appraisal Report

2303002
File # 2303002

FEATURE	SUBJECT	COMPARABLE SALE # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9		
Address	1211 E Donges Ct Bayside, WI 53217	925 E Bay Point Rd Bayside, WI 53217			9025 N Lake Dr Bayside, WI 53217			9250 N Waverly Dr Bayside, WI 53217		
Proximity to Subject		0.33 miles SW			0.68 miles S			0.82 miles SW		
Sale Price	\$	\$ 605,000			\$ 550,000			\$ 510,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 260.33 sq.ft.			\$ 245.10 sq.ft.			\$ 242.40 sq.ft.		
Data Source(s)		MetroMLS#1811018;DOM 74			MetroMLS#1780095;DOM 4			MetroMLS#1786834;DOM 3		
Verification Source(s)		Bayside Assessor			Bayside Assessor			Bayside Assessor		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0			ArmLth Conv;0			ArmLth Cash;0		
Date of Sale/Time		s01/23;c11/22			s04/22;c02/22			s05/22;c04/22		
Location	N;Res;	N;Res;			A;BsyRd;	+5,000		N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	23087 sf	19994 sf	0		12807 sf	0		25395 sf	0	
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT1;Ranch	DT1;Ranch			DT1;Ranch			DT1;Ranch		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	95	64	0		67	0		48	0	
Condition	C4	C2	-50,000		C2	-50,000		C3	-20,000	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	7 3 2.1	7 3 2.0	+2,000		7 3 3.0	-2,000		8 3 2.1	0	
Gross Living Area	2,848 sq.ft.	2,324 sq.ft.	+52,400		2,244 sq.ft.	+60,400		2,104 sq.ft.	+74,400	
Basement & Finished Rooms Below Grade	2848sf0sfin	1844sf0sfin	0		2244sf0sfin	0		2104sf1262sfin	0	
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	GFA/CAC	GFA/CAC			GFA/CAC			GFA/CAC		
Energy Efficient Items	None	HEFurn/CA/Wind	-15,000		HEFurn/CA/Wind	-15,000		None		
Garage/Carport	2ga4dw	2ga4dw			2ga4dw			2ga2dw	0	
Porch/Patio/Deck	Porch/Deck	Porch/Deck			Porch/Deck			Porch/Patio	0	
Fireplace(s), Etc.	1 Fireplace	2 Fireplaces	-4,000		1 Fireplace			1 Fireplace		
Fence, Pool, Etc.	None	None			None			None		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-14,600		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-1,600		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	24,400	
Adjusted Sale Price of Comparables		Net Adj. 2.4 %			Net Adj. 0.3 %			Net Adj. 4.8 %		
		Gross Adj. 20.4 %	\$ 590,400		Gross Adj. 24.1 %	\$ 548,400		Gross Adj. 24.4 %	\$ 534,400	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 7	COMPARABLE SALE # 8	COMPARABLE SALE # 9						
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	MetroMLS & Tax Data	MetroMLS & Tax Data	MetroMLS & Tax Data	MetroMLS & Tax Data						
Effective Date of Data Source(s)	03/03/2023	03/03/2023	03/03/2023	03/03/2023						
Analysis of prior sale or transfer history of the subject property and comparable sales										
N/A										
Analysis/Comments										
N/A										

Supplemental Addendum

File No. 2303002

Borrower	N/A						
Property Address	1211 E Donges Ct						
City	Bayside	County	Milwaukee	State	WI	Zip Code	53217
Lender/Client	Personal						

Scope of the Appraisal

This is an appraisal analysis reported in a summarized manner consistent with current USPAP standards.

The comparables presented herein may not be the only relevant data, but are deemed sufficient to support value. Data sources are usually limited to the Multiple Listing Service, active and historical data; however a gathered may include an interview with homeowner, census information, assessment records, county data; sales agents or other real estate professionals, review of plat or survey map when available, statistical data by public and private organizations, or information from the world wide web.

An interior inspection of the home has taken place, the neighborhood has been analyzed and an exterior inspection of comparable properties has been performed.

Digital signatures and photographs, when applied, have not been altered in any way.

Purpose and Intended Use

The purpose of this report is to provide an estimated market value in "as is" condition to assist the above-named Lender/Client or its assigned affiliates only in evaluating the subject property for lending purposes.

No third party, including the borrower and/or the seller may rely on this appraisal for any purpose whatsoever, including the provision of financing for this acquisition or improvement of the subject property.

Use of this appraisal is governed by the state statutes. Possession of any original or copy of this report does not constitute a "license of use". Written permission from the lender/client or any of its assigned affiliates must be obtained.

The appraisal inspection does not constitute a professional home inspection. The appraiser is not a certified inspector and does not warrant the actual condition of the building structure, plumbing, electrical or heating/cooling.

Any use of this report by any party other than the named client is considered an unauthorized use. Appraiser assumes no responsibility for unauthorized use of this report.

The data, conclusions, and opinions collected and rendered in this appraisal report are the intellectual property of the appraiser and provided to the client and users of the report for the explicit use relating directly to the sale/lease contemplated by this assignment.

The appraiser has not identified any purchaser, borrower or seller as an intended user of this appraisal, and should not be used or relied on for any purpose. Such parties are advised to obtain an appraisal from their own choosing if they require an appraisal for their own use. Any reference to or use of this appraisal report by a purchaser, borrower or seller for their own purposes, including without limitation for the purposes of a property purchase decision or an appraisal contingency in a purchase agreement, is at such party's own risk and is not intended or warranted by the appraiser.

Neighborhood - Market Conditions

Conventional financing is readily available at rates purchasers find attractive. Sellers typically need to negotiate financing related concessions. Local market conditions constitute a healthy supply/demand relationship with turnover times under six months. No conditions which would adversely affect the continued marketability of subject property. Subject property is typical of other residences in the area and would involve no unusual marketing requirements.

Improvements - Physical Deficiencies or Adverse Conditions

No adverse environmental conditions, nor external factors were observed that would effect the subject's market value.

Recent studies have associated toxic molds, those containing mycotoxins, to certain health effects in people. Mold growth occurs in areas that become chronically moist, have had water-damaged or areas with a lack of proper ventilation. Government safety standards have been established as of the date of this appraisal. The appraiser is not a mold inspector and the presence of mold, however, no visible mold growth or noticeable mold odors were present at the time of inspection. The appraiser assumes no hazard. If a concern exists, a professional inspection is recommended.

The subject was built prior to 1978 and may contain lead based paint/pipes. No evidence of flaking or peeling paint was noted. Value assumes no hazard. If a concern exists a professional inspection is recommended.

Supplemental Addendum

File No. 2303002

Borrower	N/A						
Property Address	1211 E Donges Ct						
City	Bayside	County	Milwaukee	State	WI	Zip Code	53217
Lender/Client	Personal						

Marketing Time

Typical marketing time for the subject property to be liquidated is 1-3 months in this market per MLS data and demand factors. If priced accordingly, most properties will sell inside 3 months per market data via MLS.

Highest & Best Use

The subject property meets all four tests for highest and best use (Legally permitted, physically possible, economically feasible and most profitable). The highest and best use of the property is to remain as the current use.

Verification of Concession:

On 8/31/2011 our Metro MLS system requested that Real Estate Agents disclose any concession information sheets effective 9/1/2011. This was only a request. Disclosure of concessions is not a mandatory reporting requirement. If the data sheets do not contain any information regarding the concessions than the appraiser attempted to contact the listing agent to determine the conditions of sale. If the appraiser did not receive a timely response prior to the closing, "0" is used in the grid.

The appraiser supplied the most current and accurate data that is available for use at the time of the report. Should evidence prove a concession was used or there were any unusual circumstances in the sale comparable that was not disclosed prior to the completion and this evidence would positively or negatively affect the value of this report then the appraiser reserves the right to change her opinion of value.

Comparable Search

The comparable search was conducted over the past 12 months for properties within a two mile radius of the subject property, bracketed age (40-120 years), GLA (2,000-3,500 sq ft), bed and bath count, condition, quality, lot size, etc. as a major factor in the search.

Some comps are located outside the neighborhood boundary which was necessary to best bracket as many as possible with no apparent affect on marketability noted.

This appraisal was prepared as an Appraisal Report.**Subject "Blurred" Images/Photos**

All blurred images within subject photos were "blurred" to protect what appears to be personal information and religious features. All were done according to Fair Housing Act rules and regulations.

Subject Inspection Limitations, Extraordinary Assumptions and Additional Comments

All representations contained herein, are based on casual visual observation of readily accessible areas by the appraiser during site inspection. It should be noted that the inspection process was technically non-exhaustive as the appraiser did not move personal possessions or items stored, dismantle components, perform destructive inspections of areas that required a tool to gain access.

The subject property was occupied during the site inspection. Furnishings, wall coverings, personal possessions stored obstructed my access or ability to observe conditions. These normal living conditions obstructed a full view of the property including all living areas, basement and garage space.

Unless otherwise stated in this report the conditions cited requiring repair or replacement do not change the appraisal is made in 'as is' condition as of the date of this appraisal. It should be noted that even deferred items, if left unresolved, may increase in severity.

In developing my opinion of value I have made the extraordinary assumption that any components or areas that were 'not readily accessible' during the inspection were functioning in accordance with their originally installed purpose. This extraordinary assumption may have affected the assignment results.

ANSI Measurements

The subject was measured following ANSI Standards and Guidelines.

Supplemental Addendum

File No. 2303002

Borrower	N/A						
Property Address	1211 E Donges Ct						
City	Bayside	County	Milwaukee	State	WI	Zip Code	53217
Lender/Client	Personal						

Comps 2, 4, 5, 7, 8 & 9 differ in GLA from the subject respectively by more than typical guidelines (15%-25% necessary to best bracket as many features of the subject possible and does not appear to affect reliability

Due to a lack of recent safe ranch style houses, a mix of design comps were used to best bracket as many subject possible and MLS data indicates no design adjustments are necessary at this time and does not affect marketability as well.

DOM data is based on TYPICAL list times for the market as a whole. Any variances for comps that sold for those typical list times have ZERO bearing on reliability of this data and are caused by minor seasonal changes in listings, sale contingencies and/or perfect timing/luck for finding the right buyers for the right property which extended the listing for less or more than typical DOM. There is no reason to question this data as this is TYPICAL for properties to sell for a little under normal DOM and TYPICAL for some properties to sell for a little over normal listed DOM are what is TYPICAL for the market as a whole over a 12 month period.

Fields in the Sales Comparison Grid with zero's indicate no market reaction or monetary difference to those (which also includes lot sizes since MLS data indicates all are considered typical and competing and rear size basements since all are considered full respective to dwelling per MLS data).

The estimated value exceeds the predominant value which does not indicate it is an over improvement for time which has no apparent effect on marketability.

Line & Net adjustments for comps 2, 5, 6, 8 & 9 differ respectively by more than typical guidelines due to differences in GLA, Condition, Garage Space, etc. The adjustments are market determined and the excess does not affect reliability at this time.

The subject's age is not bracketed (which has no apparent effect on marketability) since MLS data indicates a far greater role on value versus age and all comps used are in similar condition per MLS interior photo review. No age adjustments were completed.

All comparables are within 6 and 12 months respectively and one is within 90-days. 90-day sales of similar subject (and in general) are limited which is typical for Wisconsin winters when transactions typically decline in inclement weather which inhibits "house hunting/shopping" but sales typically increase rapidly in late April/early May. Therefore older sales were used to best bracket as many aspects of the subject possible. MLS data indicates adjustments appear to be necessary at this time. The 6-plus month older sales were used due to greater differences in location, age, etc. versus more recent sales of greater differences which would reduce reliability.

Some comparables are located across local and major roads/highways, water bodies and RR Tracks and distance (none of which appears to have any effect on marketability) because all are within the same market and considered strongly competing properties, and are valid comps despite distance and location differences.

Future Market Conditions***Effect of Novel Coronavirus (COVID-19)***

On March 13, 2020, the United States Government declared a "National Emergency Concerning the Novel Coronavirus (COVID-19) Outbreak", which was in effect on the Effective Date of this Appraisal Report. This appraisal was performed pursuant to the Uniform Standards of Professional Appraisal Practice ("USPAP") and was based on comparable sales available on that date. At this time, the effect of COVID-19 on the future value of the real estate market in the area of the Subject Property is unknown and not possible to predict.

COVID - 19 APPRAISAL ADDENDUM

The global outbreak of a "novel coronavirus" known as Covid 19 was officially declared a pandemic by the World Health Organization on March 11, 2020. Subsequently, the United States of America identified Covid 19 as a national pandemic. Directly related to the pandemic financial markets and global economies have experienced significant turmoil. Unemployment rates have risen, and the US economy has suffered significant negative results. Readers of the report are cautioned and reminded that the conclusions presented in this appraisal report apply only to the date(s) indicated. I, the appraiser, make no representations regarding effects caused by the pandemic or other incidents on the subject property after the effective date of the appraisal. There exists insufficient data in the market to determine the impact of these rapid changes on the housing market. While the most current data is being collected, a portion of the market data utilized in this report may have been created prior to measures implemented by the Federal Reserve and response by consumers. Many states have been under "Stay-At-Home Orders" or partial restrictions.

Supplemental Addendum

File No. 2303002

Borrower	N/A						
Property Address	1211 E Donges Ct						
City	Bayside	County	Milwaukee	State	WI	Zip Code	53217
Lender/Client	Personal						

is "all over the place" and that most sales under contract are still closing. On the residential side rentals are in high demand because people want to escape the congestion of heavily populated cities. As the pandemic will market reaction. Subject to the potential changing markets, I suggest lenders obtain a new appraisal re then-current conditions after the pandemic is over.

Subject Photo Page

Borrower	N/A				
Property Address	1211 E Donges Ct				
City	Bayside	County	Milwaukee	State	WI Zip Code 53217
Lender/Client	Personal				



Subject Front

1211 E Donges Ct
Sales Price
Gross Living Area 2,848
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2.1
Location N;Res;
View N;Res;
Site 23087 sf
Quality Q4
Age 95



Subject Rear



Subject Street

Additional Subject Photograph Addendum

Borrower	N/A				
Property Address	1211 E Donges Ct				
City	Bayside	County	Milwaukee	State	WI Zip Code 53217
Lender/Client	Personal				



Right Side



Left Side



Kitchen



Dining Room



Living Room



Family Room



Full Bath 1



Bedroom 1



Bedroom 2



Half Bath



Laundry Room



Mud Room



Bedroom 3



Mud Room



Basement

Additional Subject Photo Page

Borrower	N/A				
Property Address	1211 E Donges Ct				
City	Bayside	County	Milwaukee	State	WI Zip Code 53217
Lender/Client	Personal				



Basement with Standing Water



Standing Water Close-Up



Crawlspace

Comparable Photo Page

Borrower	N/A				
Property Address	1211 E Donges Ct				
City	Bayside	County Milwaukee	State WI	Zip Code 53217	
Lender/Client	Personal				



Comparable 1

9522 N Sequoia Dr
 Prox. to Subject 1.35 miles W
 Sales Price 500,000
 Gross Living Area 2,768
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 41338 sf
 Quality Q4
 Age 59



Comparable 2

1120 E Bay Point Rd
 Prox. to Subject 0.29 miles S
 Sales Price 460,000
 Gross Living Area 2,076
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 30013 sf
 Quality Q4
 Age 70



Comparable 3

9240 N Thrush Ln
 Prox. to Subject 0.49 miles SW
 Sales Price 575,000
 Gross Living Area 2,929
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 34107 sf
 Quality Q4
 Age 67

Comparable Photo Page

Borrower	N/A				
Property Address	1211 E Donges Ct				
City	Bayside	County Milwaukee	State WI	Zip Code 53217	
Lender/Client	Personal				



Comparable 4

8625 N Pelham Pkwy
 Prox. to Subject 1.17 miles SW
 Sales Price 473,000
 Gross Living Area 2,414
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 22477 sf
 Quality Q4
 Age 54



Comparable 5

9510 N Broadmoor Rd
 Prox. to Subject 0.97 miles W
 Sales Price 440,000
 Gross Living Area 2,182
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 35327 sf
 Quality Q4
 Age 47



Comparable 6

9410 N Lake Dr
 Prox. to Subject 0.06 miles SW
 Sales Price 725,000
 Gross Living Area 2,925
 Total Rooms 7
 Total Bedrooms 2
 Total Bathrooms 2.1
 Location A;BsyRd;
 View N;Res;
 Site 1.42 ac
 Quality Q3
 Age 68

Comparable Photo Page

Borrower	N/A			
Property Address	1211 E Donges Ct			
City	Bayside	County Milwaukee	State WI	Zip Code 53217
Lender/Client	Personal			



Comparable 7

925 E Bay Point Rd
 Prox. to Subject 0.33 miles SW
 Sales Price 605,000
 Gross Living Area 2,324
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 19994 sf
 Quality Q4
 Age 64



Comparable 8

9025 N Lake Dr
 Prox. to Subject 0.68 miles S
 Sales Price 550,000
 Gross Living Area 2,244
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 3.0
 Location A;BsyRd;
 View N;Res;
 Site 12807 sf
 Quality Q4
 Age 67

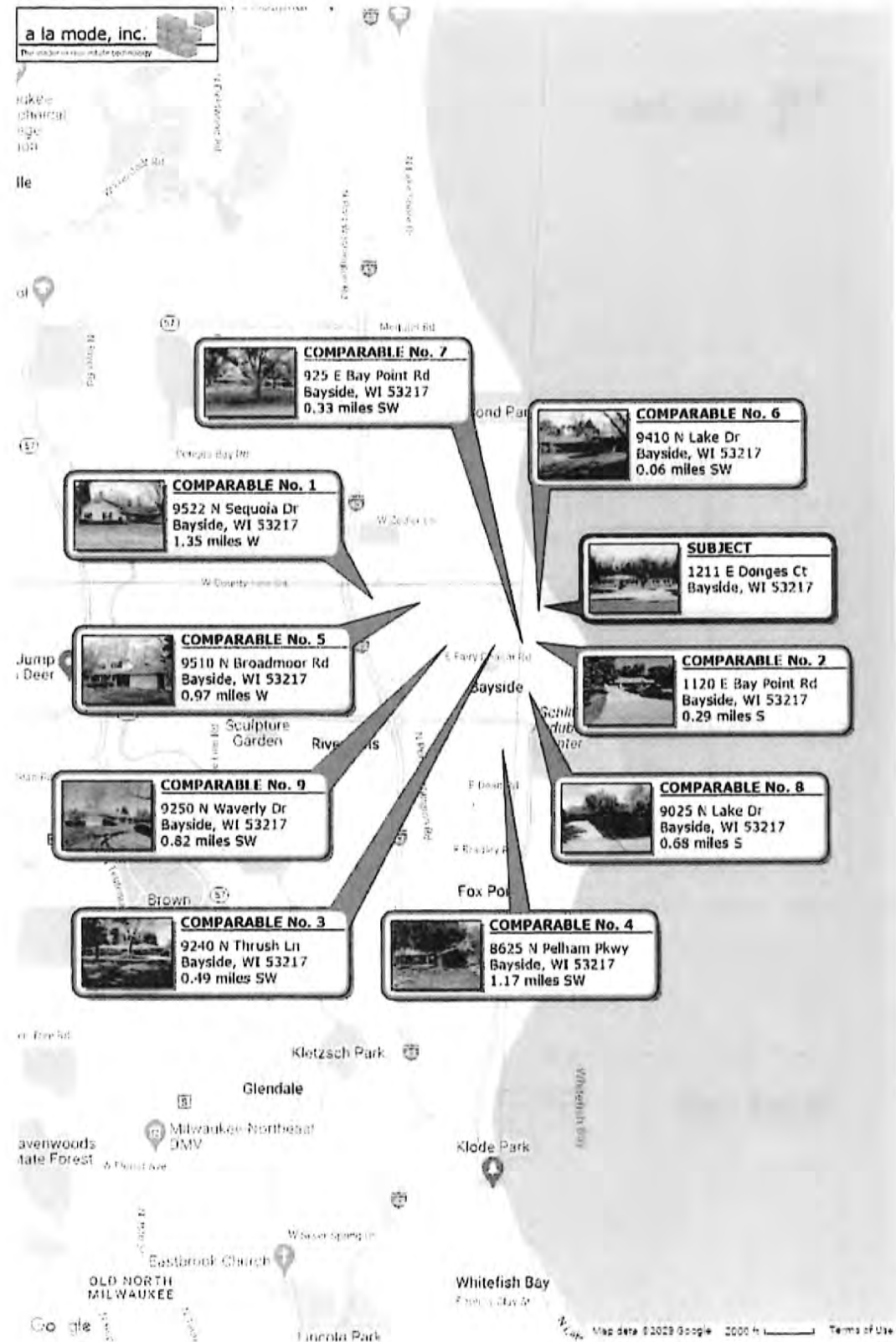


Comparable 9

9250 N Waverly Dr
 Prox. to Subject 0.82 miles SW
 Sales Price 510,000
 Gross Living Area 2,104
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 25395 sf
 Quality Q4
 Age 48

Location Map

Borrower	N/A				
Property Address	1211 E Donges Ct				
City	Bayside	County	Milwaukee	State	WI Zip Code 53217
Lender/Client	Personal				



Plat Map

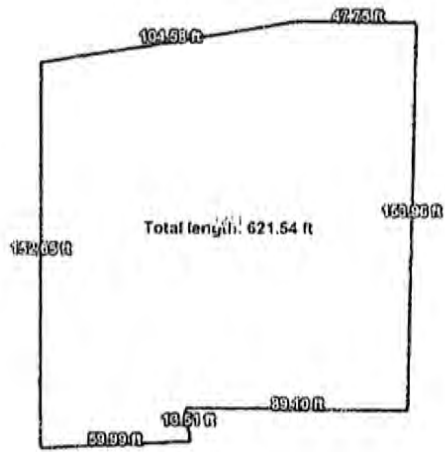


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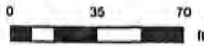
Legend

Parcels
Tax Parcels

Administrative
Municipal Boundaries



Notes



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

MILWAUKEE COUNTY GIS AND LAND INFORMATION

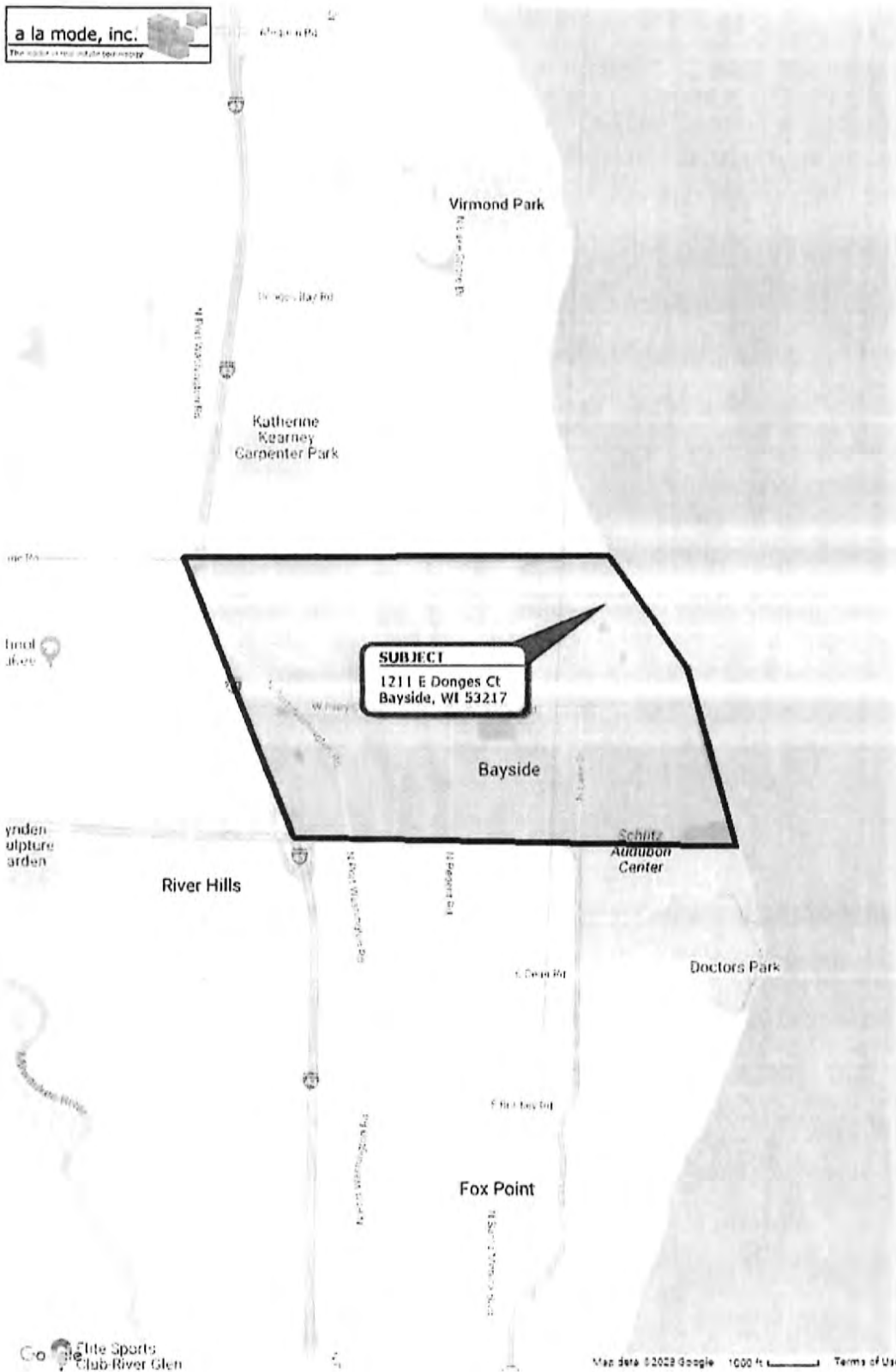
Aerial Map

Borrower	N/A				
Property Address	1211 E Donges Ct				
City	Bayside	County	Milwaukee	State	WI Zip Code 53217
Lender/Client	Personal				



Neighborhood Map

Borrower	N/A		
Property Address	1211 E Donges Ct		
City	Bayside	County	Milwaukee
		State	WI
		Zip Code	53217
Lender/Client	Personal		

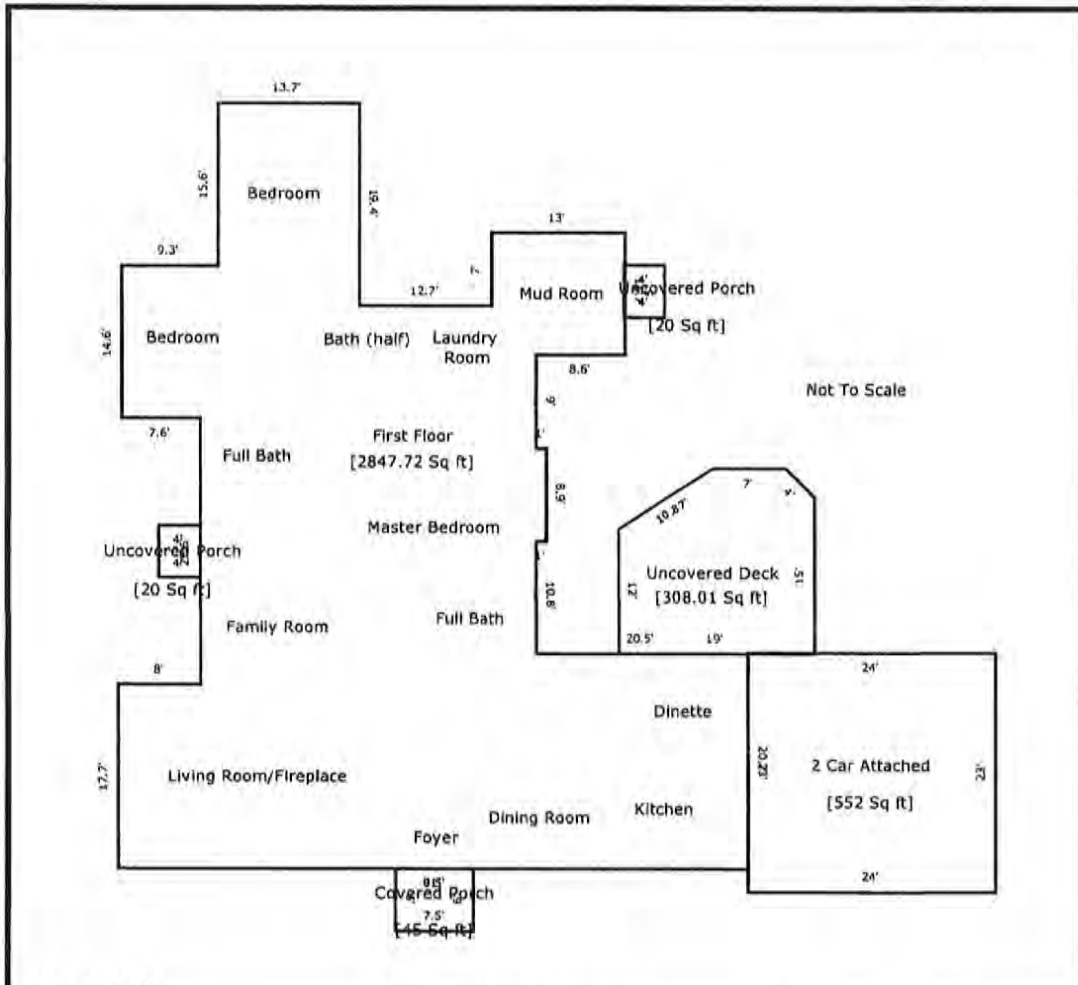


Zoning Map



Building Sketch (Page - 1)

Borrower	N/A				
Property Address	1211 E Donges Ct				
City	Bayside	County Milwaukee	State WI	Zip Code 53217	
Lender/Client	Personal				



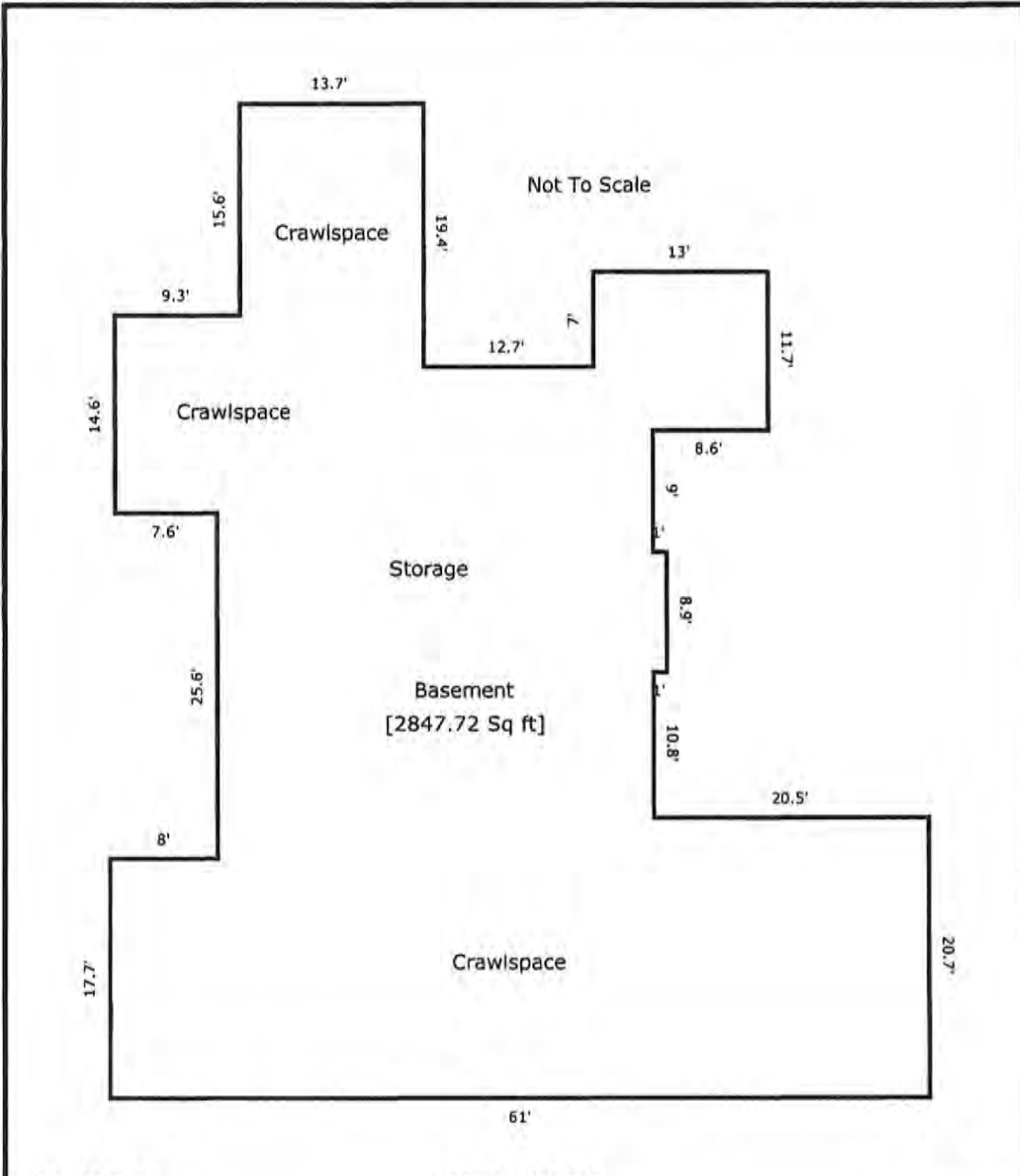
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	2847.72 Sq ft	$8.9 \times 1 = 8.9$ $13.7 \times 15.6 = 213.72$ $13 \times 7 = 91$ $61 \times 17.7 = 1079.7$ $14.6 \times 7.6 = 110.96$ $40.2 \times 15.1 = 619.08$ $36.4 \times 17.1 = 622.44$ $3 \times 20.5 = 61.5$ $8.6 \times 4.7 = 40.42$
Total Living Area (Rounded):	2848 Sq ft	
Non-living Area		
2 Car Attached	552 Sq ft	$24 \times 23 = 552$
Uncovered Porch	20 Sq ft	$5 \times 4 = 20$
Uncovered Porch	20 Sq ft	$5 \times 4 = 20$
Uncovered Deck	308.01 Sq ft	$19 \times 12 = 228$ $3 \times 2.83 = 8.49$ $0.5 \times 2.83 \times 2.83 = 4$ $5.83 \times 7 = 40.8$ $0.5 \times 5.83 \times 9.17 = 26.73$
Covered Porch	45 Sq ft	$7.5 \times 6 = 45$

Building Sketch (Page - 2)

Borrower	N/A				
Property Address	1211 E Donges Ct				
City	Bayside	County Milwaukee	State WI	Zip Code 53217	
Lender/Client	Personal				



<small>TOTAL Sketch by a la mode, Inc.</small>	Area Calculations Summary	
Non-living Area		
Basement	2847.72 Sq ft	
		$8.9 \times 1 = 8.9$ $20.7 \times 20.5 = 424.35$ $13.7 \times 15.6 = 213.72$ $11.7 \times 8.6 = 100.62$ $4.4 \times 7 = 30.8$ $17.7 \times 8 = 141.6$ $32.5 \times 43.3 = 1407.25$ $14.6 \times 23 = 335.8$ $17.1 \times 10.8 = 184.68$

ANSI Certificate



Appraiser eLearning .com

Professional Online Training for the Real Estate Appraisal Industry

CERTIFICATE OF COMPLETION

is hereby granted to certify:

ERIC WIDMANN

License#

Attended and participated in the continuing education course entitled:

ANSI, Home Measurements, & the Power of Price-Per-Square-Foot

Course Date: 27-Feb 2022 CEU Hours Obtained: 7

[Signature]

Thomas H. Humphreys, Director of Education

A DIVISION OF

STORYBOARD CMAA



IDECC Course # 6294

Storyboard CMAA LLC

Appraiser eLearning LLC

Appraiser eLearning.com

1911 West Endless, Suite 102

16000 14th St NW

14116 NW, WA 98040

Accepted for continuing education (CEU) in:

IL, IN, IA, KS, KY, LA, MD, MI, MN, MO, NE, NY, ND, OH, OK, PA, SC, TN, TX, VA, WA, WI, and WY

26 Course Approval #101119	14 Course Approval #101119	18 Course Approval #101119
27 Course Approval #101119	15 Course Approval #101119	19 Course Approval #101119
28 Course Approval #101119	16 Course Approval #101119	20 Course Approval #101119
29 Course Approval #101119	17 Course Approval #101119	21 Course Approval #101119
30 Course Approval #101119	18 Course Approval #101119	22 Course Approval #101119
31 Course Approval #101119	19 Course Approval #101119	23 Course Approval #101119
32 Course Approval #101119	20 Course Approval #101119	24 Course Approval #101119
33 Course Approval #101119	21 Course Approval #101119	25 Course Approval #101119
34 Course Approval #101119	22 Course Approval #101119	26 Course Approval #101119
35 Course Approval #101119	23 Course Approval #101119	27 Course Approval #101119
36 Course Approval #101119	24 Course Approval #101119	28 Course Approval #101119
37 Course Approval #101119	25 Course Approval #101119	29 Course Approval #101119
38 Course Approval #101119	26 Course Approval #101119	30 Course Approval #101119

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation. *

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS for REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

[X] Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAP3363677-22

Renewal of: RAP3363677-21

Program Administrator: Herbert H. Landy Insurance Agency Inc. 100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. Named Insured: Eric J. Widmann

Item 2. Address: W268N7095 Lisbon Oaks Drive

City, State, Zip Code: Sussex, WI 53089

Item 3. Policy Period: From 05/21/2022 To 05/21/2023

(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

- A. \$ 1,000,000 Damages Limit of Liability - Each Claim
B. \$ 1,000,000 Claim Expenses Limit of Liability - Each Claim
C. \$ 2,000,000 Damages Limit of Liability - Policy Aggregate
D. \$ 2,000,000 Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

- A. \$ 0.00 Each Claim
B. \$ 0.00 Aggregate

Item 6. Premium: \$ 748.00

Item 7. Retroactive Date (if applicable): 05/21/2008

Item 8. Forms, Notices and Endorsements attached:

- D42100 (03/15) D42300 WI (05/13) IL7324 (07/21)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)
D42414 (08/19)

Eric J. Widmann
Authorized Representative

License

NO. 1774 - 9

EXPIRES: 12/14/2023

The State of Wisconsin
Department of Safety and Professional Services

Hereby certifies that
ERIC J WIDMANN

was granted a certificate to practice as a
CERTIFIED RESIDENTIAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY
RELATED TRANSACTIONS IS AQB COMPLIANT

in the State of Wisconsin in accordance with Wisconsin Law
on the 24th day of November in the year 2009.

The authority granted herein must be renewed each biennium by the granting authority.

In witness thereof, the State of Wisconsin
Department of Safety and Professional Services
has caused this certificate to be issued under
its official seal.



A handwritten signature in black ink, appearing to read "David B. Larson". Below the signature is a horizontal line, and underneath that line, the name "DAVID B. LARSON" is printed in a small, sans-serif font.

This certificate was printed on the 30th day of November in the year 2021

Open Book Notice of Amended Assessment

Property Information			
Taxation district <small>(check one)</small>	<input type="checkbox"/> Town <input checked="" type="checkbox"/> Village <input type="checkbox"/> City	Municipality Bayside	County Milwaukee
Parcel number <small>(if available)</small>	Street address 1211 E Donges Court		Assessment year 2023
Initial Assessment		Amended Assessment	
Land	165,000	Land	165,000
Improvements	494,200	Improvements	471,000
Total	659,200	Total	636,000
Is this property subject to conversion charge under sec. 74.485, Wis. Stats.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Assessor Information			
<i>I hereby amend the assessment for the property listed above.</i>			
Name Summer Busha		Date (mm-dd-yyyy) 6/20/2023	
Signature 			

Property Owner Waiver – Amended Assessment Notification	
<p><i>As the property owner, I forfeit and waive the further right to receive notification of this changed assessment before the Board of Review. I understand I may still proceed with an appeal to the Board of Review, following the requirements provided under Sec. 70.42, Wis. Stats. I understand that more detailed assessment objection procedures can be found in the Property Assessment Appeal Guide or on the back of the Initial Notice of Changed Assessment (PR-301).</i></p>	
Property Owner / Agent	
Name	Date (mm-dd-yyyy)
Signature	

Copies to: Property Owner / Agent Assessor Municipality

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's Guide for Property Owners.

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) EUGENE F WILHELM				Agent name (if applicable)			
Owner mailing address 910 E WAHNER PL				Agent mailing address			
City BAGS DAIR		State WI	Zip 53217	City		State	Zip
Owner phone (414) 881-5018		Email GENE.DOT.COM@YA.HOO.COM		Owner phone		Email	
Section 2: Assessment Information and Opinion of Value							
Property address				Legal description or parcel no. (on changed assessment notice)			
City		State	Zip				
Assessment shown on notice - Total				Your opinion of assessed value - Total			

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) NO REMOVAL AND 20% INCREASE	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 \$ _____ 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 _____
(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 <i>Eugene Wilhelm</i>	Date (mm-dd-yyyy) 6-22-23
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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 [Guide for Property Owners](#).

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) Moskol Trust Dated 8-6-2015				Agent name (if applicable)			
Owner mailing address 9512 N sequoia Dr				Agent mailing address			
City Bayside	State WI	Zip 53217		City	State	Zip	
Owner phone (414) 702- 5544		Email fghj1098@yahoo.com		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 9512 N sequoia Dr				Legal description or parcel no. (on changed assessment notice) Orchard Highlands Lot 21 Blk 1			
City Bayside	State WI	Zip 53217					
Assessment shown on notice - Total \$ 583,800				Your opinion of assessed value - Total \$ 523,916			

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) See attachment	Basis for your opinion of assessed value: (Attach additional sheets if needed) See attachment

Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide acquisition price \$ _____ Date - - - - - <input type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance <small>(mm-dd-yyyy)</small>	
B. Within the last 10 years, did you change this property (ex: remodel, addition)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe _____ Date of changes - - - - - Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? <input type="checkbox"/> Yes <input type="checkbox"/> No <small>(mm-dd-yyyy)</small>	
C. Within the last five years, was this property listed/offered for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, how long was the property listed (provide dates) - - - - - to - - - - - <small>(mm-dd-yyyy)</small> <small>(mm-dd-yyyy)</small> Asking price \$ _____ List all offers received _____	
D. Within the last five years, was this property appraised? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide: Date - - - - - Value _____ Purpose of appraisal _____ <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): _____ 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 minutes.	

Property owner or Agent signature 	Date (mm-dd-yyyy) 6 - 22 - 2023
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Section 3: Reason for Objection

I object because the comparable properties used by Accurate Appraisal as explained by Terry are not comparable to our house. Both 8950 N Bayside Dr and 9010 N Tennyson Dr are in a neighborhood which is much different than ours. They are far away from our house. We are near the northwestern corner of Bayside. They are near the eastern edge of Bayside. They are east of Lake Drive resulting in much higher property values. They are walkable whereas our home is isolated by Port Washington Road. For example, we would not allow our kids to bike south of the subdivision due to the traffic on Port Washington Rd. Both 8950 N Bayside Dr and 9010 N Tennyson are in a nicer neighborhood with new residential construction and higher property values when compared to our house. Rather 9522 N Sequoia Dr which is next door and sold on 4-7-22 is a much better comparable.

Section 3: Basis of Estimate

9522 N Sequoia Dr sold for \$500k on 4-7-22. Per the Roll Book, it was assessed at \$500k as of 12-31-22. This suggests Accurate did not assume inflation in values for the rest of 2022 for 9522 N Sequoia Dr.

9522 N Sequoia Dr has 2986 sq feet while we have 3200 sq ft. Their improvements are valued at \$333,700.

$\$333,700 \times 3200/2986 = \$357,616$. Adding their land value of \$166,300 provides a value of \$523,916 adjusted for the difference in sq ft.

Although there are other differences between the two properties, they likely offset or would be an adjustment in our favor (a reduction). For example, 9522 N Sequoia Dr has a four car garage while we have a two car garage. 9522 N Sequoia Dr is eight years newer than our home. 9522 N Sequoia Dr has a finished basement while we don't. From talking to Terry, it appeared the basement was not included in the square footage, but I am not positive as we were running out of time at that point. Our land is .98 acre while 9522 N Sequoia Dr is .95 acre. I expect the larger garage offsets the 3/100 acre. And if the finished basement is not included in their 2986 sq ft, that would be a downward adjustment in our favor.

Consequently, based on the above, 9512 N Sequoia Dr should have an assessed value as of 12-31-22 of \$523,916.



Douglas A. Pessefall, Esq.
Pessefall Law, LLC
2512 N. 89th Street
Wauwatosa, WI 53226
(414) 698-1301
doug@pessefall-law.com

June 22, 2023

BY EMAIL

Clerk of the Board of Review
9075 N. Regent Road
Bayside, WI 53217

Re: 9016 Bayside, LLC
9016 N. Bayside
Parcel No. 0209980007

Dear Sir or Madam:

On behalf of 9016 Bayside, LLC, we hereby file this Notice of Intent to File an Objection ("Notice") with the Board of Review in connection with the 2023 assessment of the above-referenced property. This Notice is being filed at least 48 hours before the Board of Review's first scheduled meeting. We are filing the Notice to ensure that we may continue discussing the assessment with Accurate Assessor prior to the Board of Review's meeting. Attached is an Agent Authorization.

If you have any questions, then contact the undersigned. Thank you.

Very truly yours,

PESSEFALL LAW, LLC

A handwritten signature in blue ink, appearing to read "Douglas A. Pessefall".

Douglas A. Pessefall

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 9016 BAYSIDE, LLC			Taxation district (Check one) <input type="checkbox"/> Town <input checked="" type="checkbox"/> Village <input type="checkbox"/> City		County Milwaukee
Mailing address 511 N BROADWAY, SUITE 1100			Street address of property 9019 N. BAYSIDE		
City MILWAUKEE	State WI	Zip 53202	City BAYSIDE	State WI	Zip 53217
Parcel number 0209980007	Phone (414)769 - 7000	Email JKS@frontlinecre.com		Fax () -	

Section 2: Authorized Agent Information

Name / title DOUGLAS A. PESSEFALL, ESQ.			Company name PESSEFALL LAW, LLC		
Mailing address 2512 N. 89TH STREET			Phone (414) 698 - 1301	Fax () -	
City MILWAUKEE	State WI	Zip 53226	Email doug@pessefall-law.com		

Section 3: Agent Authorization

Agent Authorized for: (check all that apply) <input type="checkbox"/> Manufacturing property assessment appeals (BOA) <input type="checkbox"/> Access to manufacturing assessment system (MAS) <input type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals <input checked="" type="checkbox"/> Municipal Board of Review <input type="checkbox"/> Other _____	Enter Tax Years of Authorization _____ _____ 2022-2024 _____ _____
Authorization expires: <u>12 - 31 - 2024</u> (unless rescinded in writing prior to expiration) <small>(mm - dd - yyyy)</small>	
Send notices and other written communications to: (check one or both) <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Property Owner	

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

Owner Sign Here	Owner name (please print) 9016 BAYSIDE, LLC
	Owner's signature
	Company or title MEMBER
Date (mm-dd-yyyy) 2/9/23	

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's [Guide for Property Owners](#).

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) Benjamin Berg				Agent name (if applicable)			
Owner mailing address 835 E. Glencoe Pl				Agent mailing address			
City Bayside	State WI	Zip 53217		City	State	Zip	
Owner phone (414) 243-1401	Email bjamesberg@gamil.com			Owner phone () -	Email		
Section 2: Assessment Information and Opinion of Value							
Property address 835 E. Glencoe Pl				Legal description or parcel no. (on changed assessment notice) Parcel# 021-0194-000			
City Bayside	State WI	Zip 53217					
Assessment shown on notice - Total \$ 356,700				Your opinion of assessed value - Total \$ 326,000			

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) The village assessor Agent (Accurate Assessor) used several unreasonable arms-length comparison properties in their analysis which yielded an unfair and inflated valuation of my property.	Basis for your opinion of assessed value: (Attach additional sheets if needed) I have an appraisal of my property completed in 2022, for a home equity loan. The appraisal used reasonable arms-length comparisons, and valued my land + improvements at \$326,000.

Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property?.....	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, provide acquisition price \$ 225,000 Date 9-15-2015 <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 checked="" type="checkbox"/> No
If Yes, describe _____ Date of changes - - Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? <input type="checkbox"/> Yes <input type="checkbox"/> No <small>(mm-dd-yyyy)</small>	
C. Within the last five years, was this property listed/offered for sale?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, how long was the property listed (provide dates) - - to - - <small>(mm-dd-yyyy) (mm-dd-yyyy)</small> Asking price \$ _____ List all offers received _____	
D. Within the last five years, was this property appraised?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, provide: Date 6-20-2022 Value 326,000 Purpose of appraisal Home Equity Loan <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): _____ 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 <u>10</u> minutes.	

Property owner or Agent signature 	Date (mm-dd-yyyy) 6-21-2023
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Parcel# 021-0194-000

I'm disputing the latest valuation of my property because the village assessor Agent (Accurate Assessor) used several unreasonable arms-length comparison properties in their analysis which yielded an unfair and inflated valuation of my property.

4 of the 7 properties Accurate Assessor used in the most recent assessment of my property (which will be used for property tax in the 2023 calendar year), are not reasonably comparable to my property due to size and or features of those homes.

The unreasonable comparison properties include:

1. 9055 N KING RD
2. 9040 N MOHAWK RD
3. 8934 N SENECA RD
4. 1208 E HERMITAGE RD

All 4 of those properties are cited as having significant improvements that would move them outside the space of being reasonably comparable to my home (New windows, remodeled kitchens, remodeled baths, finished basements, one of them, 9055 N KING RD, even has a "movie theatre" with "in-wall speakers and 12' drop-down screen"). I've included the property descriptions for those homes with the attachments provided.

3 of those 4 properties are significantly larger than my home, sporting a living spaces 30% to 45% larger than my home, as well as citing significant home improvements in their property listings. The description of 'Recent arm's-length sales of reasonably comparable properties', in the Wisconsin DOR 2023 guide for Property Owners states:

- You should try to find recent arm's-length sales of property in your area with the same or similar features.
- The more features of the sale properties that are the same as your property, the stronger the indication that these sales prices represent your home's market value.

In short - I would not consider these properties to have the "same or similar features", and they're therefore not strong indicators of my property value. There are better, more reasonable, comparisons available (the other 3 homes, 8445 N FIELDING RD, 119 E MARTI CT, 443 W ELLSWORTH LN, are in a more similar condition and with living spaces within 6% of my home); *and* we have a recent appraisal of my property, also based on reasonable 2022 comparisons, which I have included in the attachments.

Since we purchased our home in 2015, no significant improvements have been made until this year, 2023. I've included photos of my very dated kitchen with the attachments for support. My value should not be unfairly inflated based on the improvements reflected in the unreasonable comparisons listed above, and then again as I make improvements to my home. Doing so would be like double taxing my efforts to improve and modernize my home. I believe such assessment practices could disincentivize homeowners from further investment in their homes while in Bayside. Bathroom remodels, a new kitchen, and a roof are all on my to-do. My roof is almost 30 years old. I expect every permit I pull will be properly reflected in my annual appraisal. But I don't think it's fair practice to be assessed based on improvements I don't have yet.

Conclusion: Since most of the properties cited by Accurate Assessor's valuation aren't reasonable arm's-length comparisons (size, conditions, features), I believe the board should throw out their latest valuation. Making use of the valuation facilitated by Red Sky Risk Services, LLC, on behalf of US Bank in 2022 (which still reflects a reasonable market increase year-over-year) would be a fair and equitable compromise. Had I bought my home in 2022, that would have been a likely purchase price.

YEAR 2023 State No.

ASSESSMENT ROLL FOR BAYSIDE Milwaukee COUNTY

- KEY TO CODES
- 1.A - RESIDENTIAL
 - 5.E - UNDEVELOPED
 - 1. PFC REG. ENTERED BEFORE 1/1/72
 - 2.B - COMMERCIAL
 - 5m - AGRICULTURAL FOREST
 - 2. PFC REG. ENTERED AFTER 12/31/71
 - 3.C - MANUFACTURING
 - 6.F - PRODUCTIVE FOREST LANDS
 - 3. PFC SPECIAL CLASSIFICATION
 - 4.D - AGRICULTURAL
 - 7.G - OTHER
 - 4. COUNTY FOREST CROP
 - 5. MFL OPEN ENTERED AFTER 2004
 - 6. MFL CLOSED ENTERED AFTER 2004
 - 7. MFL OPEN ENTERED BEFORE 2005
 - 8. MFL CLOSED ENTERED BEFORE 2005

- 1. FEDERAL
 - 2. STATE
 - 3. COUNTY
 - 4. OTHER
- EXEMPT FROM GEN. PROPERTY TAX

TOTAL ACRES THIS LINE

PARCEL NUMBER	SCHOOL DIST.	VOL/PAGE - REG. DEEDS	SEC. TN. RANGE	DESCRIPTION OF PROPERTY	TOTAL ACRES OF DESC.	ACREAGE & VALUE OF DESCRIPTION SUBJECT TO GENERAL PROPERTY TAX	ACRES	VALUE	ACRES		
NAME & ADDRESS						ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE		
021-0193-000 0210193000	FOX POINT SCHOOL DISTRICT		1890	8812 N GREENVALE RD SCHUCHS SUBD LOT 8		A	0.31	\$85,500	\$254,700	\$340,200	0.31
90	SCHOLZ, UDO E, PAMYL A SCHOLZ 8812 N GREENVALE RD BAYSIDE, WI, 53217-1927					A	0.38	\$96,600	\$260,100	\$356,700	0.38
021-0194-000 0210194000	FOX POINT SCHOOL DISTRICT		1890	835 E GLENCOE PL ROTH OLSON SUBD LOT 1 BLK 1		A	0.38	\$96,500	\$227,000	\$323,500	0.38
91	BENJAMIN J BERG, KATELYND E BERG 835 E GLENCOE PL BAYSIDE, WI, 53217					A	0.38	\$96,500	\$339,300	\$435,800	0.38
021-0195-000 0210195000	FOX POINT SCHOOL DISTRICT		1890	8839 N GREENVALE RD ROTH OLSON SUBD LOT 2 BLK 1		A	0.38	\$96,500	\$339,300	\$435,800	0.38
92	MINKIN, BENJAMIN A, ANDREA M MINKIN 8839 N GREENVALE RD BAYSIDE, WI, 532171928					A	0.38	\$96,500	\$339,300	\$435,800	0.38
021-0196-000 0210196000	FOX POINT SCHOOL DISTRICT		1890	8833 N GREENVALE RD ROTH OLSON SUBD LOT 3 BLK 1		A	0.38	\$96,500	\$339,300	\$435,800	0.38
93	David L. and Ann Riordan 8833 N. Greenvale Rd. Bayside, WI, 53217										

Kitchen at time of assessment



Kitchen at time of assessment



Solidifi FLEX Appraisal Report

File No.
Loan No.

*Rebuilding
2022 assessment*

CLIENT AND PROPERTY IDENTIFICATION													
Intended Purpose:		<input type="checkbox"/> Portfolio Evaluation	<input type="checkbox"/> Purchase	<input checked="" type="checkbox"/> Junior Lien	<input type="checkbox"/> Refinance	<input type="checkbox"/> Other							
Data/Verification Source(s) Used:		<input checked="" type="checkbox"/> Tax Record	<input type="checkbox"/> Appraiser Files	<input checked="" type="checkbox"/> MLS	<input checked="" type="checkbox"/> Other: accurateassessor								
Interest:		<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Leasehold										
CLIENT AND PROPERTY IDENTIFICATION													
Client/Lender: U.S. Bank, N.A.		Address: 200 S 6th Street, Minneapolis, MN 55402											
Borrower/Applicant: BENJAMIN BERG		Owner of Public Record: Benjamin J, Katelynd E Berg											
Property Address: 835 E Glencoe Pl		City: Bayside		State: WI									
Legal Description: ROTH OLSON SUBD LOT 1 BLK 1		APN: 021-0194-000		Census Tract: 0301.00									
Property Type: <input checked="" type="checkbox"/> SFR		<input type="checkbox"/> Condo	<input type="checkbox"/> Attached/SFR	<input type="checkbox"/> Vacant Lot	<input type="checkbox"/> Other:	<input type="checkbox"/> PUD HOA \$	<input type="checkbox"/> per month	<input type="checkbox"/> per year					
Specific Zoning Classification: C		Zoning Description: Residence District											
MARKET AREA AND COMPARABLES													
Market Value Trend:		<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	Typical Market Price Range: \$ 235,000 to \$ 875,000								
Market Predominant Occupancy:		<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Owner		Typical Market Property Age: 0 yrs to 150 yrs								
Location:		<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Estimated marketing time for the subject property: <input checked="" type="checkbox"/> Under 3 months <input type="checkbox"/> 3-6 months <input type="checkbox"/> Over 6 months								
Is the highest and best use of the subject property as improved (based on the improvements description provided by the various data sources available) the present use?: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
Summarize HBU Analysis See addendum.													
FEATURE	SUBJECT			COMPARABLE #1			COMPARABLE #2			COMPARABLE #3			
Address	835 E Glencoe Pl Bayside, WI 53217			8445 N Fielding Rd Bayside, WI 53217			8670 N Fielding Rd Bayside, WI 53217			601 W Fairy Chasm Rd Bayside, WI 53217			
Proximity to Subject				0.53 miles S			0.25 miles SE			0.95 miles NW			
Sales Price	\$ n/a			\$ 355,000			\$ 334,000			\$ 326,000			
Price/Gross Liv. Area	\$/SF \$			\$/SF \$ 228.15			\$/SF \$ 200.84			\$/SF \$ 187.03			
Data Sources	Ext Insp,MLS,TxRcs			MMMLS#1786093;DOM 44			MMMLS#1777285;DOM 46			MMMLS#1790306;DOM 50			
Sales/Fin. Concessions	n/a			Conv/None known			0 Conv/None known			0 Conv/None known			
Date of Sale (MM/DD/YY)	n/a			05/16/2022			02/25/2022			05/05/2022			
Location	Suburban			Suburban			Suburban			Suburban			
Site	16640 sf			14157 sf			14026 sf			15290 sf			
View	Residential			Residential			Residential			Residential			
Design (Style)	Ranch			Ranch			Ranch			Ranch			
Quality (UAD)	Q4			Q4			Q4			Q4			
Actual Age	69			63			64			46			
Condition (UAD)	C3			C3			C3			C3			
Above Grade	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	
Room Count	6	3	1.1	6	3	1.1	6	3	2	-2,500	6	3	2
Gross Living Area (GLA)	1,655 sq. ft.			1,550 sq. ft.			+2,500 1,663 sq. ft.			-2,200 1,743 sq. ft.			
Basement & Finished	1319sf0sf0fn			1566sf0sf0fn			0 1683sf014sf0fn			0 1587sf0sf0fn			
Rooms Below Grade	None known			None known			Rec rm, Exercise rm			-8,140 None known			
Functional Utility	Average			Average			Average			Average			
Heating/Cooling	FA/Gas/AC			FA/Gas/AC			FA/Gas/AC			FA/Gas/AC			
Garage/Carport	2 car attached			2 car attached			2 car attached			2 car attached			
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 2,500			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -10,640			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -4,700			
Adjusted Sale Price of Comparables				Net Adj. 0.7 % Gross Adj. 0.7 % \$ 357,500			Net Adj. 3.2 % Gross Adj. 3.2 % \$ 323,360			Net Adj. 1.4 % Gross Adj. 1.4 % \$ 321,300			
EVALUATION SUMMARY													
Analysis of Prior Sale or Transfer History of the Subject Property or Comparable Sales:													
According to MLS and tax records, there have been no additional sales or transfers of subject in the past three years. My research did not reveal any prior sales or transfers to the COMPARABLE SALES for the year prior to the date of sale of the comparable sale.													
General Comments:													
Comps 1-3 are sales of competitive single-family homes in close proximity to the subject. The adjustments and opinion of value were based mainly on bracketed line items within the report, in conjunction with historical sales retained in the appraiser's work file and reflected within the MLS data, combined with appraiser's geographical competence and years of experience analyzing the subject's competitive market area. The best available data was used and the adjustments account for all material differences, including but not limited to: location, site, view, quality, and condition. All comps sold in the current six months period, so there were no time adjustments made. As all homes are similar in age and condition, there were no age or condition adjustments made. For this reason, it was not necessary to bracket age. Above grade GLA was adjusted \$25 per square foot, and basement finish \$ 10 per square foot. GLA adjustments were based on quality, age, and physical depreciation. Physical depreciation was calculated using an estimated effective age of 40 years, and a total economic life of 75 years. All adjustments are supported by the sale price differences and current market conditions. Year built and GLA for the subject and all comps was taken from accurateassessor.powerappsportals.com. This is thought to be the most reliable (see addendum)													
The Appraiser has researched the transfer and listing history of the subject property for the past 3 years and the comparable sales for the past 12 months.													
Subject Property Is Currently Listed For Sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date Source: MLS, Tax and Assessor Records													
Current Listing History	List Date	List Price	Days on Market	Data Source									
	n/a	\$ n/a	n/a	MLS, Tax, Assessor Recs									
Subject Property has been Listed within the last 12 Months? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Data Source: MLS, Tax and Assessor Records													
12 Month Listing History	List Date	List Price	Days on Market	Data Source									
	n/a	\$ n/a	n/a	MLS, Tax, Assessor Recs									
	n/a	\$ n/a	n/a	MLS, Tax, Assessor Recs									
Transfer History (if more than two, use comments section)	Subject in past 36 months:		Comp 1 in past 12 months:		Comp 2 in past 12 months:		Comp 3 in past 12 months:						
	\$ n/a	n/a	\$ n/a	n/a	\$ n/a	n/a	\$ n/a	n/a	\$ n/a	n/a			
	\$ n/a	n/a	\$ n/a	n/a	\$ n/a	n/a	\$ n/a	n/a	\$ n/a	n/a			
As Is Opinion of Market Value: \$ 328,000 As of: 06/20/2022													

1/13

Solidifi FLEX Appraisal Report

File No. OR7363054
Loan No. 20221658181246

No inspection required per assignment
 I performed a visual inspection of the exterior only of the subject property from at least the street
 I performed a visual inspection of the readily available exterior and interior areas of the subject property
 FLEX Lite: I did not perform a visual inspection of the exterior or interior areas of the subject property. The appraiser obtained the information in the below Exterior Condition Inspection section (and Interior, if indicated below) from sources that he or she considers reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties. The below third party inspection information was provided by:
 Company: _____ Agent/Inspector: _____ License No. (if Applicable): _____
 Other: _____ Please Specify: _____

EXTERIOR CONDITION INSPECTION

The subject could be sufficiently viewed to complete this inspection report Yes No

Property Damage
 No Visible Damage
 Doors Siding Foundation Roof Windows
 Driveway Other: _____

Damage Type (if applicable)
 Fire Wind Water Deferred Maintenance
 Other: _____
 Damage Description: _____

Property Type
 Detached SFR Attached SFR/Townhouse Condo Duplex
 Manufactured/Modular Home Triplex Quadplex Vacant Lot
 Other: _____

For sale sign visible on the subject property
 Yes No

Construction Design
 1 Story 1.5 Story 2 Story 3 Story Split Level
 Other: _____

Exterior Sheathing
 Stucco Vinyl/Wood/Aluminum Brick/Veneers
 Other: _____

Property Condition
 C1 C2 C3 C4 C5 C6 N/A

Neighborhood Condition
 Improving Declining Stable Unknown
 Describe Above: _____

Per MLS date, 08/20/2022, the median sale price for competitive single family homes in Bayside increased eight percent from the prior 7-12 months.

Garage Indicate Type and Number of Bays
 None Attached Detached Carport
 1 Car 2 Car 3 Car
 Other: _____

Parking
 Drive Way Street
 Other: _____

General Inspection Comments:
 Subject's exterior appears well maintained with some updating. There were no needed exterior repairs that were evident at the time of the inspection.

Adverse Neighborhood Attributes
 No Adverse Attributes
 High Tension Power Lines Boarded/Condemned Homes
 Suspicious Odors Vacant Lots Highway
 Airport/Flight Path Railroad Tracks Streets In Disrepair
 Commercial/Industrial Presence
 Other: _____
 Describe Attributes: _____

Beneficial Neighborhood Attributes
 No Beneficial Attributes
 Golf Course Community Community Amenities (parks, pools, bike paths, etc.)
 Waterfront
 Other: _____
 Describe Attributes: _____

The subject is in close proximity to schools, shopping, and recreational facilities. Public transportation is available along arterial streets. Subject is in a highly sought after school district.

INTERIOR CONDITION INSPECTION

Interior Inspection Performed Yes No

Interior Features
 Window Type: Insulated Double Hung Other: _____
 Flooring: Hardwood Carpet Tile Vinyl/Laminate
 Other: _____
 Walls: Dry Wall Plaster Other: _____
 Trim/Finish: Wood Other: _____
 Add'l Features: _____

Foundation/Basement
 Type: Full Partial Slab Crawl. Other: _____
 Walls: Poured Conc. Block Other: _____
 Basement Entry/Exit: Walk Out Walk Up Interior Only
 Evidence of: Infestation Dampness Settlement
 Other: _____
 Add'l Features: _____

Kitchen
 Floor: Tile Hardwood Vinyl/Lam. Other: _____
 Counter: Granite/Stone Laminate Other: _____
 Appliances: Dishwasher Disposal Refrigerator
 Oven/Range Microwave Other: _____
 Add'l Features: _____

Mechanicals
 Heat: FWA HWBB Elec. BB Radiant Other: _____
 Fuel: GAS Electric Oil Other: _____
 Cooling: Central Air Individual Other: _____
 Electricity: Public Private Water: Public Private
 Gas: Public Private Sewer: Public Private
 Add'l Features: _____

Bath(s)
 Floor: Tile Hardwood Vinyl/Lam. Other: _____
 Bath/Wainscot: Tile Fiberglass Other: _____
 Add'l Features: _____

Presence of deferred maintenance or conditions that affect the livability, soundness or structural integrity of the property?
 Yes No Describe: _____

MARKETABILITY STATEMENTS

Subject's style conforms to neighborhood Yes No
 Subject's current use conforms to the neighborhood Yes No
 Adverse easements or encroachments Yes No Unknown
 Commercial activity occurring on subject property Yes No Unknown
 Subject property is occupied Yes No Unknown
 Visible signs of construction or remodeling of subject Yes No
 Damages affect the subject's safety or habitability Yes No
 Presence of security bars on windows Yes No
 Presence of outbuildings other than common shed or detached garage Yes No Unknown
 Subject located in a current designated natural disaster area Yes No Unknown

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Solidifi FLEX Appraisal Report

File No. OR7363054

Loan No. 20221658181246

MARKETABILITY COMMENTS

The subject is in an established residential area with a variety of housing styles, and ages. Per MLS data, 06/20/2022, the median sale price for competitive single family homes in Bayside increased approximately eight percent from the prior six months period. The average exposure time is 43 days, and the sale/ask price is 102 percent. The subject has good market appeal.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements, updated 1/2014)

For full UAD Definitions Data Set please visit:

<https://www.fanniemae.com/singlefamily/uniform-appraisal-dataset#>

Condition Ratings and Definitions

C1 The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated - Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is "Not Updated" may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated - The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost. An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled - Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion. A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

3A13

Solidifi FLEX Appraisal Report

File No. QR7363054

Loan No. 20221650101246

PURPOSE OF APPRAISAL: The purpose of this appraisal is to form an "as is" opinion of the market value of the real property that is the subject of this report based upon a quantitative sales comparison analysis for use in the mortgage finance transaction.

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 interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable hereto; 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.

INTENDED USE: This appraisal report is intended for use only by the client. The function of this appraisal is to help the client analyze the risk associated with making a loan on the subject property.

INTENDED USER: The intended user of this appraisal report is the lender/client identified.

SCOPE OF THE APPRAISAL: The scope of this appraisal consists of identifying the characteristics of the subject property that are relevant to the purpose and intended use of the appraisal, as previously addressed. For the subject, this is accomplished by reviewing public record data, prior appraisal files and/or other documentation from a disinterested source and which is considered reliable from the appraiser's perspective. The data sources for the comparable sales may include public record data services, multiple listing services, automated valuation models and/or other data sources that become available and are deemed to be reliable by the appraiser. The confirmation of comparable sale data (i.e., closed sale documentation and property characteristics) is via public data sources and multiple listing services, as appropriate. The appraiser has not viewed the sales in the field. The data is collected, verified and analyzed in accordance with set parameters as defined within this Scope and the Intended Use of the appraisal. Atypical variances of comparable sales in relation to the subject will be accounted for and detailed in this report.

In developing this appraisal report, the appraiser has incorporated only the Sales Comparison Approach unless otherwise noted in the addenda attached hereto. The appraiser has determined that the scope of this assignment does produce credible assignment results. The client agrees that the limited scope and presentation of the analysis is appropriate given the intended use.

If no inspection of the property is completed, the appraiser has made some basic assumptions, including the following:

- The subject property is assumed to be in average overall condition and generally conforms to the neighborhood in terms of style, condition, construction materials and in external and economic factors.
- There are no adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.
- There are no significant discrepancies between the public record information or other data source and the existing site or improvements.

ANALYSIS OF ANY CURRENT AGREEMENT OF SALE, PRIOR SALE WITHIN THREE YEARS AND RECONCILIATION: Unless otherwise noted, the appraiser has no knowledge of any current agreement of sale or any current or past listing agreement. Prior sales of the subject property within three years of the effective date of this appraisal have been researched and reported on the appraisal report (in the Transfer History section) if available from MLS or public record sources. The appraiser has reconciled the quality and quantity of data available into an indication of Market Value, in accordance with the intended use and scope of the appraisal.

STATEMENT OF CONTINGENT AND LIMITING CONDITIONS: The Appraiser's Certification that appears in this report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect the subject property.
2. The appraiser assumes the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
3. The appraiser will not give testimony or appear in court because he or she performed this appraisal unless specific arrangements to do so have been made beforehand.
4. Except as noted herein, the appraiser has not made an exterior or interior inspection of the subject property. The appraiser assumes that there are no adverse conditions associated with the improvements or the subject site. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or apparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) present in the improvements, on the site or in the immediate vicinity that would make the property more or less valuable, and has assumed that there are no such conditions. The appraiser makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report may not be considered an environmental assessment of the property.
5. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
6. The appraiser will not disclose the content of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
7. Unless otherwise noted, the appraiser has assumed that the subject real estate's zoning classification complies with local zoning code.
8. Unless otherwise noted in this report, my opinion of reasonable exposure time at the market value stated in this report is equal to the indicated marketing time noted on page 1 of this report.

APPRAISER'S CERTIFICATION: Unless otherwise noted in this report, the appraiser certifies, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. 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.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. 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.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. I have not made a personal inspection of the comparable sales noted in this report.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. I have identified all relied upon sources to develop this appraisal report and appraisal assignment. I have identified any individuals who provided significant assistance in developing the opinion of value, or preparation of the appraisal report, and have disclosed any tasks provided by such individuals on page 2 Condition Inspection page or attached addenda.
10. Unless otherwise noted in this report, I have performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

APPRAISER

Signature *John C. Maglio*
 Name John C. Maglio
 Company Name JCM Appraisal
 Company Address PO Box 392
Hartland, WI 53029-0392
 Telephone Number (262) 227-0427
 Email Address john.maglio@aol.com
 Date of Signature and Report 06/20/2022
 Effective Date of Appraisal 06/20/2022
 State Certification # _____
 or State License # 1482-4
 or Other (describe) _____ State # _____
 State WI
 Expiration Date of Certification or License 12/14/2023

ADDRESS OF PROPERTY APPRAISED
835 E Glencoe Pl
Boyside, WI 53217

APPRAISED VALUE OF SUBJECT PROPERTY \$ 326,000

LENDER/CLIENT

Name (AMC) Red Sky Risk Services, LLC
 AMC # 4-900
 Company Name U.S. Bank, N.A.
 Company Address 200 S 6th Street
Minneapolis, MN 55402
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

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TEXT ADDENDUM

File # OR7363054

Borrower/Client	BENJAMIN BERG		
Property Address	835 E Glencoe Pl		
City	County	State	Zip Code
Bayside	Milwaukee	WI	53217
Lender	U.S. Bank, N.A.		

General Text Addendum

*Appraiser has performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

* Solidifi FLEX Appraisal Report - Quantitative : Highest and Best Use

Upon considering the uses that are physically possible, legally permissible, financially feasible and maximally productive, it is appraiser's opinion that the highest and best use of the subject if vacant, is for single family uses. As currently improved, the highest and best use is for a single family dwelling.

* Solidifi FLEX Appraisal Report - Quantitative; Evaluation Summary - General Comments

source for property data in the Village of Bayside. This data may differ from the MLS listing information. The physical characteristics utilized in the report is reviewed from the best available source to the appraiser, and any inconsistency with the characteristic data utilized with other public sources has been reviewed and addressed. The comps chosen are thought to be the best available at the present time. All comparables were considered in the final opinion of value. The most weight was given to comp one, a very recent arms length sale of a similar ranch home in close proximity to the subject. Comp 2 was chosen for location, design/style, and to bracket above grade living area. Considerable weight was given to comp two. Comp 3 is also a very recent arms length sale in reasonable proximity to the subject. Some weight was given to comp three.

A reasonable exposure time for the subject property developed independently from the stated marketing time is 43 days. Subject's reasonable exposure time is 43 days.

The intended user of this appraisal report is U.S. Bank N.A., the intended use is for mortgage lending purposes.
AMC license #4-900, appraiser fee is 155.00 dollars.

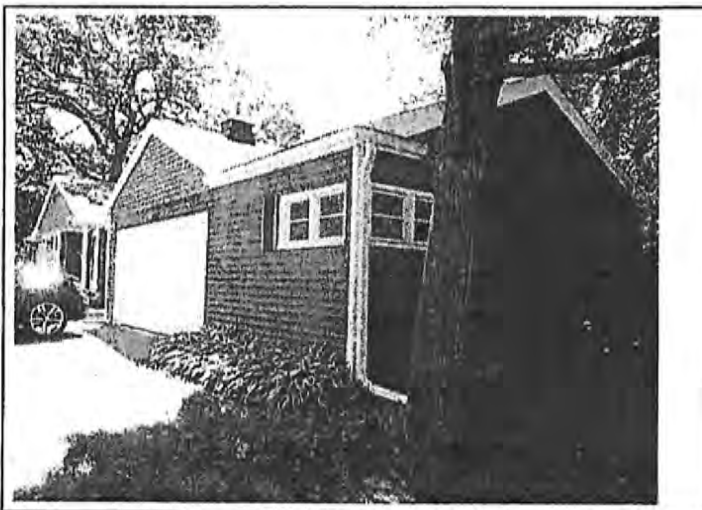
ADDITIONAL PHOTOGRAPH ADDENDUM

File # OR7363054

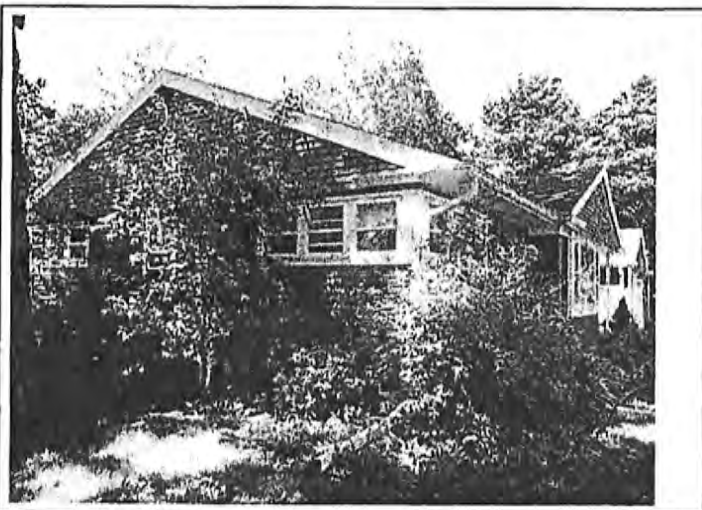
Borrower/Client BENJAMIN BERG
Property Address 835 E Glencoe Pl
City Bayside County Milwaukee State WI Zip Code 53217
Lender U.S. Bank, N.A.



Front _____



Right Side _____



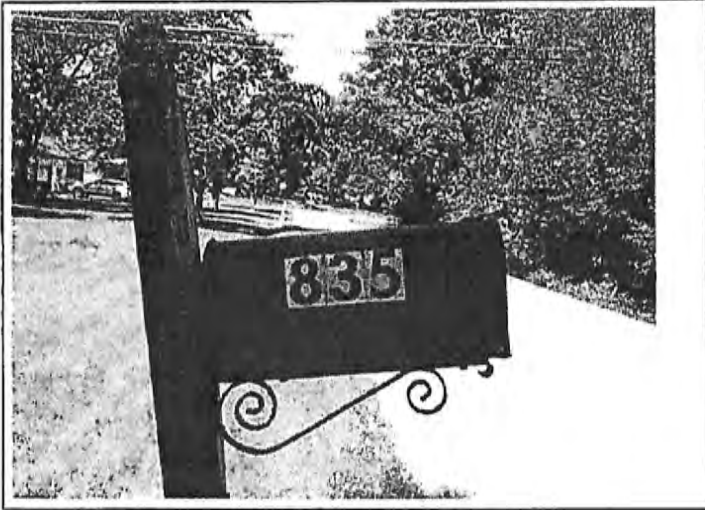
Left Side _____

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ADDITIONAL PHOTOGRAPH ADDENDUM

File # OR7363054

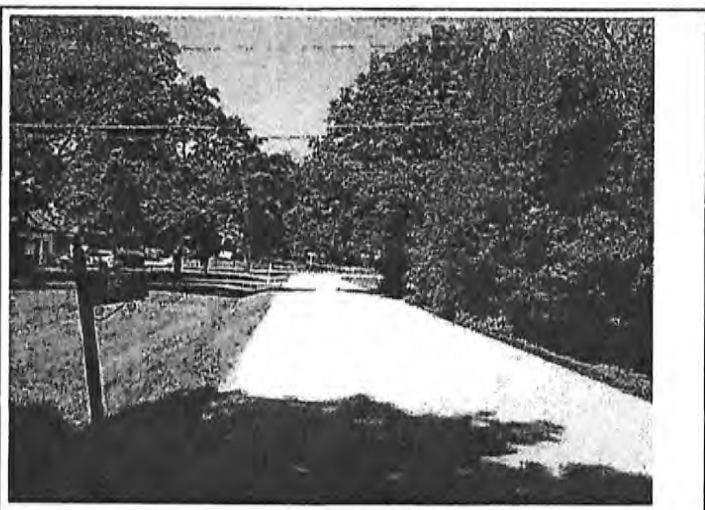
Borrower/Client	BENJAMIN BERG		
Property Address	835 E Glencoe Pl		
City	Bayside	County	Milwaukee
		State	WI
		Zip Code	53217
Lender	U.S. Bank, N.A.		



Address _____



Street East _____



Street West _____

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COMPARABLES PHOTOGRAPH ADDENDUM

File # OR7363054

Borrower/Client BENJAMIN BERG
 Property Address 835 E Glencoe Pl
 City Bayside County Milwaukee State WI Zip Code 53217
 Lender U.S. Bank, N.A.



Comparable Sale 1

8445 N Fielding Rd
Bayside WI 53217
 Date of Sale: 05/16/2022
 Sale Price: 355,000
 Sq. Ft.: 1,556
 \$ / Sq. Ft.: 228.15



Comparable Sale 2

8670 N Fielding Rd
Bayside WI 53217
 Date of Sale: 02/25/2022
 Sale Price: 334,000
 Sq. Ft.: 1,683
 \$ / Sq. Ft.: 200.84



Comparable Sale 3

801 W Fairy Chasm Rd
Bayside WI 53217
 Date of Sale: 05/05/2022
 Sale Price: 326,000
 Sq. Ft.: 1,743
 \$ / Sq. Ft.: 187.03

813

LOCATION MAP ADDENDUM

File # OR7363054

Borrower/Client BENJAMIN BERG

Property Address 835 E Glencoe Pl

City Bayside County Milwaukee State WI Zip Code 53217

Lender U.S. Bank, N.A.



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LOCATION MAP ADDENDUM

File # OR7363054

Borrower/Client	BENJAMIN BERG		
Property Address	835 E Glencoe Pl		
City	Bayside	County	Milwaukee
		State	WI
		Zip Code	53217
Lender	U.S. Bank, N.A.		



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E & O

File # OR7363054

Borrower/Client	BENJAMIN BERG		
Property Address	835 E Glencoe Pl		
City	Bayside	County	Milwaukee
		State	WI
		Zip Code	53217
Lender	U.S. Bank, N.A.		



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: **RAP3364989-22**

Renewal of: **RAP3364989-21**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. Named Insured: **John C Muglio**

Item 2. Address: **N24W24258 Saddle Brook Drive Suite # 303**
City, State, Zip Code: **Pewaukee, WI 53072**

Item 3. Policy Period: From **04/23/2022** To **04/23/2023**
(Month, Day, Year) (Month, Day, Year)
(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

- A. \$ 1,000,000 Damages Limit of Liability - Each Claim
B. \$ 1,000,000 Claim Expenses Limit of Liability - Each Claim
C. \$ 2,000,000 Damages Limit of Liability - Policy Aggregate
D. \$ 2,000,000 Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

- A. \$ 0.00 Each Claim
B. \$ 0.00 Aggregate

Item 6. Premium: \$

Item 7. Retroactive Date (if applicable): **04/23/2004**

Item 8. Forms, Notices and Enforcements attached:

D42100 (03/15) D42300 WI (05/13) IL7324 (07/21)
D42414 (08/19) D42413 (06/17) D42412 (03/17) D42408 (05/13)
D42402 (05/13)

Kevin J. Szymanski
Authorized Representative

11/13

Borrower/Client	BENJAMIN BERG		
Property Address	835 E Glencoe Pl		
City	Bayside	County	Milwaukee
		State	WI
		Zip Code	53217
Lender	U.S. Bank, N.A.		

EXPIRES: 12/14/2023

NO. 1482 - 4

The State of Wisconsin
 Department of Safety and Professional Services

Hereby certifies that
 JOHN C MAGLIO

was granted a certificate to practice as a
 LICENSED APPRAISER ELIGIBLE TO APPRAISE FEDERALLY RELATED
 TRANSACTIONS IS AQB COMPLIANT

in the State of Wisconsin in accordance with Wisconsin Law
 on the 22nd day of August in the year 2022.

The authority granted herein must be renewed each biennium by the granting authority.

*In witness thereof, the State of Wisconsin
 Department of Safety and Professional Services
 has caused this certificate to be issued under
 its official seal.*



A handwritten signature in black ink, appearing to read "Dawn B. Larson". Below the signature, the words "Dawn B. Larson" are printed in a small font.

This certificate was printed on the 18th day of November in the year 2021

1213

AI Ready PDF Generated on 06/20/2022 10:24:13 AM

1313

Evidence – Taken from property listings.

835 E. Glencoe: Adorable maintenance free Bayside Ranch on a beautiful wide lot. Family room with natural fireplace that leads to the outside deck. Eat-in Kitchen with ceramic tile. Bright, sunny living room with dining combo. Wood floors in all 3 bedrooms. Loads of storage. Serene setting. WELCOME HOME!

https://www.zillow.com/homedetails/835-E-Glencoe-Pl-Bayside-WI-53217/110731442_zpid/

9055 N KING RD - This Bayside Beauty can't be beat. Two-sided fireplace provides cozy ambiance to both LR and DR. Gorgeous built-in CC. This contemporary ranch is truly spectacular. **Completely updated inside and out!** KIT has custom cabs, pantry, Corian and granite counters and island with seating. **Complete basement remodel adding movie theatre, in-wall speakers and 12' drop-down screen. All hardwood floors refinished.** Full back patio build-out with massive pergola, lighting, and outdoor fireplace. 2020 all gutters and downspouts were replaced; **2021 all windows were replaced. Remodeled bathrooms. Spectacularly landscaped yard.** Easy access to shopping, freeway, Doctors Park, Audubon Center. Close proximity to Ellsworth Park and Bayside middle school. Minutes from Downtown. This gem of a home can be yours!

- 2,147 sqft
- 426K
- "Completely redone inside and out"
- Complete finished basement with movie theatre

9040 N MOHAWK RD - Prepare to be wowed by this **all-redone brick ranch** in a convenient Bayside location! Functional floor plan with newly finished hardwood floors throughout the main level. Floor to ceiling windows in the living room let the light shine in. Split bedroom and bath layout adds flexibility to suit your needs. Kitchen boasts white cabinets and new stainless appliances. **Remodeled baths are spacious and neutral. Lower-level rec room with bar provides a great additional living space. Long list of updates include flooring, windows, lighting, paint, appliances and more!** Located near schools, shopping and the expressway! All that's left to do is move in!

- 425K
- 2,269 sqft (**not of a comparable size**)
- "All Redone Brick Ranch" remodeled bathrooms
- Finished basement, lower rec room with bar.

8934 N SENECA RD - You will absolutely love this move in ready midcentury ranch in Bayside! **Meticulously updated with new floors, kitchen, bathrooms, windows, and finished lower level.** 3 bedroom, 2.5 baths and a gorgeous lot. You'll love the home and the neighborhood.

- 1,177 sqft
- 350K
- Meticulously updated with new floors, kitchen, bathrooms, windows, and finished lower level.
- 2.5 baths

Parcel# 021-0194-000

1208 E HERMITAGE RD - 1208 E Hermitage Rd, Bayside, WI 53217 is a single-family home that was built in 1952. It contains 3 bedrooms and 2 bathrooms. This home last sold for \$489,000 in April 2022.

- 489K
- 2443 sqft (not of a comparable size)
- Significant home improvements
- 2 full baths

8445 N FIELDING RD - 8445 N Fielding Rd, Bayside, WI 53217 is a single-family home that was built in 1959. It contains 3 bedrooms and 1.5 bathrooms. This home last sold for \$355,000 in May 2022.

- 355K
- 1544 sqft
- Like home
- City Water

119 E MARTI CT - Start the new year off right with this meticulously maintained ranch home located on a quiet cul-du-sac in desirable bayside neighborhood. 3 bedrooms, 1.5 bathrooms with fantastic living room including hardwood floors, cathedral ceilings and natural fireplace. Bonus family room is great for cozy nights with a 2nd fireplace (gas). Eat-in Kitchen includes all SS appliances and granite countertops. Spring and summer await your fantastic outdoor living space with large deck for entertaining. Many updates have been completed on this home including, Furnace and Central Air 2018, Water Heater 2016, Roof 2013 and much more. Seller offers 1 year home warranty for piece of mind. Don't let this gem slip away.

- 1,622 sqft
- 360K

443 W ELLSWORTH LN - 443 W Ellsworth Ln, Bayside, WI 53217 is a single-family home that was built in 1957. It contains 3 bedrooms and 2 bathrooms. This home last sold for \$301,000 in March 2022.

- 1630 sqft
- 301K

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your Intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's [Guide for Property Owners](#).

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) David Mendoza				Agent name (if applicable)			
Owner mailing address 8571 N Greenvale Rd				Agent mailing address			
City Bayside	State WI	Zip 53217		City	State	Zip	
Owner phone (414) 418- 9588	Email shautig@hotmail.com			Owner phone () -	Email		
Section 2: Assessment Information and Opinion of Value							
Property address 8571 N Greenvale Rd				Legal description or parcel no. (on changed assessment notice) 054-0234-000			
City Bayside	State WI	Zip 53217					
Assessment shown on notice - Total \$ 434,900				Your opinion of assessed value - Total \$ 367,800			

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) Based on similar houses (bedrooms, bathrooms, sq ft, acres, build yr) sold in 2022, that have improvements on them in preparation for selling.	Basis for your opinion of assessed value: (Attach additional sheets if needed) My house need several improvements (approx. \$50k) to even be at the 2022 sold houses level (avg.)

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 1-4-2021 Value 353,600 Purpose of appraisal Refinance
(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) 6-22-2023
---------------------------------------	--------------------------------

Open Book Notice of Amended Assessment

Property Information			
Taxation district <i>(check one)</i> <input type="checkbox"/> Town <input checked="" type="checkbox"/> Village <input type="checkbox"/> City	Municipality <p style="text-align: center;">Bayside</p>	County <p style="text-align: center;">Milwaukee</p>	
Parcel number <p style="text-align: center;">054-0234-000</p>	Street address <p style="text-align: center;">8571 N Greenvale Rd</p>	Assessment year <p style="text-align: center;">2023</p>	
Initial Assessment		Amended Assessment	
Land <p style="text-align: right;">\$ 80,200.00</p>	Land <p style="text-align: right;">\$ 80,200.00</p>	Improvements <p style="text-align: right;">\$ 363,500.00</p>	Improvements <p style="text-align: right;">\$ 354,700.00</p>
Total <p style="text-align: right;">\$ 443,700.00</p>	Total <p style="text-align: right;">\$ 434,900.00</p>		
Is this property subject to conversion charge under sec. 74.485, Wis. Stats.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Assessor Information			
<i>I hereby amend the assessment for the property listed above.</i>			
Name <p style="text-align: center;">Amy Baji</p>		Date (mm-dd-yyyy) <p style="text-align: center;">6-21-2023</p>	
Signature <i>Amy Baji</i>			

Property Owner Waiver – Amended Assessment Notification	
<p><i>As the property owner, I forfeit and waive the further right to receive notification of this changed assessment before the Board of Review. I understand I may still proceed with an appeal to the Board of Review, following the requirements provided under sec. 70.42, Wis. Stats. I understand that more detailed assessment objection procedures can be found in the <u>Guide for Property Owners</u> or on the back of the initial Notice of Changed Assessment (PR 301).</i></p>	
Property Owner / Agent	
Name <p style="text-align: center;">DAVID MENDOZA</p>	Date (mm-dd-yyyy) <p style="text-align: center;">06/22/23</p>
Signature 	

Copies to: Property Owner / Agent Assessor Municipality

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information		Transaction Information		Loan Information	
Date Issued	01/28/2021	Borrower	DAVID Mendoza 8571 N GREENVALE RD BAYSIDE, WI 53217-2433	Loan Term	15 years
Closing Date	01/29/2021	Lender	Wells Fargo Bank, N.A.	Purpose	Refinance
Disbursement Date	02/03/2021			Product	Fixed Rate
Settlement Agent	Accurate Title and Closin 20AT1071FN			Loan Type	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/> _____
File #				Loan ID #	XXXXXX6167-003
Property	8571 N Greenvale RD Milwaukee, WI 53217			MIC #	
Appraised Prop. Value	\$363,600.00				

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$201,000	NO
Interest Rate	2.125%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,305.06	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments		
Payment Calculation	Years 1-15	
Principal & Interest	\$1,305.06	
Mortgage Insurance	+ 0	
Estimated Escrow <i>Amount can increase over time</i>	+ 0	
Estimated Total Monthly Payment	\$1,305.06	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$840.41 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>
		In escrow? NO NO

Costs at Closing	
Closing Costs	\$4,412.41 Includes \$4,578.71 in Loan Costs + \$334.20 in Other Costs - \$500.50 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$45.37 Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower

2,228 sq ft											
	Paid taxes	% Inc.	Assessed	% Inc.	Assessed/st. ft	Taxes/Assessed	Est. Fair Mkt.	% Inc.	Taxes/Assessed	EFM/A ratio	
2013	\$7,373.99	-		-				-			2022: \$7,500 Avg. Taxes (similar homes)
2014	\$7,561.10	2.47%	\$189,700.00	-	\$85.34	3.99%	\$269,900.00	-	2.80%	1.42	\$61.10
2015	\$7,946.94	4.86%	\$275,600.00	31.17%	\$123.70	2.88%	\$278,700.00	3.16%	2.85%	1.01	\$446.94
2016	\$8,266.91	3.87%	\$290,900.00	5.26%	\$130.57	2.84%	\$299,100.00	6.82%	2.76%	1.03	\$766.91
2017	\$8,505.09	2.80%	\$308,000.00	5.55%	\$138.24	2.76%	\$319,100.00	6.27%	2.67%	1.04	\$1,005.09
2018	\$9,095.78	6.49%	\$338,500.00	9.01%	\$151.93	2.69%	\$345,000.00	7.51%	2.64%	1.02	\$1,595.78
2019	\$8,940.31	-1.74%	\$338,500.00	0.00%	\$151.93	2.64%	\$345,700.00	0.20%	2.59%	1.02	\$1,440.31
2020	\$9,246.22	3.31%	\$353,600.00	4.27%	\$158.71	2.61%	\$352,300.00	1.87%	2.62%	1.00	\$1,746.22
2021	\$9,662.00	4.30%	\$378,200.00	6.50%	\$169.75	2.55%	\$387,300.00	9.04%	2.49%	1.02	\$2,162.00
2022	\$11,251.25	14.13%	\$429,700.00	11.99%	\$192.86	2.62%	\$436,800.00	11.33%	2.58%	1.02	\$3,751.25 \$12,975.60
2023	\$0.00	#DIV/0!	\$489,500.00	12.22%	\$219.70	0.00%	\$0.00	#DIV/0!	#DIV/0!	0.00	

The regression equation is

$$\text{Taxes } \$ = -534539 + 269.3 \text{ Yr}$$

R2: 93.42% \$10,254.90 106.14%

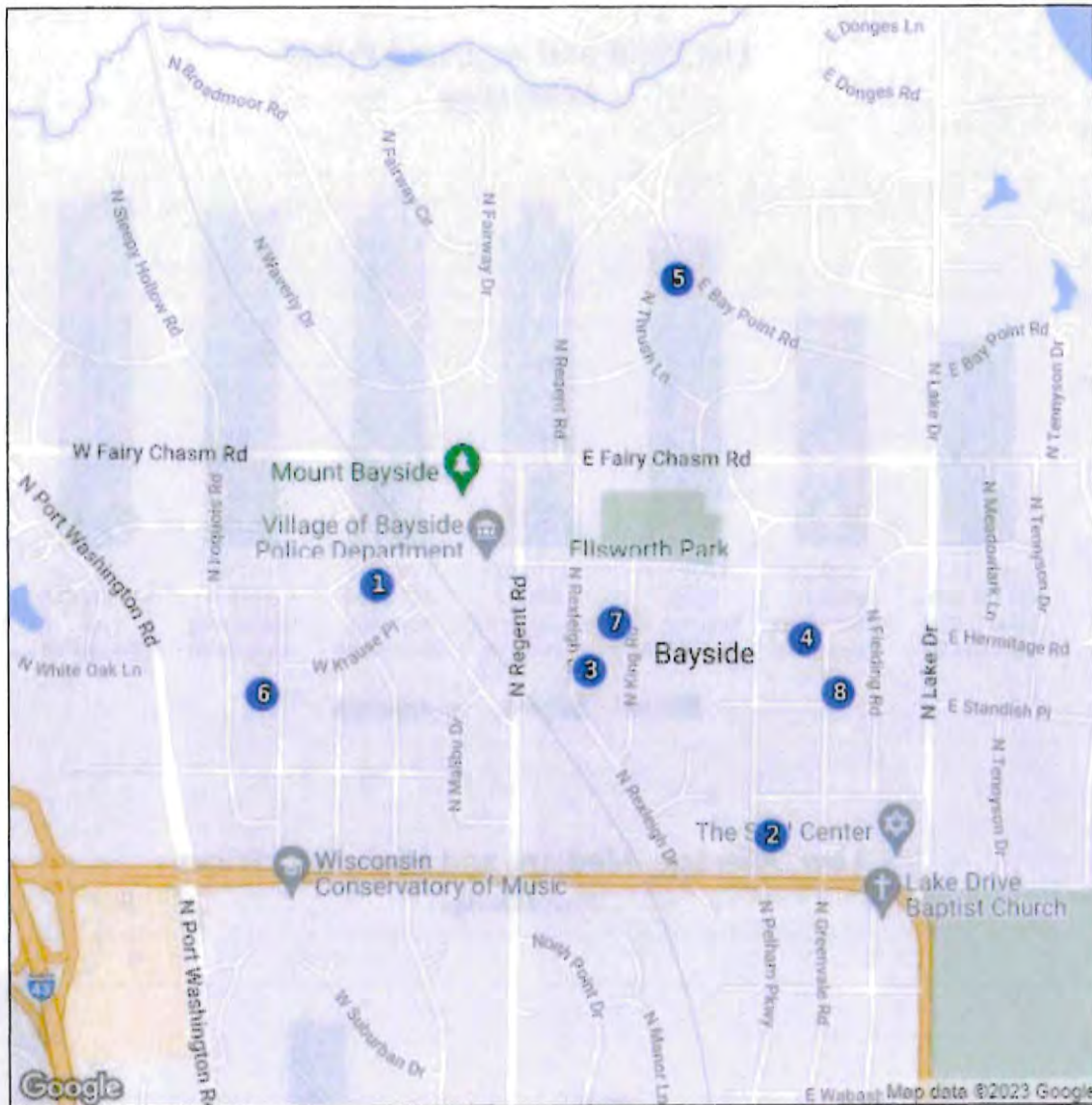
Yr: 2023

	On Sale / Sold	Year	Beds.	Baths	Sq. ft.	Acres	Story	Garage Spaces	List Price / Sold in	\$/sq. ft	Taxes	Taxes Yr.	Sold in:
8555 N. Fielding Rd.	On Sale	1962	4	2.5	2,194	0.34	1	2	\$479,900	\$219	\$10,120	2022	N/A
9235 N. Thrush Ln.	On Sale	1964	4	3.5	3,041	0.75	1	2.5	\$750,000	\$247	\$12,816	2022	N/A
8933 N. Pelham Pkwy.	On Sale	1953	4	2.5	2,532	0.43	2	2	\$539,900	\$213	\$12,492	2022	N/A
9051 N. Rexleigh Dr.	On Sale	1958	4	2.5	3,346	0.33	1	2	\$559,000	\$167	\$12,576	2022	N/A
9240 N. Fairway Dr.	On Sale	1969	3	3.0	2,262	0.52	1	2	\$500,000	\$221	\$12,288	2022	N/A
8965 N. Navajo Rd.	On Sale	1954	3	2.5	1,991	0.26	1	2	\$400,000	\$201	\$7,680	2022	N/A
9350 N. Thrush Ln.	On Sale	1954	3	2.5	2,282	0.49	1	2	\$555,555	\$243	\$9,507	2022	N/A
9140 N. Lake Dr.	On Sale	1954	3	2.0	1,750	0.36	1	2	\$449,900	\$257	\$7,056	2022	N/A
202 W. Brown Deer Rd.	On Sale	1923	3	2.0	1,370	0.61	2	2	\$249,000	\$182	\$5,345	2022	N/A
930 E. Glencoe Pl.	On Sale	1952	3	1.5	1,709	0.33	1	2	\$329,900	\$193	\$7,764	2022	N/A
824 E. Hermitage Rd.	On Sale	1952	3	1.5	2,215	0.43	1	2	\$569,900	\$257	\$10,776	2022	N/A
9060 N. Meadowlark Ln.	Sold	1952	2	2.5	1,832	0.30	1	2	\$415,000	\$227	8,772	2021	May'23
9011 N. Tennyson Dr.	Sold	1953	3	1.5	1,330	0.46	1	2	\$472,000	\$355	\$7,257	2021	Apr'23
9020 N. Pelkham Pkwy.	Sold	1951	4	2.5	2,962	0.44	1	2	\$596,000	\$201	\$11,058	2021	Jan'23
8959 N. Mohawk Rd.	Sold	1955	4	2.5	2,126	0.24	1	2	\$400,000	\$188	\$6,048	2021	Feb'23
356 W. Manor Cir.	Sold	1956	4	2.0	1,670	0.34	1	1	\$400,000	\$240	\$7,312	2021	Dec'22
330 W. Manor Cir.	Sold	1959	4	2.0	2,478	0.39	1	2	\$380,000	\$153	\$7,405	2021	Dec'22
8950 N. Fielding Rd.	Sold	1955	3	2.0	1,572	0.32	1	2	\$368,000	\$234	\$7,747	2021	Dec'22
8610 N. Greenvale Rd.	Sold	1954	4	2.0	2,191	0.45	1	2	\$400,000	\$183	\$8,021	2021	Apr'22
8560 N. Greenvale Rd.	Sold	1960	3	2.0	1,761	0.32	1	2	\$284,000	\$161	\$7,754	2021	Mar'22
8571 N. Greenvale Rd.	N/A	1959	3	2.5	2,228	0.26	1	2	\$489,500	\$220	\$11,251	2023 assessment price. Taxes from 2022 (\$429,700 assessed price)	

\$7,961 Avg.
\$409,576 Avg.

CMA Prepared by Florence Carneol, Certified Relocation Specialist

Map of Subject And Comparable Properties



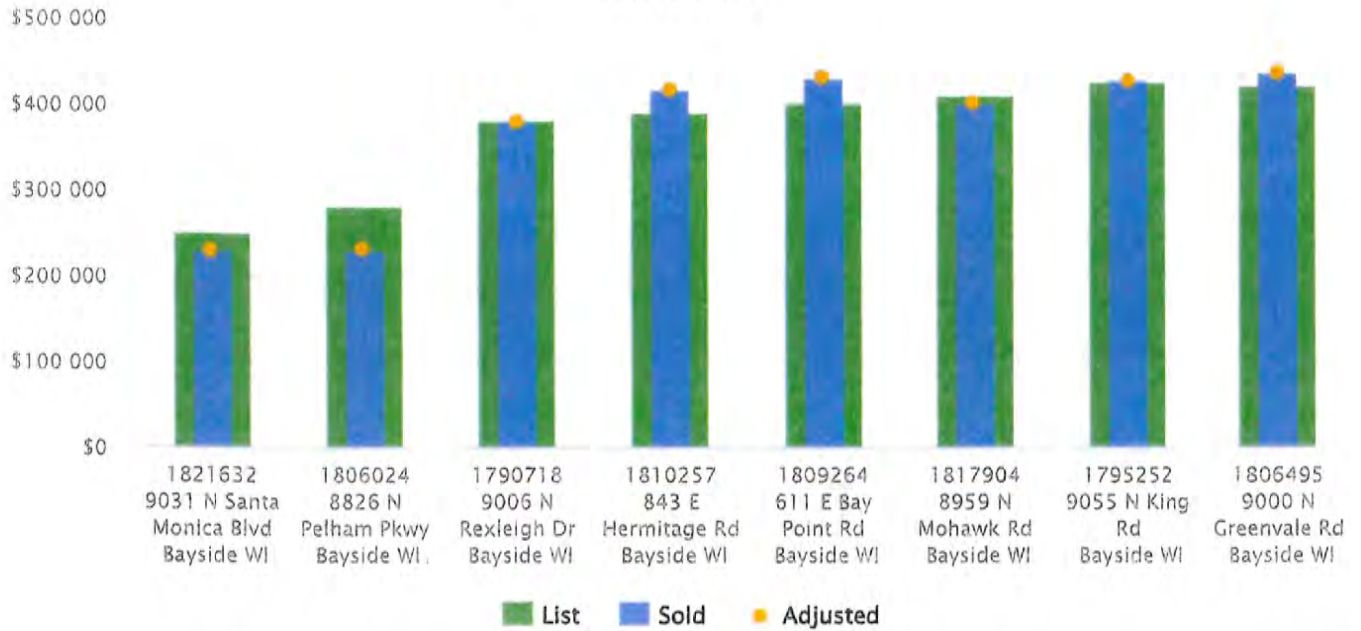
● Active
 ● Sold
 ● Pending
 ● Withdrawn
 ● Expired

	Address	MLS #	Status	Distance from Subject
1	9031 N Santa Monica Blvd , Bayside WI 53217	1821632	Sold	6113.41m
2	8826 N Pelham Pkwy , Bayside WI 53217	1806024	Sold	6112.93m
3	9006 N Rexleigh Dr , Bayside WI 53217	1790718	Sold	6113.15m
4	843 E Hermitage Rd , Bayside WI 53217	1810257	Sold	6112.89m
5	611 E Bay Point Rd , Bayside WI 53217	1809254	Sold	6113.05m
6	8959 N Mohawk Rd , Bayside WI 53217	1817904	Sold	6113.54m
7	9055 N King Rd , Bayside WI 53217	1795252	Sold	6113.12m
8	9000 N Greenvale Rd , Bayside WI 53217	1806495	Sold	6112.85m

Price Analysis

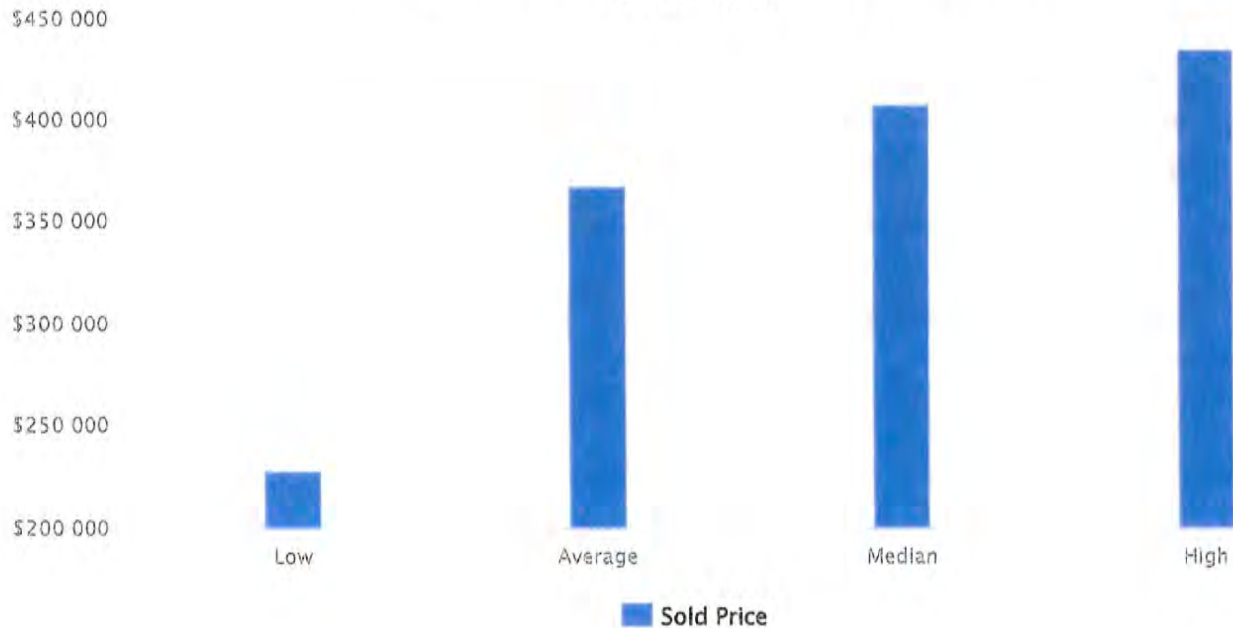
List, Sold and Adjusted Prices

Closed Listings



Low, Average, Median, and High Sold Prices

Closed Listings



Summary of Sold Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
1821632	9031 N Santa Monica Blvd, Bayside WI	\$250,000	9	9	01/03/2023	\$228,000	-	\$228,000
1806024	8826 N Pelham Pkwy, Bayside WI	\$279,000	6	6	09/21/2022	\$230,000	-	\$230,000
1790718	9006 N Rexleigh Dr, Bayside WI	\$380,000	9	9	06/28/2022	\$378,000	-	\$378,000
1810257	843 E Hermitage Rd, Bayside WI	\$388,900	37	37	10/21/2022	\$415,421	-	\$415,421
1809264	611 E Bay Point Rd, Bayside WI	\$399,900	5	5	10/06/2022	\$430,000	-	\$430,000
1817904	8959 N Mohawk Rd, Bayside WI	\$409,900	47	47	02/27/2023	\$400,000	-	\$400,000
1795252	9055 N King Rd, Bayside WI	\$424,900	8	9	07/11/2022	\$426,000	-	\$426,000
1806495	9000 N Greenvale Rd, Bayside WI	\$420,990	1	1	11/04/2022	\$435,000	-	\$435,000

Low, Average, Median, and High Comparisons

	Closed	Overall
Low		\$228,000
Average		\$367,803
Median		\$407,710
High		\$435,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Est. Total Sq. Ft.	Avg. List \$/Est. Total Sq. Ft.	Avg. Sold \$/Est. Total Sq. Ft.	Avg. DOM	Avg. CDOM
Sold	8	2,953,590	369,199	2,942,421	367,803	0.99	2,039	183.24	182.99	15	15
Overall	8	2,953,590	369,199	2,942,421	367,803	0.99	2,039	183.24	182.99	15	15

Address: 9031 N Santa Monica Blvd Bayside, Wisconsin 53217-1756 **Taxed by:** Bayside **MLS #:** 1821632



Property Type: Single-Family
Status: Sold
Tax Key: 0220094000
County: Milwaukee
List Price: \$250,000
Taxes: \$4,458
Tax Year: 2021
Est. Acreage: 0.34

Bedrooms: 4
Total Bathrooms: 2.5
Total Full/Half Baths: 2 / 1
F/H Baths Main: 0 / 1
F/H Baths Upper: 2 / 0
F/H Baths Lower: 0 / 0
Garage Spaces: 2
Garage Type: Attached

Rooms: 9
Est. Total Sq. Ft.: 2,128
Est. Year Built: 1965
Zoning: Res

Flood Plain: No **Days On Market:** 9

Directions:
Coordinates:

School District: [Maple Dale-Indian Hill](#)
High School: Nicolet
Middle School: Maple Dale

Name	Dim	Level	Name	Dim	Level
Master Bedroom	0 x 0	Upper	Living/Great Room	0 x 0	Main
Bedroom 2	0 x 0	Upper	Kitchen	0 x 0	Main
Bedroom 3	0 x 0	Upper	Family Room	0 x 0	Lower
Bedroom 4	0 x 0	Upper	Dining Room	0 x 0	Main

Style: Tri-Level
Architecture: Contemporary
Garage: Electric Door Opener; Built-in under Home
Driveway: Paved
Exterior: Stone; Wood
Basement: Full; Finished
Heating Fuel: Natural Gas
H/C Type: Radiant; Central Air
Bath Description: MBR Bath Walk-in Shower; At least one Bathtub; Shower Over Tub; Ceramic Tile

Appliances Incl.: Oven; Range; Refrigerator; Dishwasher; Washer; Dryer
Misc. Exterior: Patio
Misc. Interior: Natural Fireplace
Water/Waste: Municipal Sewer; Private Well
Municipality: Village

Remarks: Sold as a Single Party listing. For comp purposes only.
Inclusions: Oven/range, refrigerator, dishwasher, washer, dryer
Exclusions: Seller's personal property

Sold Price: \$228,000 **Closing Date:** 01/03/2023 **Pending Date:** 11/19/2022


Listing Office: Shorewest Realtors, Inc., swr27 **LO License #:** 7771-91

Address: 9031 N Santa Monica Blvd, Bayside, WI 53217 **County:** Milwaukee **MLS #:** 1821632



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 2023 by Multiple Listing Service, Inc. See [copyright notice](#). Prepared by Florence Carneol, , Certified Relocation Specialist on Wednesday, June 21, 2023 9:45 AM. Broker Attribution: PropertyInfo@shorewest.com

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Address: 8826 N Pelham Pkwy Bayside, Wisconsin 53217-1951 Taxed by: Bayside		MLS #: 1806024																																																								
	Property Type: Single-Family Status: Sold Tax Key: 0210201000 County: Milwaukee		List Price: \$279,000 Taxes: \$5,300.82 Tax Year: 2021 Est. Acreage: 0.38																																																							
	Bedrooms: 4 Total Bathrooms: 2 Total Full/Half Baths: 2 / 0 F/H Baths Main: 1 / 0 F/H Baths Upper: 1 / 0 F/H Baths Lower: Garage Spaces: 2 Garage Type: Detached		Rooms: 8 Est. Total Sq. Ft.: 2,092 Est Fin Above Grade SqFt: 2,092 Est. Year Built: 1953 Zoning: Residential																																																							
	Flood Plain: No		Days On Market: 6																																																							
	Directions: Just north of Brown Deer Rd on Pelham Pkwy. Coordinates:																																																									
School District: Fox Point J2 High School: Nicolet Middle School: Bayside Elem. School: Stormonth	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Dim</th> <th style="text-align: left;">Level</th> <th style="text-align: left;">Name</th> <th style="text-align: left;">Dim</th> <th style="text-align: left;">Level</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>15 x 12</td> <td>Upper</td> <td>Living/Great Room</td> <td>19 x 15</td> <td>Main</td> </tr> <tr> <td>Bedroom 2</td> <td>16 x 15</td> <td>Upper</td> <td>Kitchen</td> <td>14 x 12</td> <td>Main</td> </tr> <tr> <td>Bedroom 3</td> <td>13 x 12</td> <td>Main</td> <td>Dining Room</td> <td>14 x 8</td> <td>Main</td> </tr> <tr> <td>Bedroom 4</td> <td>12 x 11</td> <td>Main</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sun/Four Season Room</td> <td>18 x 13</td> <td>Main</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Name	Dim	Level	Name	Dim	Level	Master Bedroom	15 x 12	Upper	Living/Great Room	19 x 15	Main	Bedroom 2	16 x 15	Upper	Kitchen	14 x 12	Main	Bedroom 3	13 x 12	Main	Dining Room	14 x 8	Main	Bedroom 4	12 x 11	Main				Sun/Four Season Room	18 x 13	Main				<table border="1" style="width:100%; border-collapse: collapse;"> <tbody> <tr> <td style="padding: 2px;">Lot Description: Wooded; Fenced Yard</td> <td style="padding: 2px;">Documents: Seller Condition; LeadPaint Disclosure</td> </tr> <tr> <td style="padding: 2px;">Style: 1.5 Story</td> <td style="padding: 2px;">Appliances Incl.: Oven; Range; Refrigerator; Dishwasher; Microwave; Washer; Dryer; Water Softener Owned</td> </tr> <tr> <td style="padding: 2px;">Architecture: Cape Cod</td> <td style="padding: 2px;">Misc. Interior: Natural Fireplace; Cable TV Available; Vaulted Ceiling(s); High Speed Internet; Wood or Sim. Wood Floors</td> </tr> <tr> <td style="padding: 2px;">Garage: Electric Door Opener</td> <td style="padding: 2px;">Water/Waste: Municipal Sewer; Private Well</td> </tr> <tr> <td style="padding: 2px;">Driveway: Paved</td> <td style="padding: 2px;">Municipality: Village</td> </tr> <tr> <td style="padding: 2px;">Exterior: Wood; Pressed Board</td> <td style="padding: 2px;">Accessibility: Bedroom on Main Level; Full Bath on Main Level; Stall Shower</td> </tr> <tr> <td style="padding: 2px;">Basement: Full; Block; Sump Pump; Partially Finished</td> <td></td> </tr> <tr> <td style="padding: 2px;">Heating Fuel: Natural Gas</td> <td></td> </tr> <tr> <td style="padding: 2px;">H/C Type: Forced Air; Central Air</td> <td></td> </tr> <tr> <td style="padding: 2px;">Bath Description: At least one Bathtub; Shower Over Tub; Shower Stall</td> <td></td> </tr> </tbody> </table>	Lot Description: Wooded; Fenced Yard	Documents: Seller Condition; LeadPaint Disclosure	Style: 1.5 Story	Appliances Incl.: Oven; Range; Refrigerator; Dishwasher; Microwave; Washer; Dryer; Water Softener Owned	Architecture: Cape Cod	Misc. Interior: Natural Fireplace; Cable TV Available; Vaulted Ceiling(s); High Speed Internet; Wood or Sim. Wood Floors	Garage: Electric Door Opener	Water/Waste: Municipal Sewer; Private Well	Driveway: Paved	Municipality: Village	Exterior: Wood; Pressed Board	Accessibility: Bedroom on Main Level; Full Bath on Main Level; Stall Shower	Basement: Full; Block; Sump Pump; Partially Finished		Heating Fuel: Natural Gas		H/C Type: Forced Air; Central Air		Bath Description: At least one Bathtub; Shower Over Tub; Shower Stall	
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Bath Description: At least one Bathtub; Shower Over Tub; Shower Stall																																																										
Remarks: Charming Cape Cod home now available in Bayside! Oversize living room with loads of natural light, vaulted ceiling, and natural fireplace. Kitchen with tons of counter space attached to sunroom off the back of the home. And both the main floor and upstairs feature two generously sized bedrooms and full bathroom. Conveniently located and close to shopping, the Schlitz Audobon, and walkable to Bayside Middle. Come make this home your own! Inclusions: Refrigerator, Oven, Range, Dishwasher, Microwave, Washer, Dryer, Water softener (owned)																																																										
Sold Price: \$230,000		Closing Date: 09/21/2022																																																								
Listing Office: Coldwell Banker Realty: cbrb74		Pending Date: 08/10/2022																																																								
		LO License #: 936248-91																																																								

Address: 8826 N Pelham Pkwy, Bayside, WI 53217 **County:** Milwaukee **MLS #:** 1806024



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Prepared by Florence Carneol, Certified Relocation Specialist on Wednesday, June 21, 2023 9:45 AM.

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Address: 9006 N Rexleigh Dr Bayside, Wisconsin 53217 Taxed by: Bayside		MLS #: 1790718																																					
	Property Type: Single-Family Status: Sold Tax Key: 0210030000 County: Milwaukee		List Price: \$380,000 Taxes: \$9,973.09 Tax Year: 2021 Est. Acreage: 0.34																																				
	Bedrooms: 3 Total Bathrooms: 2.5 Total Full/Half Baths: 2 / 1 F/H Baths Main: 1 / 1 F/H Baths Upper: 1 F/H Baths Lower: 1 Garage Spaces: 2 Garage Type: Attached		Rooms: Est. Total Sq. Ft.: 2,168 Est Fin Above Grade SqFt: 1,518 Est Fin Below Grade SqFt: 650 Est. Year Built: 1955 Zoning: Res																																				
	Flood Plain: No		Days On Market: 9																																				
	Directions: Brown Deer Rd to Rexleigh. North to property Coordinates:																																						
School District: Fox Point J2 High School: Nicolet Middle School: Bayside Elem. School: Stormonth	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Dim</th> <th style="text-align: left;">Level</th> <th style="text-align: left;">Name</th> <th style="text-align: left;">Dim</th> <th style="text-align: left;">Level</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>12 x 11</td> <td>Main</td> <td>Living/Great Room</td> <td>20 x 13</td> <td>Main</td> </tr> <tr> <td>Bedroom 2</td> <td>12 x 10</td> <td>Main</td> <td>Kitchen</td> <td>12 x 10</td> <td>Main</td> </tr> <tr> <td>Bedroom 3</td> <td>10 x 10</td> <td>Main</td> <td>Dining Room</td> <td>11 x 10</td> <td>Main</td> </tr> <tr> <td>Bedroom 4</td> <td>11 x 11</td> <td>Lower</td> <td>Rec Room</td> <td>43 x 11</td> <td>Lower</td> </tr> <tr> <td>Den</td> <td>21 x 10</td> <td>Main</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Name	Dim	Level	Name	Dim	Level	Master Bedroom	12 x 11	Main	Living/Great Room	20 x 13	Main	Bedroom 2	12 x 10	Main	Kitchen	12 x 10	Main	Bedroom 3	10 x 10	Main	Dining Room	11 x 10	Main	Bedroom 4	11 x 11	Lower	Rec Room	43 x 11	Lower	Den	21 x 10	Main					
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Den	21 x 10	Main																																					
Type: Subdivision Lot Description: Fenced Yard Style: 1 Story Architecture: Ranch Garage: Electric Door Opener Driveway: Paved Exterior: Brick; Wood Basement: Full; Block; Shower; Sump Pump; Partially Finished Heating Fuel: Natural Gas H/C Type: Forced Air; Central Air Bath Description: At least one Bathtub; Shower Stall; Ceramic Tile	Documents: Seller Condition; LeadPaint Disclosure Appliances Incl.: Oven; Range; Refrigerator; Dishwasher; Microwave; Washer; Dryer Misc. Exterior: Patio Misc. Interior: Natural Fireplace; 2 or more Fireplaces; Pantry; Cable TV Available; High Speed Internet; Wood or Sim. Wood Floors Water/Waste: Municipal Water; Municipal Sewer Municipality: City Accessibility: Bedroom on Main Level; Full Bath on Main Level	Remarks: This turn-key Bayside Ranch will have you in love! Large Great Room w/ room-centered, 2 sided Natural Fireplace – perfect for entertaining! Large Kitchen w/ tons of cabinets & storage, lots of counter-space & Stainless-Steel Appliances. Windows galore = TONS of natural light! Hardwood and cork floors throughout the main level. Large den/flex space leads to the attached 2-car garage. New lower-level Rec Room is HUGE and adds 4th bedroom and amazing full bathroom. Tons of recent updates throughout! Oversized lot is fenced in for privacy and features large patio area that's great for entertaining and your summer BBQs. Super convenient location near I-43, Dining, Shopping, and so much more. Don't miss this AMAZING opportunity! Inclusions: Refrigerator; Oven/Range; Dishwasher; Microwave; Disposal; Washer; Dryer Exclusions: Security Cameras, Wall-mounted TVs and brackets Concession Remarks: \$5000 CCC																																					
Sold Price: \$378,000		Closing Date: 06/28/2022																																					
Listing Office: Compass RE WI-Tosa: of16003		LO License #: 938827-91																																					
Pending Date: 05/13/2022		Transaction Type: Arms Length																																					

Address: 9006 N Rexleigh Dr, Bayside, WI 53217 County: Milwaukee

MLS #: 1790718









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Address: 843 E Hermitage Rd Bayside, Wisconsin 53217-1842 **Taxed by:** Bayside **MLS #:** 1810257



Property Type: Single-Family
Status: Sold
Start Showing Date: 09/15/2022
Tax Key: 0210110000
County: Milwaukee
List Price: \$388,900
Taxes: \$6,405.4
Tax Year: 2021
Est. Acreage: 0.46

Bedrooms: 3
Total Bathrooms: 1.5
Total Full/Half Baths: 1 / 1
F/H Baths Main: 0 / 1
F/H Baths Upper: 1
F/H Baths Lower:
Garage Spaces: 2
Garage Type: Attached
Rooms: 8
Est. Total Sq. Ft.: 1,993
Est Fin Below Grade SqFt: 207
Est. Year Built: 1940
Zoning: Residential

Flood Plain: No **Days On Market:** 37

Directions:
Coordinates:

School District: [Fox Point J2](#)
High School: Nicolet
Middle School: Bayside
Elem. School: Stormonth

Name	Dim	Level	Name	Dim	Level
Master Bedroom	18 x 12	Upper	Living/Great Room	22 x 13	Main
Bedroom 2	13 x 11	Upper	Kitchen	14 x 9	Main
Bedroom 3	11 x 9	Upper	Dining Room	12 x 11	Main
Den	12 x 8	Main	Rec Room	23 x 9	Lower
Sun/Four Season Room	22 x 15	Main			

Lot Description: Corner Lot
Style: 1.5 Story
Architecture: Cape Cod
Exterior: Aluminum/Steel; Vinyl
Basement: Full; Partially Finished
Heating Fuel: Natural Gas
H/C Type: Forced Air; Central Air
Bath Description: At least one Bath tub; Shower Over Tub
Documents: Seller Condition; LeadPaint Disclosure; Seller Updates
Appliances Incl.: Other
Misc. Exterior: Patio; Deck
Misc. Interior: Gas Fireplace; Walk-In Closet(s); Cable TV Available; High Speed Internet
Water/Waste: Municipal Water; Municipal Sewer
Municipality: Village

Remarks: Welcome home to this charming, meticulously kept cape cod located on a spacious double lot. Views of the colorful and secluded garden can be seen from every room in the home. A true oasis! Large 3 season porch makes this the ideal home for entertaining all year around. Living room featuring a gas fireplace, cozy den/office, half bath and a kitchen to make your own will complete the main floor. 3 spacious bedrooms and a full bath upstairs. The finished lower level rec room is perfect for your home gym. Walking distance to local stores, cafes and the Schlitz Audubon Nature Center. Some images may have been virtually staged and/or enhanced.
Inclusions: Kitchen appliances, microwave, washer, dryer, light fixtures, window treatments and sculptures in the garden.
Exclusions: Seller's personal property, audio-visual equipment.

Sold Price: \$415,421 **Closing Date:** 10/21/2022 **Pending Date:** 10/21/2022
Listing Office: Keller Williams Realty-Milwaukee North Shore. keller4 **LO License #:** 937586-91

Address: 843 E Hermitage Rd, Bayside, WI 53217 County: Milwaukee MLS #: 1810257





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Address: 611 E Bay Point Rd Bayside, Wisconsin 53217 **Taxed by:** Bayside **MLS #:** 1809264



Property Type: Single-Family **List Price:** \$399,900
Status: Sold **Taxes:** \$8,895.4
Start Showing Date: 09/08/2022 **Tax Year:** 2021
Tax Key: 0170068000 **Est. Acreage:** 0.52
County: Milwaukee

Bedrooms: 3 **Rooms:** 6
Total Bathrooms: 2.5 **Est. Total Sq. Ft.:** 1,993
Total Full/Half Baths: 2 / 1 **Est. Year Built:** 1957
F/H Baths Main: 2 / 1 **Zoning:** RES
F/H Baths Upper:
F/H Baths Lower:
Garage Spaces: 2
Garage Type: Attached

Flood Plain: No **Days On Market:** 5

Directions:
Coordinates:

School District: Nicolet UHS	Name	Dim	Level	Name	Dim	Level
High School: Nicolet	Master Bedroom	12 x 18	Main	Living/Great Room	12 x 16	Main
	Bedroom 2	11 x 12	Main	Kitchen	24 x 8	Main
	Bedroom 3	11 x 12	Main	Family Room	17 x 16	Main
				Dining Room	11 x 11	Main

Style: 1 Story **Documents:** Indep Inspection Rpt; Other
Architecture: Ranch **Appliances Incl.:** Oven; Range; Refrigerator; Dishwasher; Freezer
Garage: Electric Door Opener **Water/Waste:** Municipal Water; Municipal Sewer
Driveway: Paved **Municipality:** Village
Exterior: Stone; Wood
Basement: Partial
Heating Fuel: Natural Gas
H/C Type: Forced Air; Central Air

Remarks: Unique 3 Bed/2.5 Bath Mid-Century ranch in a park-like setting ideally located on a quiet street in Bayside. Home features an open living and dining room with vaulted ceilings, a cozy family room with NFP and large windows overlooking a spacious back patio. Don't miss out on this special opportunity!

Inclusions: Refrigerator, Oven, Range, Dishwasher, Basement Freezer
Exclusions: Seller or Tenants Personal Property

Sold Price: \$430,000 **Closing Date:** 10/06/2022 **Pending Date:** 09/12/2022
Listing Office: Keller Williams Realty-Milwaukee North Shore: keller6 **LO License #:** 937586-91









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Address: 8959 N Mohawk Rd Bayside, Wisconsin 53217-1741 **Taxed by:** Bayside **MLS #:** 1817904



Property Type: Single-Family
Status: Sold
Start Showing Date: 11/12/2022
Tax Key: 0220142000
County: Milwaukee
List Price: \$409,900
Taxes: \$4,305.31
Tax Year: 2021
Est. Acreage: 0.24
Bedrooms: 4
Total Bathrooms: 2.5
Total Full/Half Baths: 2 / 1
F/H Baths Main: 1 / 1
F/H Baths Upper:
F/H Baths Lower: 1
Garage Spaces: 2
Garage Type: Attached
Rooms: 8
Est. Total Sq. Ft.: 2,126
Est Fin Above Grade SqFt: 1,384
Est Fin Below Grade SqFt: 742
Est. Year Built: 1955
Zoning: RES
Flood Plain: No
Days On Market: 47

Directions: Brown Deer Rd to Mohawk, North to home.
Coordinates:

School District: <u>Nicolet UMS</u>	Name	Dim	Level	Name	Dim	Level
High School: Nicolet	Master Bedroom	14 x 12	Main	Living/Great Room	19 x 15	Main
Middle School: Maple Dale	Bedroom 2	14 x 12	Main	Kitchen	16 x 11	Main
Elem. School: Indian Hill	Bedroom 3	14 x 12	Lower	Family Room		
	Bedroom 4	14 x 11	Lower	Dining Room	11 x 10	Main
	Bedroom 5			Rec Room	22 x 14	Lower
	Den			Laundry	10 x 5	Main

Style: 1 Story
Architecture: Ranch
Garage: Electric Door Opener
Driveway: Paved
Exterior: Stone; Wood
Basement: Full; Block; Shower; Full Size Windows; Sump Pump; Partially Finished
Heating Fuel: Natural Gas
H/C Type: Forced Air; Central Air
Bath Description: At least one Bathtub; Shower Over Tub; Shower Stall; Ceramic Tile
Documents: Seller Condition; LeadPaint Disclosure
Appliances Incl.: Oven; Refrigerator; Disposal; Dishwasher
Misc. Exterior: Patio
Misc. Interior: Natural Fireplace; Cable TV Available; High Speed Internet; Wood or Sim. Wood Floors
Water/Waste: Municipal Water; Municipal Sewer
Municipality: Village
Accessibility: Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level

Remarks: Welcome home to this spectacularly remodeled 4 bed, 2.5 bath stone MCM ranch. Located in highly sought-after Bayside. Featuring a large open concept living/dining room with built-in cabinets and stone natural fireplace. 1st floor laundry. Plenty of updates including new A/C & Furnace. New kitchen with soft-close white shaker style cabinets, granite countertops, & new stainless steel appliances. All new bathrooms. New luxury vinyl plank flooring throughout. Fresh paint all around. New vinyl windows. Lower level features a rec-room, two bedrooms with egress windows, & a full bathroom. Generously sized private backyard with patio. Located in a quiet pocket of Bayside near entertainment, shopping, & restaurants. Minutes from I-43 & downtown Milwaukee. Exceptional schools. A must see!!!
Inclusions: Range, Refrigerator, Dishwasher, Disposal
Exclusions: Seller's personal property.

Sold Price: \$400,000 **Closing Date:** 02/27/2023 **Pending Date:** 12/28/2022 **Transaction Type:** Arms Length
Listing Office: Coldwell Banker Realty: cbrb74 **LO License #:** 936248-91

Address: 8959 N Mohawk Rd, Bayside, WI 53217 County: Milwaukee









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Address: 9055 N King Rd Bayside, Wisconsin 53217-1848 Taxed by: Bayside		MLS #: 1795252	
	Property Type: Single-Family	List Price: \$424,900	
	Status: Sold	Taxes: \$7,242.1	
	Start Showing Date: 06/03/2022	Tax Year: 2021	
	Tax Key: 0210040000	Est. Acreage: 0.35	
	County: Milwaukee		
	Bedrooms: 3	Rooms: 6	
	Total Bathrooms: 1.5	Est. Total Sq. Ft.: 2,147	
	Total Full/Half Baths: 1 / 1	Est Fin Above Grade SqFt: 1,575	
	F/H Baths Main: 1 / 1	Est Fin Below Grade SqFt: 572	
	F/H Baths Upper:	Est. Year Built: 1956	
	F/H Baths Lower:	Zoning: Residential	
	Garage Spaces: 2		
	Garage Type: Attached		
	Flood Plain: No	Days On Market: 8	
Directions: Brown Deer Road to Rexleigh Drive. Northwest on Rexleigh to King Rd. North on King to Property.			
Coordinates:			
School District: Fox Point J2	Name	Dim	Level
High School: Nicolet	Master Bedroom	13 x 10	Main
Middle School: Bayside	Bedroom 2	13 x 11	Main
Elem. School: Stormonth	Bedroom 3	12 x 10	Main
	Living/Great Room	18 x 14	Main
	Kitchen	20 x 12	Main
	Dining Room	14 x 11	Main
	Rec Room	44 x 13	Lower
Style: 1 Story	Documents: Seller Condition; LeadPaint Disclosure; Other; Seller Updates		
Architecture: Ranch	Appliances Incl.: Oven; Range; Refrigerator; Dishwasher; Microwave; Washer; Dryer		
Garage: Electric Door Opener	Misc. Exterior: Patio		
Driveway: Paved	Misc. Interior: Natural Fireplace; Cable TV Available		
Exterior: Brick	Water/Waste: Municipal Water; Municipal Sewer; Private Well		
Basement: Full; Block; Partially Finished	Municipality: Village		
Heating Fuel: Natural Gas	Accessibility: Bedroom on Main Level; Full Bath on Main Level		
H/C Type: Forced Air; Central Air			
Bath Description: Off MBR; Shower Over Tub; Ceramic Tile			
Remarks: This Bayside Beauty can't be beat. Two-sided fireplace provides cozy ambiance to both LR and DR. Gorgeous built-in CC. This contemporary ranch is truly spectacular. Completely updated inside and out! KIT has custom cabs, pantry, Corian and granite counters and island with seating. Complete basement remodel adding movie theatre, in-wall speakers and 12' drop-down screen. All hardwood floors refinished. Full back patio build-out with massive pergola, lighting and outdoor fireplace. 2020 all gutters and downspouts were replaced, 2021 all windows were replaced. Remodeled bathrooms. Spectacularly landscaped yard. Easy access to shopping, freeway, Doctors Park, Audubon Center. Close proximity to Ellsworth Park and Bayside middle school. Minutes from Downtown. This gem of a home can be yours!			
Inclusions: Washer, Dryer, Dishwasher, Oven/Stove, Microwave, Refrigerator, LCD Projector, Drop Down Screen and Wall Mounted Speakers in the Basement, Chest Freezer in the Basement.			
Exclusions: Seller's Personal Property Including Wall Mount and TV in the Living Room, Ceiling Bike Racks in the Garage, Wall Mounted Desk in First Bedroom, Hot Tub, Wall Mounted Yoga Mat Rack in Basement Closet and Stager's Property.			
Sold Price: \$426,000	Closing Date: 07/11/2022	Pending Date: 06/10/2022	
Listing Office: Firefly Real Estate, LLC: fire		LO License #: 936830-91	









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 2023 by Multiple Listing Service, Inc. See [copyright notice](#).

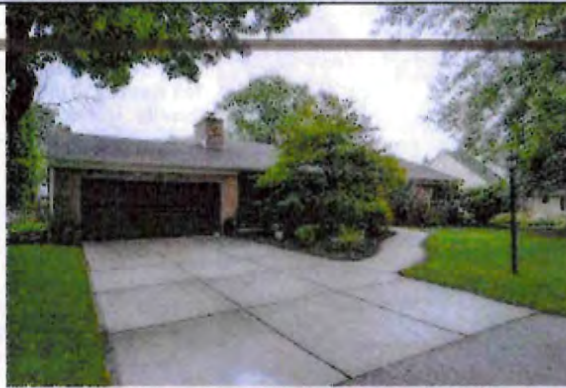
Prepared by Florence Carneol, , Certified Relocation Specialist on Wednesday, June 21, 2023 9:45 AM.

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Address: 9000 N Greenvale Rd Bayside, Wisconsin 53217 Taxed by: Bayside		MLS #: 1806495																							
	Property Type: Single-Family Status: Sold Start Showing Date: 08/11/2022 Tax Key: 0210164000 County: Milwaukee	List Price: \$420,990 Taxes: \$9,064.43 Tax Year: 2021 Est. Acreage: 0.28																							
	Bedrooms: 3 Total Bathrooms: 2 Total Full/Half Baths: 2 / 0 F/H Baths Main: 2 / 0 F/H Baths Upper: F/H Baths Lower: Garage Spaces: 2.5 Garage Type: Attached	Rooms: Est. Total Sq. Ft.: 1,662 Est. Year Built: 1955 Zoning: RES																							
	Flood Plain: No	Days On Market: 1																							
	Directions: Coordinates:																								
School District: Fox Point J2 High School: Nicolet Middle School: Bayside Elem. School: Stormonth	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Name</th> <th>Dim</th> <th>Level</th> <th>Name</th> <th>Dim</th> <th>Level</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>14 x 12</td> <td>Main</td> <td>Living/Great Room</td> <td>20 x 11</td> <td>Main</td> </tr> <tr> <td>Bedroom 2</td> <td>12 x 12</td> <td>Main</td> <td>Kitchen</td> <td>17 x 12</td> <td>Main</td> </tr> <tr> <td>Bedroom 3</td> <td>12 x 11</td> <td>Main</td> <td>Dining Room</td> <td>13 x 11</td> <td>Main</td> </tr> </tbody> </table>	Name	Dim	Level	Name	Dim	Level	Master Bedroom	14 x 12	Main	Living/Great Room	20 x 11	Main	Bedroom 2	12 x 12	Main	Kitchen	17 x 12	Main	Bedroom 3	12 x 11	Main	Dining Room	13 x 11	Main
Name	Dim	Level	Name	Dim	Level																				
Master Bedroom	14 x 12	Main	Living/Great Room	20 x 11	Main																				
Bedroom 2	12 x 12	Main	Kitchen	17 x 12	Main																				
Bedroom 3	12 x 11	Main	Dining Room	13 x 11	Main																				
Style: 1 Story Architecture: Ranch Garage: Electric Door Opener Driveway: Paved Exterior: Brick; Wood Basement: Full Heating Fuel: Natural Gas H/C Type: Forced Air; Central Air Bath Description: Off MBR	Documents: Seller Condition; LeadPaint Disclosure Appliances Incl.: Oven; Range; Refrigerator; Disposal; Dishwasher; Microwave; Other Misc. Exterior: Patio Misc. Interior: Natural Fireplace; Walk-In Closet(s); Wood or Sim. Wood Floors Water/Waste: Municipal Water; Private Well Municipality: Village																								
Remarks: Style AND substance. Enjoy the best of both worlds in this attractive Bayside Ranch. This suburban gem is moments away from Schlitz Audubon nature preserve and Doctors Park. Cook's kitchen and updated baths pair nicely with beautiful hardwood floors and modern paint colors. Spacious patio and picturesque backyard provide an oasis for any homeowner. You'll feel right at home in this friendly neighborhood. Schedule a showing today before this one slips away. Inclusions: Microwave, Disposal, Range, Wall Oven, Refrigerator, Dishwasher, window blinds Exclusions: Seller's personal property, washer, dryer																									
Sold Price: \$435,000		Closing Date: 11/04/2022																							
		Pending Date: 08/11/2022																							
Listing Office: Compass RE WI-Tosa: of16003		LO License #: 938827-91																							

Address: 9000 N Greenvale Rd, Bayside, WI 53217 County: Milwaukee

MLS #: 1806495









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 2023 by Multiple Listing Service, Inc. See [copyright notice](#). Prepared by Florence Carneol, , Certified Relocation Specialist on Wednesday, June 21, 2023 9:45 AM. The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

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, un state law (sec. _____, 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

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written with this form			
Property owner name (on changed assessment notice) <u>DEBORAH M. WINKEL</u>				Agent name (if applicable)			
Owner mailing address <u>844 W. AUTUMN PATH LN</u>				Agent mailing address			
City <u>BAYSIDE</u>		State <u>WI</u>	Zip <u>53217-1604</u>	City		State	Zip
Owner phone <u>(414) 322-6033</u>		Email <u>deborahwinkelle@yahoo.com</u>		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address <u>844 W. AUTUMN PATH LN</u>				Legal description or parcel no. (on changed assessment notice)			
City <u>BAYSIDE</u>		State <u>WI</u>	Zip <u>53217-1604</u>				
Assessment shown on notice - Total <u>\$414,300</u>				Your opinion of assessed value - Total <u>354,000</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>IRREGULARITIES IN COMPARABLE PROPERTIES IN SUBDIVISION SEE ATTACHED 1-10</u>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <u>VILLAGE AVERAGE COMMUNITY ASSESSMENT VALUE CHANGE FOR 2023 11.16%</u>
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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
- B. Within the last 10 years, did you change this property (ex: remodel, addition)? Yes No
If Yes, describe BATHROOM REMODEL OF 2 TO 1.5 BATHROOMS
Date of changes 06-22-2022 Cost of changes \$ 16,000 Does this cost include the value of all labor (including your own)? Yes No
- 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 _____
Asking price \$ _____ List all offers received _____
- D. Within the last five years, was this property appraised? Yes No
If Yes, provide: Date 01-25-2021 Value \$240,000 Purpose of appraisal REFINANCE
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>Deborah M Winkel</u>	Date (mm-dd-yyyy) <u>06-23-2023</u>
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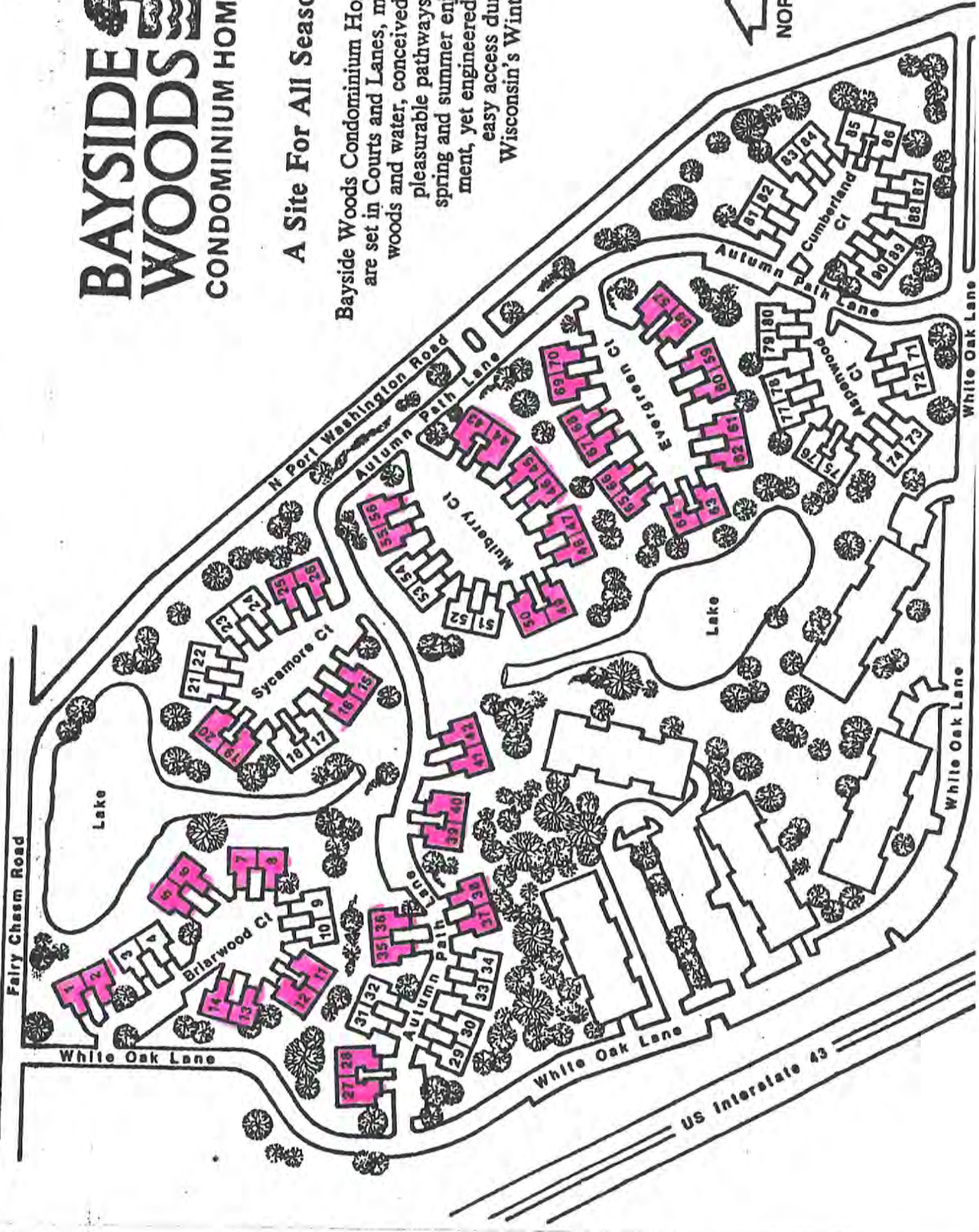
BAYSIDE WOODS

CONDOMINIUM HOMES

A Site For All Seasons

Bayside Woods Condominium Homes are set in Courts and Lanes, midst woods and water, conceived for pleasurable pathways for spring and summer enjoyment, yet engineered for easy access during Wisconsin's Winters.

MAIN ENTRANCE



BRIARWOOD CT

1	9190	357,800
2	9182	352,200
3		
4		
5	9158	352,800
6	9150	352,800
7	9142	352,800
8	9134	360,500
9		
10		
11	9125	352,800
12	9133	347,700
13	9141	293,000
14	9149	312,900

SYCAMORE CT

15	9111	346,200
16	9119	328,900
17		
18		
19	9145	366,000
20	9153	339,000
21		
22		
23		
24		
25	9124	332,600
26	9116	332,600

Autumn PATH LANE

27	884	414,300
28	876	414,300
29		
30		
31		
32		
33		
34		
35	852	414,300
36	844	414,300
37	841	390,700
38	833	414,300
39	825	424,300
40	817	395,100
41	809	390,700
42	801	414,300

MULBERRY CT

43	603	360,000
44	611	408,400
45	619	429,800
46	627	389,100
47	635	429,800
48	643	340,900
49	651	423,300
50	659	408,400
51		
52		

MULBERRY CT

53

54

55 628

394,200

56 620

408,400

EVERGREEN CT

57 609

365,000

58 617

345,300

59 623

345,300

60 633

345,300

61 641

380,000

62 649

345,800

63 657

345,300

64 665

387,400

65 664

365,000

66 656

319,900

67 648

325,800

68 640

365,000

69 632

325,800

70 624

324,400

Address: 9145 N Sycamore Ct Bayside, Wisconsin 53217-1614 Taxed by: Bayside MLS #: 1808973



Property Type: Condominium
Status: Sold
Start Showing Date: 08/31/2022
Tax Key: 0230044000
County: Milwaukee

List Price: \$342,500
Taxes: \$7,157.63
Tax Year: 2021

Bedrooms: 2
Total Bathrooms: 3.5
Total Full/Half Baths: 3 / 1
F/H Baths Main: 2 / 0
F/H Baths Upper: 1 / 0
F/H Baths Lower: 0 / 1
Garage Spaces: 2
Garage Type: Attached

of Rooms: 8
Est. Total Sq. Ft.: 2,127
Est. Year Built: 1979
Zoning: RES

Condominium Name: Bayside Woods
Condo Fee / Mo: \$230
Units in Project: 70
Units in Bldg: 2

Floor #: 1
Pets Permitted: Y
Flood Plain: No
Days On Market: 3

Directions: Port Washington Road to Manor Circle, turn right to home.

School District: Maple Dale-Indian Hill
High School: Nicolet
Middle School: Maple Dale
Elem. School: Indian Hill
Subdivision: Bayside Woods
Body of Water: Pond

Name	Dim	Level	Name	Dim	Level
Master Bedroom	16 x 13	Main	Living/Great Room	24 x 15	Main
Bedroom 2	15 x 13	Upper	Kitchen	15 x 10	Main
Bonus Room	13 x 11	Upper	Family Room	14 x 11	Main
Sun/Four Season Room	19 x 14	Main	Dining Room	12 x 12	Main
			Laundry	12 x 8	Main

Type: View of Water	Unit Description: Patio/Porch; Walk-In Closet(s); Wet Bar; In-Unit Laundry; Wood or Sim. Wood Floors; Private Entry
Water Features: Pond	Common Amenities: Walking Trail; Common Green Space
Building Style: Side X Side	Water/Waste: Municipal Water; Municipal Sewer
Unit Style: 1.5 Story	Municipality: Village
Exterior: Brick; Wood	Condo Fee Incl.: Common Area Insur.; Common Area Maint.; Parking; Snow Removal
Garage/Parking: Private Garage	Condo Mgmt.: Professional Offsite
Basement: Full; Partially Finished	Documents: Listing Contract; Seller Condition; Tax Bill; Association Document(s); Condo Docs; Home Warranty; Seller Updates
Heating Fuel: Natural Gas	Terms/Misc: Rental Allowed; Home Warranty
Heating/Cooling Type: Central Air	Pets: Cat(s) OK; 1 Dog OK; Small Pets OK; Breed Restrictions; Weight Restrictions
Bath Description: Off MBR; MBR Bath Walk-in Shower; At least one Bathtub; Shower Over Tub	Accessibility: Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level
Appliances Included: Cooktop; Oven; Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer; Window A/C	

Remarks: One-of-a-kind Bayside Woods condo complete with sunroom addition, deck, and direct pond view. Generous main floor primary bedroom features en-suite bathroom and walk-in closet. Main floor laundry, newer Frigidaire kitchen appliances added in August 2022. Second floor den can be converted to a third bedroom complete with closet. Walk-in cedar closet on upper level. Large finished basement complete with 1/2 bathroom and extra refrigerator. Conveniently located near shopping, walking paths and I-43. This one-of-a-kind condo won't last long!

Private Remarks: Private storage room in basement locked per seller. Please contact listing agent to gain access. Seller is requesting a mid-November closing date OR post closing until mid-November. Call listing agent to discuss.

Showing Information: Thru ShowingTime 1.800.746.9464

Sub Agent Comm: 2.4 % **Excl. Agency Contract:** N **Broker Owned:** N **Electronic Consent:** Yes

Address: 603 W Mulberry Ct Bayside, Wisconsin 53217-1613 Taxed by: Bayside MLS #: 1791120



Property Type: Condominium
Status: Sold
Start Showing Date: 05/13/2022
Tax Key: 0230068000
County: Milwaukee
List Price: \$329,000
Taxes: \$8,260.3
Tax Year: 2021

Bedrooms: 2
Total Bathrooms: 3
Total Full/Half Baths: 3 / 0
F/H Baths Main: 2 / 0
F/H Baths Upper: 1 / 0
F/H Baths Lower: 0 / 0
Garage Spaces: 2
Garage Type: Attached
of Rooms: 7
Est. Total Sq. Ft.: 2,112
Est Fin Above Grade SqFt: 2,112
Est. Year Built: 1984
Zoning: RES

Condominium Name: Bayside Woods
Condo Fee / Mo: \$230
Units in Project: 70
Units in Bldg: 2
Floor #: 1
Pets Permitted: Y
Flood Plain: No
Days On Market: 5

Directions: Port Washington Road, north of Brown Deer Road, to Bayside Woods, right to Mulberry Court to 603 West Mulberry Court.

School District: Maple Dale-Indian Hill
High School: Nicolet
Middle School: Maple Dale
Elem. School: Indian Hill

Name	Dim	Level	Name	Dim	Level
Master Bedroom	14 x 13	Main	Living/Great Room	19 x 14	Main
Bedroom 2	13 x 13	Upper	Kitchen	14 x 11	Main
Den	13 x 13	Main	Dining Room	12 x 11	Main
Loft	17 x 13	Upper	Rec Room	24 x 14	Lower
			Laundry	10 x 5	Main

<p>Building Style: Side X Side</p> <p>Unit Style: 1.5 Story; End Unit</p> <p>Exterior: Brick; Wood</p> <p>Garage/Parking: Private Garage; Opener Included</p> <p>Basement: Full; Crawl Space; Block; Radon Mitigation; Sump Pump; Partially Finished</p> <p>Heating Fuel: Natural Gas</p> <p>Heating/Cooling Type: Forced Air; Central Air</p> <p>Bath Description: Off MBR; MBR Bath Walk-in Shower; At least one Bathtub; Shower Over Tub; Shower Stall; Ceramic Tile</p> <p>Appliances Included: Oven; Range; Refrigerator; Disposal; Dishwasher; Washer; Dryer</p>	<p>Unit Description: Cable TV Available; Loft; Walk-In Closet(s); Vaulted Ceiling(s); Security System; Wood or Sim. Wood Floors; Private Entry</p> <p>Common Amenities: Near Public Transit; Walking Trail; Common Green Space</p> <p>Water/Waste: Municipal Water; Municipal Sewer</p> <p>Municipality: Village</p> <p>Condo Fee Incl.: Common Area Insur.; Replacement Reserve; Trash Collection; Common Area Maint.; Snow Removal; Lawn Maintenance</p> <p>Condo Mgmt.: Professional Offsite</p> <p>Documents: Listing Contract; LeadPaint Disclosure; Association Document(s); Condo Docs; Other</p> <p>Pets: Cat(s) OK; 1 Dog OK; Breed Restrictions; Weight Restrictions</p> <p>Accessibility: Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level; Roll in Shower; Stall Shower; Grab Bars in Bath; Level Drive</p>
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Remarks: Outstanding updated Bayside Woods condo with quality finishes. This unit features beautiful hardwood floors, vaulted ceilings, eat-in kitchen with solid counters and all appliances. The generous primary bedroom en-suite boasts tray ceiling, ample closets and built-ins enough for a king and queen, plus remodeled bath with zero grade shower and travertine stone floor. The 2nd main floor bath is updated w/ pedestal sink & Carrera marble floor. Need a 2nd main floor bedroom? The den easily could be converted. 1st floor laundry.

Address: 641 W Evergreen Ct Bayside, Wisconsin 53217-1608 Taxed by: Bayside

MLS #: 1799332



Property Type: Condominium
Status: Sold
Start Showing Date: 07/07/2022
Tax Key: 0230086000
County: Milwaukee

List Price: \$369,000
Taxes: \$6,372
Tax Year: 2021

Bedrooms: 2
Total Bathrooms: 2.5
Total Full/Half Baths: 2 / 1
F/H Baths Main: 1 / 1
F/H Baths Upper: 1 / 0
F/H Baths Lower:
Garage Spaces: 2
Garage Type: Attached

of Rooms: 8
Est. Total Sq. Ft.: 2,112
Est Fin Above Grade SqFt: 2,112
Est. Year Built: 1981
Zoning: Residential

Condominium Name: Bayside Woods
Condo Fee / Mo: \$230
Units in Project: 70
Units in Bldg: 2

Floor #: 2
Pets Permitted: Y
Flood Plain: No
Days On Market: 3

Directions: Port Washington Road, north of Brown Deer Road to Fairy Chasm, west to Bayside Woods entrance, south to Evergreen Court.

School District: Maple Dale-Indian Hill
High School: Nicolet
Middle School: Maple Dale
Elem. School: Indian Hill

Name	Dim	Level	Name	Dim	Level
Master Bedroom	15 x 13	Main	Living/Great Room	18 x 14	Main
Bedroom 2	13 x 13	Upper	Kitchen	15 x 10	Main
Loft	18 x 12	Upper	Family Room	14 x 12	Main
			Dining Room	13 x 12	Main
			Foyer	14 x 9	Main

Building Style: Side X Side	Unit Description: Cable TV Available; Patio/Porch; Loft; Vaulted Ceiling(s); In-Unit Laundry; Wood or Sim. Wood Floors; Private Entry
Unit Style: 1.5 Story	Common Amenities: Common Green Space
Exterior: Wood; Stucco; Fiber Cement	Water/Waste: Municipal Water; Municipal Sewer
Garage/Parking: Surface; Private Garage	Municipality: Village
Basement: Full; Poured Concrete	Condo Fee Incl.: Common Area Insur.; Common Area Maint.; Snow Removal; Lawn Maintenance
Heating Fuel: Natural Gas	Condo Mgmt.: Professional Offsite
Heating/Cooling Type: Forced Air; Central Air	Documents: Listing Contract; Seller Condition; Condo Docs; Seller Updates
Bath Description: Off MBR; At least one Bathtub; Shower Over Tub	Pets: Cat(s) OK; 1 Dog OK; Other Restrictions Apply
Appliances Included: Other	Accessibility: Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level

Remarks: Nicely appointed Bayside Woods Condo. The current owner undertook numerous updates including a beautiful open concept kitchen, a renovated powder room, new windows, moldings and refinished wood floors. Other conveniences include first floor master and laundry as well as plenty of garage and basement space. Ideally located in the heart of the north shore. Some images may have been virtually staged and/or enhanced.

Private Remarks: PLEASE SEND ALL QUESTIONS TO LISTINGS@THEFRGTEAM.COM AND ALL OFFERS TO OFFERS@THEFRGTEAM.COM. Condo Fee: \$230/month A special assessment of \$460 per unit was levied for 2022.

Showing Information: ShowingTime, online or call 800-746-9464. 4 Hours Required Notice. No Yard Sign.

Inclusions: Kitchen Appliances, washer, dryer, light fixtures, window treatments, and freezer in garage.

Exclusions: Seller's personal property and audio-visual equipment.

Open Book Notice of Amended Assessment

CA

Property Information		
Taxation district <i>(check one)</i> <input type="checkbox"/> Town <input checked="" type="checkbox"/> Village <input type="checkbox"/> City	Municipality BAYSIDE	County Milwaukee
Parcel number 023-0060-000	Street address 852 W AUTUMN PATH LN	Assessment year 2023
Initial Assessment		Amended Assessment
Land	60,000	Land 60,000
Improvements	354,300	Improvements 302,000
Total	414,300	Total 362,000
Is this property subject to conversion charge under sec. 74.485, Wis. Stats.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Assessor Information		
<i>I hereby amend the assessment for the property listed above.</i>		
Name Patricia Peters Bloecher	Date (mm-dd-yyyy) 06-21-2023	
Signature <i>Patricia Peters-Bloecher</i>		

Property Owner Waiver – Amended Assessment Notification	
<i>As the property owner, I forfeit and waive the further right to receive notification of this changed assessment before the Board of Review. I understand I may still proceed with an appeal to the Board of Review, following the requirements provided under Sec. 70.47, Wis. Stats. I understand that more detailed assessment objection procedures can be found in the <u>Property Assessment Appeal Guide</u> or on the back of the Initial Notice of Changed Assessment (PR-301).</i>	
Property Owner / Agent	
Name	Date (mm-dd-yyyy)
Signature	

Copies to: Property Owner / Agent Assessor Municipality

WITNESSES ATTENDING:

DAVID GILLINGHAM PARTNER

JUDY WINNIK NEIGHBOR

Village of Bayside, Milwaukee County

2023 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

601*2*****AUTO**5-DIGIT 53217
DEBORAH M WINKEL
844 W AUTUMN PATH LN
BAYSIDE WI 53217-1604



Parcel Information

Parcel #: 023-0061-000

Address: 844 W AUTUMN PATH LN

Legal Description:

BAYSIDE WOODS CONDOMINIUM STAGE 2 SW 5-8-22 UNIT 36

General Information

Open Book: May 23rd, 1:00 p.m. - 3:00 p.m. (Roll Viewing)

Board of Review: June 27th, 6:00 p.m. - 8:00 p.m.

Meeting Location: Bayside Village Hall
9075 N. Regent Road

Contact Information

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

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

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 General Property			PFC / MFL
	Land	Imp/Bldgs	Total	Bldgs. on Leased Land
2022	\$ 60,000	\$ 259,600	\$ 319,600	\$
2023	\$ 60,000	\$ 354,300	\$ 414,300	\$
Total assessment change			\$ 94,700	\$
Reason for change(s)				
18 - Market Adjustment		81 - Bathroom Remodel		
Preliminary General Level of Assessment		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 file 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 badpor@wisconsin.gov or (608) 266-7750.

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's Guide for Property Owners.

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) DYAN + JEFF WAGNER				Agent name (if applicable)			
Owner mailing address 619 W. Mulberry Ct				Agent mailing address			
City BAYSIDE		State WI	Zip 53217	City		State	Zip
Owner phone (414) 794 6656		Email DYAN WAGNER @ AOL.COM		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 619 Mulberry Ct				Legal description or parcel no. (on changed assessment notice)			
City BAYSIDE		State WI	Zip 53217	023-0070-000			
Assessment shown on notice - Total 479,800				Your opinion of assessed value - Total 380,000			

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres	@	\$ acre use value	
# of pasture acres	@	\$ acre use value	
# of specialty acres	@	\$ acre use value	
Undeveloped classification # of acres	@	\$ acre @ 50% of market value	
Agricultural forest classification # of acres	@	\$ acre @ 50% of market value	
Forest classification # of acres	@	\$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres	@	\$ acre @ 50% of market value	
Managed forest land acres	@	\$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate

Reason(s) for your objection: (Attach additional sheets if needed) Only 2 B.R. Needs work	Basis for your opinion of assessed value: (Attach additional sheets if needed) Surrounding Units
---	--

Section 4: Other Property Information

- land didn't appreciate. No rent went up*
- A. Within the last 10 years, did you acquire the property?..... Yes No
 If Yes, provide acquisition price \$ 325,000 Date 12-3-19 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 _____ minutes.

Property owner or Agent signature	Date (mm-dd-yyyy)
	- -



Request for Real Estate Property Status

Please complete the top portion and submit it to the Village via e-mail (lgalyardt@baysidewi.gov) or fax (414-351-8819). The cost for the request is \$50.00. Payment may be mailed to 9075 N Regent Rd. Bayside, WI 53217 or submitted online at www.bayside-wi.gov.

Date of Request: 10/31/2019

Information should be sent to: Name Fitzpatrick Select E-mail _____ Fax 414-562-9118

Address of Property: 619 W Mulberry Ct

Tax Key Number: 23-0070-000

20 19 Assessments
Land: 80,000 Improvement: 188,100 Total: \$268,100

20 19 Real Estate Tax
Net Tax^a: 6,304.25 Lottery Credit: \$201.84 Special Charges^b: 690.10
Other Charges^c _____ Total: 6,792.51

Total Amount Paid: 6,792.51 Dates Paid: 12/13/2019 Balance: 0
** The Village of Bayside does not provide water. Water is provided via private wells or the City of Mequon Water Utility.*

*^aSpecial Charges includes sewer and stormwater fees in the Village of Bayside.
^bBase recycling and garbage fees are included in the taxes. Homeowners may pay for additional levels of service which would be listed as Other Charges.*

20 Invoicing
Outstanding Invoices n/a Delinquent Charges n/a

Outstanding Special Assessments: n/a

Contemplated Special Assessments: n/a

Prepared by: Lynn Galyardt Title: Administrative Services Director Date: 11/4/2019

2018 Real Estate Tax Summary

11/08/2018 03:22 PM
Page 1 Of 1

Parcel #: 0230070000
Alt. Parcel #:

106 - VILLAGE OF BAYSIDE
MILWAUKEE COUNTY, WISCONSIN

Tax Address:
SMART HOME SOLUTIONS LLC
619 W MULBERRY CT
BAYSIDE WI 53217-1613

Owner(s): O = Current Owner, C = Current Co-Owner
O - SMART HOME SOLUTIONS LLC

Districts: SC = School, SP = Special
Type Dist # Description
SC 1897 MAPLE DALE-INDIAN HILL
SC 2177 NICOLET UNION HIGH
SALES TAX CREDIT
SP 5020 MMSD

Property Address(es): * = Primary
* 619 W MULBERRY CT

Abbreviated Description: Acres: 0.000
(See recorded documents for a complete legal description.)
BAYSIDE WOODS CONDOMINIUM STAGE 3 SW &
SE 5-8-22 UNIT 45

Parcel History:
Date Doc # Vol/Page Type

Plat: * = Primary
* N/A-NOT AVAILABLE

Tract: (S-T-R 40% 100% GL) Block/Condo Bldg:

Tax Bill #:	49817	Net Mill Rate	0.000000000	Installments	
Land Value	60,000	Gross Tax	6,983.59	End Date	Total
Improve Value	198,100	School Credit	596.23	1 01/31/2019	3,640.39
Total Value	258,100	Total	6,387.36	2 03/31/2019	1,576.06
Ratio	0.9811	First Dollar Credit	83.11	3 05/31/2019	1,576.06
Fair Mrkt Value	263,100	Lottery Credit 1 Claim	201.84		
		Net Tax	6,102.41		
Net Tax	Amt Due 6,102.41	Amt Paid 6,102.41	Balance 0.00		
Special Assmnt	0.00	0.00	0.00		
Special Chrg	690.10	690.10	0.00		
Delinquent Chrg	0.00	0.00	0.00		
Private Forest	0.00	0.00	0.00		
Woodland Tax	0.00	0.00	0.00		
Managed Forest	0.00	0.00	0.00		
Prop. Tax Interest	0.00	0.00	0.00		
Spec. Tax Interest	0.00	0.00	0.00		
Prop. Tax Penalty	0.00	0.00	0.00		
Spec. Tax Penalty	0.00	0.00	0.00		
Other Charges	0.00	0.00	0.00		
TOTAL	6,792.51	6,792.51	0.00		

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount
12/13/2018	17113	T	6,792.51

Key: Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax

*Objection
Packet*

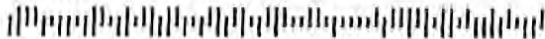
Village of Bayside, Milwaukee County 2023 Notice of Changed Assessment

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

657*2*****AUTO**5-DIGIT 53217
JEFFREY A & DYAN G WAGNER
619 W MULBERRY CT
BAYSIDE WI 53217-1613



Parcel Information

Parcel #: 023-0070-000

Address: 619 W MULBERRY CT

Legal Description:

BAYSIDE WOODS CONDOMINIUM STAGE 3 SW & SE 5-8-22
UNIT 45

General Information

Open Book: May 23rd, 1:00 p.m. - 3:00 p.m. (Roll Viewing)

Board of Review: June 27th, 6:00 p.m. - 8:00 p.m.

Meeting Location: Bayside Village Hall
9075 N. Regent Road

Contact Information

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

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

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 General Property			PFC / MFL
	Land	Imp/Bldgs	Total	Bldgs. on Leased Land
2022	\$ 60,000	\$ 297,500	\$ 357,500	\$
2023	\$ 60,000	\$ 369,800	\$ 429,800	\$
Total assessment change			\$ 72,300	\$
Reason for change(s)				
18 - Market Adjustment				
Preliminary General Level of Assessment		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 file 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 or (608) 266-7750.

N

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's Guide for Property Owners.

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) Christopher Blck				Agent name (if applicable)			
Owner mailing address 9444 N Sleepy Hollow Ln				Agent mailing address			
City Bayside		State WI	Zip 53217	City		State	Zip
Owner phone (440) 413- 2338		Email bickeyes@gmail.com		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 9444 N Sleepy Hollow Ln				Legal description or parcel no. (on changed assessment notice)			
City Bayside		State WI	Zip 53217				
Assessment shown on notice - Total \$ 487,500				Your opinion of assessed value - Total \$ 438,865			

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) Comparisons to similar style houses in our neighborhood lead to a lower valuation than that offered.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Please see attachment for examples and logic behind suggested valuation.

Section 4: Other Property Information

A. Within the last 10 years, did you acquire the property? Yes No
 If Yes, provide acquisition price \$ 390,000 Date 9-25-2019 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 Added a shed and solar panels
 Date of changes 6-1-2022 Cost of changes \$ 30,000 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 9-4-2019 Value 395,000 Purpose of appraisal Purchased the home
(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 5 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 6-25-2023
---------------------------------------	--------------------------------

Justification for lower house value

Example 1: 9420 N Sleepy Hollow Ln

This house is next door to ours, so the neighborhood is an exact comp to where we live, the style of the house is very similar (ranch), and the yards are similarly-sized. This house was built in the same general time frame as well (1952 vs. 1962 for our house).

This house is also a 4-bed, 2-bath, and is slightly larger than ours (2057 to 2001 sq. ft.). Her dollars/sqft is \$134.08, whereas ours is \$181.21, almost \$50 more per sqft.

Example 2: 611 E Bay Point Rd

This house is very similarly sized to ours (1993 sq. ft. vs. 2001 sq. ft. for our house) and was built within 5 years of ours (1957 vs. 1962 for 9444 N Sleepy Hollow). While it has one fewer bedroom than our house it also has an extra bathroom. This house just sold at \$430,000, and their building value was \$304,000 (\$/sq.ft. of 152.53), vs. ours at \$362,000 (\$/sq.ft. of 181.21), almost a \$30 difference. Adding in the fact that this house is in a more desirable neighborhood (closer to the water), does not have active train tracks in the backyard, and sold recently, this valuation/sq.ft. seems like a more than fair comparison point.

Example 3: 9487 N Fairway Circle

This house is substantially larger than ours (2482 sq. ft. vs. 2001 sq. ft. for our house). This is a ranch house that was built in 1969 (our house was built in 1962) and just closed on June 8th of this year for \$530,000. Extrapolating the new assessment value for this house by subtracting the land valuation from the sale price we get a house value of \$363,900 (530,000 sale price – land valuation of 166,100). This gives that house a value per square foot of 146.61. This is also substantially lower than what we see for the 9444 N Sleepy Hollow property. We would also call out that this house backs onto a ravine as opposed to active train tracks, which our house has. This house is also a 4 bed, 2 bath house like ours.

Calculating our home's value

Given these examples, if we average the \$/sq. ft. from these comps we still arrive at a substantially lower value.

Home	Sq.Ft.	Home Val.	\$/Sq.Ft.	Land Val.	Total Val.	Additions	New Val.
9420 N Sleepy	2057	\$275,800	\$134.08	\$116,600	\$392,400	-	-
611 E Bay Point	1993	\$304,000	\$152.53	\$126,000	\$430,000	-	-
9487 Fairway	2482	\$363,900	\$146.61	\$166,100	\$530,000	-	-
9444 N Sleepy	2001	*\$362,600	**\$144.41	\$124,900	\$288,965	\$25,000	***\$438,865

*Current Assessed Value

**Average of three property \$/Sq.Ft. values

***New Value based on research

We feel that this valuation is more than fair when comparing our house to our neighbors, and adds in all of the improvements made to our house in 2021 and 2022 (the shed and solar panels). To be charitable, we round the additions up from what we were told by the assessors (the solar panels were valued at 17-18k, and the shed cost 5k so we rounded up to a tidy 25k) This does not even take into account that solar panels (the majority of the additions we put onto the house) do not maintain value in resale anywhere near what they cost.

In closing, we ask that our house be re-valued at \$438,865 for tax purposes.

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's [Guide for Property Owners](#).

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name <i>(on changed assessment notice)</i> Darrell J. Oyer & Colleen B. Findlay-Oyer Rev Trus				Agent name <i>(if applicable)</i>			
Owner mailing address 1460 East Bay Point Road				Agent mailing address			
City Bayside	State WI	Zip 53217		City	State	Zip	
Owner phone (414) 446- 8133		Email darrell.oyer@aol.com		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 1460 East Bay Point Road				Legal description or parcel no. <i>(on changed assessment notice)</i> 018-9977-001			
City Bayside	State WI	Zip 53217					
Assessment shown on notice - Total \$ 2,798,200				Your opinion of assessed value - Total \$ 2,163,000			

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: <i>(Attach additional sheets if needed)</i> Assessment exceeds fair market value	Basis for your opinion of assessed value: <i>(Attach additional sheets if needed)</i> Current listing and receipt of single offer at 2,000,000 in three weeks. Mid point of listing and offer de-escalated by 4% to 12-31-2022

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> <input type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance (mm-dd-yyyy)	
B. Within the last 10 years, did you change this property (ex: remodel, addition)?.....	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, describe _____ Date of changes <u> - - </u> Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? <input type="checkbox"/> Yes <input type="checkbox"/> No (mm-dd-yyyy)	
C. Within the last five years, was this property listed/offered for sale?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, how long was the property listed <i>(provide dates)</i> <u> 6- 1 -2023 </u> to <u> - - </u> (mm-dd-yyyy) (mm-dd-yyyy) Asking price \$ <u>2,500,000</u> List all offers received <u>1--2,000,000</u>	
D. Within the last five years, was this property appraised?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, provide: Date <u> 6- 17 -2023 </u> Value <u>2,500,000</u> Purpose of appraisal <u>Loan Application</u> (mm-dd-yyyy) If this property had more than one appraisal, provide the requested information for each appraisal. <u>Only one</u>	

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>NA</u>	
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 <u>15</u> minutes.	
Property owner or Agent signature	Date (mm-dd-yyyy) 6 - 23 - 2023

Note: Assessment amount is based on notice received. Assessor change to \$2,504,400 on June 20, which was confirmed by email of screenshot entitled "2023 Notice of Changed Assessment" after I waived requirement for receipt of an amended assessment notice.

Open Book Notice of Amended Assessment

Property Information			
Local pin district (check one) <input type="checkbox"/> Town <input checked="" type="checkbox"/> Village <input type="checkbox"/> City	Municipality Bayside	County Milwaukee	
Parcel number	Street address	Assessment year	
Initial Assessment		Amended Assessment	
Land	953,800	Land	953,800
Improvements	1,844,400	Improvements	1,550,600
Total	2,798,200	Total	2,504,400
Is this property subject to conversion charge under sec. 74.485, Wis. Stats.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Assessor Information			
<i>I hereby amend the assessment for the property listed above.</i>			
Name Summer Busha		Date (mm/dd/yyyy) 6/20/2023	
Signature			

Property Owner Waiver – Amended Assessment Notification	
<i>As the property owner, I forfeit and waive the further right to receive notification of this changed assessment before the Board of Review. I understand I may still proceed with an appeal to the Board of Review, following the requirements provided under Sec. 70.42, Wis. Stats. I understand that more detailed assessment objection procedures can be found in the Property Assessment Appeal Guide or on the back of the initial Notice of Changed Assessment (PR 301).</i>	
Property Owner / Agent	
Name DARRELL J. OYER	Date (mm/dd/yyyy) 06/21/2023
Signature 	

Copies to: Property Owner / Agent Assessor Municipality

Objection to Real Property Assessment

P

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's [Guide for Property Owners](#).

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) Ryan S. Riesen				Agent name (if applicable)			
Owner mailing address 8581 N. Lake Dr.				Agent mailing address			
City Bayside		State WI	Zip 53217	City		State	Zip
Owner phone (920) 319-1745		Email ryan.riesen@gmail.com		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 8581 N. Lake Dr.				Legal description or parcel no. (on changed assessment notice) Pelham Heath Lots 22 & 23 BLK 6			
City Bayside		State WI	Zip 53217				
Assessment shown on notice - Total \$605,700				Your opinion of assessed value - Total \$528,938			

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) Inequitable assessment discovered per market analysis of recent comparable sales.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Market analysis of recent comparable sales attached.

Section 4: Other Property Information

A. Within the last 10 years, did you acquire the property? Yes No
 If Yes, provide acquisition price \$504,000 Date 05-22-2019 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) 04-20-2018 to 05-22-2019
(mm-dd-yyyy) (mm-dd-yyyy)
 Asking price \$560,000 List all offers received MLS Sale of \$504,000 after 13 months

D. Within the last five years, was this property appraised? Yes No
 If Yes, provide: Date 03-25-2019 Value 525,000 Purpose of appraisal Purchase
(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 20 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 06-23-2023
---------------------------------------	--

Alt. Parcel #:

106 - VILLAGE OF BAYSIDE
MILWAUKEE COUNTY, WISCONSIN

Tax Address: RYAN S RIESEN 8581 N LAKE DR BAYSIDE WI 53217-2440		Owner(s): O = Current Owner, C = Current Co-Owner O - RIESEN, RYAN S									
Districts: SC = School SP = Special Type Dist # Description SC 1890 FOX POINT-BAYSIDE SALES TAX CREDIT SP 2177 NICOLET HIGH SCHOOL SP 5020 MMSD		Property Address(es): * = Primary * 8581 N LAKE DR									
Abbreviated Description: Acres: 0.410 (See recorded documents for a complete legal description.) PELHAM HEATH LOTS 22 & 23 BLK 6		Parcel History: <table border="1"> <thead> <tr> <th>Date</th> <th>Doc #</th> <th>Vol/Page</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Date	Doc #	Vol/Page	Type				
Date	Doc #	Vol/Page	Type								

Plat: * = Primary
 * N/A-NOT AVAILABLE

Tract: (S-T-R 40% 160% GL) **Block/Condo Bldg:**

2018 SUMMARY

Bill #: 49956 **Fair Market Value:**
 658,700

Valuations:

Last Changed: 08/22/2018

Description	Class	Acres	Land	Improve	Total
RESIDENTIAL	G1	0.413	110,000	536,300	646,300

Totals for 2018:					
	General Property	0.413	110,000	536,300	646,300
	Woodland	0.000	0		0

Totals for 2017:					
	General Property	0.413	110,000	512,600	622,600
	Woodland	0.000	0		0

Lottery Credit: **Claim Count:** 1

8581 N. Lake Dr : Summary of Comparable Sales

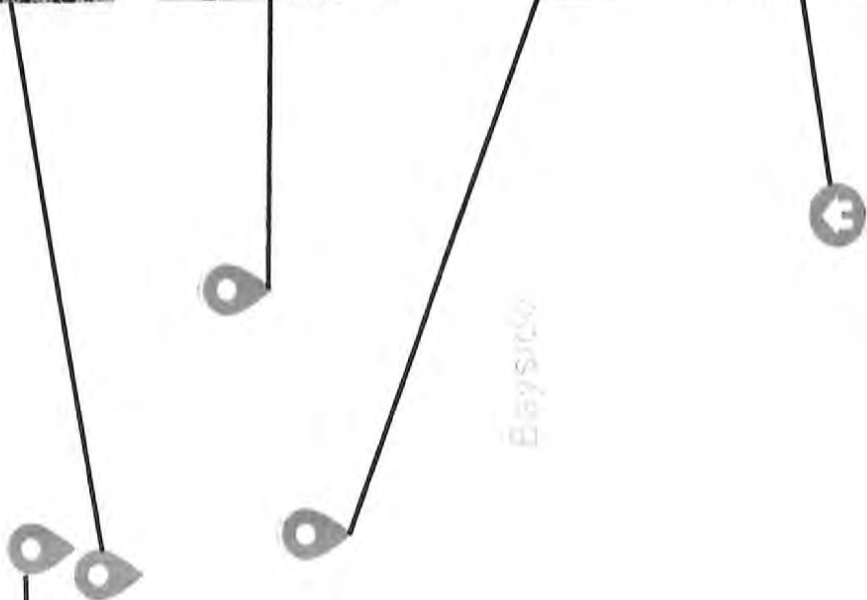
Current Assessment
 \$527,100
 \$162.18/SF

Homeowner Property	Features	Date	Sales Price	\$/SF
8581 N. Lake Dr.	1970s construction, 4 bd/3.5 ba, brick, .41 acres	5/22/2019	\$504,000	\$130

Comparable Sales	Features	Date	Sales Price	\$/SF
9469 N. Broadmoor Rd.	1972, 4 bd/4 ba, brick, .5 acres, premium location (low traffic)	7/29/2022	\$670,000	\$126
9250 N. Fairway Dr.	1973, 4bd/3 ba, brick, .5 acres, premium location (low traffic)	6/2/2022	\$725,000	\$220
857 E Glenbrook Rd.	1950, 4bd/3 ba, brick, 1.3 acres, "updated from top to bottom"	7/8/2022	\$925,000	\$258

Proposed Assessment
 \$528,938
 \$162.75/SF

Comparable Sales	Features	Date	Sales Price	\$/SF
9469 N. Broadmoor Rd.	1972, 4 bd/4 ba, brick, .5 acres, premium location (low traffic)	7/29/2022	\$670,000	\$126
9250 N. Fairway Dr.	1973, 4bd/3 ba, brick, .5 acres, premium location (low traffic)	6/2/2022	\$725,000	\$220
857 E Glenbrook Rd.	1950, 4bd/3 ba, brick, 1.3 acres, "updated from top to bottom"	7/8/2022	\$925,000	\$258
120 E. Ravine Baye Rd.	1985, 4bd/4 ba, brick, .33 acres, premium location (low traffic)	9/23/2022	\$700,000	\$144
9495 N Fairway Circle	1971, 5bd/ 4ba, metal, .74 acres, premium location (low traffic)	10/5/2022	\$605,000	\$161



BaySide

Country Hills

8581 N Lake Dr, Bayside, WI 53217



4 bds 4 ba 3,250 sqft
8581 N Lake Dr, Milwaukee, WI 53217



Public tax history			Date	Event	Price
Year	Property taxes	Tax assessment	5/22/2019	Sold	\$504,000 -8.2% \$155/sqft
2020	\$13,733 -1.1%	\$504,000			
2019	\$13,885 -23.2%	\$504,000 -22%	1/25/2019	Listed for sale	\$549,000 +0.8% \$169/sqft
2018	\$18,084 +8.2%	\$646,300 +3.8%	3/31/2018	Listing removed	\$544,900 \$162/sqft
2017	\$16,714 +2.3%	\$622,600 +5.4%	6/9/2018	Price change	\$544,900 -0.7% \$162/sqft
2016	\$16,339 +2.4%	\$590,900 +3.7%	5/15/2018	Price change	\$549,000 -2% \$167/sqft
2015	\$15,958 +6.2%	\$569,800 +3.6%	4/20/2018	Listed for sale	\$560,000 -1.8% \$172/sqft
2014	\$15,033 +5.1%	\$550,000 +16.4%			
2012	\$14,308 -1.6%	\$472,700 -9.5%			

Facts and features Edit

- Type: Singlefamily
- Year built: 1974
- Heating: Forced air, Gas
- Cooling: Central
- Parking: 3 Parking spaces
- Lot: 0.41 Acres

Interior details

- See more facts and features

9469 North Broadmoor Rd, Bayside WI 53217



4 bds 4 ba 5,325 sqft

9469 North Broadmoor Rd, Bayside, WI 53217

Sold: \$670,000 Sold on 07/29/22

Overview

Fabulous all brick Fred Miller home in beautiful Bayside! This home is conveniently located minutes from I43, shopping, entertainment, etc. Featuring a grand foyer with marble floors, dining room with custom built ins, large kitchen with eat up kitchen bar, granite countertops, gas cooktop, stainless appliances overlooking large space for eating, gathering or entertaining. Cozy family room with gorgeous gas fireplace and hardwood floors. Four bedrooms up with large master and updated master bath featuring large tiled shower, 3+ car garage, large flat lot on just under half an acre with invisible fence, sprinkler system, patio and hot tub. Home wired for generator. Finished basement offers an additional full bath and lots of space to play! Home has been meticulously maintained


Hide

Listed by:
Jennifer Pesicek
Coldwell Banker Elite


Source: WIREX MLS, MLS#: 1797147 WIREX
Originating MLS: Metro MLS

Facts and features

Edit

-  **Type:** Single Family Residence
-  **Year built:** 1972
-  **Heating:** Natural Gas, Forced Air
-  **Cooling:** Central Air
-  **Parking:** 3 Attached Garage spaces
-  **Lot:** 0.47 Acres

Interior details

 [See more facts and features](#)

9250 N Fairway Dr, Milwaukee, WI 53217



4 bds 3 ba 3,292 sqft

9250 N Fairway Dr, Milwaukee, WI 53217

Sold: \$725,000 Sold on 06/02/22

Overview

Note: This property is not currently for sale or for rent on Zillow. The description and property data below may've been provided by a third party, the homeowner or public records.

9250 N Fairway Dr, Milwaukee, WI 53217 is a single family home that contains 3,292 sq ft and was built in 1973. It contains 4 bedrooms and 3 bathrooms. This home last sold for \$725,000 in June 2022.

Facts and features

[Edit](#)

- Type:** SingleFamily
- Year built:** 1973
- Heating:** Forced air, Gas
- Cooling:** Central
- Parking:** 3 Covered Parking spaces
- Lot:** 0.57 Acres

Interior details

[Redesign your interior](#)

120 East Ravine Baye Road, Bayside, WI 53217



4 bds 3 ba 4,858 sqft

120 East Ravine Baye ROAD, Bayside, WI 53217

Sold: \$700,000 Sold on 09/23/22

Overview







Spacious brick residence situated on peaceful Ravine Baye in Bayside. This home possesses a space for everyone—a work from home study, a generous great room, dining room and sitting room. The eat-in kitchen has been nicely updated with wonderful warm finishes. Upstairs the bedrooms are generous and nicely sunlit. Located among top schools, parks, dining, shopping and more. Come check it out for yourself! Some images have been virtually staged and/or enhanced.

Listed by:
Falk Ruvn Gallagher Team*
Keller Williams Realty-Milwaukee North Shore

Source: WIREX MLS, MLS#: 1798846 WIREX
Originating MLS: Metro MLS

Facts and features

Edit

-  **Type:** Single Family Residence
-  **Year built:** 1985
-  **Heating:** Natural Gas, Forced Air, Zoned
-  **Cooling:** Central Air, Multi Units
-  **Parking:** 4 Attached Garage spaces
-  **Lot:** 0.33 Acres

Interior details

9495 North Fairway Cir, Bayside, WI 53217



5 bds 4 ba 3,764 sqft

9495 North Fairway Cir, Bayside, WI 53217


Sold: \$605,000 Sold on 10/05/22

Overview

Beautiful and timeless colonial set on picturesque lot on lush Ravine right in your own backyard. Grand foyer welcomes you home as you enter through the front entrance. Large kitchen is perfect for cooking and entertaining with granite counter island. Enjoy the HWF throughout. Cozy up by the natural fireplace this fall. Master suite complete with full bathroom. Nicely sized bedrooms complete the second floor. Spacious Basement with full bathroom is perfect for hosting your housewarming party. Sit and enjoy the lovely patio while enjoying the colors change in front of your eyes. Other special features include; Main floor laundry, large mud room, Den and Dining room with built in cabinets. Welcome home.







Hide

Listed by:
Melissa Bradley
Keller Williams Realty-Milwaukee North Shore

Source: WIREX MLS, MLS#: 1808656 
Originating MLS: Metro MLS

Facts and features

Edit

-  **Type:** Single Family Residence
-  **Year built:** 1971
-  **Heating:** Electric, Natural Gas, Forced Air
-  **Cooling:** Central Air
-  **Parking:** 2 Attached Garage spaces
-  **Lot:** 0.74 Acres

Interior details

5 photos and 11 floor plans

857 East Glenbrook Rd, Bayside, WI 53217



4 bds 3 ba 3,583 sqft

857 East Glenbrook Rd, Bayside, WI 53217

Sold: \$925,000 Sold on 07/08/22

Overview

Comfortable yet elegant, modern living and entertaining on Milwaukee's North Shore can be yours! Updated from top to bottom, this home has been lovingly transformed into a casually stylish retreat with an amazing open-concept floor plan with thoughtful attention to every detail. Bright and open, this Contemporary home has floor-to-ceiling windows, heated floors throughout, updated bathrooms and kitchen, and four generously-sized bedrooms. The main floor sunroom, den, great room, and family room flow together to create the ideal sanctuary for comfortable and convenient modern life. The huge bonus room can be used for a home business, exercise space, or just family fun- get creative!

Hide







Listed by:

Bloom Realty Group* 414-331-1638
Realty Executives Integrity Cedarburg


Source: WIREX MLS, MLS#: 1791521 - WIREX
Originating MLS: Metro MLS

Facts and features

Edit

-  **Type:** Single Family Residence
-  **Year built:** 1950
-  **Heating:** Natural Gas, Forced Air, Floor Furnace, Radiant, Radiant/Hot Water, Zoned
-  **Cooling:** Central Air, Multi Units
-  **Parking:** 2 Attached Garage spaces
-  **Lot:** 1.26 Acres

Interior details

 See more facts and features

Q

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's Guide for Property Owners.

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) <u>Judith A Kistler</u>				Agent name (if applicable)			
Owner mailing address <u>1400 E Brown Deer Road</u>				Agent mailing address			
City <u>Bayside</u>		State <u>WI</u>		Zip <u>53217</u>		City	
Owner phone <u>(414) 426-6119</u>		Email <u>Juditha.kis@aol.com</u>		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address <u>1400 E Brown Deer Road</u>				Legal description or parcel no. (on changed assessment notice)			
City <u>Bayside</u>		State <u>WI</u>		Zip <u>53217</u>			
Assessment shown on notice - Total <u>\$1,128,000</u>				Your opinion of assessed value - Total			

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>Assessment not in line with other similar homes</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? 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 _____
(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>Judith A Kistler</u>	Date (mm-dd-yyyy) <u>6-21-2023</u>
--	---------------------------------------

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

1139*4*****AUTO**5-DIGIT 53217
 JUDITH A KISTLER
 1400 E BROWN DEER RD
 BAYSIDE WI 53217-1907



Parcel Information

Parcel #: 020-9983-000
Address: 1400 E BROWN DEER RD
Legal Description:
 COM 1279/76 FT E OF SW COR OF SE 4 8 22 TH E 200 FT N
 265/10 FT W 200 FT TH S 265/10 FT TO BEG

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

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 General Property			PFC / MFL
	Land	Imp/Bldgs	Total	Bldgs. on Leased Land
2021	\$ 223,300	\$ 648,200	\$ 871,500	\$
2022	\$ 223,300	\$ 766,900	\$ 990,200	\$
Total assessment change			\$ 118,700	\$
Reason for change(s)				
18 - Market Adjustment				
Preliminary General Level of Assessment		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 file 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 or (608) 266-7750.

2021 Real Estate Tax Summary

05/26/2022 11:34 AM

Page 1 Of 1

Parcel #: 020-9983-000
 Alt. Parcel #:

VILLAGE OF BAYSIDE
 MILWAUKEE COUNTY, WISCONSIN

Tax Address:
 JUDITH A KISTLER
 1400 E BROWN DEER RD
 BAYSIDE WI 53217

Owner(s): O = Current Owner, C = Current Co-Owner
 O - KISTLER, JUDITH A

Districts: SC = School, SP = Special
Type Dist # Description
 SC 1890 FOX POINT-BAYSIDE
 SP 5020 MMSD
 SP 2177 NICOLET HIGH SCHOOL
 SALES TAX CREDIT

Property Address(es): * = Primary
 * 1400 E BROWN DEER RD

Legal Description: Acres: 1.220
 COM 1279/76 FT E OF SW COR OF SE 4 8 22
 TH E 200 FT N 265/10 FT W 200 FT TH S
 265/10 FT TO BEG

Parcel History:

Date	Doc #	Vol/Page	Type

Plat: * = Primary
 * N/A-NOT AVAILABLE

Tract: (S-T-R 40% 160% GL) **Block/Condo Bldg:**

Tax Bill #:	66855	Net Mill Rate	0.024715143	Installments		
		Gross Tax	23,450.29			
		School Credit	1,911.04			
		Total	21,539.25	1	01/31/2022	11,133.20
Land Value	223,300	First Dollar Credit	97.47	2	03/31/2022	5,360.44
Improve Value	648,200	Lottery Credit 1 Claim	345.70	3	05/31/2022	5,360.44
Total Value	871,500	Net Tax	21,096.08			
Ratio	0.9764					
Fair Mrkt Value	892,600					

	Amt Due	Amt Paid	Balance	Bal. Codes
Net Tax	21,096.08	21,096.08	0.00	N
Special Assmnt	0.00	0.00	0.00	N
Special Chrg	758.00	758.00	0.00	
Delinquent Chrg	0.00	0.00	0.00	
Private Forest	0.00	0.00	0.00	
Woodland Tax	0.00	0.00	0.00	
Managed Forest	0.00	0.00	0.00	
Prop. Tax Interest		0.00	0.00	
Spec. Tax Interest		0.00	0.00	
Prop. Tax Penalty		0.00	0.00	
Spec. Tax Penalty		0.00	0.00	
Other Charges	0.00	0.00	0.00	
TOTAL	21,854.08	21,854.08	0.00	
Over-Payment		0.00		

Notes:

Payment History: (Posted Payments)

Date	Receipt #	Source	Type	Amount	GPT	SA	Int.	Pen.	Total
11/01/2021		C	L	345.70	D	N	0.00	0.00	345.70
12/09/2021	24160	C	T	11,133.20	P	N	0.00	0.00	11,133.20
02/17/2022	25804	C	T	5,360.44	P	N	0.00	0.00	5,360.44
05/25/2022	26267	C	T	5,360.44	N	N	0.00	0.00	5,360.44

Key: Balance Code: D - Delinquent, P - Postponed, N - No Balance








Payment Source: C - County, M - Municipality

Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax

Default view

BAYSIDE 3 Bed ACTIVE / SOLD IN LAST 12 MO. ALL \$600K +

7 Properties

	Price / Status / MLS #	Property Type	List Price	Est. Total Sq. Ft.	Bedrooms	Total Bathrooms
1	 \$798,000 9564 N Wakefield Ct Bayside, WI 53217 Sold / 1813640	Single-Family	824,900	2,757	3	2.5
						\$289/SQ FT
2	 \$670,000 9061 N Lake Dr Bayside, WI 53217 Sold / 1830045	Single-Family	640,000	2389 above 3,314	3	2.5
						\$280/SQ FT
3	 \$640,000 8909 N Pelham Pkwy Bayside, WI 53217 Sold / 1815493	Single-Family	549,900	2326 above 3,046	3	3
						\$275/SQ FT
4	 \$630,000 1111 E Donges Ct Bayside, WI 53217 Sold / 1837699	Single-Family	625,000	4,305	3	3.5
						\$146/SQ FT
5	 \$615,000 9456 N Broadmoor Rd Bayside, WI 53217 Active / 1838402	Single-Family	615,000	2876 above 3,152	3	3.5
						\$213/SQ FT
6	 \$605,000 925 E Bay Point Rd Bayside, WI 53217 Sold / 1811018	Single-Family	589,900	2,324	3	2
						\$260/SQ FT
7	 \$600,000 9141 N Rexleigh Dr Bayside, WI 53217 Sold / 1794158	Single-Family	549,000	1,986	3	2.5
						\$302/SQ FT

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 2023 by Multiple Listing Service, Inc. See [copyright notice](#). Prepared by DJ Friesch, Jay Schmidt Group of Keller Williams on Monday, June 19, 2023 1:01 PM.

13 June 2024

highest price per sq ft 3 Bed over \$600K in last

12 mo. was \$302 - That price per sq

ft would make 1400 Brown Deer Rd \$750,900 (\$302 x 2503sqft)

2,380 sq feet

980-749-8098

6439/Sq Ft

assessment

Address: 9564 N Wakefield Ct Bayside, Wisconsin 53217 **Taxed by:** Bayside **MLS #:** 1813640



Property Type: Single-Family
Status: Sold
Tax Key: 0150057004
County: Milwaukee
List Price: \$824,900
Taxes: \$17,133.68
Tax Year: 2021
Est. Acreage: 0.83
Bedrooms: 3
Total Bathrooms: 2.5
Total Full/Half Baths: 2 / 1
F/H Baths Main: 2 / 1
F/H Baths Upper:
F/H Baths Lower:
Garage Spaces: 2.5
Garage Type: Attached
Rooms: 8
Est. Total Sq. Ft.: 2,757
Est. Year Built: 1966
Zoning: RES
Flood Plain: No
Days On Market: 7

Directions:

School District: [Maple Dale-Indian Hill](#)
High School: Nicolet
Middle School: Maple Dale
Subdivision: Orchard Highlands

Name	Dim	Level	Name	Dim	Level
Master Bedroom	16 x 22	Main	Living/Great Room	15 x 22	Main
Bedroom 2	12 x 14	Main	Kitchen	14 x 15	Main
Bedroom 3	12 x 15	Main	Family Room	14 x 15	Main
			Dining Room	11 x 13	Main
			Laundry	6 x 10	Main

Type: Subdivision	Documents: Seller Condition; LeadPaint Disclosure; Indep Inspection Rpt; Seller Updates
Lot Description: Fenced Yard	Appliances Incl.: Oven; Range; Refrigerator; Dishwasher; Microwave; Washer; Dryer; Water Softener Owned; Other
Style: 1 Story	Misc. Exterior: Inground Pool; Patio
Architecture: Ranch	Misc. Interior: Gas Fireplace; Walk-In Closet(s); Skylight; Vaulted Ceiling(s); Wood or Sim. Wood Floors; Kitchen Island
Garage: Electric Door Opener	Water/Waste: Municipal Sewer; Private Well
Driveway: Paved	Municipality: Village
Outbuildings: Gazebo	Accessibility: Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level; Stall Shower
Exterior: Brick	
Basement: Full	
Heating Fuel: Natural Gas	
H/C Type: Forced Air; Central Air; Zoned Heating	
Bath Description: Off MBR; MBR Bath Walk-in Shower; MBR Bath Separate Tub; At least one Bathtub; Shower Over Tub; Shower Stall; Ceramic Tile	

Remarks: An elite home on nearly an acre of professionally-landscaped paradise! This 3 bed/2.5 bath brick ranch will make you the envy of all your friends: character & quality that is difficult to duplicate in a new construction home! Designed & decorated for those who appreciate timeless elegance. Top of the line appliances, multiple fireplaces, charming crown molding, stunning hardwood floors... Escape to luxury & comfort in the award-winning master retreat: overlooking the sweeping emerald green lawn with a double-sided fireplace as you soak away the stresses of the day in the large tub. The spacious & park-like backyard is an entertainer's dream: fully fenced with a heated in-ground pool, brick patio & gazebo. Make this home your haven!

Inclusions: Oven/Range; Refrigerator; Dishwasher; Microwave; Beverage Cooler in Kitchen; Washer; Dryer; Water Softener; Reverse Osmosis/Water Filtration System (Condition is Unknown)

Exclusions: Seller's Personal Property; Iron Curtain (rented)

Sold Price: \$798,000 **Closing Date:** 11/18/2022 **Pending Date:** 10/11/2022

Listing Office: RE/MAX Service First: of24000 **LO License #:** 938862-91

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 2023 by Multiple Listing Service, Inc. See copyright notice. Prepared by DJ Friesch, Jay Schmidt Group of Keller Williams on Monday, June 19, 2023 1:01 PM. Broker Attribution: 262-287-9900

Address: 9061 N Lake Dr Bayside, Wisconsin 53217-1943 Taxed by: Bayside MLS #: 1830045

Property Type: Single-Family
Status: Sold
Start Showing Date: 04/14/2023
Tax Key: 021008100
County: Milwaukee

List Price: \$640,000
Taxes: \$12,734
Tax Year: 2022
Est. Acreage: 0.34

Bedrooms: 3
Total Bathrooms: 2.5
Total Full/Half Baths: 2 / 1
F/H Baths Main: 2 / 1
F/H Baths Upper:
F/H Baths Lower: 0 / 0
Garage Spaces: 2
Garage Type: Attached

Rooms: 10
Est. Total Sq. Ft.: 3,314
Est. Fin Above Grade SqFt: 2,389
Est. Fin Below Grade SqFt: 925
Est. Year Built: 1960
Zoning: RES

Flood Plain: No

Days On Market: 1

Directions: Lake Dr. NORTH of the intersection of Brown Deer Rd. and Lake Dr.

School District: [Fox Point J2](#)

High School: Nicolet

Middle School: Bayside

Elem. School: Stormonth

Name	Dim	Level	Name	Dim	Level
Master Bedroom	15 x 14	Main	Living/Great Room	21 x 13	Main
Bedroom 2	14 x 12	Main	Kitchen	17 x 12	Main
Bedroom 3	11 x 9	Main	Family Room	21 x 16	Main
Den	14 x 13	Main	Dining Room	14 x 10	Main
			Rec Room	21 x 17	Lower
			Laundry	17 x 10	Lower
			Other Room	13 x 6	Main
			Other Room	16 x 13	Lower

Type: Subdivision

Lot Description: Wooded

Style: 1 Story

Architecture: Ranch; Contemporary

Garage: Electric Door Opener

Driveway: Paved

Exterior: Stone; Vinyl

Basement: Full; Block; Radon Mitigation; Sump Pump; Partially Finished

Heating Fuel: Natural Gas

H/C Type: Forced Air; Central Air

Bath Description: Off MBR; MBR Bath Walk-in Shower; Shower Over Tub

Documents: Seller Condition; LeadPaint Disclosure; Seller Updates

Appliances Incl.: Oven; Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer; Freezer

Misc. Exterior: Patio

Misc. Interior: Gas Fireplace; Pantry; Wood or Sim. Wood Floors; Kitchen Island

Water/Waste: Municipal Water; Municipal Sewer

Municipality: Village

Accessibility: Bedroom on Main Level; Full Bath on Main Level; Open Floor Plan; Level Drive

Remarks: Meticulously renovated & maintained ranch tucked quietly away north of Audubon Nature Center. Insulated by long tree-lined driveway, home showcases mid-century DNA w/ lannon stone, overhanging eaves, horizontal windows, clean lines. Enter to uncover newer HWF, windows, doors thru-out. Floor plan: 3 beds & 2 full baths on one end, open concept living & dining rooms in middle, open concept kitchen & family room w/ flex room on other end. Don't miss primary en-suite, living room gas fireplace, kitchen Thermador fridge/freezer. Other interior highlights: CA closets, dual-access pantry, sprawling finished lower level. Entertainer's dream back patio expertly blends stone, brick, planting beds. See attached full list of Seller Improvements. Near Lake Michigan, top-ranked schools, parks, highway.

Inclusions: Refrigerator, freezer, range/oven, microwave, dishwasher, washer, dryer, air hockey table.

Exclusions: Seller's (and stager's) personal property.

Sold Price: \$670,000

Closing Date: 06/15/2023

Pending Date: 04/14/2023

Transaction Type: Arms Length

Listing Office: Compass RE WI-Northshore: ofcompass2

LO License #: 938827-91

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Prepared by DJ Friesch, Jay Schmidt Group of Keller Williams on Monday, June 19, 2023 1:01 PM.

Address: 8909 N Pelham Pkwy Bayside, Wisconsin 53217-1954 **Taxed by:** Bayside **MLS #:** 1815493



Property Type: Single-Family
Status: Sold
Start Showing Date: 10/25/2022
Tax Key: 0210128000
County: Milwaukee

Bedrooms: 3
Total Bathrooms: 3
Total Full/Half Baths: 3 / 0
F/H Baths Main: 2 / 0
F/H Baths Upper: 0 / 0
F/H Baths Lower: 1 / 0
Garage Spaces: 2.5
Garage Type: Attached

Rooms: 8
Est. Total Sq. Ft.: 3,046
Est. Fin Above Grade SqFt: 2,326
Est. Fin Below Grade SqFt: 720
Est. Year Built: 1953
Zoning: RES

Flood Plain: No **Days On Market:** 2

Directions: Brown Deer Road, west from Lake Drive, to Pelham Parkway - North.

School District: Nicolet UHS High School: Nicolet Middle School: Bayside Elem. School: Stormonth	Name	Dim	Level	Name	Dim	Level
	Master Bedroom	16 x 13	Main	Living/Great Room	18 x 17	Main
	Bedroom 2	17 x 10	Main	Kitchen	14 x 12	Main
	Bedroom 3	15 x 11	Main	Family Room	17 x 14	Main
	Den	16 x 12	Main	Dining Room	13 x 11	Main
				Rec Room	27 x 20	Lower
				Laundry	7 x 7	Main
				Other Room	15 x 12	Lower

Style: 1 Story
Architecture: Ranch
Garage: Electric Door Opener
Driveway: Paved
Exterior: Brick; Wood; Low Maintenance Trim
Basement: Partial; Block; Shower; Radon Mitigation; Partially Finished
Heating Fuel: Natural Gas
H/C Type: Forced Air; Central Air
Bath Description: Off MBR; MBR Bath Walk-in Shower; At least one Bathtub; Shower Over Tub; Shower Stall; Ceramic Tile

Documents: Seller Condition; LeadPaint Disclosure; Tax Bill; Prior Title Policy; Seller Updates; Home Warranty
Appliances Incl.: Oven; Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer
Misc. Exterior: Patio
Misc. Interior: Gas Fireplace; Electric Fireplace; 2 or more Fireplaces; Walk-In Closet(s); Security System; Pantry; Cable TV Available; High Speed Internet; Wood or Sim. Wood Floors
Water/Waste: Municipal Water; Municipal Sewer; Private Well
Municipality: Village
Accessibility: Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level; Open Floor Plan; Stall Shower; Level Drive

Remarks: If you've been looking for the perfect home you've found it! Completely renovated Bayside 3 bedroom, 3 bath ranch. Sazama Design has done it all, starting in 2017. Beautifully maintained and not a thing left to do! Hardwood floors installed throughout. Open floor plan, LR has a wall of windows w/ gorgeous window treatments. DR open to FR w/ a gas FP. Off the FR is a lovely den/office with an electric FP, custom shutters & patio door. Large kitchen w/ all stainless high end appliances. Other end of home features primary bedroom en-suite w/ walk-in closet & 2 additional generous bedrooms & 2nd full bath. First floor laundry room was added. Lower level is finished with a 3rd full bath. The yard is wonderful with a patio and a cedar privacy screen.

Inclusions: Refrigerator, Dishwasher, Stove, Microwave, 2 Washers, 2 Dryers, Back Hall Custom Runner, Sono Speaker System, TV Mount

Sold Price: \$640,000 **Closing Date:** 12/09/2022 **Pending Date:** 10/26/2022

Listing Office: Shorewest Realtors, Inc.: swr11 **LO License #:** 7771-91

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Address: 1111 E Donges Ct Bayside, Wisconsin 53217-1413 **Taxed by:** Bayside **MLS #:** 1837699



Property Type: Single-Family
Status: Sold
Tax Key: 0180006000
County: Milwaukee
List Price: \$625,000
Taxes: \$17,753
Tax Year: 2022
Est. Acreage: 0.53
Bedrooms: 3
Total Bathrooms: 3.5
Total Full/Half Baths: 3 / 1
F/H Baths Main: 3 / 1
F/H Baths Upper:
F/H Baths Lower:
Garage Spaces: 1
Garage Type: Attached
Rooms:
Est. Total Sq. Ft.: 4,305
Est. Year Built: 1975
Zoning: RES
Flood Plain: No
Days On Market: 3

Directions:

School District: Milwaukee	Name	Dim	Level	Name	Dim	Level
	Master Bedroom	12 x 12	Main	Living/Great Room	12 x 12	Main
	Bedroom 2	12 x 12	Main	Kitchen	12 x 12	Main
	Bedroom 3	12 x 12	Main	Family Room	12 x 12	Main
				Dining Room	12 x 12	Main

Lot Description: Cul-De-Sac
Style: 2 Story
Architecture: Bungalow
Garage: Electric Door Opener
Appliances Incl.: Oven; Refrigerator; Dishwasher; Microwave; Washer; Dryer
Water/Waste: Municipal Water; Municipal Sewer
Municipality: Village
Exterior: Brick; Wood
Basement: Full
Heating Fuel: Natural Gas
H/C Type: Forced Air; Central Air

Remarks: SINGLE PARTY LISTING - FOR COMP PURPOSES ONLY
Inclusions: Kitchen appliances, microwave, washer, dryer, light fixtures, window treatments (rods, drapes, hardware, blinds), attached cabinet in living room.
Exclusions: Seller/tenant personal property, stagers furniture/accessories/curtains, audio-visual equipment ramp, chairlift.

Sold Price: \$630,000 **Closing Date:** 06/05/2023 **Pending Date:** 05/21/2023

Listing Office: Keller Williams Realty-Milwaukee North Shore: keller4 **LO License #:** 937586-91

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Address: 9456 N Broadmoor Rd Bayside, Wisconsin 53217-1309 Taxed by: Bayside

MLS #: 1838402



Property Type: Single-Family
 Status: Active
 Start Showing Date: 06/16/2023
 Tax Key: 0160135000
 County: Milwaukee

List Price: \$615,000
 Taxes: \$12,998
 Tax Year: 2022
 Est. Acreage: 0.55

Bedrooms: 3
 Total Full/Half Baths: 3 / 1
 F/H Baths Main: 0 / 1
 F/H Baths Upper: 2
 F/H Baths Lower: 1
 Garage Spaces: 3
 Garage Type: Attached

Rooms:
 Est. Total Sq. Ft.: 3,152
 Est. Year Built: 1970
 Zoning: RES

Flood Plain: No

Days On Market: 4

Directions:

School District: [Nicolet UHS](#)
 High School: Nicolet
 Subdivision: North Shore East

Name	Dim	Level	Name	Dim	Level
Master Bedroom	18 x 13	Upper	Living/Great Room	23 x 13	Main
Bedroom 2	15 x 13		Kitchen	16 x 14	Main
Bedroom 3	14 x 12		Family Room	16 x 15	
Den	14 x 9		Dining Room	13 x 11	
			Rec Room	23 x 12	

Type:	Subdivision	Documents:	Seller Condition; LeadPaint Disclosure; Seller Updates
Style:	2 Story	Appliances Incl.:	Cooktop; Oven; Refrigerator; Dishwasher; Microwave; Washer; Dryer
Architecture:	Colonial	Misc. Exterior:	Patio
Garage:	Electric Door Opener	Misc. Interior:	Gas Fireplace; Walk-In Closet(s); Central Vacuum; Cable TV Available; Skylight; Vaulted Ceiling(s)
Driveway:	Paved; Parking Space	Water/Waste:	Municipal Water; Municipal Sewer
Exterior:	Brick; Aluminum/Steel	Municipality:	Village
Basement:	Full; Block; Shower; Sump Pump; Partially Finished	Accessibility:	Laundry on Main Level
Heating Fuel:	Natural Gas		
H/C Type:	Forced Air; Central Air		
Bath Description:	Off MBR; MBR Bath Shower over Tub; MBR Bath Walk-in Shower; Shower Over Tub; Shower Stall; Jetted Tub; Ceramic Tile		

Remarks: This updated colonial home on a deep lot offers modern upgrades and timeless charm. The main floor features an eat-in kitchen, spacious living room, and a family room with a fireplace. Upstairs, find two bedrooms and a shared bathroom, while the master suite boasts an updated en-suite bathroom. The lower level provides additional living space. With a newer roof and a beautiful yard, this meticulously updated colonial home is a must-see.

Inclusions: Refrigerator, Microwave, Dishwasher, Oven, Cooktop, Washer, Dryer.

Exclusions: Seller's Personal Property.

Listing Office: First Weber Inc- Mequon: fwg04

LO License #: 833993-91

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Prepared by DJ Friesch, Jay Schmidt Group of Keller Williams on Monday, June 19, 2023 1:01 PM.

Address: 925 E Bay Point Rd Bayside, Wisconsin 53217-1355		Taxed by: Bayside	MLS #: 1811018
	Property Type: Single-Family	List Price: \$589,900	
	Status: Sold	Taxes: \$13,380	
	Tax Key: 0170173000	Tax Year: 2021	
	County: Milwaukee	Est. Acreage: 0.46	
	Bedrooms: 3	Rooms: 7	
	Total Bathrooms: 2	Est. Total Sq. Ft.: 2,324	
	Total Full/Half Baths: 2 / 0	Est Fin Above Grade SqFt: 2,324	
	F/H Baths Main: 2 / 0	Est. Year Built: 1959	
	F/H Baths Upper:	Zoning: Residential	
	F/H Baths Lower:		
	Garage Spaces: 2		
	Garage Type: Attached		
	Flood Plain: No	Days On Market: 65	
Directions: Lake Drive to Bay Point, West to home.			
School District: Fox Point J2	Name	Dim	Level
High School: Nicolet	Master Bedroom	24 x 20	Main
Middle School: Bayside	Bedroom 2	17 x 12	Main
Elem. School: Stormonth	Bedroom 3	13 x 12	Main
			Name
			Living/Great Room
			19 x 14
			Main
			Kitchen
			17 x 12
			Main
			Family Room
			15 x 13
			Main
			Dining Room
			12 x 11
			Main
			Laundry
			6 x 4
			Main
Style: 1 Story	Documents: Seller Condition; LeadPaint Disclosure; Seller Updates		
Architecture: Ranch	Appliances Incl.: Oven; Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer		
Garage: Electric Door Opener	Misc. Exterior: Patio		
Driveway: Paved	Misc. Interior: Natural Fireplace; Gas Fireplace; Walk-In Closet(s); Vaulted Ceiling(s); Kitchen Island		
Outbuildings: Storage Shed	Water/Waste: Municipal Water; Municipal Sewer		
Exterior: Brick; Wood	Municipality: Village		
Basement: Full; Block	Accessibility: Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level; Open Floor Plan		
Heating Fuel: Natural Gas			
H/C Type: Forced Air; Central Air			
Bath Description: MBR Bath Walk-in Shower; Shower Over Tub; Shower Stall; Ceramic Tile			
Remarks: Enjoy walking into this Mid Century Modern, inspired home. Artistically designed home in popular Bayside Schlitz Audubon neighborhood. Large kitchen with island and full length cabinets. Built in microwave/electric oven. Gas slide in range with hood. New 2021 appliances. Enjoy the sun filled living/dining/family rooms. Primary bath has large walk-in shower, heated floors. Bedroom has gas fireplace, custom closet and work area. The family room boasts a natural fireplace. The owner maintained much of the MCM character, incorporating a modern look and feel. Updates: Flooring: 2021, Back Patio/fire pit:2021, Shed:2021, Roof:2022, 75 Gallon Water Heater:2022, House Painted:2020, Outdoor grading:2020, Front patio to pitch:2020, Chimney tuck pointing,new cap:2020,Outdoor Gas quick release 21			
Inclusions: Refrigerator, Built-in Oven and Microwave, Range, Range Hood, Washer, Dryer			
Exclusions: Sellers personal property, any lamps that are not hard-wired in.			
Sold Price: \$605,000	Closing Date: 01/06/2023	Pending Date: 11/18/2022	
Listing Office: Harris Realty Group: of26363		LO License #: 938328-91	

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Address: 9141 N Rexleigh Dr Bayside, Wisconsin 53217-1869 Taxed by: Bayside		MLS #: 1794158																																					
	Property Type: Single-Family Status: Sold Start Showing Date: 06/12/2022 Tax Key: 0219987000 County: Milwaukee		List Price: \$549,000 Taxes: \$10,536 Tax Year: 2021 Est. Acreage: 0.4																																				
	Bedrooms: 3 Total Bathrooms: 2.5 Total Full/Half Baths: 2 / 1 F/H Baths Main: 2 / 1 F/H Baths Upper: 0 / 0 F/H Baths Lower: 0 / 0 Garage Spaces: 2 Garage Type: Attached		Rooms: 7 Est. Total Sq. Ft.: 1,986 Est. Year Built: 2013 Zoning: Res																																				
Directions:		Flood Plain: No																																					
School District: Fox Point J2 High School: Nicolet Middle School: Bayside Elem. School: Stormonth		<table border="1"> <thead> <tr> <th>Name</th> <th>Dim</th> <th>Level</th> <th>Name</th> <th>Dim</th> <th>Level</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>12 x 18</td> <td>Main</td> <td>Living/Great Room</td> <td>13 x 13</td> <td>Main</td> </tr> <tr> <td>Bedroom 2</td> <td>11 x 10</td> <td>Main</td> <td>Kitchen</td> <td>21 x 13</td> <td>Main</td> </tr> <tr> <td>Bedroom 3</td> <td>10 x 10</td> <td>Main</td> <td>Family Room</td> <td>12 x 15</td> <td>Main</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Dining Room</td> <td>12 x 12</td> <td>Main</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Laundry</td> <td>15 x 8</td> <td>Main</td> </tr> </tbody> </table>	Name	Dim	Level	Name	Dim	Level	Master Bedroom	12 x 18	Main	Living/Great Room	13 x 13	Main	Bedroom 2	11 x 10	Main	Kitchen	21 x 13	Main	Bedroom 3	10 x 10	Main	Family Room	12 x 15	Main				Dining Room	12 x 12	Main				Laundry	15 x 8	Main	
Name	Dim	Level	Name	Dim	Level																																		
Master Bedroom	12 x 18	Main	Living/Great Room	13 x 13	Main																																		
Bedroom 2	11 x 10	Main	Kitchen	21 x 13	Main																																		
Bedroom 3	10 x 10	Main	Family Room	12 x 15	Main																																		
			Dining Room	12 x 12	Main																																		
			Laundry	15 x 8	Main																																		
Lot Description: Fenced Yard Style: 1 Story Architecture: Ranch Garage: Electric Door Opener Driveway: Paved; Parking Space Exterior: Stone; Vinyl Basement: Full; Stubbed for Bathroom; Sump Pump Heating Fuel: Natural Gas H/C Type: Forced Air; Central Air Bath Description: Off MBR; Dual Entry Off MBR; MBR Bath Walk-in Shower; Shower Over Tub; Ceramic Tile		Documents: Other Appliances Incl.: Oven; Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer; Water Softener Owned Misc. Exterior: Deck; Sprinkler System Misc. Interior: Natural Fireplace; Security System; Pantry; Cable TV Available; Vaulted Ceiling(s); High Speed Internet; Wood or Sim. Wood Floors; Kitchen Island Water/Waste: Municipal Sewer; Private Shared Well Municipality: Village Accessibility: Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level; Stall Shower; Grab Bars in Bath																																					
Remarks: UNDER 10 YEARS OLD! Expect to fall in love with this 3 bedroom, 2.5 bath home with mid century features. Upon walking in you'll notice the abundance of natural light, beautiful architectural details, and open feel. The double sided natural fireplace with gas ignite is a charming focal point. Spacious family, living, and dining rooms create plenty of space to enjoy time with family and friends. The flow from the kitchen to family room allows you to host gatherings without feeling left out of the fun. Entertain or simply relax on the large deck or 3 season porch, both overlook beautiful gardens. So much storage throughout. Basement plumbed for a bathroom. You won't be disappointed! Inclusions: Range/Oven, Wall Oven, Refrigerator, Microwave, Disposals(2), Washer, Dryer, Basement Shelves(rm to left when facing steps) & File Cabinets(rm to right when facing steps), Speakers(Family Rm & 3 Season Rm), Underground Sprinklers, Porch Swing, Trash Compactor, TV Wall Brackets, Water Softener- Owned Exclusions: Seller's Personal Property, Wood Armoire and Wood Shelf in Basement (room on right side when facing stairs), 2 Benches in Back Yard, Drift Wood in Back Yard Garden, All Yard Art, Bird Feeders, Grill, Patio Furniture, Wall Mounted TV in Family Room																																							
Sold Price: \$600,000		Closing Date: 08/04/2022																																					
Listing Office: Keller Williams Realty-Milwaukee North Shore: keller4		LO License #: 937586-91																																					
Pending Date: 06/14/2022		Transaction Type: Arms Length																																					

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Default view **BAYSIDE ALL ACTIVE, PENDING, OR SOLD IN LAST 12 MONTHS \$900K+** 6 Properties

	Price / Status / MLS #	Property Type	List Price	Est. Total Sq. Ft.	Bedrooms	Total Bathrooms
1	 \$925,000 9614 N Lake Dr Bayside, WI 53217 Sold / 1820976	Single-Family	999,900	5,192	<u>4</u>	<u>4.5</u>
		<i>ON the lake 4600 sq ft above grade</i>				
2	 \$925,000 857 E Glenbrook Rd Bayside, WI 53217 Sold / 1791521	Single-Family	950,000	3,583	<u>4</u>	<u>3</u>
		<i>Completely remodeled</i>				
3	 \$950,000 369 E Ravine Baye Rd Bayside, WI 53217 Sold / 1789255	Single-Family	875,000	4,833	<u>4</u>	<u>3.5</u>
		<i>3718 sq ft above</i>				
4	 \$950,000 9570 N Lake Dr Bayside, WI 53217 Active / 1833145	Single-Family	950,000	4,400	<u>7</u>	<u>4.5</u>
		<i>no offer</i>				
5	 \$1,100,000 9701 N Lake Dr Bayside, WI 53217 Active / 1837229 C	Single-Family	1,100,000	4,590	<u>4</u>	<u>3.5</u>
		<i>Ozaukee county</i>				
6	 \$2,500,000 1460 E Bay Point Rd Bayside, WI 53217 Active / 1835411	Single-Family	2,500,000	9,162	<u>5</u>	<u>4.5</u>
		<i>no offer, on the lake</i>				

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Prepared by DJ Friesch, Jay Schmidt Group of Keller Williams on Monday, June 19, 2023 1:25 PM.

Address: 9614 N Lake Dr Bayside, Wisconsin 53217 Taxed by: Bayside MLS #: 1820976



Property Type: Single-Family
Status: Sold
Start Showing Date: 01/05/2023
Tax Key: 170500107001
County: Ozaukee

List Price: \$999,900
Taxes: \$27,437.19
Tax Year: 2022
Est. Acreage: 1.25

Bedrooms: 4
Total Bathrooms: 4.5
Total Full/Half Baths: 4 / 1
F/H Baths Main: 1 / 1
F/H Baths Upper: 2 / 0
F/H Baths Lower: 1 / 0
Garage Spaces: 3.5
Garage Type: Attached

Rooms: 12
Est. Total Sq. Ft.: 5,192
Est Fin Above Grade SqFt: 4,642
Est Fin Below Grade SqFt: 550
Est. Year Built: 1933
Zoning: RES

Flood Plain: No

Days On Market: 5

Directions: Lake Dr. north to property. Through the Lions down on private road of Lake Drive House resides on Lake Michigan

School District: Fox Point J2	Name	Dim	Level	Name	Dim	Level
High School: Nicolet	Master Bedroom	19 x 17	Upper	Living/Great Room	16 x 23	Main
Middle School: Bayside	Bedroom 2	14 x 17	Upper	Kitchen	13 x 21	Main
Elem. School: Stormonth	Bedroom 3	17 x 24	Upper	Family Room	13 x 11	Upper
HOA Dues/Yr.: \$700/YR	Bedroom 4	16 x 16	Main	Dining Room	17 x 16	Main
Body of Water: Lake Michigan	Sun/Four Season Room	14 x 16	Main	Rec Room	19 x 15	Lower
Est Water Front Footage: 132				Dining Area	8 x 8	Main
				Foyer	11 x 17	Main

Type: Waterfrontage on Lot; Water Access/Rights	Documents: Seller Condition; LeadPaint Disclosure; Survey; Indep Inspection Rpt; Other; Seller Updates
Water Features: Lake	Appliances Incl.: Cooktop; Oven; Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer
Lot Description: View of Water	Misc. Exterior: Patio
Style: 2 Story	Misc. Interior: Natural Fireplace; Electric Fireplace; 2 or more Fireplaces; Walk-In Closet(s); Wet Bar; Cable TV Available; Wood or Sim. Wood Floors; Split Bedrooms
Architecture: Colonial	Water/Waste: Municipal Sewer; Private Well
Garage: Electric Door Opener	Municipality: Village
Driveway: Paved; Parking Space	Accessibility: Bedroom on Main Level; Full Bath on Main Level; Level Drive
Exterior: Brick; Wood	
Basement: Full; Walk Out/Outer Door; Block; Shower; Stubbed for Bathroom; Partially Finished	
Heating Fuel: Natural Gas	
H/C Type: Forced Air; Central Air	
Bath Description: Off MBR; MBR Bath Walk-in Shower; MBR Bath Separate Tub; At least one Bathtub; Shower Over Tub; Shower Stall; Jetted Tub; Ceramic Tile	

Remarks: Gorgeous Cream City Brick Center Entrance Colonial with sweeping vistas of Lake Michigan and the Milwaukee Skyline. Located in sought after Ozaukee County portion of Bayside with Ozaukee County Taxes. Spacious backyard cannot be beat with crystal blue views of Lake Michigan. Bring your decorating ideas to this gem with generous room sizes, views from nearly every room of the home, and expansive grounds. Nice circular drive with attached 3.5 car attached garage. First floor primary suite with French doors to the backyard. 3 additional bedrooms up with second on suite, paneled family room and second natural fireplace. Lower level is partial finished with full bath and offers room for expansion. Great value in prime location.

Inclusions: All Appliances, Washer, Dryer, Basement Fridge

Exclusions: Seller's Personal Property, Staging Furniture

Sold Price: \$925,000

Closing Date: 02/23/2023

Pending Date: 01/09/2023

Listing Office: Powers Realty Group: powers01

LO License #: 936401-91

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Address: 857 E Glenbrook Rd Bayside, Wisconsin 53217 Taxed by: Bayside MLS #: 1791521



Property Type: Single-Family
Status: Sold
Start Showing Date: 05/12/2022
Tax Key: 0170157000
County: Milwaukee

List Price: \$950,000
Taxes: \$13,292
Tax Year: 2021
Est. Acreage: 1.26

Bedrooms: 4
Total Bathrooms: 3
Total Full/Half Baths: 3 / 0
F/H Baths Main: 1 / 0
F/H Baths Upper: 2
F/H Baths Lower:
Garage Spaces: 2.5
Garage Type: Attached

Rooms: 10
Est. Total Sq. Ft.: 3,583
Est. Fin Above Grade SqFt: 3,583
Est. Year Built: 1950
Zoning: Res

Flood Plain: No

Days On Market: 11

Directions:

School District: [Fox Point J2](#)
High School: Nicolet
Middle School: Bayside
Elem. School: Stormonth

Name	Dim	Level	Name	Dim	Level
Master Bedroom	17 x 12	Upper	Living/Great Room	22 x 16	Main
Bedroom 2	14 x 13	Upper	Kitchen	19 x 17	Main
Bedroom 3	14 x 11	Upper	Dining Room	14 x 12	Main
Bedroom 4	14 x 11	Main	Rec Room	24 x 21	Main
Den	17 x 15	Main	Laundry		Main
Sun/Four Season Room	14 x 12	Main			

Type:	Subdivision; Type of Construction: Stick/Frame	Terms/Misc:	Home Warranty
Style:	2 Story	Documents:	Seller Condition; LeadPaint Disclosure; Other; Seller Updates
Architecture:	Contemporary	Appliances Incl.:	Cooktop; Oven; Range; Refrigerator; Dishwasher; Washer; Dryer; Water Softener Owned; Freezer
Garage:	Electric Door Opener	Misc. Interior:	Natural Fireplace; Skylight; Vaulted Ceiling(s); Wood or Sim. Wood Floors
Driveway:	Paved; Parking Space	Water/Waste:	Municipal Water; Municipal Sewer; Private Well
Exterior:	Fiber Cement	Municipality:	Village
Basement:	Full; Partial; Block	Accessibility:	Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level; Open Floor Plan
Heating Fuel:	Natural Gas		
H/C Type:	Forced Air; Radiant; Central Air; Multiple Units; Zoned Heating; In Floor Radiant		
Bath Description:	Off MBR; MBR Bath Walk-in Shower; At least one Bathtub; Shower Stall; Ceramic Tile		

Remarks: Comfortable yet elegant, modern living and entertaining on Milwaukee's North Shore can be yours! Updated from top to bottom, this home has been lovingly transformed into a casually stylish retreat with an amazing open-concept floor plan with thoughtful attention to every detail. Bright and open, this Contemporary home has floor-to-ceiling windows, heated floors throughout, updated bathrooms and kitchen, and four generously-sized bedrooms. The main floor sunroom, den, great room, and family room flow together to create the ideal sanctuary for comfortable and convenient modern life. The huge bonus room can be used for a home business, exercise space, or just family fun- get creative!

Inclusions: washer, dryer, double ovens, gas cooktop, dishwasher, refrigerator, R/O system, beverage refrigerator in Bonus room, freezer in laundry room, water softener (owned) playset

Exclusions: seller's personal property

Concession Remarks: Closing Cost Credit: \$1,500.00

Sold Price: \$925,000 **Closing Date:** 07/08/2022 **Pending Date:** 05/22/2022

Listing Office: Realty Executives Integrity~Cedarburg. exec06 **LO License #:** 835638-91

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Prepared by DJ Friesch, Jay Schmidt Group of Keller Williams on Monday, June 19, 2023 1:25 PM.

Address: 369 E Ravine Baye Rd Bayside, Wisconsin 53217-1328 **Taxed by:** Bayside**MLS #:** 1789255

Property Type: Single-Family
Status: Sold
Start Showing Date: 05/05/2022
Tax Key: 0170189000
County: Milwaukee

List Price: \$875,000
Taxes: \$16,718.26
Tax Year: 2021
Est. Acreage: 0.67

Bedrooms: 4
Total Bathrooms: 3.5
Total Full/Half Baths: 3 / 1
F/H Baths Main: 0 / 1
F/H Baths Upper: 2 / 0
F/H Baths Lower: 1 / 0
Garage Spaces: 3
Garage Type: Attached

Rooms: 13
Est. Total Sq. Ft.: 4,833
Est. Fin Above Grade SqFt: 3,718
Est. Fin Below Grade SqFt: 1,115
Est. Year Built: 1981
Zoning: Res

Flood Plain: No**Days On Market:** 9**Directions:** East on Fairy Chasm Rd, Fairy Chasm Rd north to Broadmoor Rd, Broadmoor Rd east to Ravine Baye Rd, right to 369 E Ravine Baye Rd, Bayside.

School District: [Fox Point J2](#)
High School: Nicolet
Middle School: Bayside
Elem. School: Stormonth
Subdivision: Ravine Baye Estates

Name	Dim	Level	Name	Dim	Level
Master Bedroom	15 x 18	Upper	Living/Great Room	20 x 15	Main
Bedroom 2	14 x 13	Upper	Kitchen	25 x 14	Main
Bedroom 3	12 x 15	Upper	Family Room	15 x 30	Main
Bedroom 4	15 x 12	Upper	Dining Room	14 x 14	Main
Den	12 x 12	Main	Rec Room	10 x 16	Lower
			Laundry	8 x 4	Main
			Exercise Room	18 x 12	Lower
			Game Room	12 x 17	Lower

Type: Subdivision	Documents: Seller Condition; LeadPaint Disclosure; Tax Bill; Prior Title Policy; Other; Seller Updates
Lot Description: Cul-De-Sac; Wooded	Appliances Incl.: Oven; Range; Refrigerator; Dishwasher; Microwave; Washer; Dryer; Water Softener Owned; Other
Style: 2 Story	Misc. Exterior: Sprinkler System
Architecture: Other	Misc. Interior: Gas Fireplace; 2 or more Fireplaces; Walk-In Closet(s); Wet Bar; Security System; Intercom/Music; Pantry; Central Vacuum; Cable TV Available; High Speed Internet; Wood or Sim. Wood Floors; Kitchen Island
Garage: Electric Door Opener	Water/Waste: Municipal Water; Municipal Sewer
Driveway: Paved	Municipality: Village
Exterior: Brick; Wood	Accessibility: Laundry on Main Level
Basement: Full; Block; Shower; Sump Pump; Partially Finished	
Heating Fuel: Natural Gas	
H/C Type: Forced Air; Central Air; Multiple Units	
Bath Description: Off MBR; MBR Bath Walk-in Shower; MBR Bath Separate Tub; At least one Bathtub; Shower Stall; Ceramic Tile	

Remarks: Impressive home is a pleasure to visit. Discover a true chef's kitchen with walk-in pantry, lots of beautiful cabinetry, "miles" of counter space, a huge center island, and super deluxe appliances. A pretty family room with gas fireplace glows with natural sunlight. The living room (currently used as an office) with fireplace has large windows is a beautiful space to entertain. You'll love having a private office (currently used as playroom) with French doors on the first floor. A 3-car attached garage with mudroom and first floor laundry are super convenient. The primary suite has a huge dressing room and ensuite bathroom with dual vanities, soaking tub, and steam shower. The versatile LL includes exercise area, music room, gaming area and lots of storage!

Inclusions: Oven/Range, Refrigerator, Double Ovens, Dishwashers (2), Microwave, Washer, Dryer, Beverage Refrigerator.

Sold Price: \$950,000**Closing Date:** 07/26/2022**Pending Date:** 05/13/2022**Listing Office:** Shorewest Realtors, Inc.: swr27**LO License #:** 7771-91

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Prepared by DJ Friesch, Jay Schmidt Group of Keller Williams on Monday, June 19, 2023 1:25 PM. Broker Attribution: PropertyInfo@shorewest.com

Address: 9570 N Lake Dr Bayside, Wisconsin 53217-1451 Taxed by: Bayside MLS #: 1833145



Property Type: Single-Family
Status: Active
Tax Key: 0189999002
County: Milwaukee

List Price: \$950,000
Taxes: \$18,749
Tax Year: 2022
Est. Acreage: 0.92

Bedrooms: 7
Total Full/Half Baths: 4 / 1
F/H Baths Main: 0 / 1
F/H Baths Upper: 4
F/H Baths Lower:
Garage Spaces: 3
Garage Type: Attached

Rooms: 13
Est. Total Sq. Ft.: 4,400
Est Fin Above Grade SqFt: 4,400
Est Fin Below Grade SqFt: 625
Est. Year Built: 1939
Zoning: res

Flood Plain: No

Days On Market: 47

Directions:

School District: [Fox Point J2](#)
High School: Nicolet
Middle School: Bayside
Elem. School: Stormonth

Name	Dim	Level	Name	Dim	Level
Master Bedroom	15.4 x 15.1	Upper	Living/Great Room	27 x 15	Main
Bedroom 2	14.3 x 13.8	Upper	Kitchen	17 x 11.6	Main
Bedroom 3	11.8 x 11	Upper	Family Room	14 x 14	Upper
Bedroom 4	11.3 x 10.9	Upper	Family Room	20.5 x 13	Upper
Bedroom 5	11 x 11	Upper	Dining Room	21.9 x 14.8	Main
Bedroom	18 x 11	Upper	Rec Room	27 x 15	Lower
			Dining Area	14 x 8	Main

Lot Description: Fenced Yard

Style: 2 Story

Architecture: Contemporary; Other

Garage: Electric Door Opener

Driveway: Paved; Parking Space

Outbuildings: Storage Shed

Exterior: Brick

Basement: Full; Block; Partially Finished

Heating Fuel: Natural Gas

H/C Type: Forced Air; Central Air; Multiple Units; Zoned Heating

Bath Description: Off MBR; MBR Bath Walk-in Shower; MBR Bath Separate Tub; At least one Bathtub; Shower Stall; Jetted Tub; Ceramic Tile

Terms/Misc: Home Warranty

Documents: Seller Condition; LeadPaint Disclosure; Home Warranty

Appliances Incl.: Range; Refrigerator; Disposal; Dishwasher

Misc. Exterior: Inground Pool

Misc. Interior: Natural Fireplace; Gas Fireplace; 2 or more Fireplaces; Walk-In Closet(s); Security System; Cable TV Available; Wood or Sim. Wood Floors; Split Bedrooms

Water/Waste: Municipal Sewer; Private Well

Municipality: Village

Remarks: Exquisite Fitzhugh Scott designed home lovingly maintained for the last 40 years. Surrounded by lush mature trees, privacy and tranquility await. Summer will soon be here, relax with a refreshing swim while birdsong fills the air. Enjoy this outdoor oasis complete with stunning grounds and lush plantings. 7 bedrooms allow for flexibility, 4.5 baths. A private wing, perfect for live-in help, grandparents, or family in town. Enjoy the outdoors while inside with panoramic views of the yard. Truly one of a kind, this home was designed for the most particular buyer. Bring your decorating ideas to make this treasure one you will enjoy for many years to come. It's time to make memories to last a lifetime!

Inclusions: stove, refrigerator, dishwasher, disposal, pool equipment and heater, ping pong/pool table, summer and winter pool covers

Listing Office: First Weber Inc- Mequon: fwg04

LO License #: 833993-91

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Prepared by DJ Friesch, Jay Schmidt Group of Keller Williams on Monday, June 19, 2023 1:25 PM.

Address: 9701 N Lake Dr Bayside, Wisconsin 53217 Taxed by: Bayside

MLS #: 1837229



Property Type: Single-Family
Status: Active With Offer
Tax Key: 170500408000
County: Ozaukee

List Price: \$1,100,000
Taxes: \$19,770.7
Tax Year: 2023
Est. Acreage: 1.76

Bedrooms: 4
Total Full/Half Baths: 3 / 2
F/H Baths Main: 1 / 1
F/H Baths Upper: 1 / 0
F/H Baths Lower: 1 / 1
Garage Spaces: 2
Garage Type: Attached

Rooms: 14
Est. Total Sq. Ft.: 4,590
Est Fin Above Grade SqFt: 2,720
Est Fin Below Grade SqFt: 1,870
Est. Year Built: 2011
Zoning: RES

Flood Plain: No

Days On Market: 14

Directions: Lake Drive all the way north. At approximately 9600 n Lake Drive, continue to drive through private drive sign. Park on driveway not street.

School District: [Fox Point J2](#)

High School: Nicolet

Middle School: Bayside

Elem. School: Stormonth

Subdivision: South Fairy Chasm

HOA Dues/Yr.: 700

Body of Water: Access

Name	Dim	Level	Name	Dim	Level
Master Bedroom	20 x 15	Main	Living/Great Room	24 x 16	Main
Bedroom 2	14 x 13	Upper	Kitchen	33 x 15	Main
Bedroom 3	17 x 14	Upper	Kitchen	21 x 12	Lower
Bedroom 4	12 x 12	Lower	Family Room	35 x 32	Lower
Bonus Room	21 x 15	Lower	Dining Room	13 x 13	Main
			Dining Room	21 x 10	Lower

Type: Water Access/Rights

Lot Description: Wooded

Style: Tri-Level; Exposed Basement

Architecture: Prairie/Craftsman

Garage: Electric Door Opener; Access to Basement

Driveway: Paved; Parking Space

Exterior: Stone; Wood

Basement: Full; Walk Out/Outer Door; Shower; Full Size Windows; 8+ Ceiling; Sump Pump; Finished

Heating Fuel: Other

H/C Type: Central Air; In Floor Radiant

Bath Description: Off MBR; MBR Bath Walk-in Shower; MBR Bath Separate Tub; Jetted Tub

Documents: Seller Condition; LeadPaint Disclosure; Survey; Restrictions/Covenants; Indep Inspection Rpt; Seller Updates

Appliances Incl.: Oven; Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer

Misc. Exterior: Patio

Misc. Interior: Natural Fireplace; Walk-In Closet(s); Vaulted Ceiling(s); Kitchen Island; Split Bedrooms

Water/Waste: Municipal Water; Municipal Sewer

Municipality: Village

Accessibility: Bedroom on Main Level

Remarks: Peace and serenity await. At the north end of Lake Drive lies an exclusive collection of homes overlooking Lake Michigan and surrounded by nature, but only a 15-minute drive from downtown Milwaukee. Part of the Fairy Chasm Association, residents enjoy their own beach access with private trail to Lake Michigan. With over 4500 square feet of luxury materials and craftsmanship and 1.75 acres of lush woods and open green space, this home re-built in 2011 is a true gem and forever home. This multi-level property features amenities such as solid cherry wood floors and millwork, Pella Architect Series windows, in-floor hydronic heating, soaring beamed ceilings, artisan plaster work, SubZero/Wolf appliances, Kohler fixtures, Ann Sacks tile, marble countertops and more. See full list of details.

Inclusions: Oven, Range, Refrigerator, Dishwasher, Warming Drawer, Microwave, Garbage Disposal, Drink Mini Fridge, (Downstairs) Range/Oven, Refrigerator, Dishwasher, Garbage Disposal, Washer, Dryer (Exterior) Stone Bench front corner of lot, Aldo Leopold Wood

Exclusions: Master Bath Vanity Mirror and Kitchen Powder Room Vanity Mirror. (Exterior) Swing, Cast Iron Benches, Teak Bench, Bistro Table and Chairs on Baloney, Adirondack Chairs, Mosaic Side Tables, Planters, Seller's Personal Property

Listing Office: Powers Realty Group: powers01

LO License #: 936401-91

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Prepared by DJ Friesch, Jay Schmidt Group of Keller Williams on Monday, June 19, 2023 1:25 PM. Broker Attribution: suzanne@powersrealty.com

Address: 1460 E Bay Point Rd Bayside, Wisconsin 53217 Taxed by: Bayside

MLS #: 1835411



Property Type: Single-Family
Status: Active
Start Showing Date: 06/01/2023
Tax Key: 0189977001
County: Milwaukee

List Price: \$2,500,000
Taxes: \$65,333.8
Tax Year: 2022
Est. Acreage: 1.98

Bedrooms: 5
Total Full/Half Baths: 4 / 2
F/H Baths Main: 0 / 2
F/H Baths Upper: 3 / 0
F/H Baths Lower: 1 / 0
Garage Spaces: 4.5
Garage Type: Attached

Rooms:
Est. Total Sq. Ft.: 9,162
Est. Year Built: 1960
Zoning: RES

Flood Plain: No

Days On Market: 19

Directions: Lake Drive to N Fairy Chasm, East on Fairy Chasm to Tennyson, North on Tennyson to Bay Point Rd

School District: [Fox Point J2](#)

High School: Nicolet

Middle School: Bayside

Elem. School: Stormonth

Name	Dim	Level	Name	Dim	Level
Master Bedroom	23 x 14	Upper	Living/Great Room	27 x 25	Main
Bedroom 2	20 x 18	Upper	Kitchen	25 x 18	Main
Bedroom 3	18 x 15	Upper	Family Room	30 x 14	Main
Bedroom 4	30 x 20	Upper	Family Room	24 x 14	Upper
Bedroom 5	18 x 16	Upper	Dining Room	27 x 20	Main
Den	18 x 15	Main	Rec Room	53 x 24	Lower
Loft	19 x 19	Upper	Laundry	9 x 7	Main
			Game Room	32 x 20	Lower
			Other Room	15 x 4	Main

Type: Waterfrontage on Lot; Water Access/Rights; Separate Quarters

Water Features: Lake

Lot Description: View of Water

Style: Multi-Level; Exposed Basement

Architecture: Tudor/Provincial

Garage: Electric Door Opener; Heated

Driveway: Paved

Outbuildings: Guest House; Additional Garage(s)

Exterior: Brick; Stone; Wood

Basement: Full; Walk Out/Outer Door; Shower; Full Size Windows; Finished

Heating Fuel: Natural Gas

H/C Type: Forced Air; Central Air; Multiple Units

Bath Description: Off MBR; MBR Bath Walk-in Shower; MBR Bath Separate Tub; At least one Bathtub; Shower Over Tub; Jetted Tub

Documents: Seller Condition; LeadPaint Disclosure; Indep Inspection Rpt

Appliances Incl.: Oven; Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer; Other

Misc. Exterior: Patio; Deck

Misc. Interior: Natural Fireplace; Gas Fireplace; 2 or more Fireplaces; Walk-In Closet(s); Wet Bar; Security System; Pantry; Wood or Sim. Wood Floors; Kitchen Island

Water/Waste: Municipal Water

Municipality: Village

Accessibility: Laundry on Main Level

Remarks: Stunning French Provincial Lakefront Estate sits on almost 2 acres with an unprecedented amount of land before bluff. Enjoy breathtaking eastern exposure views of the 150 ft of water frontage from the recently refinished deck. Inside, the neoclassical style great room impresses with soaring ceilings. Chef's kitchen has a mix of marble, limestone, and granite, along with Brazilian cherry floors. LL is perfect for entertaining offers; a walk-out patio, built-in bar and a media room. Primary suite features heated limestone floors, gas fireplace, and private balcony. The estate is gated and offers its owners both seclusion and privacy. This truly extraordinary estate also includes a charming Spanish-style attached guest house.

Inclusions: Wall oven, Gaggenau countertop steamer, Wolf Range, Refrigerators Included 2 SubZeroes in kitchen; wine refrigerator, 2 drawers refrigerators, guesthouse cooktop, 2 microwaves, 3 dishwashers, washer, dryer, 3 disposals

Exclusions: Seller or Tenant's personal property, chandelier in kitchen, crystal sconces, 2 black refrigerators (lower pantry and guesthouse) and pantry large wine refrigerator

Listing Office: Keller Williams Realty-Milwaukee North Shore: keller6

LO License #: 937586-91

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Prepared by DJ Friesch, Jay Schmidt Group of Keller Williams on Monday, June 19, 2023 1:25 PM.

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(2)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's Guide for Property Owners.

Complete all sections:

Section 1: Property Owner / Agent Information			* If agent, submit written authorization (Form PA-105) with this form		
Property owner name (on changed assessment notice) Olivier J and Karen A Bidard Trust			Agent name (if applicable)		
Owner mailing address 9720 N Lake DR			Agent mailing address		
City Bayside	State WI	Zip 53217	City	State	Zip
Owner phone (414) 702-3625	Email olivierbidard@hotmail.com	Owner phone () -	Email		

Section 2: Assessment Information and Opinion of Value					
Property address 9720 N Lake DR			Legal description or parcel no. (on changed assessment notice) H 17-050-02-11-001		
City Bayside	State WI	Zip 53217			
Assessment shown on notice - Total \$697,100			Your opinion of assessed value - Total \$655,000 - 658,000		

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed)	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 \$ _____ 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 Painted exterior 2022
Date of changes Oct-2022 Cost of changes \$ 3,200 Does this cost include the value of all labor (including your own)? Yes No
- 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 _____
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 _____
If this property had more than one appraisal, provide the requested information for each appraisal.

Section 5: BOR Hearing Information

- A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____
Note: This does not apply in first or second class cities.
- B. Provide a reasonable estimate of the amount of time you need at the hearing _____ minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 6-27-2023
---------------------------------------	--------------------------------

- Neighborhood Comparison

1240 E Donges Ct

3660 sq ft

① SOLD
800,000 on 7/13/2022

600,000 on 6/02/2022 ??



② 9614 N Lake DR

SOLD

925,000 Jan 2023

YEAR
2023

State No.

ASSESSMENT ROLL FOR BAYSIDE Ozaukee COUNTY

- 1. PFC REG. ENTERED BEFORE 1/1/72
- 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 AFTER 2004
- 7. MFL OPEN ENTERED BEFORE 2005
- 8. MFL CLOSED ENTERED BEFORE 2005

- 1.A - RESIDENTIAL
- 2.B - COMMERCIAL
- 3.C - MANUFACTURING
- 4.D - AGRICULTURAL
- 5.E - UNDEVELOPED
- 5m - AGRICULTURAL FOREST
- 6.F - PRODUCTIVE FOREST LANDS
- 7.G - OTHER

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

PARCEL NUMBER	NAME & ADDRESS	SCHOOL DIST.	VOL/PAGE - REG. DEEDS	KEY TO CODES	TOTAL ACRES	OF DESC.	ACREAGE & VALUE OF DESCRIPTION SUBJECT TO GENERAL PROPERTY TAX				TOTAL VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	EXEMPT FROM GEN. PROPERTY TAX	TOTAL ACRES THIS
							LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	ACRES									
17-050-01-04-000 170500104000	FOX POINT SCHOOL DISTRICT 9608 N LAKE DR 1890	0810810 467/134 PRT LOT 4 & LOT 5 - BLK 1 COMM NW COR LOT 5 TH E 457 FT SE 105 FT W 169 FT SW 323 FT NWLY 133 FT POB FAIRY CHASM			0.69		\$413,700	\$502,300	\$916,000	0.69									0.69
4	MARY D ROTHERAY, R ANTHONY ROTHERAY 9608 N LAKE DR BAYSIDE, WI, 53217																		
17-050-01-06-000 170500106000	FOX POINT SCHOOL DISTRICT 9610 N LAKE DR 1890	1096/908 LOT 6 /EXC N 1/2/ FAIRY CHASM			0.67		\$535,000	\$878,700	\$1,413,700	0.67									0.67
5	JACK M COOK, COOK, NICOLE L 9610 N LAKE DR BAYSIDE, WI, 53217																		
17-050-01-07-001 170500107001	FOX POINT SCHOOL DISTRICT 9614 N LAKE DR 1890	0851837 631/363 N 1/2 OF LOT 7 1 LOT 8 FAIRY CHASM			0.75		\$510,900	\$791,500	\$1,302,400	0.75									0.75
6	ZACHARY ROSEN 9614 N LAKE DR BAYSIDE, Wisconsin, 53217																		
17-050-02-01-000 170500201000	FOX POINT SCHOOL DISTRICT 9700 N LAKE DR 1890	1022884 LOT 1 BLK 2 S 1/2 OF LOT 2 FAIRY CHASM			0.84		\$564,100	\$478,800	\$1,042,900	0.84									0.84
7	MARK A BLUTSTEIN 9700 N LAKE DRIVE BAYSIDE, WI, 53217																		

Nov 202
home up for sale
over assessed
Ask 990 373,400
540
5192 SA
925 - saw Jan 2023

brand new house

updated

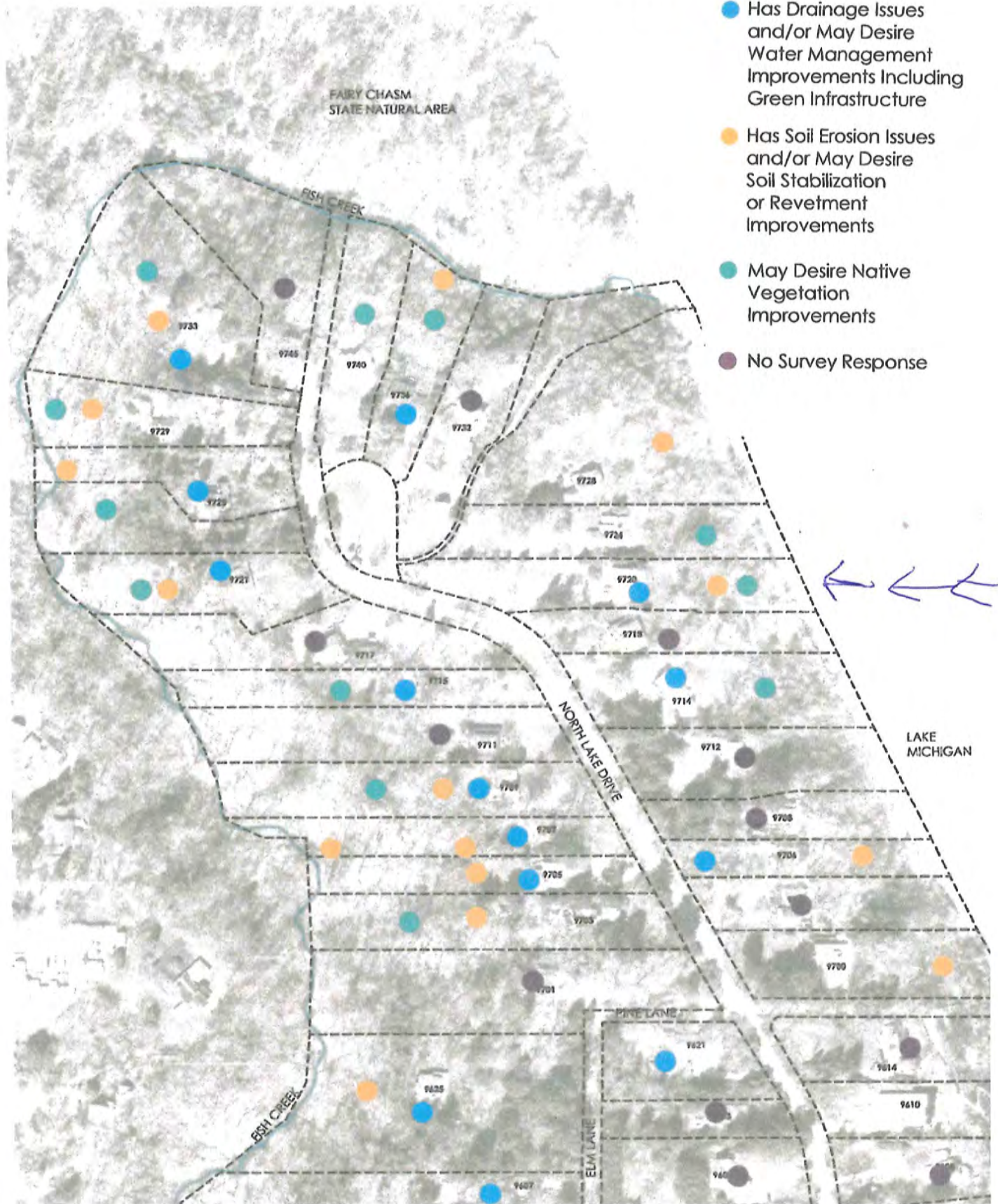
SOUTH FAIRY CHASM

Stormwater & Slope Stability Management Plan

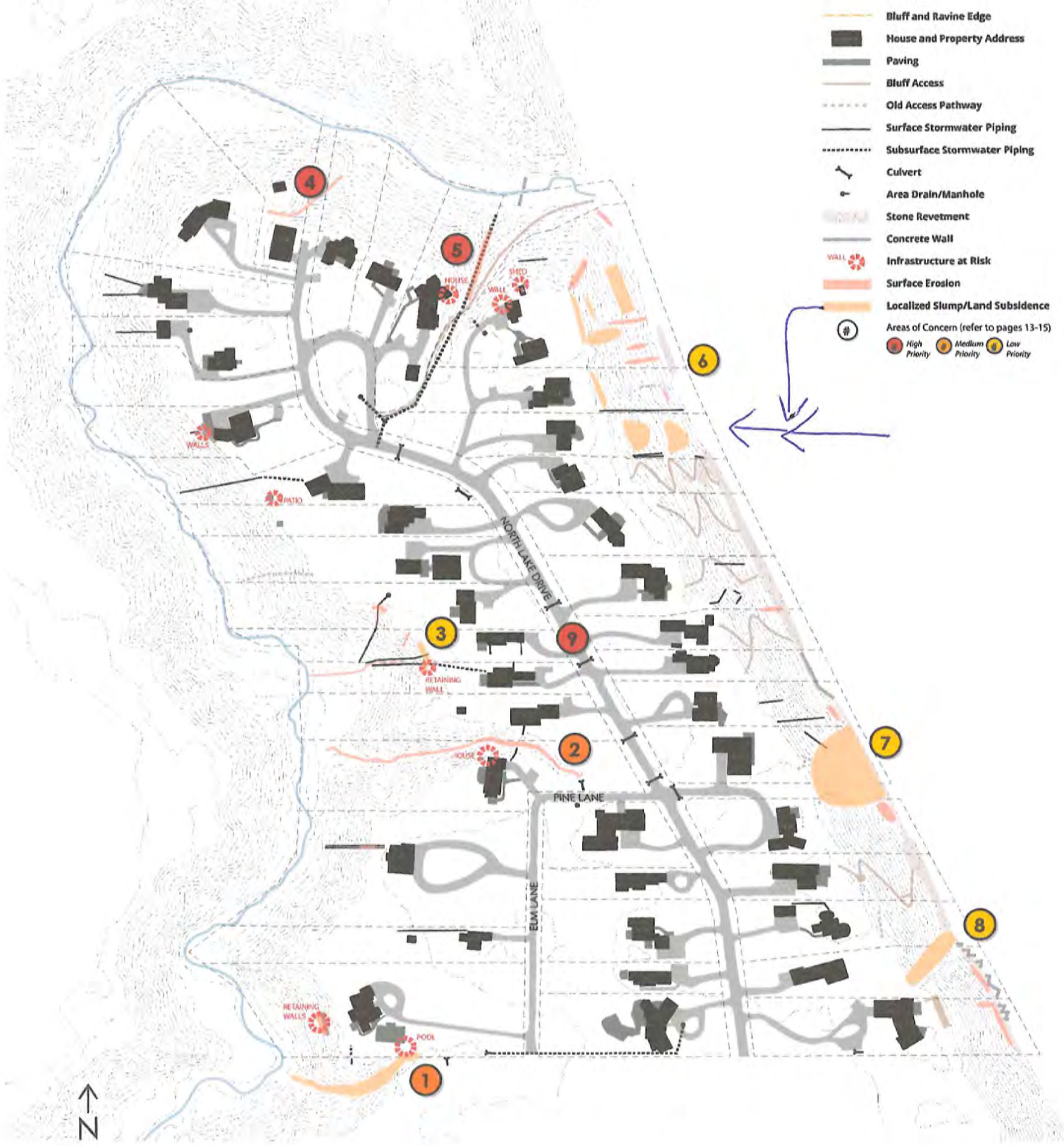
Published May of 2023 by Marek



Aerial Map of Showing Digital Survey Results



Existing Stormwater Management & Erosion Map (Areas of Concern)



- Property Lines
- Topography
- Fish Creek
- Bluff and Ravine Edge
- House and Property Address
- Paving
- Bluff Access
- Old Access Pathway
- Surface Stormwater Piping
- Subsurface Stormwater Piping
- ⌋ Culvert
- ⌋ Area Drain/Manhole
- Stone Revetment
- Concrete Wall
- WALL Infrastructure at Risk
- Surface Erosion
- Localized Slump/Land Subsidence
- ⓪ Areas of Concern (refer to pages 13-15)
- High Priority
- Medium Priority
- Low Priority