

Objection to Real Property Assessment

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

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name <i>(on changed assessment notice)</i> West Appleton Holding, LLC			Agent name <i>(if applicable)</i> Ryan J. Gibbs				
Owner mailing address 150 Great Neck Road, Suite 304			Agent mailing address The Gibbs Firm, LPA 2355 Auburn Avenue				
City Great Neck	State NY	Zip 11021	City Cincinnati	State OH	Zip 45219		
Owner phone (513) 381 - 3890	Email ryan@thegibbsfirm.com		Owner phone (513) 381 - 3890	Email ryan@thegibbsfirm.com			

Section 2: Assessment Information and Opinion of Value			
Property address 2600 W College Avenue		Legal description or parcel no. <i>(on changed assessment notice)</i> 31-7-0041-00	
City Appleton	State WI	Zip 54914	
Assessment shown on notice - Total \$1,277,200		Your opinion of assessed value - Total \$500,000	

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> The Assessor's Market Value is over assessed based on the income approach	Basis for your opinion of assessed value: <i>(Attach additional sheets if needed)</i> See attached income analysis

Section 4: Other Property Information

A. Within the last 10 years, did you acquire the property? Yes No
 If Yes, provide acquisition price \$ 1,300,000 Date 12-19-2017 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. n/a

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) 4-20-22
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City Great Neck	State NY	Zip 11021		City Cincinnati	State OH	Zip 45219	
Owner phone (513) 381 - 3890	Email ryan@thegibbsfirm.com			Owner phone (513) 381 - 3890	Email ryan@thegibbsfirm.com		

Section 2: Assessment Information and Opinion of Value			
Property address 2700 W College Avenue			Legal description or parcel no. <i>(on changed assessment notice)</i> 31-7-0043-00
City Appleton	State WI	Zip 54914	
Assessment shown on notice - Total \$1,365,700			Your opinion of assessed value - Total \$750,000

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> The Assessor's Market Value is over assessed based on the income approach	Basis for your opinion of assessed value: <i>(Attach additional sheets if needed)</i> See attached income analysis

Section 4: Other Property Information

A. Within the last 10 years, did you acquire the property?..... Yes No
 If Yes, provide acquisition price \$ 1,300,000 Date 12 - 19 - 2017 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
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Property owner or Agent signature 	Date (mm-dd-yyyy) <u>4 - 20 - 22</u>
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Section 2: Assessment Information and Opinion of Value			
Property address 2700 W College Avenue		Legal description or parcel no. <i>(on changed assessment notice)</i> 31-7-0044-00	
City Appleton	State WI	Zip 54914	
Assessment shown on notice - Total \$1,607,100		Your opinion of assessed value - Total \$750,000	

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	
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 If Yes, provide acquisition price \$ 1,300,000 Date 12-19-2017 Purchase Trade Gift Inheritance
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B. Within the last 10 years, did you change this property (ex: remodel, addition)? Yes No
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Property owner or Agent signature 	Date (mm-dd-yyyy) <u>4-30-22</u>
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