



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Agenda - Final Tax Payment Appeal Board

Monday, July 9, 2018

5:15 PM

Sixth Floor, Room 6 D

1. Call meeting to order
2. Roll call of membership

5. Action Items

[18-0967](#)

Susan Kaufman
1024 E Kramer Lane
Appleton, WI 54915
Property Address: 1024 E Kramer Lane
Property Key Number: 31-9-2937-00

Attachments: [Kaufman.pdf](#)

[18-0968](#)

Freund Investments LLC
302 N Lawe St
Appleton, WI 54911
Property Address: multiple properties (see attachment)
Property Key Number: multiple (see attachment)

Attachments: [Freund Investments.pdf](#)

6. Information Items

None

7. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.

For questions regarding this agenda, please contact Tony Saucerman at (920) 832-6440.

**CITY OF APPLETON
TAX PAYMENT TIMELINESS APPEAL FORM**

(2017 Tax Roll)

Dear City of Appleton Taxpayer:

This form is used to submit a claim to the Tax Payment Board to appeal the Finance Department's conclusion that your tax payment was not received on a timely basis. You may appeal by completing this form and returning it to the Finance Department, P.O. Box 2519, Appleton, WI 54912-2519. You will be notified by mail of the next meeting and may attend to discuss your appeal if you wish.

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Section A: (To be completed by taxpayer)

Parcel No: 31-9-2937-00

Name: Susan Kaufman Date: 6/17/18

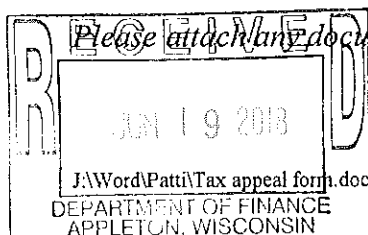
Phone: 920-734-3327

Property Address: 1024 E Kramer Lane

Taxpayer's Mailing Address (if different): \_\_\_\_\_

Claim/Explanation: Please see attached

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



*Please attach any documentation that you wish considered.*

June 17, 2018

To Whom it May Concern,

I just want to go on record saying that I beleive your policy regarding an undocumented property tax payment to be highly unfair. As a taxpayer, I have diligently paid my property taxes on time and in full. This year, I wrote a check (#2129) for the third installment on May 19. I placed the check in my mailbox, assuming that I had successfully made the payment. However, I was wrong! I received your letter stating that I now owed interest of \$121.71, along with my full payment of the remaining balance.

The only proof I have of my "good intentions" is my duplicate check, since my check was never documented or cashed by the Finance Department. While speaking with the Tax Coordinator, it became very clear to me that I had to pay the interest and no reason will be accepted for a delayed payment. I guess I was suppose to follow the mailman around to make sure my check made it to your office!!!! A reminder letter would have made me take action too!!!

Sincerely,

  
Susan Kay Kaufman

PROPERTY KEY 31 - 9 - 2937 - 00

GROSS TAX 5,272.05

STATE CREDIT 332.85

OWNER NAME KAUFMAN

SUSAN

K NET TAX 4,939.20

MAILING ADDRESS 1024 E KRAMER LA

MISC S.A.

CITY/STATE APPLETON WI

TRUST S.A.

ZIP CODE 54915

LOTTERY CR

104.42

1ST DOLLAR CR

59.67

PROPERTY ADDRESS 1024 E KRAMER LA

TOTAL TAX

4,775.11

| PAYMENT<br>DATE | TAX<br>TYPE | PAY<br>CODE | TAX<br>AMOUNT PAID | INTEREST<br>AMOUNT PAID | BATCH<br>DATE | BATCH<br>DSGN |
|-----------------|-------------|-------------|--------------------|-------------------------|---------------|---------------|
| 1/30/18         | R           |             | 1,118.11           |                         | 1/30          | 4             |
| 4/03/18         | R           |             | 1,219.00           |                         | 4/03          | 0             |
| 6/15/18         | R           |             | 2,438.00           | 121.90                  | 6/15          | 1             |

COLLECTED

4,775.11

121.90

INSTALLMENT

REMAINING PRINCIPAL

F2=EXIT

F8=INTEREST SCREEN

F10-VIEW/HIDE PAYEE INFO

ASR190R1 6/27/18 RESIDENTIAL PROPERTY INQUIRY FOR 31-9-2937-00 ASR190D  
OWNER LAST NAME KAUFMAN FIRST SUSAN MI K ACTIVE  
ADDRESS: 1024 E KRAMER LA UNIT: SPOUSE  
APPLETON WI 54915 0000 LAST TRNF M/Y: 5/16  
COUNTRY/ZIP: SALE AMOUNT: 225,000  
IN CARE OF: OTH OWNR TYPE:  
PROP ADD 1024 E KRAMER LA OWNERSHIP: PRIVATE  
APPLETON WI 54915 0000 RECORDED UNIT:  
LGL DESC: WOODCREST SECOND SUBDI V LOT 37

YR BLT 1987 STORIES 2.0 LIV UNITS 1 SF BLD AREA 2,560 HEAT SYST GAS  
CORNER LOT: Y LOT SIZE: 12122.00 SQFT GARAGE: ATT FRM GARAGE 720  
QTR SECTION: S57 USE CODE: 9411 ZONE: R1A  
YR RMDL: CITY PROP? N STREET COORD: K16E10 W39S34 WARD: 45  
STYLE: COLONIAL SIC CODE: 000000 CENS BLK: 1 CENS TRAK: 203.02  
VALUATION MMYR REASON FOR REVALUATION DISTRICT FOR:  
LAND\$ 40,600 8/13 DECREASE DUE TO REVALUATION SCH: APPLETON  
IMPR\$ 174,400 9/14 REVALUATION - NO CHANGE WTR: APPLETON  
TOTL\$ 215,000 SAN: APPLETON  
F2-Exit

F15-Multiple Addresses  
F21-My Neighborhood F22-GIS View F23-Intranet Photo ENTER-Next Property

**(2017 Tax Roll)**

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Parcel No: 27 properties

Name: Freund Investments LLC Date: 6/21/2018

Phone: 920 450 8597

Property Address: multiple

Taxpayer's Mailing Address (if different): \_\_\_\_\_

Claim/Explanation: I've attached picture

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J:\Word\Patt\Tax appeal form.doc

To whom it may concern:

I am typing this as I don't have the best handwriting especially when I am quite shaken by this. I don't have a clue how to prove that this was mailed out. However we have had rental property for over 15 years in appleton and many years ago I learned this valuable lesson and had to pay penalties due to having good intentions but being late, fortunately when we had a lot less properties. Today we have much more real estate and I have a system in place that ensures this kind of thing doesn't happen. The month that the taxes are due I enter the amounts and create a check (me the owner) and get it all ready to be mailed usually at least 2 weeks or more before it's due, placing the envelope in the outgoing mail box. With Memorial Day Weekend this year I didn't actually mail them until the following work day which was Tuesday the 29th. We haven't had any issues the last couple of years since I started mailing things right at the Appleton Post office. However we have another business that we do payroll for and we had in 2018 mailed a employees paycheck and we ended up having to cancel the check and reissue him one and he did eventually receive it over a month later. I only use the appleton post office, in all the 15 years of doing this that was really the first time we've had an issue with mail. I can only imagine that they too, "the post office" are having a hard time keeping good employees this year as the economy is doing so well and this has to be the reason we've had a few mistakes this year. Again if i had proof I would supply it i just can't think of any, in the future maybe I will take a photo as i mail them. Actually after talking with Kristen she did inform me of a drop box outside the office, I will use that from now on when dealing with property taxes. I am dropping this letter and the form off in that very drop box along with the final payment that was supposed to be due in July until this. Kristen also informed me that the envelope was postmarked the 14 or 16th something like that and the best I can think of is that our office employee thought it was mailed out with all the outgoing mail on the 29th and mailed it at a later date but that can't be verified it's just a theory.

To help try to prove legitimacy, we have great standing with the city as landlords. In 2017 we bought 2 4 plexes that the inspectors told us had been causing them so much trouble they were considering trying to take the properties away from that current owner. They were so glad to hear we were purchasing them and have since then really improved them, we were also told from some neighbors that we kicked out the local drug dealer. We evicted all of the previous landlords tenants and remodeled both buildings having stuck lots of time and money in them and brought them up past code. The neighborhood loves it as does the city inspectors have told us how happy they are with the outcome. They have been pleased with all the improvements and we took care of the violations that the previous landlord had prior to closing on the properties and then worked with the inspectors to go above and beyond to improve the properties.

We take good care of our properties and we manage them well and we always pay our bills on time. We can't afford not to. If this was just a property I wouldn't bother trying, but it's 22 properties and the cost of the interest on that for a check that was mailed to the best of my knowledge is just more than i can handle. So I have to at least try. I was informed by Kristen that my envelope is post dated I think June 14th I can't figure this out. Please let me know if I am going to owe an additional & 1300.00 for a glitch or mistake, it's hard to call it a mistake because I don't know how to rectify the issue. My only resolve is to personally drop it in the drop box in front of the city building or walk it in. But being a busy business owner who tries to plan ahead I always use the mail system I never expected this.

Thank you for the consideration,

ALL AMERICAN HOUSING SOLUTIONS INC.

302 N Lawe Street  
Appleton, WI 54911

Prospera  
CREDIT UNION

920-882-4600  
www.myprospera.com

004182

79-7942/2759

DATE 05/07/18

PAY TO THE  
ORDER OF

City of Appleton

\$ \*\*13,178.00

Thirteen Thousand One Hundred Seventy-Eight and 00/100\*\*\*\*\*

DOLLARS

City of Appleton  
PO BOX 1217  
Appleton, WI 54912-1217

Memo



*Lisa Freund*  
AUTHORIZED SIGNATURE

⑆275979429⑆1000657431507⑈ 4182

ALL AMERICAN HOUSING SOLUTIONS INC.

City of Appleton

05/07/18

004182

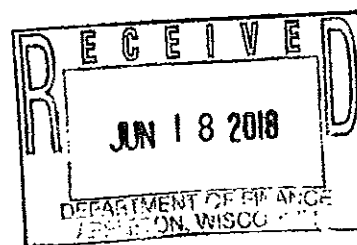
|                        |               |        |
|------------------------|---------------|--------|
| Property Taxes Payable | 201 31313900  | 355.00 |
| Property Taxes Payable | 201 314080404 | 395.00 |
| Property Taxes Payable | 201 313119600 | 417.00 |
| Property Taxes Payable | 201 314087700 | 564.00 |
| Property Taxes Payable | 201 315019200 | 485.00 |
| Property Taxes Payable | 201315057000  | 507.00 |
| Property Taxes Payable | 201 315064000 | 547.00 |
| Property Taxes Payable | 201 315082900 | 466.00 |
| Property Taxes Payable | 201 316000500 | 459.00 |
| Property Taxes Payable | 201 316313200 | 696.00 |
| Property Taxes Payable | 201 31107700  | 521.00 |
| Property Taxes Payable | 21 311023800  | 506.00 |
| Property Taxes Payable | 202 319238700 | 845.00 |

All American Check1

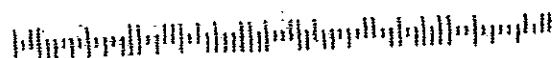
13,178.00

MILWAUKEE WI 530

14 JUN 2018 PM 5 L



54912-121717





ALL AMERICAN HOUSING SOLUTIONS INC.

302 N. Lawe Street  
Appleton, WI 54911

**Prospera**  
CREDIT UNION

920-882-4800  
www.myprospera.com

**004217**

79-7942/2759

DATE 06/21/18

\$ \*\*13,178.00

DOLLARS

PAY TO THE  
ORDER OF

City of Appleton

Thirteen Thousand One Hundred Seventy-Eight and 00/100\*\*\*\*\*

City of Appleton

PO BOX 1217

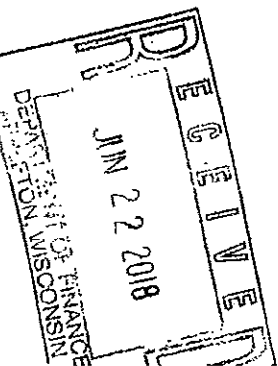
Appleton, WI 54912-1217

Memo

*Christine*  
AUTHORIZED SIGNATURE

⑆275979429⑆1000657431507⑆ 4217

*This check was in my night drop with the  
4th installment coupons*



| City of Appleton    | 06/21/18      |           |
|---------------------|---------------|-----------|
| property taxes      | 201 31313900  | 355.00    |
| property taxes      | 201 314080404 | 395.00    |
| property taxes      | 201 313119600 | 417.00    |
| property taxes      | 201 314087700 | 564.00    |
| property taxes      | 201 315019200 | 485.00    |
| property taxes      | 201315057000  | 507.00    |
| property taxes      | 201 315064000 | 547.00    |
| property taxes      | 201 315082900 | 466.00    |
| property taxes      | 201 316000500 | 459.00    |
| property taxes      | 201 316313200 | 696.00    |
| property taxes      | 201 31107700  | 521.00    |
| property taxes      | 21 311023800  | 506.00    |
| property taxes      | 202 319238700 | 845.00    |
| All American Checki |               | 13,178.00 |

| X | NO.  | DIR | STREET NAME | TYPE | PROPERTY KEY | OWNER LAST NAME    | FIRST |
|---|------|-----|-------------|------|--------------|--------------------|-------|
| — | 1124 | N   | RICHMOND    | ST   | 31-5-0829-00 | FREUND INVESTMENTS | L     |
| — | 725  | N   | CLARK       | ST   | 31-6-0005-00 | FREUND INVESTMENTS | L     |
| — | 3107 | N   | DURKEE      | ST   | 31-6-3132-00 | FREUND INVESTMENTS | L     |
| — | 2000 | S   | JEFFERSON   | ST   | 31-9-0035-00 | FREUND INVESTMENTS | L     |
| — | 55   |     | GLORIA      | CT   | 31-9-2387-00 | FREUND INVESTMENTS | L     |
| — | 518  | E   | ATLANTIC    | ST   | 31-1-0238-00 | FREUND INVESTMENTS | L     |
| — | 302  | N   | LAW         | ST   | 31-1-0577-00 | FREUND INVESTMENTS | L     |
| — | 946  | E   | NORTH       | ST   | 31-1-0791-00 | FREUND INVESTMENTS | L     |
| — | 830  | E   | PACIFIC     | ST   | 31-1-0917-00 | FREUND INVESTMENTS | L     |
| — | 516  | N   | CLARK       | ST   | 31-2-0704-00 | FREUND INVESTMENTS | L     |
| — | 1002 | W   | SPENCER     | ST   | 31-3-1139-00 | FREUND INVESTMENTS | L     |
| — | 1326 | W   | SPENCER     | ST   | 31-3-1196-00 | FREUND INVESTMENTS | L     |
| — | 14   |     | JOHNSON     | CT   | 31-4-0804-04 | FREUND INVESTMENTS | L     |
| — | 500  | S   | TELULAH     | AVE  | 31-4-0877-00 | FREUND INVESTMENTS | L     |
| — | 1003 | W   | SUMMER      | ST   | 31-5-0192-00 | FREUND INVESTMENTS | L     |
| — | 1103 | N   | BENNETT     | ST   | 31-5-0570-00 | FREUND INVESTMENTS | L     |
| — | 708  | N   | STATE       | ST   | 31-5-0640-00 | FREUND INVESTMENTS | L     |

+

F2 - Return To Prior Screen Display w/o Making Selection

| X | NO.  | DIR | STREET NAME | TYPE | PROPERTY KEY | OWNER LAST NAME  | FIRST  |
|---|------|-----|-------------|------|--------------|------------------|--------|
| — | 621  | N   | MEADE       | ST   | 31-1-0290-00 | FOX VALLEY DREAM | MAKERS |
| — | 1400 |     | SILVERCREST | DR   | 31-1-3987-37 | FOX VALLEY DREAM | MAKERS |
| — | 1420 |     | SILVERCREST | DR   | 31-1-3987-38 | FOX VALLEY DREAM | MAKERS |
| — | 1719 |     | SILVERCREST | DR   | 31-1-3987-39 | FOX VALLEY DREAM | MAKERS |
| — | 230  | E   | LINDBERGH   | ST   | 31-6-1881-00 | FOX VALLEY DREAM | MAKERS |

F2 - Return To Prior Screen Display w/o Making Selection

## Freund Investments LLC

| <u>Property Key No.</u> | <u>Amount Due</u> |
|-------------------------|-------------------|
| 31-1-0238-00            | \$ 48.20          |
| 31-1-0577-00            | \$ 49.62          |
| 31-1-0791-00            | \$ 63.34          |
| 31-1-0917-00            | \$ 35.04          |
| 31-2-0704-00            | \$ 48.00          |
| 31-3-1139-00            | \$ 33.80          |
| 31-3-1196-00            | \$ 39.72          |
| 31-4-0804-04            | \$ 37.62          |
| 31-4-0877-00            | \$ 53.72          |
| 31-5-0192-00            | \$ 46.20          |
| 31-5-0570-00            | \$ 48.28          |
| 31-5-0640-00            | \$ 52.10          |
| 31-5-0829-00            | \$ 44.38          |
| 31-6-0005-00            | \$ 43.72          |
| 31-6-3132-00            | \$ 66.28          |
| 31-9-0035-00            | \$ 56.48          |
| 31-9-2387-00            | \$ 80.48          |
|                         | <u>\$ 846.98</u>  |

## Fox Valley Dream Makers LLC

|              |                  |
|--------------|------------------|
| 31-1-0290-00 | \$ 77.52         |
| 31-1-3987-37 | \$ 90.66         |
| 31-1-3987-38 | \$ 91.04         |
| 31-1-3987-39 | \$ 88.86         |
| 31-6-1881-00 | \$ 60.00         |
|              | <u>\$ 408.08</u> |

|             |             |
|-------------|-------------|
| Grand Total | \$ 1,255.06 |
|-------------|-------------|