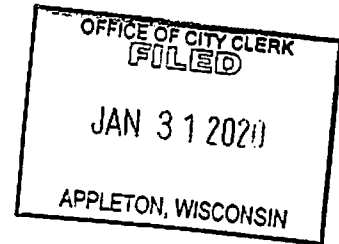


HUSCH BLACKWELL

Joseph A. Pickart
Partner

555 East Wells Street, Suite 1900
Milwaukee, WI 53202-3819
Direct: 414-978-5541
Fax: 414-223-5000
Joseph.Pickart@huschblackwell.com

January 30, 2020



VIA PERSONAL SERVICE

City of Appleton Clerk
100 N. Appleton Street
Appleton, WI 54911

Re: TDR Properties LLC
325 E. Florida Avenue
Tax Key No. 201-316750002

Dear Sir or Madam:

On behalf of TDR Properties LLC (herein referred to as "TDR"), and pursuant to Wis. Stat. § 74.37, we file this protective claim for an excessive assessment against the City of Appleton ("City") to recover that amount of the general property tax imposed on the above-referenced parcel of real property ("Property") because the City's January 1, 2019 assessment (the "2019 Assessment") was excessive.

The City's 2019 Assessment exceeded the Property's fair market value by no less than \$2,014,400. Accordingly, TDR's refund claim is in the amount of no less than \$40,461, plus any interest as provided by law. Attached as Exhibit A is a copy of the 2019 tax bill.

TDR has complied with the procedures for objecting to the 2019 Assessment under Wis. Stat. § 70.47 and, in particular, timely appealed the assessment to the Board of Review. TDR has not contested the 2019 Assessment of the Property under Wis. Stat. §§ 70.47(13) (action for certiorari) or 70.85 (review by the Wisconsin Department of Revenue).

Despite the excessive assessment of the Property, TDR has paid or will timely pay in full the tax alleged to be due.

By this letter, TDR has stated a valid claim to recover taxes paid with respect to an excessive assessment on the Property for the 2019 tax year. TDR respectfully requests that the City act on this claim within 90 days from the date of service thereof.

Contact the undersigned with any questions regarding this matter.

Very truly yours,


Joseph A. Pickart

Parcel #: **PAY 1ST INSTALLMENT - \$ 36,615.40**
 201 316750002
 TDR PROP OR
PAY FULL PAYMENT - \$ 146,457.40
 Bill #: 459286 BY Jan 31, 2020

SEND THIS STUB AND MAKE CHECK PAYABLE TO:
 CITY OF APPLETON
 FINANCE DEPARTMENT
 PO BOX 2519
 APPLETON, WI 54912

If receipt is needed send a self addressed stamped envelope

Parcel #: **PAY 2ND INSTALLMENT - \$ 36,614.00**
 201 316750002
 TDR PROP
DUE BY March 31, 2020
 Bill #: 459286 REMEMBER TO PAY TIMELY
 TO AVOID INTEREST PENALTY

SEND THIS STUB AND MAKE CHECK PAYABLE TO:
 CITY OF APPLETON
 FINANCE DEPARTMENT
 PO BOX 2519
 APPLETON, WI 54912

If receipt is needed send a self addressed stamped envelope

Parcel #: **PAY 3RD INSTALLMENT - \$ 36,614.00**
 201 316750002
 TDR PROP
DUE BY May 31, 2020
 Bill #: 459286 REMEMBER TO PAY TIMELY
 TO AVOID INTEREST PENALTY

SEND THIS STUB AND MAKE CHECK PAYABLE TO:
 CITY OF APPLETON
 FINANCE DEPARTMENT
 PO BOX 2519
 APPLETON, WI 54912

If receipt is needed send a self addressed stamped envelope.

Parcel #: **PAY 4TH INSTALLMENT - \$ 36,614.00**
 201 316750002
 TDR PROP
DUE BY July 31, 2020
 Bill #: 459286 REMEMBER TO PAY TIMELY
 TO AVOID INTEREST PENALTY

SEND THIS STUB AND MAKE CHECK PAYABLE TO:
 CITY OF APPLETON
 FINANCE DEPARTMENT
 PO BOX 2519
 APPLETON, WI 54912

If receipt is needed send a self addressed stamped envelope.

Taxing Jurisdiction	FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases			
	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Year Increase Ends

TDR PROPERTIES LLC

STATE OF WISCONSIN - OUTAGAMIE COUNTY
 REAL ESTATE TAX BILL FOR 2019

Bill No. 459286
 Parcel No. 201 316750002

Property Address: 325 E FLORIDA AVE

Assessed Value Land	Assd. Value Improve	Tot. Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improve	Total Est. Fair Mkt.	
591,400	6,703,000	7,294,400	0.9831295450	601,500	6,818,000	7,419,500	<input type="checkbox"/> A star in this box means unpaid prior years taxes
TAXING JURISDICTION		2018 Est. State Aids Allocated Tax Dist.	2019 Est. State Aids Allocated Tax Dist.	2018 Net Tax	2019 Net Tax	% Tax Change	NET PROPERTY TAX \$ 146,457.40
STATE		0	0	0.00	0.00	0.00	
COUNTY		1,678,697	1,860,714	35,861.86	27,115.12	-24.4%	
LOCAL		11,890,712	11,937,448	66,830.02	60,931.20	-8.8%	
APPLETON SCH		61,110,217	66,339,699	55,907.88	50,883.77	-9.0%	
FOX VALLEY TECH		4,871,658	5,146,020	8,325.79	7,586.38	-8.9%	
TOTAL		79,351,284	84,283,779	186,925.55	146,518.47	-12.2%	
FIRST DOLLAR CREDIT				-60.74	-59.07	-2.7%	
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%	
NET PROPERTY TAX				186,864.81	146,457.40	-12.2%	
School taxes reduced by school levy tax credit \$ 10,833.96							Important: This description is for property tax bill only and may not be a full legal description
				Net Assessed Value Rate (Does NOT reflect Credits) 0.02008616	Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest (see reverse).		
						Total Due	FOR FULL PAYMENT BY Jan 31, 2020 \$ 146,457.40

TDR/RDC CONDOMINIUM UNIT 1 (DOC 1871461) PRT LOT 1 CSM #8122 (DOC 1870486) PT SE1/4 SEC 14 T21N R17E

PRESORTED
 FIRST CLASS MAIL
 U.S. POSTAGE PAID
 UMS

FROM CITY OF APPLETON
 FINANCE DEPARTMENT
 PO BOX 2519
 APPLETON, WI 54912

ADDRESS SERVICE REQUESTED
 IMPORTANT REMINDER
 FIRST INSTALLMENT OR PAYMENT IN FULL

MUST BE MADE BY - Jan 31, 2020

Tax Statement

201 316750002
 TDR PROPERTIES LLC
 261 FRENCH ST
 PESHTIGO WI 54157

