

# 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> Ballard Square, LLC				Agent name <i>(if applicable)</i>			
Owner mailing address 3305 North Ballard Road, Ste C				Agent mailing address			
City Appleton	State WI	Zip 54911		City	State	Zip	
Owner phone ( 920 ) 733- 3214	Email swinter@rolliewinter.com			Owner phone ( ) -	Email		
Section 2: Assessment Information and Opinion of Value							
Property address 3305 & 3315 North Ballard Road				Legal description or parcel no. <i>(on changed assessment notice)</i> 311653205			
City Appleton	State WI	Zip 54911					
Assessment shown on notice - Total \$ 1,968,000				Your opinion of assessed value - Total \$ 1,320,000			

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> <small>At our expense, we ordered a full blown appraisal which we provided to the City Assessor. All we received back was an indication of the square foot cost without any additional detail regarding income, comparable sales, etc. We believe since we provided a full blown appraisal, we should have more information to justify the increase.</small>	Basis for your opinion of assessed value: <i>(Attach additional sheets if needed)</i> Appraisal

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 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 <i>(provide dates)</i> <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>9- 21 -2023</u> Value <u>1, 320, 000</u> Purpose of appraisal <u>Appeal 2023 Assessment</u> <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): _____ <b>Note:</b> This does not apply in first or second class cities.	
B. Provide a reasonable estimate of the amount of time you need at the hearing <u>    </u> 20 minutes.	
Property Owner or Agent signature 	Date (mm-dd-yyyy) 10- 3 -2023