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 / Ag		rmation		submit written auth	orization (F	orm F	'A-105) wit	h this form
Property owner name (on changed assessment in West Appleton Holding, LLC	Agent name (if applicable) Ryan J. Gibbs							
Owner mailing address	Agent mailing	address						
150 Great Neck Road, Suite 304			s Firm, LPA 23					
Great Neck	State NY	11021	City			tate OH	4521	9
Owner phone (513) 381 - 3890 Email	gibbsfirm.com	Owner phone (513) 3	81 - 3890	ryan@thegibbsfirm.com			.com	
Section 2: Assessment Informa	tion and	Opinion of Value						Man Prison
Property address 2600 W College Avenue	,		Legal descrip 31-7-004	tion or parcel no. <i>(on ch</i> 1-00	anged assessn	nent no	itice)	
Appleton	State WI	^{Zip} 54914						
Assessment shown on notice - Total \$1,277,200			Your opinion \$500,0	of assessed value – Tot a 100	al			
If this property contains non-market v	alue class	acreage, provide yo	ur opinion of t	he taxable value br	eakdown:			
Statutory Class		Acres		\$ Per Acre			Full Taxab	le Value
Residential total market value						8		37/501
Commercial total market value						Ĕ.		
Agricultural classification: # of tillable	acres		@	\$ acre use value				
# of pastur	e acres		@	\$ acre use value			Patricia	
# of specia	lty acres		@	\$ acre use value				
Undeveloped classification # of acres			@	\$ acre @ 50% of n	narket value			
Agricultural forest classification # of acr	es		@	\$ acre @ 50% of n	narket value			
Forest classification # of acres		Market Jan	@	\$ acre @ market v	/alue			
Class 7 "Other" total market value	A SERVICE	M	market value					
Managed forest land acres		@	\$ acre @ 50% of n	narket value				
Managed forest land acres		@	\$ acre @ market v	/alue				
Section 3: Reason for Objection	n and Ba	sis of Estimate			14 TOV	See Hi	STATE OF	EST CLAY
Reason(s) for your objection: (Attach addi	itional shee	ets if needed)		ur opinion of assessed		ch add	itional shee	ts if needed)
The Assessor's Market Value is based on the income approach	over as	sessed	See attac	ched income ana	lysis			
Section 4: Other Property Info	rmation					12.1		
A. Within the last 10 years, did you ac	quire the	nronerty?					X Yes	No
If Yes, provide acquisition price \$					Trade		Gift	Inheritance
			(mm dd yyyy)					
B. Within the last 10 years, did you ch If Yes, describe	ange this	s property (ex: remod	lel, addition)?.				Yes	X No
Date of Cost of								
changes changes	\$	Does this	cost include the	e value of all labor (in	cluding you	r own))? 🗌 Yes	No
C. Within the last five years, was this	property	listed/offered for sale	a?				Yes	X No
If Yes, how long was the property			to					٠
Asking price \$		(mm-dd-y List all offers receive	ууу	(mm-dd-yyyy)				
							Yes	X No
D. Within the last five years, was this							163	<u>∑</u> 140
If Yes, provide: Date	VV)	Value	Purpose	of appraisal				
If this property had more than one	appraisal	, provide the requeste	ed Information	for each appraisal.	n/a	_		
Section 5: BOR Hearing Inform	ation				359525 ²	934b)	A SECTION OF	State (1)
A. If you are requesting that a BOR m Note: This does not apply in first or so			ur hearing, pro	ovide the name(s): _				
B. Provide a reasonable estimate of t	he amoui	nt of time you need a	t the hearing	minutes.				
Property owner or Agent signature						Date	(mm-dd-yyyy)	2 7

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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		mation		* If agent, submit written <u>authorization (Form PA-105)</u> with this form				
Property owner name (on changed asse West Appleton Holding, Ll			Agent name (if applicable) Ryan J. Gibbs					
Owner mailing address 150 Great Neck Road, Sui	te 304		Agent mailing address The Gibbs Firm, LPA 2355 Auburn Avenue					
Great Neck	State NY	^{Zip} 11021	Cincinnati	State OH	^{Zip} 45219			
Owner phone (513) 381 - 3890	ryan@the	jibbsfirm.com	Owner phone (513) 381 - 3890	ryan@the	ryan@thegibbsfirm.com			
Section 2: Assessment In	ormation and	Opinion of Value						
Property address 2700 W College Avenue			Legal description or parcel no. (or 31-7-0043-00	changed assessment n	otice)			
City Appleton	State WI	Zip 54914	Your opinion of assessed value – Total \$750,000					
Assessment shown on notice – Total \$1,365,700	1 ***	04014						
If this property contains non-ma	arket value class	acreage, provide vo	our opinion of the taxable value	breakdown:				
Statutory C		Acres	\$ Per Acre		Full Taxable Value			
Residential total market value	·	5-16 (E.)		NEU GORGONII				
Commercial total market value								
Agricultural classification: # of	tillable acres		@ \$ acre use valu	e				
	pasture acres		@ \$ acre use valu	e				
# of	specialty acres		@ \$ acre use valu	e				
Undeveloped classification # of a	· · ·		@ \$ acre @ 50% o	f market value				
Agricultural forest classification			@ \$ acre @ 50% c	f market value				
Forest classification # of acres			@ \$ acre @ marke	et value				
Class 7 "Other" total market valu	e	In the same of the same of	market value					
Managed forest land acres			@ \$ acre @ 50% o	f market value				
Managed forest land acres			@ \$ acre @ marke					
Section 3: Reason for Obj	ection and Ras	is of Estimate			A THE CONTRACTOR			
Reason(s) for your objection: (Atta The Assessor's Market Va based on the income appr Section 4: Other Property	ch additional sheet lue is over ass oach	if needed)	Basis for your opinion of assess See attached income ar		litional sheets if needed			
		vroperty?		The second section is a second	X Yes N			
If Yes, provide acquisition pr			2 - 19 - 2017 Y Purchase		Gift Inheritar			
B. Within the last 10 years, did If Yes, describe	you change this	property (ex: remo	del, addition)?		Yes X N			
Date of C	ost of nanges \$	Does this	cost include the value of all labor	(including your own)?			
. ,,,,,	s this property li	sted/offered for sal	e?		Yes 🗓 N			
If Yes, how long was the pro	perty listed (prov	de dates)	yyyy) to					
Asking price \$		st all offers receive	ed					
D. Within the last five years, wa	is this property a	ppraised?			Yes X N			
If Yes, provide: Date	- V	alue	Purpose of appraisal					
		provide the request	ed information for each appraisa	ı. n/a				
Section 5: BOR Hearing In	formation				al a la partir de la companya de la			
A. If you are requesting that a l Note: This does not apply in fi			our hearing, provide the name(s)					
B. Provide a reasonable estima	te of the amount	of time you need a	at the hearing minutes	i.				
Property owner or Agent signature			1/2	Date	(mm-dd-yyyy)			

PA-115A (R. 10-18)

Objection to Real Property Assessment

de	o file an appeal on your property asse er state law (sec. 70.47(7)(a), Wis. Stats. vidence of property value, see the Wis). You mus	t also complete thi	s entire form and submit it to y	our munic	ipal cle	rk. To revie	w the bes
C	omplete all sections:							
	ection 1: Property Owner / Age		ation	* If agent, submit written autl	horization (Form P	A-105) with 1	his form
1	roperty owner name <i>(on changed assessment not</i> West Appleton Holding, LLC	ice)		Agent name (if applicable) Ryan J. Gibbs Agent mailing address The Gibbs Firm, LPA 2355 Auburn Avenue				
	wner mailing address 150 Great Neck Road, Suite 304							
Great Neck State NY			^{Zip} 11021			State OH	^{Zip} 45219	
	wner phone	n@thegib	bsfirm.com	Owner phone (513) 381 - 3890	Email	@theg	jibbsfirm.c	om
S	ection 2: Assessment Information					es (Control		ALSO VIEW
P	roperty address 2700 W College Avenue	•		Legal description or parcel no. (on cl 31-7-0044-00	hanged assess	ment no	tice)	
С	ity Appleton	State Z	^{Zip} 54914					
	ssessment shown on notice – Total \$1,607,100	, , , ,		Your opinion of assessed value = Total \$750,000				
If t	this property contains non-market value	ue class acr	reage, provide vour	opinion of the taxable value br	eakdown:			
	Statutory Class		Acres	\$ Per Acre			Full Taxable	Value
R	esidential total market value			oranie sa programa de la composition della compo	rio de la colici	167		
-	ommercial total market value							
\vdash	gricultural classification: # of tillable a	res	SO PERSONAL SERVICE AND ADDRESS OF THE PERSON NAMED IN	@ \$ acre use value	SALIWALINA NO	10/85		
F	# of pasture a			@ Sacre use value		_		
\vdash	# of specialty			S acre use value				
1	Indeveloped classification # of acres	ucics		@ \$ acre @ 50% of market value				
\vdash	gricultural forest classification # of acres			\$ acre @ 50% of market value				
-	orest classification # of acres			@ \$ acre @ market				
1	lass 7 "Other" total market value		COU MARSINSONIO	market value				
\vdash	Anaged forest land acres		A Last my All Vinds Con	\$ acre @ 50% of market value				
\vdash	Nanaged forest land acres			@ \$ acre @ market v		е		
		and Paralla		3 acre @ market	value	feshine z ti	021200150	
R	ection 3: Reason for Objection a eason(s) for your objection: (Attach addition The Assessor's Market Value is on coased on the income approach	nal sheets if	needed)	Basis for your opinion of assessed See attached income ana		ich addi	tional sheets i	f needed)
5	ection 4: Other Property Inform	ation						
	Within the last 10 years, did you acquired for the last 10 years, did you char lf Yes, describe	300,000	Date 12 -	19-2017 X Purchase	Trade		X Yes Gift Ir	No nheritance No
	Date of Cost of changes \$		Does this co	st include the value of all labor (in	cluding you	ır own):	? Yes	☐ No
C.	Within the last five years, was this property listed/offered for sale?							
	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 pro If Yes, provide: Date		raised?			• • • • •	Yes	X No
	(mm-dd-yyyy) If this property had more than one ap				n/a			

D.	D. Within the last five years, was this property appraised?							. Yes	X No	
	If Yes, provide:	Date _		2	Value	Purpose of appraisal				
	If this property h	nad mor		<i>dd-yyyy)</i> one ap¦	oralsal, provide the red	quested information for each appraisal.	n/a			
S	ection 5: BOR	Heari	ng Inf	ormati	on		49 (44)		ACRES OF	
Α.	If you are reque Note: This does r					om your hearing, provide the name(s): _		20		
В.	Provide a reasor	nable es	timate	of the	amount of time you n	need at the hearing minutes.		- -		
-		_		_			To			

Wisconsin Department of Revenue