

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 of 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 (on changed assessment notice) MICHAEL F SIMONINI				Agent name (if applicable)			
Owner mailing address 1107 RANKIN CT				Agent mailing address			
City APPLETON	State WI	Zip 54911-5138		City	State	Zip	
Owner phone (920) 749-2930	Email msimonini25@gmail.com			Owner phone () -	Email		
Section 2: Assessment Information and Opinion of Value							
Property address 1107 RANKIN CT				Legal description or parcel no. (on changed assessment notice) BEVERLY PLAT 1WD LOT 5 BLK 1 AND 50FT STRIP VAL RR R/O/W ADJ			
City APPLETON	State WI	Zip 54911-5138		Your opinion of assessed value - Total \$136,500			
Assessment shown on notice - Total AMENDED ASSESSMENT 9/23/2019 \$142,200							

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: (Attach additional sheets if needed) THE AMENDED ASSESSMENT (9/23/2019) \$142,200 IS SIGNIFICANTLY ABOVE FAIR MARKET VALUE	Basis for your opinion of assessed value: (Attach additional sheets if needed) OPINION OF VALUE (\$136,500) PROVIDED BY LICENSED LOCAL APPRAISER (ATTACHED) + COMPARABLE PROPERTY - BELENT ARM'S LENGTH (ATTACHED)
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Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property? ☐ Yes ☒ No
If Yes, provide acquisition price \$ _____ Date - - (mm-dd-yyyy) ☐ Purchase ☐ Trade ☐ Gift ☐ Inheritance
- B. Within the last 10 years, did you change this property (ex: remodel, addition)? ☒ Yes ☐ No
If Yes, describe **ROOF REPLACEMENT - 10/15/2007 \$13,500**
SIDING REPLACEMENT - 7-15-2013 \$4,000
Date of **11/15/2016** Cost of **\$19,500**
changes **7-15-2013** changes \$ **4,000** Does this cost include the value of all labor (including your own)? ☒ Yes ☐ No
- 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 **10-09-2019** Value **\$136,500** Purpose of appraisal **VALUATION OF FAIR MARKET VALUE**
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): _____
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 **30** minutes.

Property owner or Agent signature Michael F. Simonini	Date (mm-dd-yyyy) 10-11-2019
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