

**NOTICE OF MEETING
VILLAGE OF FOX POINT
BOARD OF REVIEW MEETING**

SCHWEMER HALL-MUNICIPAL BUILDING
7200 N. SANTA MONICA BLVD.
FOX POINT, WI 53217

THURSDAY
JULY 30, 2020
5:30 P.M.

NOTE: BOARD OF REVIEW WILL BE MEETING VIA ELECTRONIC CONFERENCING. THERE WILL BE A FEW CHAIRS SOCIALLY DISTANCED IN SCHWEMER HALL AT THE ADDRESS SHOWN ABOVE, AND A ZOOM CONNECTION WILL BE PROVIDED AT THAT LOCATION, FOR THOSE CHOOSING TO ATTEND IN-PERSON. OBJECTOR AND THE VILLAGE ASSESSOR ARE ENCOURAGED TO SUBMIT ANY WRITTEN PRESENTATION MATERIALS IN ADVANCE OF THE MEETING TO THE VILLAGE CLERK AT kmeyer@villageoffoxpoint.com TO PERMIT TIME FOR DISTRIBUTION OF MATERIALS.

Zoom Participant Information

<https://us02web.zoom.us/j/84472194329>

Dial: 1-312-626-6799
Meeting ID: 844 7219 4329

AGENDA

***This meeting will be held a minimum of 2 hours as required by law.**

1. Roll Call
2. Nomination and Election of Chair and Vice Chair
3. Examine assessment roll and perform statutory duties
4. Hearing of Cases Filed with the Village Clerk: Objections to 2020 Assessments
5. Hear any other motions authorized by law
6. If necessary, adjourn the Board of Review meeting to a date and time to be determined by the Board of Review members; if complete, final adjournment of the 2020 Board of Review.

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request these services, contact the Village Clerk at (414) 351-8900. "Persons requiring an interpreter or other assistance should contact the Village Clerk's office 72 hours prior to the meeting. Notice is hereby given that a majority any other board, commission or committee may be present at the meeting to gather information about a subject in which they are interested. This constitutes a meeting of any other board, commission or committee pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 2d 408 (1993), and must be noticed as such, although said boards, commissions or committees will not take any formal action at this meeting."



Board of Review Member Training Affidavit

This affidavit confirms that one or more Board of Review (BOR) voting members attended training before the BOR met, satisfying state law (sec. 70.46(4), Wis. Stats.).

STATE OF WISCONSIN

County of MILWAUKEE

Co-muni code 40126

I, Kelly A. Meyer, the clerk for the VILLAGE OF FOX POINT,

swear the following BOR voting member(s), who represent(s) the municipality's chief executive officer or the officer's designee(s), attended a Wisconsin Department of Revenue approved BOR training program within two years of the BOR's first meeting. (sec. 70.46 (4), Wis. Stats.)

BOR member(s) and attendance date:

<u>SCOTT BOTCHER</u>	<u>06/02/2020</u>
Name	Date
<u>KELLY A. MEYER</u>	<u>06/09/2020</u>
Name	Date
<u>ELIZABETH AELION</u>	<u>06/09/2020</u>
Name	Date

06-12-2020 02:35 PM

Date electronically filed

kmeyer@villageoffoxpoint.com

Clerk email



Board of Review Member Training Affidavit

Preparer Information

Name Kelly A. Meyer	Title Village Clerk Treasurer
Email kmeyer@villageoffoxpoint.com	Phone 414-351-8900

Signature Statement

Under penalties of law, I declare this form and all attachments are true, correct and complete to the best of my knowledge and belief.

Do you agree with the statement above?

YES NO

Submission Information

You successfully submitted your report. Print a copy for your records.

Comuni code: 40126
Submission date: 06-12-2020 02:35 PM
Confirmation: PA10720201073A1591990522931
Submission type: AMENDED

CORRECTIONS OF ERRORS BY ASSESSORS (SEC. 70.43, WIS. STATS.)

(Year)

Note: Assessor should complete columns (a) through (e) and forward to the clerk as part of the assessment roll. Send to clerk electronically as well, if possible. The clerk will complete columns (f), (g), and totals.

	(a) Parcel / Account Number Property Location & School Code Owner's Name, Street Address, City, State, Zip (1)	(b) Previous Year's Assessed Value	(c) Corrected Value	(d) Real Property Amount of Adjustment (c-b)	(e) Personal Property Amount of Adjustment (c-b)	(f) Previous Year's Net Mill Rate (2)	(g) T – Tax net school credit L – Lottery credit F – First Dollar credit N – Net Tax (3)
1							T – L – F – N –
2							T – L – F – N –
3							T – L – F – N –
4							T – L – F – N –
5							T – L – F – N –
6							T – L – F – N –

CORRECTIONS OF ERRORS BY ASSESSORS (Continued)

(Year)

	(a) Parcel / Account Number Property Location & School Code Owner's Name, Street Address, City, State, Zip (1)	(b) Previous Year's Assessed Value	(c) Corrected Value	(d) Real Property Amount of Adjustment (c-b)	(e) Personal Property Amount of Adjustment (c-b)	(f) Previous Year's Net Mill Rate (2)	(g) T – Tax net school credit L – Lottery credit F – First Dollar credit N – Net Tax (3)
7							T – L – F – N –
8							T – L – F – N –
9							T – L – F – N –
10							T – L – F – N –
	Grand Totals . . →						

(1) Enter Property and Owner Information in order listed.

(2) Net Mill Rate – see Publication PA-502, Assessment and Tax Roll Instructions for Clerks at www.revenue.wi.gov/html/pubs.html.

(3) T – Enter total tax less school levy tax credit.
 L – If Principal Residence, enter amount of Lottery & Gaming Credit adjustment, if any.
 F – If Real Estate includes an improvement, enter amount of First Dollar Credit adjustment, if any.
 N – Enter net amount (T minus L and F)

↑
Real Property
Total enter on
line 23c1 of the
Statement of
Assessment

↑
Personal Property
Total enter on
line 23c2 of the
Statement of
Assessment

↑
Total of code "N" entries.
Enter on Line K
of the Statement
of Taxes.

BOARD OF REVIEW MEETING – JULY 30, 2020
BOARD OF REVIEW MEMBERS
EXAMINATION OF ASSESSMENT ROLL

If you are “Zooming”, please use the links below to examine the Assessment Roll for 2020.

Thank you.

Real Estate Roll Link:

<https://www.apraz.com/wp-content/uploads/2020/07/2020-Village-of-Fox-Point-FINAL-Real-Estate-Roll-Roll.pdf>

Personal Property Roll Link:

<https://www.apraz.com/wp-content/uploads/2020/07/2020-Village-of-Fox-Point-FINAL-Personal-Property-Roll.pdf>

2020 BOARD OF REVIEW – APPOINTMENTS 1

MUNICIPALITY: Village of Fox Point
 ADDRESS: 7200 N Santa Monica Blvd, Fox Point WI
 COUNTY: Milwaukee

Updated: 7/30/2020 8:04 AM #2

DATE: **Thursday, July 30, 2019 at 5:30 pm**

APPOINTMENTS AS OF **July 30, 2020**

TIME	PAR CEL NO.	NAME	ADDRESS	PHONE	OBJ FORM SUBMITTED WITH DATE
5:30 PM	Unitl 6:00 PM No	Board of Review Business Portion			
6:00 pm: Waive 48 Hr Hearing Notice/48 Hrs Notice Given for 9:30 p.m.	057- 9991- 000	C R Triyambakaraj & Laurie L Ebel <i>VIA IN-PERSON</i>	8110 N Beach Dr	414-351-3569	Submitted 7/28/2020 @ 11:30 a.m. Via In-person
6:30 pm: Waive 48 Hr Hearing Notice	091- 0070- 000	Catherine F Conway (Catherine F. Conway Rev Trust) <i>ZOOM</i>	240 W Dunwood Rd	414-617-1380 catherinefconway@gmail.com	Submitted 7/28/2020 @ 3:00 p.m.
7:00 pm NO CHANGE IN TIME	058- 0060- 000	John & Nancy Sennett <i>IN PERSON</i>	1206 E Fox Lane	414-803-5874	Submitted 7/24/2020 @ 8:00 a.m.-Drop Box
7:30 pm: Waive 48 Hr Hearing Notice	059- 0045- 000	J.J. Joyce and William Jeselun <i>IN PERSON</i>	8335 N Santa Monica Blvd	414-791-5599 jjjoyce@jjjoyce.com	Submitted 7/28/2020 @ 5:08 p.m.
8:00 pm					
8:30 pm					
9:00 pm					
9:30 pm					

VILLAGE OF FOX POINT BOARD OF REVIEW - 2020

Objection forms submitted to the clerk prior to the BOR session after completion of the roll should be reviewed by the clerk to determine if complete. If clerk believes that the objection form is not complete, advise property owner accordingly.

Clerk's Office:

DO NOT ACCEPT an objection form if the property owner does not declare what the assessed value of his/her property should be [Sec. 70.47(6m)(ae)].

LIST OF PROPERTY OWNERS AND/OR REPRESENTATIVES FILING OBJECTIONS		
OWNERS NAME	WRITTEN NOTIFICATION OF INTENTION AND/OR OBJECTION FORM SUBMITTED (INCLUDE DATE/TIME SUBMITTED)	SCHEDULED FOR BOR
CR Triyambakaraj & Laurie L. Ebel 057-9991-000 WAVIER NEEDED DUE TO TIME CHANGE	Intention 7/27/2020 9am / Objection filed 07/28/2020 Via Hand Delivery. Notified AAC & Village Attorney prior to BOR on 7/28/2020 Via Email. Called Objector & agreed to move to 6:00 p.m. – WAVIE 48 HR Hearing Notice moving from 9:30 to 6:00.	YES WAIVER NEEDED FOR 48 HR NOTICE- TIME CHANGE ONLY
Catherine F Conway 091-0070-000 WAIVER NEEDED DUE TO "NO 48 HOUR NOTICE GIVEN" -LESS THAN 48 HOURS	Intent to file 7/27/2020 @ 3:11 p.m. / Objection filed 7/28/2020 @ 3:00 p.m. No 48 hour Notice Given due to lack of places on 07/30/2020. Called on 7/29/2020 & scheduled in opening due to withdrawal for 6:30 p.m. Notified AAC & Village Attorney of Intent to file 48 hours ahead & Objection emailed. WAIVE 48 HR Hearing Notice.	YES WAIVER NEEDED FOR 48 HR NOTICE
John & Nancy Sennett 058-0060-000 – 7:00 PM NO WAIVER NEEDED	Objection filed 07/24/2020 @ 8:00 a.m. by drop-box-Notified AAC & Village Attorney prior to BOR on 7/24/2020 by E-mail.	YES
J.J. Joyce & William Jeselun 059-0045-000 WAIVER NEEDED DUE TO NO "48 HOUR NOTICE GIVE" – LESS THAN 48 HOURS	Intent to file on 7/27/2020 at 1:14 p.m. Objection filed 7/28/2020 @ 5:08 p.m. Notified AAC & Village Attorney of Intent to file prior to 48 hours & Objection emailed following receipt. Called on 7/29/2020 & scheduled in opening due to withdrawal for 7:30 p.m. Notified AAC & Village Attorney of Intent to file 48 hours ahead & Objection emailed. WAIVE 48 HR Hearing Notice.	YES WAIVER NEEDED FOR 48 HR NOTICE

VILLAGE OF FOX POINT – 2020 ASSESSMENT

BOARD OF REVIEW

NOTICE OF INTENT TO FILE – VERBALLY/WRITTEN

“14 Outstanding Intent to File” to-date

DATE	TIME	PARCEL NO.	OWNER NAME	REPRESENTATIVE NAME	PARCEL ADDRESS	VERBAL OR WRITTEN	OBJ FILED
01/15/2020	9:30pm	095-9973-000	Joseph Whitnah & Yunchi C Huang 414-405-2348 jwhitnah@gmail.com	Unknown	7415 N Beach Drive	Objection Filed-Will Contact AAC & see what happens – ON HOLD	NO-V Clerk Contacted Joseph twice Still no response.
7/22/2020	8:10am	059-0340-000 OBJ Filed 7/23/2020 @ 1:20 p.m.	Jim (James) Collis-Atty 414-276-8600 W jcollisjd@aol.com	Unknown	8063 N Poplar Dr.	FILED OBJ 7/23/2020	YES WITHDRAWN
7/22/2020	9:45am	059-0083-000	Diane Gunderson 414-351-2623H	Unknown	8316 N Santa Monica Blvd	Verbal Intent	YES 07/27/2020 8:00 AM WITHDRAWN
7/24/2020	8:00 am	130-9999-000	Stephen R Forrer Living Trust	Atty. Marcuvitz jarps@vonbriesen.com	7152 N Beach Dr	Email by Rep	No WITHDRAWN
7/24/2020	8:00 am	095-9958-000	L & C Trust	Atty. Marcuvitz jarps@vonbriesen.com	7210 N Beach Dr	Email by Rep	No WITHDRAWN
7/24/2020	8:00 am	095-9960-000	Jonathan & Kelly Levin	Atty. Marcuvitz jarps@vonbriesen.com	7234 N Beach Dr	Email by Rep	No WITHDRAWN
7/24/2020	8:00 am	095-9959-000	Beach Drive Trust	Atty. Marcuvitz jarps@vonbriesen.com	7228 N Beach Dr	Email by Rep	No WITHDRAWN

VILLAGE OF FOX POINT – 2020 ASSESSMENT

BOARD OF REVIEW

NOTICE OF INTENT TO FILE – VERBALLY/WRITTEN

7/24/2020	8:00 am	057-9996-005 Should be 057-9996-003	Leon & Bonnie Joseph	Atty. Marcuvitz jarps@vonbriesen.com	8130 N Beach Dr	Email by Rep	No WITHDRAWN
7/24/2020	8:00 am	093-9987-000	Tan Lo	Atty. Marcuvitz jarps@vonbriesen.com	7736 N Beach Dr	Email by Rep	No WITHDRAWN
7/24/2020	8:00 am	057-9990-000	Michael Budenholzer	Atty. Marcuvitz jarps@vonbriesen.com	8100 N Beach Dr	Email by Rep	No WITHDRAWN
7/24/2020	8:00 am	129-0046-000	Craig H Zetley, Trustee	No Representation	6868 N Barnett	Email by Rep	No
7/27/2020	9:00 am	057-9991-000	C R Triyambakaraj & Laurie L Ebel 414-351-3569	Unknown	8110 N Beach Dr	Phone Call / Verbal	Yes
7/27/2020	11:20 am	060-0024-000	Xuejun Zang 540-0972	Unknown	150 W Cherokee Cir	Phone Call / Verbal	Yes WITHDRAWN
7/27/2020	3:11 pm	091-0070-000	Catherine F. Conway [Catherine F. Conway Rev Trust]	Unknown	240 W Dunwood Rd.	Email	Yes
7/27/2020	9:50 am	093-9975-005	Ellin S Levy (Gerald J Levy Passed) Levy.doug@gmail.com	Doug Levy (Son) 351-6030	1450 E Goodrich Lane	Phone Call / Verbal	Yes WITHDRAWN
7/27/2020	1:14 pm	059-0045-000	Joan J Joyce William H Jeselun 414-791-5599 jjoyce@jjoyce.com	Unknown	8335 N Santa Monica Blvd	Phone Call / Verbal	Yes
7/27/2020	2:52 pm	093-9970-002	John M Grogan Denise M Grogan j.d.grogan@sbcglobal.net	Unknown	7860 N Club Circle	Phone Call / Verbal	WITHDRAWN
7/28/2020	12:40 pm		Ilya Stein 414-807-4183	Unknown	7115 N Fairchild Circle	Phone / Verbal	No WITHDRAWN
7/28/2020	1:00 pm		Wiemer, Liza 414-351-1788	Unknown	7024 N Fairchild	Phone / Verbal	Yes 7/28/2020 WITHDRAWN

VILLAGE OF FOX POINT – 2020 ASSESSMENT
BOARD OF REVIEW
NOTICE OF INTENT TO FILE – VERBALLY/WRITTEN

VILLAGE OF FOX POINT

JULY 30, 2020

6:00 P.M / MOVED FROM 9:30 P.M.

****WAIVER FOR BOR HEARING TIME CHANGE NEEDED****

C R TRITAMBAKARAJ & LAURIE L EBEL

8110 N BEACH DRIVE

057-9991-000

WAIVER NEEDED FOR TIME CHANGE


VILLAGE OF FOX POINT
STATE OF WISCONSIN
MILWAUKEE COUNTY

EMAIL AFFIDAVIT

Kelly A. Meyer, of the Village of Fox Point, being first duly sworn on oath, deposes and says that on the 23rd of July, 2020 at 2:40 p.m., she contacted by telephone and Emailed the attached Notice of Amended Board of Review Hearing – New Time regarding Mr. Triyambakaraj & Ms. Ebel, property at 8110 N Beach Drive, Tax Key # 057-9991-000 to the following email:

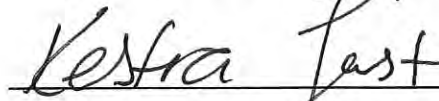
Contacted by telephone at 7:50 a.m.

laurieebel@gmail.com



Kelly A. Meyer, CMC/WCMC
Village Clerk/Treasurer

Subscribed and sworn to before me this
30 day of July, 2020.



Notary Public, State of WI
My commission expires 12/09/2023



C R Triyambakaraj / Laurie L. Ebel
 057-9991-000
 8110 N Beach Drive
 *WAIVER FOR MTG TIME
 CHANGE NEEDED

VILLAGE OF FOX POINT

NOTICE OF BOARD OF REVIEW HEARING

Your hearing before the Village of Fox Point Board of Review is scheduled as follows:

Owner Name:	C R Triyambakaraj and Laurie L. Ebel
Agent Name:	N/A
Owner Address:	8110 N Beach Drive
Agent Address:	N/A
Subject Property Address:	8110 N Beach Dr., Fox Point, WI 53217
Subject Parcel #:	057-9991-000
Date:	07/30/2020 (Filed 7/28/2020 11:30 am)
Time:	Now 6:00 p.m. – Moved from 9:30 p.m.

Place: Schwemer Hall – Municipal Building, 7200 N Santa Monica Blvd, Fox Point WI 53217 (2nd floor in Schwemer Hall or Via Zoom – details will follow)

Board of Review will be meeting via Electronic Conferencing. Chairs will be social distanced in Schwemer Hall at the address shown above, and a Zoom connection will be provided at that location, for those choosing to attend in-person. Objector and the Village Assessor are encouraged to submit any written presentation Materials in advance of the meeting to the Village Clerk at kmeyer@villageoffoxpoint.com to permit time for distribution of materials.

For more information on this process, please visit: <http://www.revenue.wi.gov/pubs/slf/pb060.pdf>

If you have any questions, you may contact the Village Clerk at kmeyer@villageoffoxpoint.com, Deputy Clerk at jobrien@villageoffoxpoint.com or (414) 351-8900.

VILLAGE USE ONLY	
Date/Time Notice Given: <u>07/30/2020 @ 8:30 am</u> Type of Delivery: <u>Telephone/Emailed</u>	
Notice Given To: Owner <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Other <input type="checkbox"/> _____	
Date Received: <u>07/27/2020 @ 12:05 pm</u> Class: <u>G1</u>	
<u>Preliminary Assessment</u>	
Land: \$ _____ Improvements: \$ _____ Total: \$ _____	
Personal Property 1: _____ Personal Property 2: _____	
Personal Property 3: _____ Total Personal Property: _____	
Forms Routed to: Assessor <input checked="" type="checkbox"/> Attorney <input checked="" type="checkbox"/>	

Kelly Meyer

From: Kelly Meyer
Sent: Thursday, July 30, 2020 8:24 AM
To: laurieebel@gmail.com
Cc: Jeanne O'Brien
Subject: RE: Board of Review Amended Time Hearing Notice
Attachments: Notice of Hearing Amended-Triyambakaraj-Ebel 8110 N Beach Dr.pdf

Importance: High

Good morning, Laurie.

Following our phone conversation and upon agreement this morning, I have moved your Board of Review Hearing from 9:30 p.m. to 6:00 p.m. Please see the attached Amended Notice of Board of Review Hearing.

We will see you in-person at the Village of Fox Point Village Hall – Schwemer Board Room upstairs around 6:00 p.m. You are welcome to come about 10 minutes early in the event we can hear your testimony early. Masks are recommended, but not required. Hand sanitizer is available on the wall of the Village Board room as you walk in on the right. Please feel free to use this prior to the meeting and after the meeting.

Thank you.

The message originates from the Village Clerk Treasurer. It contains information that may be confidential or privileged and is intended only for the individual names above. It is prohibited for anyone to disclose, copy, distribute or use the contents of this message without permission, except as allowed by the Wisconsin Public Records Laws. If this message is sent to a quorum of governmental body, my intent is the same as though it were sent by regular mail and further distribution is prohibited. All personal messages express views solely of the sender, which are not attributed to the municipality I represent, and may not be copied or distributed without this disclaimer. If you receive this message in error, please notify me immediately.

Kelly A. Meyer, CMC/WCMC
Professional Village Clerk Treasurer
Village of Fox Point, Population 6651
Milwaukee County
7200 N Santa Monica Blvd.
Fox Point, WI 53217
(414) 351-8900 – Main
(414) 351-8909 – Fax
E-mail: kmeyer@villageoffoxpoint.com
Website: <http://www.villageoffoxpoint.com>
MyVote Wisconsin: <https://myvote.wi.gov/en-us/>

in Time Amended

Case 8-07/30/2020 / 9:30 p.m.
C R Triyambakaraj & Laurie Ebel
8110 N Beach Dr.
057-9991-000

**VILLAGE OF FOX POINT
STATE OF WISCONSIN
MILWAUKEE COUNTY**

EMAIL AFFIDAVIT

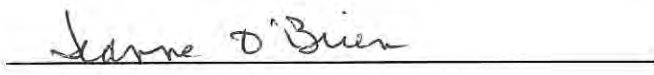
Kelly A. Meyer, of the Village of Fox Point, being first duly sworn on oath, deposes and says that on the 23rd of July, 2020 at 2:40 p.m., she Emailed the attached Notice of Board of Review Hearing regarding Mr. Triyambakaraj & Ms. Ebel, property at 8110 N Beach Drive, Tax Key # 057-9991-000 to the following email:

C R Triyambakaraj and Laurie L Ebel
8110 N Beach Dr.
Fox Point, WI 53217
laurieebel@gmail.com



Kelly A. Meyer, CMC/WCMC
Village Clerk/Treasurer

Subscribed and sworn to before me this
28 day of July, 2020.



Notary Public, State of WI
My commission expires 5-11-2024





VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

C R Triyambakaraj / Laurie L. Ebel
057-9991-000
8110 N Beach Drive

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

VILLAGE OF FOX POINT

NOTICE OF BOARD OF REVIEW HEARING

Your hearing before the Village of Fox Point Board of Review is scheduled as follows:

Owner Name:	C R Triyambakaraj and Laurie L. Ebel
Agent Name:	N/A
Owner Address:	8110 N Beach Drive
Agent Address:	N/A
Subject Property Address:	8110 N Beach Dr., Fox Point, WI 53217
Subject Parcel #:	057-9991-000
Date:	07/30/2020 (Filed 7/28/2020 11:30 am)
Time:	9:30 p.m.

Place: Schwemer Hall – Municipal Building, 7200 N Santa Monica Blvd, Fox Point WI 53217 (2nd floor in Schwemer Hall or Via Zoom – details will follow)

Board of Review will be meeting via Electronic Conferencing. Chairs will be social distanced in Schwemer Hall at the address shown above, and a Zoom connection will be provided at that location, for those choosing to attend in-person. Objector and the Village Assessor are encouraged to submit any written presentation Materials in advance of the meeting to the Village Clerk at kmeyer@villageoffoxpoint.com to permit time for distribution of materials.

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VILLAGE USE ONLY	
Date/Time Notice Given:	07/27/2020 Type of Delivery: E-mailed
Notice Given To:	Owner <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Other <input type="checkbox"/>
Date Received:	Class: G1
<u>Preliminary Assessment</u>	
Land: \$	Improvements: \$ Total: \$
Personal Property 1:	Personal Property 2:
Personal Property 3:	Total Personal Property:
Forms Routed to:	Assessor <input checked="" type="checkbox"/> Attorney <input checked="" type="checkbox"/>

Kelly Meyer

From: Kelly Meyer
Sent: Tuesday, July 28, 2020 2:08 PM
To: laurieebel@gmail.com
Cc: Jeanne O'Brien
Subject: RE: Notice of Board of Review Hearing - July 30, 2020
Attachments: 1-Board of Review Agenda 072420.pdf; Ebel and Triyambakaraj-Hearing Notice.pdf

Importance: High

Tracking:	Recipient	Delivery
	laurieebel@gmail.com	
	Jeanne O'Brien	Delivered: 7/28/2020 2:08 PM

Good afternoon, Mr. Triyambakaraj and Ms. Ebel.

Please find attached, a copy of a Notice of Board of Review Hearing via both emails provided; I am afraid mail notice would not make it to you in time. The hearing to hear your objection regarding property, 1450 E Goodrich Lane, #093-9975-005 will be at 9:30 p.m. on July 30, 2020. Let me know if you will be attending via Zoom or in-person. Contact me as soon as possible.

Also, attached is a Board of Review meeting agenda with the Zoom information included, should you choose to attend via Zoom.

Confirmation of your receipt is appreciated!

If you have any questions, please feel free to contact me.

Thank you.

The message originates from the Village Clerk Treasurer. It contains information that may be confidential or privileged and is intended only for the individual names above. It is prohibited for anyone to disclose, copy, distribute or use the contents of this message without permission, except as allowed by the Wisconsin Public Records Laws. If this message is sent to a quorum of governmental body, my intent is the same as though it were sent by regular mail and further distribution is prohibited. All personal messages express views solely of the sender, which are not attributed to the municipality I represent, and may not be copied or distributed without this disclaimer. If you receive this message in error, please notify me immediately.

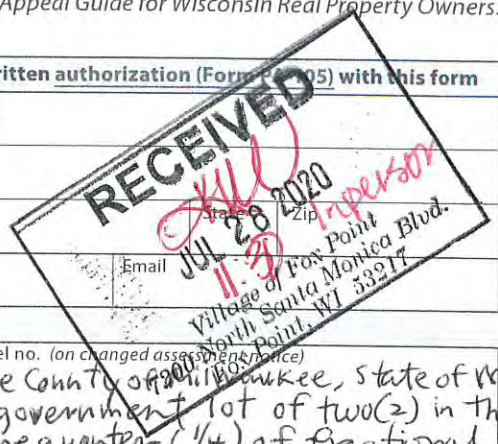
Kelly A. Meyer, CMC/WCMC
Professional Village Clerk Treasurer
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(414) 351-8900 – Main
(414) 351-8909 – Fax
E-mail: kmeyer@villageoffoxpoint.com
Website: <http://www.villageoffoxpoint.com>

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 705) with this form			
Property owner name (on changed assessment notice) C R Triyambakaraj / Laurie L. Ebel				Agent name (if applicable)			
Owner mailing address 8110 N. Beach Drive				Agent mailing address			
City Fox Point		State WI	Zip 53217	City			
Owner phone (414) 351-3569		Email laurieebel@gmail.com		Owner phone		Email	



Section 2: Assessment Information and Opinion of Value			
Property address 8110 N. Beach Drive		Legal description or parcel no. (on changed assessment notice) situated in the County of Washburn, State of WI: That part of government lot of two(2) in the south west one quarter (1/4) of fractional (Cover)	
City Fox Point	State WI	Zip 53217	Your opinion of assessed value - Total Assessed value too high, not reflective of market value
Assessment shown on notice - Total \$1,703,500			

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) see attachment	Basis for your opinion of assessed value: (Attach additional sheets if needed) Recent commercial property appraisal

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 **Addition of 2 bdr and 1 bath**
Date of changes 03-15-2015 (mm-dd-yyyy) Cost of changes \$296,000 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) - - (mm-dd-yyyy) to - - (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 07-01-2020 (mm-dd-yyyy) Value \$1,500,000 Purpose of appraisal To obtain a home equity line of credit
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 _____ minutes.

Property owner or Agent signature Laurie L. Ebel / C.R. Triyambakaraj	Date (mm-dd-yyyy) 7/28/2020
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cont. Legal Description:

Section ten(10) in township Eight(8) North, Range Twenty-two East

July 27, 2020

Reasons for objection to current appraisal:

1. A recent private appraisal by a reputable property assessment company came in at \$1,500,000 ; a copy of this appraisal has been submitted.
2. The appraisal should take into consideration shoreline damage caused by the recent storms and high lake water level.
3. About 25% of the property included in the appraisal is located on the bluff which is not usable land.
4. Property was reassessed as recently as 2017.

Uniform Residential Appraisal Report

File # 20-5974rev

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 8110 N Beach Dr City Fox Point State WI Zip Code 53217

Borrower Triyambakarj, Channagatt and Ebel, Lauri Owner of Public Record Triyambakarj, Channagatt and Ebel, Laurie County Milwaukee

Legal Description Please see attached addendum

Assessor's Parcel # 0579991000 Tax Year 2019 R.E. Taxes \$ 33,701

Neighborhood Name Village of Fox Point Map Reference 81 N; 9 E Census Tract 0351.00

Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month

Property Rights Appraised Fee Simple Leasehold Other (describe)

Assignment Type Purchase Transaction Refinance Transaction Other (describe) Home Equity

Lender/Client U.S. Bank, N.A. Address 200 South 6th Street, Minneapolis, Minnesota 55402

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No

Report data source(s) used, offering price(s), and date(s).
N/A-This is a refinance transaction

I did I did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No

If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGF	One-Unit	80 %				
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	%				
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	175	Low 2	Multi-Family	5 %				
Neighborhood Boundaries									
See addendum.									
Neighborhood Description									
See addendum. On the above present land use percentage, the other ten percent represents a local park, and Lake Michigan (Doctors Park).									
Market Conditions (including support for the above conclusions)									
See addendum. Please read addendum for complete information regarding comparable sales, their selection, and available market data.									

Dimensions Irregular-See Plat Map Area 1.33 ac Shape Irregular View B;Beach;

Specific Zoning Classification Residential Zoning Description A-1 Residence District

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe.

The highest and best use of the subject property is as a single family home.

Utilities Public Other (describe) Public Other (describe) Off-site Improvements-Type Public Private

Electricity Water Street Paved/Asphalt

Gas Sanitary Sewer Alley None

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 55079C0042E FEMA Map Date 09/26/2008

Are the utilities and off-site improvements typical for the market area? Yes No If No, describe.

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe.

See attached addendum for complete comments.

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete Block/Avg.	Floors	Wd/Tile/Carpet/Gd.
# of Stories 1	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Stone/Wood/Good	Walls	Drywall/Average
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 2,379 sq. ft.	Roof Surface	Asphalt Shingle/Avg.	Trim/Finish	Std/PtdWdWrk/Gd.
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Aluminum/Average	Bath Floor	Tile/Good/Average
Design (Style) Ranch	<input type="checkbox"/> Outside Entry/Exit <input checked="" type="checkbox"/> Sump Pump	Window Type	Various/Good	Bath Wainscot	Tile/Good/Average
Year Built 1954	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Combo/Good	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 25	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/Good	<input checked="" type="checkbox"/> Driveway # of Cars 6	
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) # 0	Driveway Surface	Concrete
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> Fence None	<input checked="" type="checkbox"/> Garage # of Cars 3	
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Pt/DK	<input checked="" type="checkbox"/> Porch Front	<input type="checkbox"/> Carport # of Cars 0	
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input type="checkbox"/> Other None	<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in	

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe) Fan Above Range

Finished area above grade contains: 10 Rooms 4 Bedrooms 3.0 Bath(s) 3,423 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.)

According to a brief conversation with the borrower, the subject has been updated to feature a newer furnace, and newer central air.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).
C3;Kitchen-remodeled-six to ten years ago;Bathrooms-remodeled-six to ten years ago;See attached addenda.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

The observations of the subject property were made by a non-expert in regards to the soundness or structural integrity of the subject's improvements. No adverse conditions were observed that would affect the livability of the improvements unless identified in the addendum.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

Uniform Residential Appraisal Report

File # 20-5974rev

There are 34 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 199,900 to \$ 3,800,000

There are 125 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 175,000 to \$ 1,700,000

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	8120 N Beach Dr Fox Point, WI 53217	8120 N Beach Dr Fox Point, WI 53217			3900 N Lake Dr Shorewood, WI 53211			7730 N Beach Dr Fox Point, WI 53217		
Proximity to Subject		0.02 miles NE			5.43 miles S			0.65 miles SW		
Sale Price	\$	\$ 1,700,000			\$ 2,450,000			\$ 1,212,500		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 502.81 sq.ft.			\$ 549.94 sq.ft.			\$ 526.03 sq.ft.		
Data Source(s)		MLS#1642149;DOM 1			MLS#1663706;IntVr;DOM 116			MLS#1635025;DOM 63		
Verification Source(s)		Assessor Records/Wiredata/RealQuest			Assessor Records/Wiredata/RealQuest			Assessor Records/Wiredata/RealQuest		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION + (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment		
Sale or Financing Concessions		ArmLth			Relo			ArmLth		
Date of Sale/Time		Cash;0			Conv;640 -640			Cash;0		
Location	B;WtrFrm/Prim;	s07/19;c06/19			s03/20;c10/19			s09/19;c05/19		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	1.33 ac	1.03 ac +6,500			1.4 ac -1,500			1.0 ac +7,200		
View	B;Beach;	B;Beach;			B;Res/Lake Mich; 0			B;Beach;		
Design (Style)	DT1;Ranch	DT1;Contemp. 0			DT2;Colonial 0			DT1;Ranch		
Quality of Construction	Q3	Q3			Q2 -15,000			Q4 +15,000		
Actual Age	66	65 0			110 0			111 0		
Condition	C3	C3			C3			C3		
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
	10 4 3.0	8 1 2.0 +7,000			10 5 3.1 -4,000			8 4 2.1 +4,000		
Gross Living Area	3,423 sq.ft.	3,381 sq.ft. +4,600			4,455 sq.ft. -113,500			2,305 sq.ft. +123,000		
Basement & Finished Rooms Below Grade	2379sf0slin	1112sf995sfwo 0			1632sf1100sfin 0			1417sf0stin 0		
Functional Utility	Gd/4-Bedroom	1rr2br1.0ba0o -16,000			1rr0br1.0ba2o -16,000			Avg/4-Bedroom 0		
Heating/Cooling	Nwr FA/Nwr CA	FA/CAC +3,000			2-Rad/HWtr/CA 0			FA/CAC +3,000		
Energy Efficient Items	None	None			None			None		
Garage/Carport	3ga6dw	3ga7dw 0			3gd7dw 0			2ga8dw +15,000		
Porch/Patio/Deck	1-Deck/1-Patio	1-Patio/1-Deck 0			1-Balcony/1-Pto 0			1-Deck +2,000		
Amenities	1-2 Way NFP	1-FP +1,000			1-FP +1,000			1-FP/Boat Hse. -5,000		
Updates	Remodeled Kit/	Int/Remodeled +24,000			Sup/Complete -35,000			Int/Remodeled +30,000		
Updates (Cont)	NewBeds/Bth/S	Kitchen/Bath 0			Home Renovate 0			Kitchen 0		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 36,100			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -186,640			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 194,200		
Adjusted Sale Price of Comparables		Net Adj. 2.1 % Gross Adj. 4.0 % \$ 1,736,100			Net Adj. 7.6 % Gross Adj. 7.7 % \$ 2,263,360			Net Adj. 16.0 % Gross Adj. 16.8 % \$ 1,406,700		

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) MLS/Wire-data/Assessor Records/RealQuest.Com

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) MLS/Wire-data/Assessor Records/RealQuest.Com

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer		06/07/2012		
Price of Prior Sale/Transfer		\$1,372,500		
Data Source(s)	Per MLS/Assessor/RealQuest	Per MLS/Assessor/RealQuest	Per MLS/Assessor/RealQuest	Per MLS/Assessor/RealQuest
Effective Date of Data Source(s)	06/20/2020	06/20/2020	06/20/2020	06/20/2020

Analysis of prior sale or transfer history of the subject property and comparable sales

Per a review of MLS/Wire-data/Assessor Records/RealQuest.Com, the subject property has not sold, or been listed for sale, within the previous three years. On the above section stating the effective date of the the data source used, the date of June 20, 2020 is given, this is accurate, however the information is updated daily. The appraiser used RealQuest.com as a data verification source over wire-data, as RealQuest is updated with more frequency than wire-data.

Summary of Sales Comparison Approach

See attached addendum for complete comments. Some of the comparables are above the neighborhood sales price range as those sales were either over twelve months, or in a neighboring market area. As noted in the addendum there were a definite lack of comparable sales information available to the appraiser which required the appraiser to include a wide range of comparables. Most weight was placed on comparables one, and three (with very limited consideration to comparable five, and six as those are active listings) as those sales featured a similar location to the subject property (direct access to Lake Michigan) which is most important in the market and weighs heavily on buyers in the market area.

Indicated Value by Sales Comparison Approach \$ 1,500,000

Indicated Value by: Sales Comparison: Approach \$ 1,500,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

See addendum.

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

This report should be read in its entirety, including all attachments and addendum, with special attention to the certification and limiting conditions.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,500,000 as of 07/01/2020, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

File # 20-5974rev

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.


24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Joshua D. Druck
 Company Name Chudnow Druck Valuation
 Company Address 1355 West Towne Square Road
Mequon, WI 53092
 Telephone Number (262)-292-1035
 Email Address info@chudnowdruck.com
 Date of Signature and Report 07/17/2020
 Effective Date of Appraisal 07/01/2020
 State Certification # 1539-9
 or State License # _____
 or Other (describe) _____ State # _____
 State WI
 Expiration Date of Certification or License 12/14/2021

ADDRESS OF PROPERTY APPRAISED
8110 N Beach Dr
Fox Point, WI 53217
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,500,000

LENDER/CLIENT
 Name Red Sky Risk Services
 Company Name U.S. Bank, N.A.
 Company Address 200 South 6th Street
Minneapolis, Minne 55402
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Uniform Residential Appraisal Report

File # 20-5974rev

FEATURE	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Address	8110 N Beach Dr Fox Point, WI 53217	5762 N Shore Dr Fox Point, WI 53217	8100 N Beach Dr Fox Point, WI 53217	7200 N Beach Dr Fox Point, WI 53217
Proximity to Subject		3.16 miles SW	0.02 miles SW	1.33 miles SW
Sale Price	\$	\$ 1,554,500	\$ 3,750,000	\$ 2,250,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 361.51 sq.ft.	\$ 626.46 sq.ft.	\$ 525.82 sq.ft.
Data Source(s)		MLS#1617467/IntV;DOM 82	MLS#1694981;DOM 26	MLS#1678857/IntV;DOM 129
Verification Source(s)		Assessor Records/Wiredata/RealQuest	Assessor Records/Wiredata/RealQuest	Assessor Records/Wiredata/RealQuest
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION + (-) \$ Adjustment	DESCRIPTION + (-) \$ Adjustment	DESCRIPTION + (-) \$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0	Listing	Listing
Date of Sale/Time		s05/19;c12/18 +31,090	Active -37,485	Active -22,500
Location	B;WtrFrm/Prim;	B;WtrFrm/Prim;	B;WtrFrm/Prim;	B;WtrFrm/Prim;
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	1.33 ac	38333 sf +9,800	1.24 ac +2,000	1.21 ac +2,600
View	B;Beach;	B;Res/Bluff/Wtr; +30,000	B;Beach;	B;Beach;
Design (Style)	DT1;Ranch	DT2;Tudor 0	DT2;Mansion 0	DT2;Colonial 0
Quality of Construction	Q3	Q3	Q2 -15,000	Q2 -1,500
Actual Age	66	89 0	13 0	80 0
Condition	C3	C3	C2 -15,000	C3
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	10 4 3.0	9 5 3.1	11 4 3.1	10 4 3.1
Gross Living Area	3,423 sq.ft.	4,300 sq.ft. -96,500	5,986 sq.ft. -281,900	4,279 sq.ft. -94,200
Basement & Finished Rooms Below Grade	2379sf0stin	1732sf1299sfin 0	2826sf1700sfin 0	1645sf0sfin 0
Functional Utility	Gd/4-Bedroom	Cd/5-Bedroom -2,000	Gd/4-Bedroom	Gd/4-Bedroom
Heating/Cooling	Nwr FA/Nwr CA	Rad/HtWtr/CAC +3,000	Rad/Ht/FA/CAC 0	2-FA/2-CAC 0
Energy Efficient Items	None	Roof -8,000	Roof/Windows -16,000	None
Garage/Carport	3ga6dw	2ga4dw +15,000	3ga12dw 0	2ga2gd10dw -15,000
Porch/Patio/Deck	1-Deck/1-Patio	2-Pto/T.Dkw/F -6,000	1-Patio/1-Deck 0	3-Ptos/1-Dk/1-E -12,000
Amenities	1-2 Way NFP	1-FP +1,000	1-2wyFP/Guest -40,000	4-FP -12,000
Updates	Remodeled Kit/	Int/Remodeled +35,000	Sup/Complete -35,000	Sup/Remodeled -14,000
Updates (Con't)	NewBeds/Bth/S	Bath 0	Home Renovate 0	Kitchen/3-Baths 0
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -15,610	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -462,385	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -172,600
Adjusted Sale Price of Comparables		Net Adj. 1.0 % Gross Adj. 17.1 % \$ 1,538,890	Net Adj. 12.3 % Gross Adj. 12.4 % \$ 3,287,615	Net Adj. 7.7 % Gross Adj. 7.9 % \$ 2,077,403

Summary of Sales Comparison Approach

* OVERFLOW - SEE *ADDITIONAL FIELD TEXT ADDENDA*

ANALYSIS / COMMENTS

ITEM	SUBJECT	COMPARABLE SALE #4	COMPARABLE SALE #5	COMPARABLE SALE #6
Date of Prior Sale/Transfer		08/16/2017	07/16/2018	01/12/2017
Price of Prior Sale/Transfer		\$1,695,000	\$3,150,000	\$1,820,000
Data Source(s)	Per MLS/Assessor/RealQuest	Per MLS/Assessor/RealQuest	Per MLS/Assessor/RealQuest	Per MLS/Assessor/RealQuest
Effective Date of Data Source(s)	06/20/2020	06/20/2020	06/20/2020	06/20/2020

Analysis of prior sale or transfer history of the subject property and comparable sales

ADDITIONAL FIELD TEXT

File # 20-5974rev

Borrower/Client	Triyambakarj, Channagatt and Ebel, Laurie		
Property Address	8110 N Beach Dr		
City	Fox Point	County	Milwaukee
		State	WI
		Zip Code	53217
Lender	U.S. Bank, N.A.		

COMMENT SALES COMPARE COMPS 4-6

On the above grid page under basement and finished rooms below grade, comparable sale four features two recreation rooms, a full bathroom, and a kitchenette area. Comparable five is also located down the same private road the subject is located on, the appraiser did not trespass to take the comparable photo, and as such an MLS photograph was included. Comparable five is an active listing located in the Village of Fox Point and has an asking price of \$3,750,000. After applying the 2020 average sale price to list price ratio to the asking price there is a \$37,485 difference. Applying the aforementioned difference should hopefully find a possible sale price for the above listing. On the above grid page under amenities comparable five features a two way fireplace, and a guest house (the guest house has a living room, a kitchen, a bedroom, a loft area, and a full bathroom. The guest house is also renovated). Comparable six is an active listing located in the Village of Fox Point and has an asking price of \$2,250,000. After applying the 2020 average sale price to list price ratio to the asking price there is a \$22,500 difference. Applying the aforementioned difference should hopefully find a possible sale price for the above listing. On the above grid page under porch/patio/deck comparable six features three patios, a deck, and an enclosed porch.

TEXT ADDENDUM

File # 20-5974rev

Borrower/Client	Triyam Bakarj, Channagatt and Ebel, Laurie						
Property Address	8110 N Beach Dr						
City	Fox Point	County	Milwaukee	State	WI	Zip Code	53217
Lender	U.S. Bank, N.A.						

General Text Addendum

INTENDED USER/USE CLARIFICATIONS:

The Intended User of this appraisal report is the lender/client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction subject to the stated scope of work, purpose of this appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional Intended Users are identified by the appraiser.

This is an appraisal report as defined and permitted by the Uniform Standards of Professional Appraisal Practice. The complete report was released to the client on July 16, 2020. The report was re-opened on July 17, 2020 as part of a lender required revision.

Any other party receiving a copy of this report for any reason is not an intended user, nor does receiving a copy of this report result in an appraiser-client relationship. Use of this report by any other party(ies) is not intended by this appraiser.

PURPOSE AND SCOPE OF WORK OF APPRAISAL

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms. The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has NOT had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. The appraiser makes no representations, guarantees or warranties, express or implied, regarding building materials, their fitness, quality, condition or remaining economic life. Not every element of the subject property was viewable. The appraiser did not move any personal property, due to liability concerns for potential damage to the property, to disclose or reveal any unapparent or hidden defects to the structure, nor did the appraiser dismantle or probe the structure to observe enclosed, encased, or otherwise concealed areas. Comparable data was generally obtained from third-party sources including but not limited to the local MLS, County Assessor, Township Assessor, online resources and/or additional public data sources. Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

It is the purpose of this summary appraisal to estimate the present market value of the subject property predicated on reasonable and customary marketing and/or exposure time. In so doing, the appraiser has inspected the site and neighborhood, and undertaken a walking tour of all accessible portions of the structures (unless otherwise noted). Crawl spaces (if applicable) were viewed only from the vantage point of the full basement and the attic was viewed only if served by a drop-stair or stairway. It is the appraiser's objective to view and consider all readily observable conditions and characteristics which are likely to significantly shape and influence market reaction to the property. It is believed that the structural components; electrical, plumbing, heating, and other mechanical equipment; and the drainage waste, and water systems are all adequate and in acceptable working order unless specifically contradicted in this report.

Similarly, unless otherwise noted, the appraiser has no specific knowledge of the presence within or nearby of any potentially hazardous substance such as asbestos, urea-formaldehyde foam insulation, radon, mold, illegally abandoned well or underground fuel oil storage tank, or any other toxic material or condition such as termites or other infestation which might be expected to adversely affect the value or marketability of the subject property. The foregoing statements do not, however, constitute a warranty as they are based primarily on observed conditions and appearances. Some defects and environmental conditions are not visible from accessible areas or can only be discovered by testing.

If an actual warranty is desired, suitable experts should be engaged to conduct the necessary tests and inspections. The appraiser is not a professional engineer, home inspector, or environmental specialist. The appraiser performed a visual inspection of accessible areas only and has only reported readily observable defects and/or adverse conditions which could be expected to affect value or marketability as well as defects or adverse conditions which have been made known to him. This appraisal is not a professional home inspection report which is concerned primarily with disclosing condition and defects. Although the appraisal may contain information about the physical items being appraised (including their adequacy and/or condition), it should be clearly understood that this information is only used as a general guide for property valuation and is not intended to be used to evaluate the condition or adequacy of the subject property. The appraiser claims no expert knowledge in identifying hazardous substances or detrimental environmental conditions including toxic molds. It should, however, be understood that asbestos is very commonly found in many different building products in this market area and that 75% of the housing stock built before 1978 is likely to have lead based paint and/or plumbing pipe-s. An appraisal does not have the same purpose as a "whole house inspection". I recommend that you obtain a "whole house inspection" of the property, on which you may rely. I have not made an "inspection" of the property; rather, I have "viewed" the property to form an opinion of value.

The appraiser has not been provided with a Professional Home Inspector's Report unless specifically commented on in this report. The appraiser is unaware of any easements, encroachments, restrictions, encumbrances, leases, covenants, declarations, ordinances, or special assessments or other items of a similar nature which could be reasonably expected to adversely affect value or marketability unless specifically identified and addressed. The appraiser would review, analyze and comment on the significance of such documents or special conditions if deemed necessary and they are provided and/or identified in a timely fashion.

FLOOD PLAIN:

Flood plain determinations are based upon the most recent available FEMA map panel available from FEMA's web site. Flood maps often lack sufficient detail to enable accurate determinations on the part of the appraiser.

ZONING:

Zoning determination is taken from county records. The subject is a single family dwelling located on a site zoned to allow for a single family dwelling. Only in this general sense is it considered to legally comply with the local zoning ordinance. The appraiser has not made a detailed comparison of every property characteristic relative to local zoning and building ordinances. Unless otherwise noted, standard utility right-of-way easements are considered insignificant to value. However, a locational or boundary survey, which was unavailable to the appraiser, may reveal encroachments, zoning violations or other matters of interest that could warrant modification of the appraised value.

HIGHEST AND BEST USE:

In consideration of the subject zoning, existing improvements and surrounding uses, the "highest and best use" is as proposed, as a single family dwelling. It is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described and that there are no encroachments or trespass unless noted in the report. The appraiser has made no survey of the property and no responsibility is assumed in connection with such matters. Any maps, plats, legal descriptions or drawings reproduced and included in this report are intended only for the purpose of showing spatial relationships or giving a general idea of the property description. The reliability of information contained in any such map, description or drawing is assumed by the appraiser and cannot be guaranteed to be correct. A surveyor should be consulted if there is any concern on boundaries, setbacks, encroachments, legal description or other survey matters.

SQUARE FOOTAGE CALCULATIONS:

On July 1, 2020, I measured the exterior of the subject property using a tape measure. As the subject property was a ranch style home, no interior measurements were required. In my measurements I have rounded to the nearest inch.

LEGAL DESCRIPTION:

Situated In The County Of Milwaukee, State Of Wisconsin: That Part Of Government Lot Two (2) In The South West One-Quarter (1/4) Of Fractional Section Ten (10) In Township Eight (8) North, Range Twenty-Two (22) East In The Village Of Fox Point, Bounded And Described As Follows: Commencing At A Point In The West Line 1320.87 Feet South 0 Deg. 14 East Of The North West Corner Of Said Fractional Section; Thence South 0 Deg. 14 East Along The West Line Of Said Fractional Section 37.11 Feet To A Point; Thence North 76 Deg. 37 East On A Line 290.56 Feet To A Point; Thence South 77 Deg. 40 East On A Line 391.48 Feet To A Point In The Shore Line Of Lake Michigan; Thence North 25 Deg. 48 East Along The Shore Line Of Lake Michigan 131.06 Feet To A Point; Then North 81 Deg. 19 West On A Line 391.60 Feet To A Point; Thence South 70 Deg. 30 West On A Line 366.17 Feet To The Place Of Beginning, Together With An Easement For Roadway Purposes, In Common With Others Over And

CONTINUED ON NEXT PAGE

TEXT ADDENDUM

File # 20-5974rev

Borrower/Client	Triyambakarj, Chaninagatt and Ebel, Laurie				
Property Address	8110 N Beach Dr				
City	Fox Point	County	Milwaukee	State	WI
Zip Code	53217				
Lender	U.S. Bank, N.A.				

Across That Certain Private..., Village of Fox Point, County of Milwaukee, State of Wisconsin 53217-2926.

Neighborhood Boundaries

The subject's market area is considered to be that part of the Village of Fox Point that is Brown Deer Road to the North, Interstate 43 to the West, Fox Point Village limits to the South, and the Lake Michigan Shoreline to the East.

Neighborhood Description

The Village of Fox Point is a suburban residential community of 2.8 square miles and approximately 6,665 residents (January 1, 2011 estimate). Officially incorporated in 1926, the Village's name derives from a Dutch settlement that was originally located in the area. Located on Milwaukee County's North Shore, the Village is bordered on the east by Lake Michigan, the west by Interstate 43, the north by the Village of Bayside, and the south by the Village of Whitefish Bay.

Fox Point is a stable community of quiet tree-lined lanes and wooded areas, beautiful ravines, and stunning Lake Michigan vistas. Residents enjoy top-notch schools, high quality Village services, a wide range of housing options, a variety of local businesses to serve their needs, and a convenient location to downtown Milwaukee.

This describes that section of the Village of Fox Point lying East of Lake Drive. This is a section of the Village with strong market appeal characterized primarily by large executive style single family residences on private 1-2 acre sites which are often wooded or have ravine or lake views.

Fox Point is primarily a residential community with single family housing predominating. It has strong market appeal and is located along the shore of Lake Michigan about 15 minutes drive north of downtown Milwaukee. The housing stock varies from modest sized post-war homes to large executive estates which are typically found on 1 to 2 acre lots east of Lake Drive. Fox Point offers a highly rated school system, several parks, municipal pool, and a high level of municipal services. Support facilities are conveniently nearby. Proximity to employment and employment stability are both good.

Beach Drive is a singularly, highly sought after neighborhood as it is the only street in the Milwaukee area which has residential lots at beach level. Although the analogy is a little stretched, the neighborhood has been referred to as the "Malibu Beach" of Milwaukee. An accelerating trend has developed along Beach Dr and elsewhere in this Village and other north shore suburbs where small houses are being torn down and replaced with far larger newer ones. Some very large houses have also been razed despite still having significant value both for the purposes of building new and for augmenting adjacent sites. Many other houses are being extensively updated and expanded.

*** URAR: Neighborhood - Market Conditions**

The selection of comparable sales data is a sifting and winnowing process in which trade-offs frequently must be made in determining the most relevant sales among those available. In some cases the overall similarity of the comparable is more important than its proximity or sale date. Conversely, close proximity and recency of sale, or other factors may outweigh other important considerations such as overall similarity. In the absence of perfect data, concessions often must be made which result in the use of sales requiring adjustments exceeding 10% net or 25% gross, having distances of greater than one mile, and selling dates in excess of six months time. The appraisal of residential real estate which is often characterized by uniqueness is part science and part art.

In the previous six months there have been sixty-one single family sales listed in MLS, in the Village of Fox Point. Currently, as of July 14, 2020, there are thirty-four single family homes listed as "active" (six of the aforementioned active listings are noted as being active with an offer), and four single family homes are noted as being "pending" sales in MLS, within the same parameters as noted above. This information, along with other data analyzed by the appraiser (such as an absorption rate analysis that revealed a three month supply of single family homes listed for sale in the Village of Fox Point) would indicate a balance between single family supply and demand in the Village of Fox Point.

In the previous six months there have been sixty-one single family sales listed in MLS, in the Village of Fox Point (while sixty-one single family sales may seem to be a plethora of sales, not every sale is considered to be comparable to the subject property). Due to the lack of recent sales that were comparable to the subject property the appraiser was required to expand the search parameters to include single family sales that have taken place over six months ago, but under twelve months ago, within the same parameters as noted above.

In the previous twelve months there have been one hundred twenty-seven single family sales listed in MLS, in the Village of Fox Point, of the aforementioned sales approximately five sales had Lake Michigan views and access. Due to the extreme lack of recent sales data with a similar overall location to the subject the appraiser expanded the search to include sales over twelve months old. Even including sales up to twenty-four months the data was limited to 6 total sales. The lack of recent sales data somewhat limited the available comparable sales which means the appraiser was held hostage by the available comparable sales data. If a sale over twelve months old were to be included, a minimal time adjustment was applied to display the current market conditions.

Due to the lack of similar comparable sales the appraiser expanded the search parameters to include sales in the Village of Whitefish Bay, and the Village of Shorewood. Whitefish Bay, and Shorewood are located just to the South the subject's market area, and features homes of a similar style, quality, and vintage as those found in the Village of Fox Point. When including the Village of Whitefish Bay there were still not enough comparable sales, so the appraiser further expanded the search parameters to include sales over twelve months old. If a sale over twelve months old were to be included, a minimal time adjustment was applied to display the current market conditions.

In the previous twelve months there have been one hundred twenty-five single family sales listed in MLS, in the Village of Fox Point, of the aforementioned sales the appraiser was unable to find a sale with similar overall square footage to the subject (or at least close enough that no adjustment was required which is difficult when adjusting at \$110 a square foot), as well as finding sales with three full bathrooms, or sales with a similar overall lot size. While some comparables may be close in overall square footage, a minimal adjustment was still required. The search parameters were expanded to include sales over twelve months, however no additional sales were found, and as such across the board adjustments were required to account for the subjects square footage, bathroom count, and lot size. This does not mean the subject is over or under developed. Homes within the subjects value range do not get put on the market as often as other homes without Lake Michigan frontage.

*** URAR: Site - Adverse Conditions or External Factors**

None noted. I have not checked the land records for recorded easements and have only reported only apparent easements, encroachments and other apparent adverse conditions. The above lot size was taken from a plat map/assessor records, a copy of the aforementioned map can be found within this report. The property has beautiful views of Lake Michigan, and its shoreline from most rooms of the home. The subject is located on a portion of Beach Drive that is down a private road that is typically only accessible by the owners of the homes on the private road. The subject as noted above has views of Lake Michigan from most rooms, in addition the subject has direct access to Lake Michigan from the rear yard (see attached photos).

*** URAR: Subject - Overall Condition of the Property**

The subject property is a stone and wood ranch style home that features a living room, a dining room (the dining room has a view of the two way natural fireplace that is found in the family room), a family room (the family room also has a view of the two way natural fireplace), a sun room, a remodeled kitchen, four bedrooms, and three full bathrooms (the subject at one time only had two bedrooms, and two full bathrooms, the borrower added two additional bedrooms, and a third full bathroom). The full basement does not feature any finish, it is however where the mechanicals are found. The mechanicals consist of a forced air furnace, central air, a new tankless water heater, and unlabeled circuit breakers. Parking for the property consists of a three car attached garage. Additional off-street parking is available on asphalt driveway which has ample additional parking. Also noted on the exterior were a rear deck, and a rear patio that overlooks Lake Michigan (as does the entire rear yard). According to a brief

CONTINUED ON NEXT PAGE

TEXT ADDENDUM

File # 20-5974rev

Borrower/Client	Triyambakarj, Channagatt and Ebel, Laurie				
Property Address	B110 N Beach, Dr				
City	Fox Point	County	Milwaukee	State	WI
Zip Code	53217				
Lender	U.S. Bank, N.A.				

conversation with the borrower, the subject has been maintained and updated to feature a remodeled kitchen, the sun room was once an unheated room, it has been updated with new flooring, insulated, and now is heated, two bedrooms were added, a new full bathroom was added, a newer furnace, central air, and a tankless water heater were also recently added.

Interior photographs are included with this report to assist the reader in visualizing the property.

* URAR: Sales Comparison Analysis - Summary of Sales Comparison Approach

No adjustments were made for below grade square footage, however adjustments were made for differences in below grade finish. An MLS photograph was used for comparable sale one as the property is located down a private road market do not trespass. Comparable sale two is located in the Village of Shorewood, it also has a beach like area, and direct access to Lake Michigan (it does not have direct walk-out, you have to walk down a path). No age adjustments were made, as the subject and comparables share a similar effective age. As there is ample sales data available to develop credible and reliable opinion of value, the appraiser placed all weight on the sales comparison approach. The cost approaches was not developed because it was not necessary for credible, reliable results. Statements about the intended use/intended user and the purpose of this report are in the addendum. This report is not complete without the addendum. This report should be read in its entirety, including all attachments and addendum, with special attention given to the certification and limiting conditions.

Comment on Exposure Time

Per USPAP, the appraiser is to provide an estimate of exposure time for the subject property. Under current market conditions, the reasonable exposure time for the subject property is approximately one day to seven months (with the average days on market being thirty-eight days). This is based on the analyses of current market trends in the general area and takes into account the size, condition and price range of the subject property and surrounding area. It presupposes that the listed price would be at or near the appraised value. It also assumes aggressive professional marketing by reputable local real estate offices.

Comment on Statistical Market Analysis

According to MLS, there have been 116 single family sales in the Village of Fox Point, in 2006. The average sale price for 2006 was \$409,628, after 84 days on the market, and an average sale price to list price ratio of 96%.

According to MLS, there have been 111 single family sales in the Village of Fox Point, in 2007. The average sale price for 2007 was \$432,438, after 97 days on the market, and an average sale price to list price ratio of 96%.

According to MLS, there have been 83 single family sales in the Village of Fox Point, in 2008. The average sale price for 2008 was \$468,443, after 95 days on the market, and an average sale price to list price ratio of 95%.

According to MLS, there have been 80 single family sales in the Village of Fox Point, in 2009. The average sale price for 2009 was \$367,549, after 108 days on the market, and an average sale price to list price ratio of 94%.

According to MLS, there have been 76 single family sales in the Village of Fox Point, in 2010. The average sale price for 2010 was \$406,694, after 129 days on the market, and an average sale price to list price ratio of 95%.

According to MLS, there have been 100 single family sales in the Village of Fox Point, in 2011. The average sale price for 2011 was \$361,376, after 128 days on the market, and an average sale price to list price ratio of 93%.

According to MLS, there have been 102 single family sales in the Village of Fox Point, in 2012. The average sale price for 2012 was \$403,434, after 112 days on the market, and an average sale price to list price ratio of 94%.

According to MLS, there have been 107 single family sales in the Village of Fox Point, in 2013. The average sale price for 2013 was \$357,422, after 93 days on the market, and an average sale price to list price ratio of 96%.

According to MLS, there have been 129 single family sales in the Village of Fox Point, in 2014. The average sale price for 2014 was \$419,403, after 94 days on the market, and an average sale price to list price ratio of 96%.

According to MLS, there have been 129 single family sales in the Village of Fox Point, in 2015. The average sale price for 2015 was \$362,492, after 71 days on the market, and an average sale price to list price ratio of 97%.

According to MLS, there have been 141 single family sales in the Village of Fox Point, in 2016. The average sale price for 2016 was \$420,606, after 78 days on the market, and an average sale price to list price ratio of 97%.

According to MLS, there have been 150 single family sales in the Village of Fox Point, in 2017. The average sale price for 2017 was \$396,703, after 53 days on the market, and an average sale price to list price ratio of 98%.

According to MLS, there have been 117 single family sales in the Village of Fox Point, in 2018. The average sale price for 2018 was \$524,710, after 53 days on the market, and an average sale price to list price ratio of 97%.

According to MLS, there have been 140 single family sales in the Village of Fox Point, in 2019. The average sale price for 2019 was \$432,710, after 45 days on the market, and an average sale price to list price ratio of 97%.

According to MLS, as of July 14, 2020 there have been 63 single family sales in the Village of Fox Point, so far in 2020. The average sale price, so far, for 2020 is \$451,501, after 31 days on the market, and an average sale price to list price ratio of 99%.

The above statistical market analysis indicates a stable market, within the Village of Fox Point. While the rest of the data, as stated above, notes a mostly stable market, with some small dips in average sale prices. While the sales volume may have been up in 2019, from 2018, the average sale price is slightly lower, but still higher than previous years. As 2020 is only almost five months old, and there have only been sixty-three sales, the data is still constantly evolving and changing, making a definite conclusion difficult.

Real Property Appraised The real property appraised in the residence only, with no personal property included.

Approaches to value The Sales Comparison Approach to value was included in the report. Due to age of the property, the Cost Approach to value was not included in the report, as it would not produce a reliable indicator of value. The Income Approach to value was not included in the report, as the subject property is not rental property, and limited rental data was available.

Final Reconciliation

The quality and quantity of comparable sales data are both adequate to develop a reliable estimate of market value with an acceptably high degree of confidence. Neither the Cost Approach or the Income Approach to value are judged applicable or necessary to develop a credible opinion of value of this property.

The cost approach to value is not relevant because prospective buyers of a property like the subject are unlikely to consider either the current replacement cost or the appropriate charges against replacement cost arising from the various causes of depreciation. New single family construction and vacant building sites are both uncommon in the defined subject neighborhood.

Single family dwellings are rarely rented in this area nor are they typically acquired for their income potential. As a result, the income approach to

CONTINUED ON NEXT PAGE

TEXT ADDENDUM

File # 20-5974rev

Borrower/Client	Triyambakarj, Channagati and Ebel, Laurie						
Property Address	8110 N Beach Dr						
City	Fox Point	County	Milwaukee	State	WI	Zip Code	53217
Lender	U.S. Bank, N.A.						

value cannot be meaningfully employed.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

**Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Market Conditions Addendum to the Appraisal Report

File # 20-5974rev

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **8110 N Beach Dr** City **Fox Point** State **WI** ZIP Code **53217**

Borrower **Triyambakar, Channagatt and Ebel, Laurie**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for these conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	64	26	35	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	10.67	8.67	11.67	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	8	16	34	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listing / Ab.Rate)	0.7	1.8	2.9	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	353,631	329,950	350,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	28	24	25	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	404,500	574,900	525,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	52	59.5	32.5	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	98%	99%	99%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller (developer, builder, etc.) paid financial assistance prevalent?				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).
 125 total sales in the last twelve months / 12 months = 10.42 p/month. 34 active listings / 10.42 = 3.26 months of housing supply. Seller concessions are still uncommon in this market area but are increasing. There is a pronounced bell-curve like seasonality to the single family real estate market. Inventory and sales volumes are at their lowest in December-January; inventories leap in January and peak in the late summer. Closed sales peak in June. Both gradually decline from September to January.

Are foreclosure sales (REO sales) a factor in the market? Yes No. If yes, explain (including the trends in listings and sales of foreclosed properties).
 While there have been some foreclosure related sales in this community the number is too small to be a measurable force on listing or sale volumes or on value levels for the market overall.

Cite data sources for above information.
 MLS. Note: The criteria used in selecting competitive listings and comparable listings and comparable sales derives from the principle of substitution. Each would likely be considered by a prospective buyer of the subject property. In addition to location in the market area, quality, size, condition, room count, style, age and utility are all important factors.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
 In my opinion the numbers of listings and sales of properties which truly compete with the subject property are too small to confidently draw meaningful conclusions about market trends. As a result I have also examined larger segments of this market area in order to better understand market trends. While there can be differences in market segments it is more typical that market trends in any given market area are reasonably uniform throughout most of the price spectrum. When significant differences are discernible it is usually for atypical properties or the outlying extremes such as the very top end or the very low end of the market. Such a wider examination has been made under the Market Conditions section beginning on page one of this appraisal report. It should be understood that the local MLS has written a program to provide the data required in this addendum. Continued in addendum.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: _____

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No. If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.
 N/A

Summarize the above trends and address the impact on the subject unit and project.
 N/A

Signature:  Signature: _____
 Appraiser Name: **Joshua D. Druck** Supervisory Appraiser Name: _____
 Company Name: **Chudnow Druck Valuation** Company Name: _____
 Company Address: **1355 West Towne Square Road, Mequon, WI 53092** Company Address: _____
 State License/Certification #: **1539-9** State: **WI** State License/Certification #: _____ State: _____
 Email Address: **info@chudnowdruck.com** Email Address: _____

USPAP ADDENDUM

File No. 20-5974rev

Borrower Triyambakarj, Channagitt and Ebel, Laurie
 Property Address B110 N Beach Dr
 City Fox Point County Milwaukee State WI Zip Code 53217
 Lender U.S. Bank, N.A.

This report was prepared under the following USPAP reporting option:

- Appraisal Report** This report was prepared in accordance with USPAP Standards Rule 2-2(a).
 Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(u).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 1 Day to 7 Months on the market
 While the reasonable exposure time is one day to seven months, the average days on the market is thirty-eight days.


Additional Certifications

- I certify that, to the best of my knowledge and belief:
- I have **NOT** performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
 I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.
- The statements of fact contained in this report are true and correct.
 - The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
 - Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
 - I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
 - My engagement in this assignment was not contingent upon developing or reporting predetermined results.
 - My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
 - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
 - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
 - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

Clarification of Intended Use and Intended User:
 The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

APPRAISER:


 Signature: _____
 Name: Joshua D. Druck
 Date Signed: 07/17/2020
 State Certification #: 1539-9
 or State License #: _____
 or Other (describe) _____ State # _____
 State: WI
 Expiration Date of Certification or License: 12/14/2021
 Effective Date of Appraisal: 07/01/2020

SUPERVISORY APPRAISER: (only if required)

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Supervisory Appraiser Inspection of Subject Property:
 Did Not Exterior-only from Street Interior and Exterior

SUBJECT PHOTOGRAPH ADDENDUM

File # 20-5974rev

Borrower/Client Triyambakarj, Channagatt and Ebel, Laurie
Property Address 8110 N Beach Dr
City Fox Point County Milwaukee State WI Zip Code 53217
Lender U.S. Bank, N.A.



FRONT OF SUBJECT PROPERTY

Subject Front _____
8110 N Beach Dr



REAR OF SUBJECT PROPERTY

Subject Rear _____
8110 N Beach Dr



STREET SCENE

Subject Street _____
8110 N Beach Dr

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 20-5974rev

Borrower/Client	Triyambakarj, Channagatt and Ebel, Laurie						
Property Address	8110 N Beach Dr						
City	Fox Point	County	Milwaukee	State	WI	Zip Code	53217
Lender	U.S. Bank, N.A.						



View #4 of Lake Michigan
from Patio



View #5 of Lake Michigan
from Patio



Front View #4

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 20-5974rev

Borrower/Client Triyambakarj, Channagatt and Ebel, Laurie
Property Address 8110 N Beach Dr
City Fox Point County Milwaukee State WI Zip Code 53217
Lender U.S. Bank, N.A.



Rear View #4



Rear Deck View #2



Rear Patio

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 20-5974rev

Borrower/Client Triyambakarj, Channagatt and Ebel, Laurie
Property Address 8110 N Beach Dr
City Fox Point County Milwaukee State WI Zip Code 53217
Lender U.S. Bank, N.A.



Rear Patio View #2 _____



View of Lake Michigan from _____
Patio _____



View #2 of Lake Michigan _____
from Patio _____

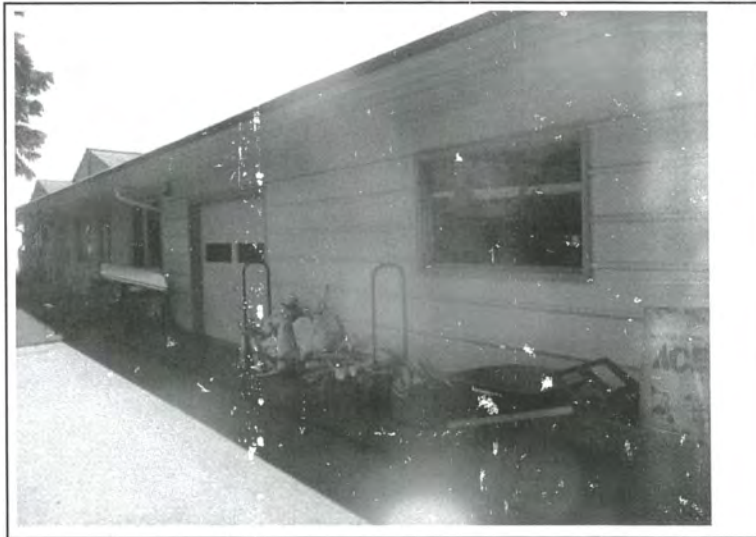
ADDITIONAL PHOTOGRAPH ADDENDUM

File # 20-5974rev

Borrower/Client Triyambakarj, Channagatt and Ebel, Laurie
Property Address 8110 N Beach Dr
City Fox Point County Milwaukee State WI Zip Code 53217
Lender U.S. Bank, N.A.



View #3 of Lake Michigan
from Patio



Left-Side View (From Front)



Right-Side View (From
Front)

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 20-5974rev

Borrower/Client	Triyambakarj, Channagatt and Ebel, Laurie				
Property Address	8110 N Beach Dr				
City	Fox Point	County	Milwaukee	State	WI
				Zip Code	53217
Lender	U.S. Bank, N.A.				



View from Front



Front View #3



Rear View #3

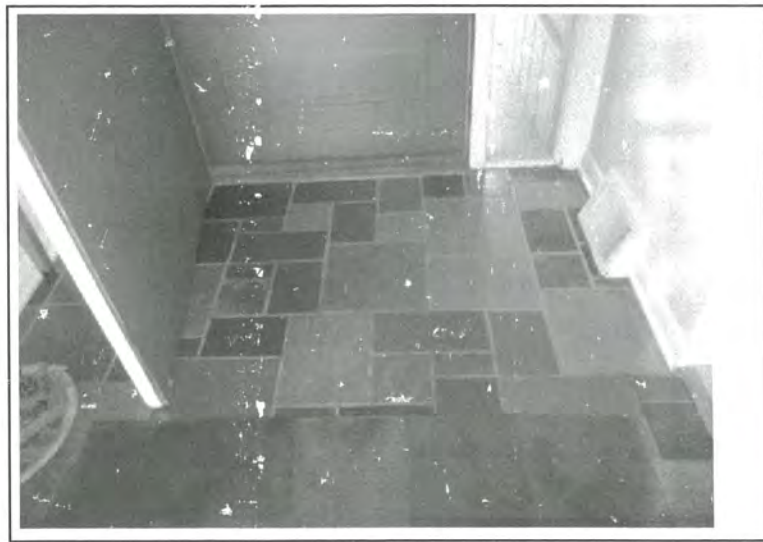
ADDITIONAL PHOTOGRAPH ADDENDUM

File # 20-5974rev

Borrower/Client Triyambakarj, Channagatt and Ebe, Laurie
Property Address 8110 N Beach Dr
City Fox Point County Milwaukee State WI Zip Code 53217
Lender U.S. Bank, N.A.



Rear Deck _____



Entry Foyer _____



Family Room _____

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 20-5974rev

Borrower/Client Triyambakarj, Channagatt and Ebel, Laurie

Property Address 8110 N Beach Dr

City Fox Point County Milwaukee State WI Zip Code 53217

Lender U.S. Bank, N.A.



Family Room View #2



Dining Room



Living Room

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 20-5974rev

Borrower/Client Triyambakarj, Channagatt and Ebel, Laurie

Property Address 8110 N Beach Dr

City Fox Point County Milwaukee State WI Zip Code 53217

Lender U.S. Bank, N.A.



Kitchen



Sun Room



Bedroom #1 (Master Bedroom)

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 20-5974rev

Borrower/Client Triyambakarj, Channagatt and Ebel, Laurie

Property Address 8110 N Beach Dr

City Fox Point

County Milwaukee

State WI

Zip Code 53217

Lender U.S. Bank, N.A.



Full Bathroom #1



Full Bathroom #2



Bedroom #2

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 20-5974rev

Borrower/Client Triyambakarj, Channagatt and Ebel, Lauri's
Property Address 8110 N Beach Dr
City Fox Point County Milwaukee State WI Zip Code 53217
Lender U.S. Bank, N.A.



Bedroom #3 _____



Front View #2 _____



Rear View #2 _____

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 20-5974rev

Borrower/Client Triyambakarj, Channagatt and Ebel, Laurie
Property Address 8110 N Beach Dr
City Fox Point County Milwaukee State WI Zip Code 53217
Lender U.S. Bank, N.A.



Street Scene #2 _____



Left-Side View (From Rear) _____



Right-Side View (From Rear) _____

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 20-5974rev

Borrower/Client Triyambakarj, Channagatt and Ebel, Laurie

Property Address 8110 N Beach Dr

City Fox Point County Milwaukee State W.I. Zip Code 53217

Lender U.S. Bank, N.A.



View from Rear



Laundry Room



Full Bathroom #3

ADDITIONAL PHOTOGRAPH ADDENDUM

File # 20-5974rev

Borrower/Client Triyambakarj, Channagatt and Ebel, Laurie

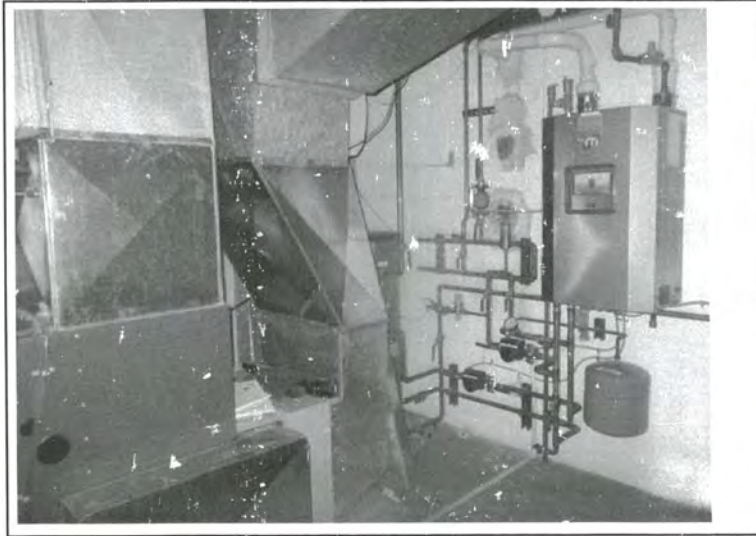
Property Address 8110 N Beach Dr

City Fox Point County Milwaukee State WI Zip Code 53217

Lender U.S. Bank, N.A.

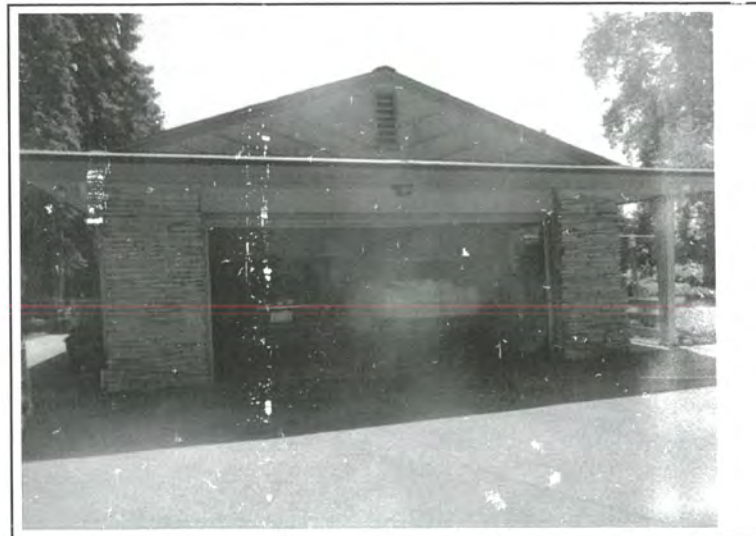


Bedroom #4



View of Furnace and Water

Heater



Attached Garage

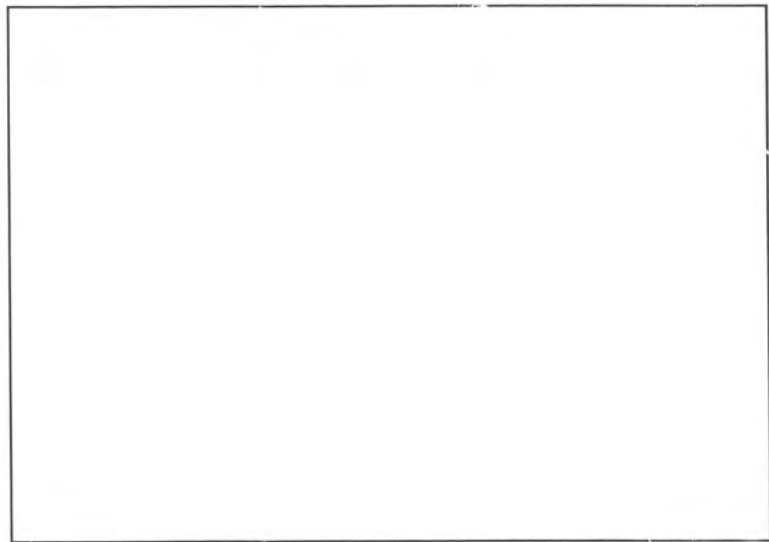
ADDITIONAL PHOTOGRAPH ADDENDUM

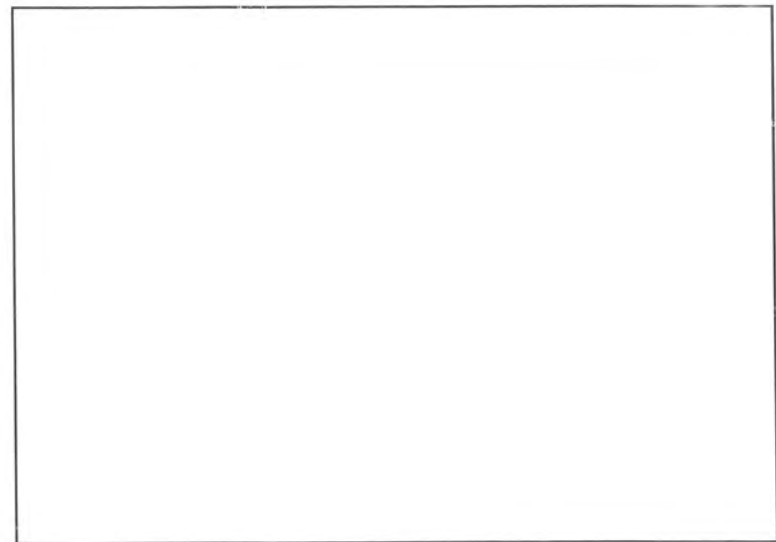
File # 20-5974rev

Borrower/Client Triyambakarj, Channagatt and Ebsal, Laurie
Property Address 8110 N Beach Dr
City Fox Point County Milwaukee State WI Zip Code 53217
Lender U.S. Bank, N.A.



Additional Attached Garage





COMPARABLES PHOTOGRAPH ADDENDUM

File # 20-5974rev

Borrower/Client Triyambakarj, Channagatt and Ebel, Laurie
 Property Address 8110 N Beach Dr
 City Fox Point County Milwaukee State WI Zip Code 53217
 Lender U.S. Bank, N.A.



Comparable Sale 1

8120 N Beach Dr
Fox Point WI 53217
 Date of Sale: s07/19;c06/19
 Sale Price: 1,700,000
 Sq. Ft.: 3,381
 \$ / Sq. Ft.: 502.81



Comparable Sale 2

3900 N Lake Dr
Shorewood WI 53211
 Date of Sale: s03/20;c10/19
 Sale Price: 2,450,000
 Sq. Ft.: 4,455
 \$ / Sq. Ft.: 549.94



Comparable Sale 3

7730 N Beach Dr
Fox Point WI 53217
 Date of Sale: s09/19;c05/19
 Sale Price: 1,212,500
 Sq. Ft.: 2,305
 \$ / Sq. Ft.: 526.03

COMPARABLES PHOTOGRAPH ADDENDUM

File # 20-5974rev

Borrower/Client Triyambakarj, Channagatt and Ebel, Laurie
 Property Address 8110 N Beach Dr
 City Fox Point County Milwaukee State WI Zip Code 53217
 Lender U.S. Bank, N.A.



Comparable Sale 4

5762 N Shore Dr
Fox Point WI 53217
 Date of Sale: s05/19;c12/18
 Sale Price: 1,554,500
 Sq. Ft.: 4,300
 \$ / Sq. Ft.: 361.51



Comparable Sale 5

8100 N Beach Dr
Fox Point WI 53217
 Date of Sale: Active
 Sale Price: 3,750,000
 Sq. Ft.: 5,986
 \$ / Sq. Ft.: 626.46



Comparable Sale 6

7200 N Beach Dr
Fox Point WI 53217
 Date of Sale: Active
 Sale Price: 2,250,000
 Sq. Ft.: 4,279
 \$ / Sq. Ft.: 525.82

LOCATION MAP ADDENDUM

File # 20-5974rev

Borrower/Client Triyambakarj, Channagatt and Ebel, Laurie

Property Address 8110 N Beach Dr

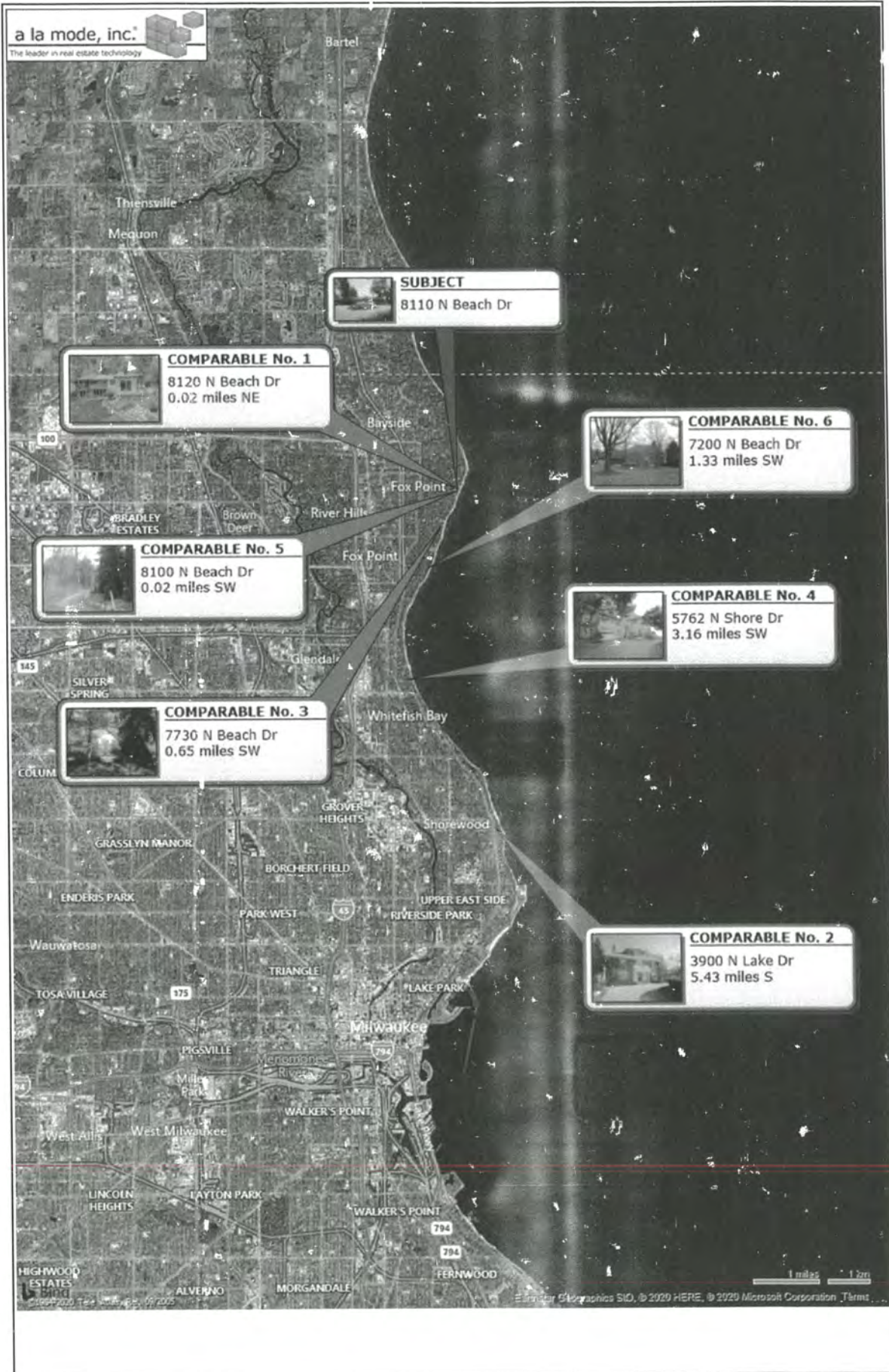
City Fox Point

County Milwaukee

State WI

Zip Code 53217

Lender U.S. Bank, N.A.



SKETCH ADDENDUM

File # 20-5974rev

Borrower/Client Triyambakarj, Channagatt and Ebel, Laurie

Property Address 8110 N Beach Dr

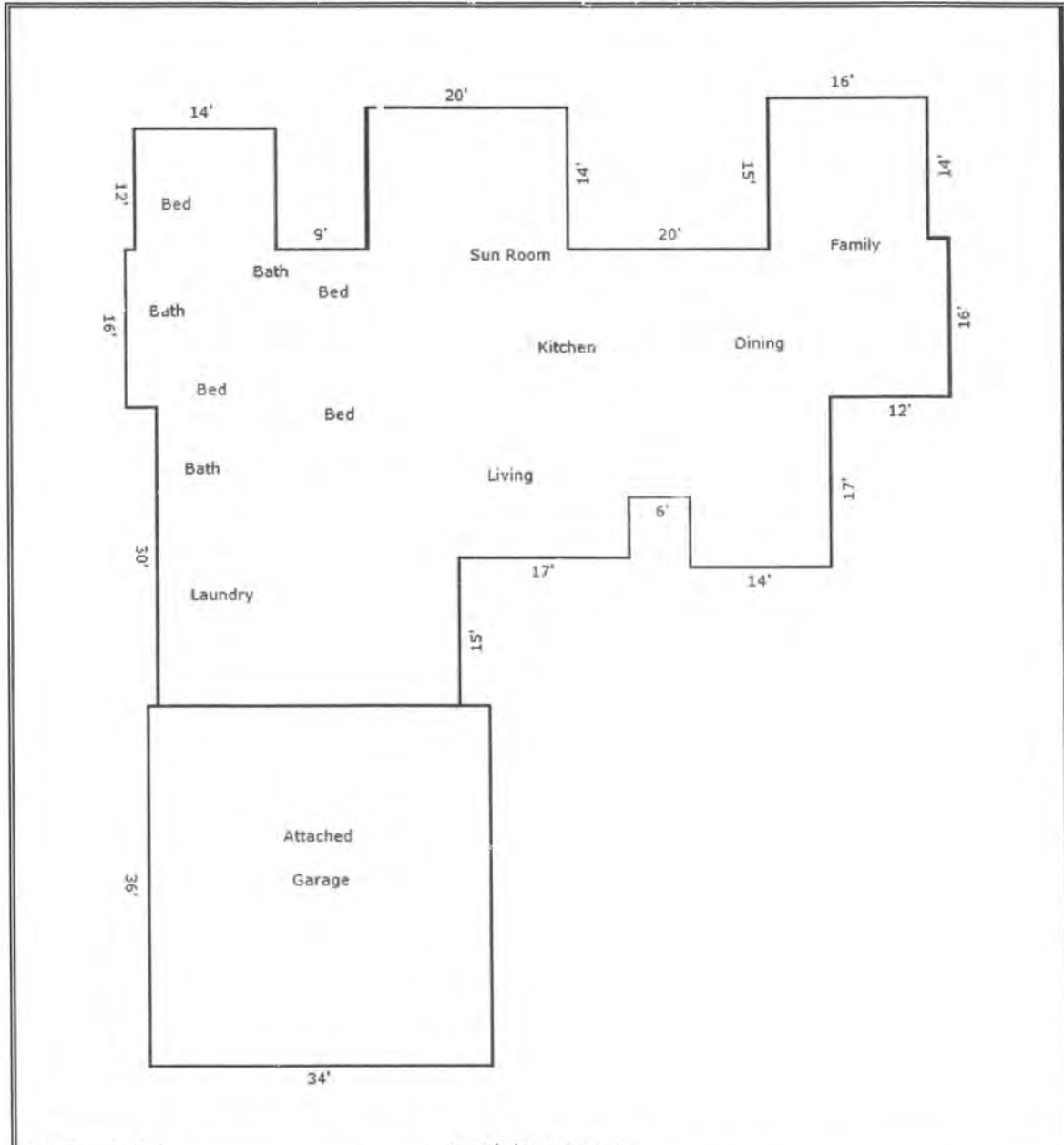
City Fox Point

County Milwaukee

State WI

Zip Code 53217

Lender U.S. Bank, N.A.



TOTAL Sketch by e 18 mood, inc.

Area Calculations Summary

Living Area	First Floor	3423 Sq ft	Calculation Details	
			20 x 14 =	280
			14 x 12 =	168
			16 x 14 =	224
			16 x 12 =	192
			30 x 15 =	450
			14 x 7 =	98
			26 x 6 =	156
			25 x 14 =	350
			31 x 47 =	1457
			3 x 16 =	48
Total Living Area (Rounded):		3423 Sq ft		
Non-living Area				
3 Car Attached		1224 Sq ft		36 x 34 = 1224

PLAT MAP ADDENDUM

File # 20-5974rev

Borrower/Client Triyambakarj, Channagatt and Ebel, Laurie

Property Address 3110 N Beach Dr

City Fox Point

County Milwaukee

State WI

Zip Code 53217

Lender U.S. Bank, N.A.



Borrower/Client Triyambakarj, Channagatt and Ebel, Laurie

Property Address 8110 N Beach Dr

City Fox Point County Milwaukee State WI Zip Code 53217

Lender U.S. Bank, N.A.

InterFlood

by a la mode

Prepared for: Chudnow/Druck Valuation Inc.







8110 N Beach Dr
Fox Point, WI 53217



MAP DATA

FEMA Special Flood Hazard Area: **No**
 Map Number: **55079C0042E**
 Zone: **X**
 Map Date: **September 26, 2008**
 FIPS: **55079**

MAP LEGEND

- | | |
|--|---|
|  Areas inundated by 500-year flooding |  Protected Areas |
|  Areas inundated by 100-year flooding |  Floodway |
|  Velocity Hazard |  Subject Area |

Powered by CoreLogic®

Borrower/Client Triyambakarj, Channagatt and Ebel, Laurie

Property Address 8110 N Beach Dr

City Fox Point

County Milwaukee

State WI

Zip Code 53217

Lender U.S. Bank, N.A.

NO. 1539 - 9

EXPIRES: 12/14/2021

The State of Wisconsin Department of Safety and Professional Services

Hereby certifies that

JOSHUA D DRUCK

was granted a certificate to practice as a

**CERTIFIED RESIDENTIAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY
RELATED TRANSACTIONS IS AQB COMPLIANT**

*in the State of Wisconsin in accordance with Wisconsin Law
on the 13th day of March in the year 2017.*

The authority granted herein must be renewed each biennium by the granting authority.

*In witness thereof, the State of Wisconsin
Department of Safety and Professional Services
has caused this certificate to be issued under
its official seal.*



[Handwritten Signature]
State Secretary

This certificate was printed on the 3th day of December in the year 2019

Red Sky Risk Services, LLC
ATTN: Theron von Behren
9380 Excelsior Blvd.
EP-MN-X6RS
Hopkins, MN 55343



11228.18148015.

CHANNAGATT R TRIYAMBAKARAJ
8110 BEACH DR N
MILWAUKEE, WI 53217-2926













Town/Village/City of July 30, 2020-Village of Fox Point

Board of Review

Findings of Fact, Determinations and Decision *

- *Board of Review (BOR) Assessment Appeal Hearing must be held in open session.*
- *The BOR should make is decision only on the evidence presented.*
- *The BOR can hear the appeal immediately or at another time. If later, advise the taxpayer as to the case deliberation date and time.*
- *Complete the decision part of this form immediately after the case is decided.*
- *The BOR clerk can participate in completion of this form.*

A. PROPERTY IDENTIFICATION AND FINDINGS OF FACT

ASSESSMENT YEAR: 2020 Tax Key Number: 057-9991-000

Personal Property Account Number (if applicable) n/a

Property Address: 8110 N Beach Drive

Property Owner: C R Triyambakaraj & Laurie L Ebel

Mailing Address: 8110 N Beach Drive

January 1, 2020 Assessment Value: _____

Land: \$1,436,500 Improvements: \$267,000 Total: \$1,703,500

Hearing Date: July 30, 2020 Time: 9:30 PM

Objector Received written confirmation of Hearing Date: Yes: No: _____

(or) Both Objector and Assessor waived 48 hour notice of hearing: _____

Note: *Taxpayer must have filed written objection before or at Board of Review.*

Check one:

Timely notice of "Intent to File an Objection" was provided by objector to clerk (either in writing or orally) at least 48 hours prior to first full session of Board of Review

Or

_____ Waiver was granted by Board of Review for:

_____ Good Cause, *or*

_____ Extraordinary Circumstances

Board members present: _____

Board Members removed (if any): _____

Board Counsel Present: _____

Property Owner/Objector's Attorney or Representative: _____

Board Members with certified training (must have at least one): _____

B. TESTIMONY

The following individuals were sworn as witnesses by the Board of Review Clerk {include Property Owner/Objector or his/her Representative, if testifying, and Assessor}:

1. Sworn testimony by Property Owner/Objector: _____ included:

a. A recent sale of the subject property: Yes ___ No ___

If yes: The subject property was sold for \$ _____

Date of sale _____

b. Recent sales of comparable properties: Yes ___ No ___

If yes: A total number of _____ other properties were presented.

Addresses of other properties:

c. Other factors or reasons (if presented): Yes ___ No ___

If yes: List of summary factors or reasons presented by property owner/objector (if evidence presented only available to one side—list corroboration of that evidence):

2. Sworn testimony on behalf of property owner/objector was presented by following other witnesses (if any): _____

Summary of testimony of other witnesses' for objector (if any): _____

3. Sworn testimony by Assessor : _____ included:

a. Estimated level of assessment for the current year is _____ %.
b. A recent sale of the subject property: Yes ___ No ___

If yes: The subject property was sold for \$ _____
Date of sale _____

c. Recent sales of comparable properties: Yes ___ No ___

If yes: A total number of _____ other properties were presented.

Addresses of other properties:

c. Other factors or reasons (if presented): Yes ___ No ___

If yes: List of summary factors or reasons presented by assessor:

4. Sworn testimony (if any) on behalf of the assessor was presented by:

5. Summary of testimony of other witnesses' for assessor (if any): _____

C. DETERMINATIONS

1. The assessor's estimated level of assessment* of the municipality has been determined to be _____ %

* The relationship between the assessed value and the equalized value of non-manufacturing property minus corrections for prior year over or under charges within a municipality – town, city or village. For example, if the assessed value of all property subject to property tax in the municipality is \$2,700,000 and the equalized value (with no prior corrections) in the municipality is \$3,000,000 then the "assessment level" is said to be 90% (\$2,700,000/\$3,000,000 = .90 or 90%)

Findings of Fact, Determinations and Decision

2. The board finds that there was a recent sale of the subject property.

Yes ___ No ___

- a. The sale was an arms-length transaction.
b. The sale was representative of the value as of January.
c. The board finds that the sale supports the assessment.

Yes ___ No ___

Yes ___ No ___

Yes ___ No ___

d. If all answers are 'yes'

d1. What is the sale price? _____

d2. What if any adjustments, based on the evidence presented, should be made for such considerations as time between the date of sale and the January 1 assessment date, non-market class value in the selling price (ag-use value and fractionally assessed classes), and/or other physical changes that occurred to the property between the sale date and the January 1 assessment date?

d3. What is the full taxable value? _____

If responses in 2 thru 2c were "yes", upon completion of the section proceed to section D, Decision, check all that apply and determine the assessed value.

3. The Board of Review finds that there are recent sales of comparable properties:

Yes ___ No ___

If yes, answer the following:

Property Owner

a. Did the Property Owner present testimony of recent sales of comparable properties in the market area?

Yes ___ No ___

b. If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value?

Yes ___ No ___

Assessor

c. Did the Assessor presented testimony of recent sales of comparable properties in the market area?

Yes ___ No ___

d. If yes, were the attributes satisfactorily adjusted for their differences from the from the subject and their contribution to value?

Yes ___ No ___

Conclusion

e. LIST THE PROPERTIES AND VALUES THAT THE BOARD OF REVIEW RELIES ON TO MAKE ITS DETERMINATION AS TO FAIR MARKET VALUE:

4. The Board of Review finds that *the assessment should be based on other factors:*

Yes ___ No ___

If Yes, List the factors that the Board of Review relies on to make its determination as to fair market value: _____

What was the most credible evidence presented: _____

D. **DECISION** (Motion must be made and seconded)

1. _____ **Moves: Exercising its judgment and discretion, pursuant to Wis. Stat. §70.47(9)(a) the Board of Review by majority and roll call vote hereby determines:** _____ **Seconds, (mark all that apply):**

- that the Assessor's valuation is correct;
- that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;
- that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual
- that the proper use values were applied to the agricultural land
- that the proper fractional assessments were applied to undeveloped land and agricultural forest land classifications
- that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- that the Assessor's valuation is reasonable in light of all the relevant evidence;
- and sustains the same valuation as set by the Assessor;
- (in certain cases), It is not relevant to present assessments of other properties as a basis for the market value of the appeal property

OR

Findings of Fact, Determinations and Decision

2. _____ Moves: Exercising its judgment and discretion, pursuant to Wis. Stat. §70.47 (9)(a), the Board of Review, by majority and roll call vote hereby determine: _____ Seconds: (mark all that apply):

- that the Assessor's valuation is incorrect;
- that the property owner has presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- that the property owner's valuation is reasonable in light of the relevant evidence;
- that the full value of the property is:
Land: _____
Improvements: _____
Total: _____
- that the level of assessment of the municipality is at _____
- and hereby sets the new assessment at

Land: _____
Improvements: _____
Total: _____

I, Kelly A. Meyer, Clerk of the Board of Review, do hereby certify that the members of the Board of Review voted as follows:

<u>Name of Board of Review Member:</u>	<u>Yes</u>	<u>No</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

to adopt these Findings of Fact, Determination and Decision on this _____ day of July 30, 2020.

Clerk of Board of Review

* This sample script was originally prepared by John P. Macy of Municipal Law and Litigation Group, S.C., (262)548-1340, and was reviewed and modified by Rick Stadelman of the Wisconsin Towns Association and the Office of Technical & Assessment Services of the Wisconsin Department of Revenue.

VILLAGE OF FOX POINT

JULY 30, 2020

6:30 PM

“MUST AGREE TO WAIVE 48 HOUR HEARING NOTICE”

CATHERINE F CONWAY

240 W DUNWOOD ROAD

091-0070-000

**WAIVER OF
48 HR HEARING
NOTICE NEEDED**

**VILLAGE OF FOX POINT
STATE OF WISCONSIN
MILWAUKEE COUNTY**

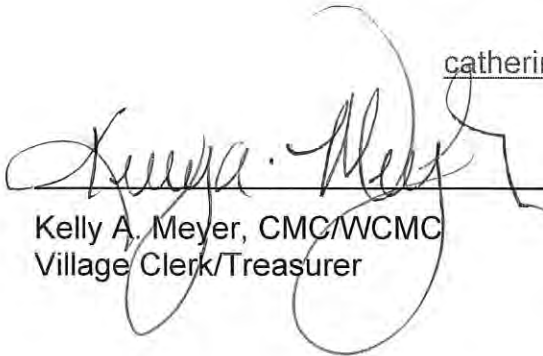
EMAIL AFFIDAVIT

Kelly A. Meyer, of the Village of Fox Point, being first duly sworn on oath, deposes and says that on the 29TH of July, 2020 at 4:27 p.m., she Telephoned and Emailed the attached Notice of Board of Review Hearing regarding Catherine F Conway, property at 240 W Dunwood Road, Tax Key # 091-0070-000 to the following email and phone:

Catherine F. Conway contact number: 414-617-1380

and

catherinefconway@gmail.com



Kelly A. Meyer, CMC/WCMC
Village Clerk/Treasurer

Subscribed and sworn to before me this
29 day of July, 2020.

Jeanne T O'Brien

Notary Public, State of WI

My commission expires 5-11-2024





VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

Catherine Conway
091-0070-000
240 W Dunwood Road
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

VILLAGE OF FOX POINT

NOTICE OF BOARD OF REVIEW HEARING

Your hearing before the Village of Fox Point Board of Review is scheduled as follows:

Owner Name:	Catherine F Conway
Agent Name:	N/A
Owner Address:	240 W Dunwood Road
Agent Address:	N/A
Subject Property Address:	240 W Dunwood Road, Fox Point, WI 53217
Subject Parcel #:	091-0070-000
Date:	07/30/2020 Click here to enter text.
Time:	6:30 p.m.

Place: Schwemer Hall – Municipal Building, 7200 N Santa Monica Blvd, Fox Point WI 53217 (2nd floor in Schwemer Hall or Via Zoom – details will follow)

Board of Review will be meeting via Electronic Conferencing. Chairs will be social distanced in Schwemer Hall at the address shown above, and a Zoom connection will be provided at that location, for those choosing to attend in-person. Objector and the Village Assessor are encouraged to submit any written presentation Materials in advance of the meeting to the Village Clerk at kmeyer@villageoffoxpoint.com to permit time for distribution of materials.

For more information on this process, please visit: <http://www.revenue.wi.gov/pubs/slf/pb060.pdf>

If you have any questions, you may contact the Village Clerk at kmeyer@villageoffoxpoint.com, Deputy Clerk at jobrien@villageoffoxpoint.com or (414) 351-8900.

VILLAGE USE ONLY	
Date/Time Notice Given:	07/29/2020 Type of Delivery: Telephone/Emailed
Notice Given To:	Owner <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Other <input type="checkbox"/>
Date Received:	07/28/2020 @ 3:00 p.m. Class: G1
<u>Preliminary Assessment</u>	
Land: \$	Improvements: \$ Total: \$
Personal Property 1:	Personal Property 2:
Personal Property 3:	Total Personal Property:
Forms Routed to:	Assessor <input checked="" type="checkbox"/> Attorney <input checked="" type="checkbox"/>

Kelly Meyer

From: Kelly Meyer
Sent: Wednesday, July 29, 2020 4:27 PM
To: catherinefconway@gmail.com
Cc: Jeanne O'Brien
Subject: RE: V Fox Point-Notice of Board of Review Hearing Date and Time
Attachments: Notice of Hearing-Conway 240 W Dunwood.pdf; 1-Board of Review Agenda 072420.pdf

Importance: High

Good afternoon, Catherine.

I have attached the official Board of Review Hearing Notice with the Date and time. The Board of Review meeting agenda is also attached with the Zoom information. Please Zoom in approximately 10 minutes ahead of your scheduled time to be sure Zoom is working properly and in the event we would be prepared to hear your testimony earlier.

I apologize for the delay. Let me know if you have any questions.

The message originates from the Village Clerk Treasurer. It contains information that may be confidential or privileged and is intended only for the individual names above. It is prohibited for anyone to disclose, copy, distribute or use the contents of this message without permission, except as allowed by the Wisconsin Public Records Laws. If this message is sent to a quorum of governmental body, my intent is the same as though it were sent by regular mail and further distribution is prohibited. All personal messages express views solely of the sender, which are not attributed to the municipality I represent, and may not be copied or distributed without this disclaimer. If you receive this message in error, please notify me immediately.

Kelly A. Meyer, CMC/WCMC
Professional Village Clerk Treasurer
Village of Fox Point, Population 6651
Milwaukee County
7200 N Santa Monica Blvd.
Fox Point, WI 53217
(414) 351-8900 – Main
(414) 351-8909 – Fax
E-mail: kmeyer@villageoffoxpoint.com
Website: <http://www.villageoffoxpoint.com>
MyVote Wisconsin: <https://myvote.wi.gov/en-us/>

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 (on changed assessment notice) Catherine F Conway			Agent name (if applicable)		
Owner mailing address 240 W Dunwood Road			Agent mailing address		
City Fox Point	State WI	Zip 53217-3105	City	State	Zip
Owner phone (414) 617-1380	Email catherinefconway@gmail.com		Owner phone () -	Email	

Section 2: Assessment Information and Opinion of Value

Property address 240 W Dunwood Road			Legal description or parcel no. (on changed assessment notice)		
City Fox Point	State WI	Zip 53217-3105			
Assessment shown on notice - Total \$ 597,000			Your opinion of assessed value - Total \$ 499,000		

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			499,000
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) I object to the assessment because it exceeds the probable market value of the property by close to \$100,000.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Suggested listing price from a real estate agent, recent sales and current listings of comparable homes. See attached.
---	---

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 Combined two bedrooms and one bathroom into a master bedroom, bath and walk-in closet.
 Date of changes 04-11-2011 (mm-dd-yyyy) Cost of changes \$62,294 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) - - (mm-dd-yyyy) to - - (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 - - (mm-dd-yyyy) Value _____ Purpose of appraisal _____
 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 10 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 07-28-2020
---------------------------------------	--

To the Village of Fox Point Board of Review:

After further review during the Open Book process, Associated Appraisal Consultants, Inc. ("Associated") reduced the January 1, 2020 assessed value of my home at 240 W. Dunwood Road from \$610,500 to \$597,000. I believe the amended assessed value is still close to \$100,000 above the market value of the property, which I estimate to be no greater than \$499,000. This home is almost 75 years old. (Although the listing when I purchased the home in 2000 stated that it was built in 1952, I learned from John Holton of Associated during our Open Book discussion that, actually, it was built in 1946.) Furthermore, it is in an undesirable location, across the street from the Chiswick at Dunwood and (soon) Azura Memory Care of Fox Point. These developments have completely transformed the character of the neighborhood from one of single-family homes to high density residential housing. Another downside of the location is the home's proximity to Port Washington Road and I-43, where there are no sound barriers to block the constant traffic noise. Finally, I find no reason to justify why the assessed value of my home, even when adjusted for square footage, is so out of sync with that of the other homes in the West 100, 200 and 300 blocks of Dunwood Road and the North 7800 blocks of Mohawk Road and Seneca Road, which border this stretch of Dunwood.

I submit the following evidence that, on January 1, 2020, the market value of my home was no greater than (and possibly less than) \$499,000, rather than the assessed value of \$597,000:

- An email dated July 23, 2020 (copy attached) from Janine Werner, a licensed realtor with Keller Williams, indicating the following:
 - Her clients, a couple who are interested in purchasing a home in Fox Point, are not interested in purchasing my home partly because "they want more of a neighborhood... ." Presumably, they are looking for a neighborhood of single-family homes. This goes to the point I made above regarding the impact of the Chiswick and Azura on the character of the Dunwood neighborhood.
 - Ms. Werner would advise against listing my home for sale above \$500,000. She states: "I think it would be tough to sell in the \$500's."
- The recent sales of the following comparable homes in the neighborhood:
 - 7800 N. Mohawk Road, built in 1972, 3 bedrooms, 4 bathrooms, 4,878 square feet, 0.49-acre lot, 3-car garage, sold on 9/14/2017 for \$495,000
 - 8254 N. Gray Log Lane, built in 1941, 4 bedrooms, 4 bathrooms, 2293 square feet, 0.609 acres, sold on 6/1/2020 for \$379,900
 - 7900 N. Fairchild Road, built in 1958, 4 bedrooms, 4 bathrooms, 3304 square feet, 0.849 acres, sold on 4/20/2020 for \$500,000
 - 8050 N. Navajo Road, built in 1988, 5 bedrooms, 4 bathrooms, 3,522 square feet, 0.303 acres, sold on 3/31/2020 for \$475,000
 - 480 E. Calumet Road, built in 1968, 4 bedrooms, 3 bathrooms, 3,511 square feet, 0.42 acres, sold on 12/20 2019 for \$395,000
- The asking prices for the following comparable homes in the neighborhood that are currently listed for sale on Zillow:
 - 8319 N. Regent Road, built in 1951, extensively remodeled in 2009, 4 bedrooms, 2 bathrooms, 2,266 square feet, 0.441 acres, listed on Zillow for \$439,900

- 7505 N. Fairchild Road, built in 1966, 4 bedrooms, 3 bathrooms, 2,958 square feet, 0.432 acres, listed on Zillow for \$515,000
- 230 W. Fox Dale Road, Glendale, built in 1961, 4 bedrooms 3 bathrooms, 2,400 square feet, 0.34 acres, listed on Zillow for \$359,900
- 220 E. Green Tree Road, built in 1956, 4 bedrooms, 4 bathrooms, 2,475 square feet, one-car garage, 0.287 acres, listed on Zillow for \$379,900
- 7539 N. Bell Road, built in 1941, 4 bedrooms, 3 bathrooms, 2,434 square feet, 0.269 acres, listed on Zillow for \$399,900



Cathy Conway <catherinefconway@gmail.com>

Listings

3 messages

Janine Werner <jwerner@kw.com>
To: Catherinefconway@gmail.com

Thu, Jul 23, 2020 at 3:32 PM

Catherine,

It was such a pleasure to meet you and see your lovely home. My Buyer's just got back into town and had a chance to drive by your home. They said they want a more of a neighborhood and less yard! So sorry this will not be the right fit for them. I have been looking at comparables and comparing that with your 2020 assessment. I would suggest that you contest the assessment. It seems very high and I think they are using the neighbors house for justification. I think it would be tough to sell in the \$500's. I added a link for condos (stand alone garden type homes) for you to view. I will set you up on line as well. Any listing with a YELLOW C has an accepted offer. Please let me know if you need anything as I would be more than happy to send you comparables if you want help with your assessment from the village.

Follow this link to see the page:

<https://www.flexmls.com/link.html?1iwefqb4cou8,19,1>

This link is valid until 8/22/2020.



Janine Werner
Vice President Of Sales &
North Shore Productivity Coach
Licensed Realtor
Call or Text 414-617-9016

#1 TEAM IN THE MKE'S NORTHSHORE, METRO MLS AND MILWAUKEE/OZAUKEE/WAUKESHA COUNTIES

Janine Werner
jwerner@kw.com

catherinefconway@gmail.com <catherinefconway@gmail.com>
To: Janine Werner <jwerner@kw.com>

Thu, Jul 23, 2020 at 4:41 PM

Thanks, Janine. This is very helpful.

Kelly Meyer

From: catherinefconway@gmail.com
Sent: Wednesday, July 29, 2020 1:15 PM
To: Kelly Meyer
Subject: RE: BOR Intent to File Objection - 240 W Dunwood Road
Attachments: Recent Home Sales in Fox Point.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Kelly –

I attach the MLS listing sheets for the following examples of recent sales of homes in Fox Point:

- 808 E. Fox Lane, built in 1945, 4 bedrooms, 3 bathrooms, 3,429 square feet, 0.412 acres, 2 NFPs, 3-car garage, sold on 10/26/2018 for \$547,700
- 1812 E. Dean Rd., built in 1940, 3 bedrooms, 2 bathrooms, 2,939 square feet, 0.9 acres, 3.5-car garage, sold on 12/17/2018 for \$539,000
- 7600 N. Lake Dr., built in 1940, 4 bedrooms, 3.5 bathrooms (including 2 en suite master baths), 3,618 square feet, 1.5 acres, 3-car garage, sold on 10/28/2019 for \$500,000
- 8108 N. Whitney Rd., built in 1951, completely remodeled prior to the sale, 4 bedrooms, 3.5 bathrooms, 3,000 square feet, 0.22 acres, sold on 5/3/2019 for \$590,000

The Whitney Road home was a “flip.” It was purchased on 02/13/2018 for \$195,000, completely remodeled, then resold on 5/3/2019 for \$590,000. From the descriptions and photos on Zillow and the MLS website, all of these homes appear to be in much better condition and are in a much more desirable location than my home.

Please include this email and the attached documents with my Objection to Real Property Assessment and forward them to the Board of Review for consideration.

Thank you for your help.

Cathy Conway
240 W. Dunwood Road
Fox Point, WI 53217-3105
414-617-1380

From: Kelly Meyer <KMeyer@villageoffoxpoint.com>
Sent: Tuesday, July 28, 2020 3:38 PM
To: Cathy Conway <catherinefconway@gmail.com>
Cc: Jeanne O'Brien <jobrien@villageoffoxpoint.com>
Subject: RE: BOR Intent to File Objection - 240 W Dunwood Road

Thank you, Cathy.

I have received your objection form for Board of Review. A date/time to hear your objection has yet to be determined. I will notify you with a date and time once I have your objection scheduled.

The message originates from the Village Clerk Treasurer. It contains information that may be confidential or privileged and is intended only for the individual names above. It is prohibited for anyone to disclose, copy, distribute or use the contents

of this message without permission, except as allowed by the Wisconsin Public Records Laws. If this message is sent to a quorum of governmental body, my intent is the same as though it were sent by regular mail and further distribution is prohibited. All personal messages express views solely of the sender, which are not attributed to the municipality I represent, and may not be copied or distributed without this disclaimer. If you receive this message in error, please notify me immediately.

Kelly A. Meyer, CMC/WCMC
Professional Village Clerk Treasurer
Village of Fox Point, Population 6651
Milwaukee County
7200 N Santa Monica Blvd.
Fox Point, WI 53217
(414) 351-8900 – Main
(414) 351-8909 – Fax
E-mail: kmeyer@villageoffoxpoint.com
Website: <http://www.villageoffoxpoint.com>
MyVote Wisconsin: <https://myvote.wi.gov/en-us/>

From: Cathy Conway <catherinefconway@gmail.com>
Sent: Tuesday, July 28, 2020 2:59 PM
To: Kelly Meyer <KMeyer@villageoffoxpoint.com>
Subject: Re: BOR Intent to File Objection - 240 W Dunwood Road

Hi Kelly -

I attach the completed and signed Objection to Real Property Assessment form plus three additional sheets to be included with my submission. I expect to receive additional "comparables" from Janine Werner, a licensed real estate agent, tomorrow. I will forward those to you as soon as I receive them. Please let me know if you need anything else from me for this submission.

Thank you for your help.

Cathy Conway

On Mon, Jul 27, 2020 at 3:21 PM Kelly Meyer <KMeyer@villageoffoxpoint.com> wrote:

Good afternoon, Catherine.

I received your intent to file an Objection. Please try to have your objection form and all other submitted documents to me no later than 5:30 p.m. tomorrow evening.

I will assign an appointment time once I have your paperwork. I have attached a Board of Review agenda for you. Let me know if you prefer to meet us in person at the Village Hall Village Schwemer Board room or if you plan to Zoom to participate at your appointed time.

Thank you.

Thank you.

The message originates from the Village Clerk Treasurer. It contains information that may be confidential or privileged and is intended only for the individual names above. It is prohibited for anyone to disclose, copy, distribute or use the contents of this message without permission, except as allowed by the Wisconsin Public Records Laws. If this message is sent to a quorum of governmental body, my intent is the same as though it were sent by regular mail and further distribution is prohibited. All personal messages express views solely of the sender, which are not attributed to the municipality I represent, and may not be copied or distributed without this disclaimer. If you receive this message in error, please notify me immediately.

Kelly A. Meyer, CMC/WCMC

Professional Village Clerk Treasurer

Village of Fox Point, Population 6651

Milwaukee County

7200 N Santa Monica Blvd.

Fox Point, WI 53217

(414) 351-8900 – Main

(414) 351-8909 – Fax

E-mail: kmeyer@villageoffoxpoint.com

Website: <http://www.villageoffoxpoint.com>

MyVote Wisconsin: <https://myvote.wi.gov/en-us/>

Address: 808 E Fox Ln Fox Point, Wisconsin 53217-2805 Taxed by: Fox Point

MLS #: 1604459



Property Type: Single-Family
Status: Sold
Tax Key: 0590357000
County: Milwaukee

List Price: \$549,900
Taxes: \$12,361.55
Tax Year: 2017
Est. Acreage: 0.41

Bedrooms: 4
Total Bathrooms: 3
Total Full/Half Baths: 3 / 0
F/H Baths Main: 2 / 0
F/H Baths Upper: 1
F/H Baths Lower:
Garage Spaces: 3
Garage Type: Attached

Rooms: 10
Est. Total Sq. Ft.: 3,429
Est Fin Above Grade SqFt: 2,877
Est Fin Below Grade SqFt: 552
Est. Year Built: 1945
Zoning: Residential

Flood Plain: No**Days On Market:** 9**Directions:** Lake Drive south to Fox Lane, west two blocks to corner of Fox Lane and Poplar Drive.**School District:** [Fox Point J2](#)**High School:** Nicolet**Middle School:** Bayside**Elem. School:** Stormonth

Name	Dim	Level	Name	Dim	Level
Master Bedroom	19 x 12	Upper	Living/Great Room	21 x 14	Main
Bedroom 2	13 x 12	Main	Kitchen	21 x 13	Main
Bedroom 3	11 x 10	Main	Family Room	15 x 14	Main
Bedroom 4	12 x 9	Main	Dining Room	13 x 11	Main
Den	19 x 15	Main	Rec Room	24 x 23	Lower

Lot Description: Corner	Documents: Listing Contract; Seller Condition; LeadPaint Disclosure; Other
Style: 2 Story	Appliances Incl.: Oven/Range; Refrigerator; Disposal; Dishwasher; Washer; Dryer
Architecture: Cape Cod	Misc. Exterior: Patio
Garage: Electric Door Opener	Misc. Interior: Natural Fireplace; 2 or more Fireplaces; Walk-in Closet; Intercom/Music; Cable TV Available; Skylight; Vaulted Ceiling; High Speed Internet Available; Wood or Sim. Wood Floors; Kitchen Island
Driveway: Paved	Water/Waste: Municipal Water; Municipal Sewer
Exterior: Stone; Wood	Municipality: Village
Basement: Full; Block; Sump Pump; Finished	Accessibility: Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level; Open Floor Plan
Heating Fuel: Natural Gas	
H/C Type: Forced Air; Central Air	
Bath Description: Off MBR; MBR Bath Shower over Tub; At least one Bathtub; Shower Over Tub; Jetted Tub	

Remarks: This bright and welcoming home offers plenty of living options! Make your bedroom the private upstairs master suite with jacuzzi tub, double sinks and large dressing area, or choose the large 1st floor room with ensuite bathroom, walk-in closet and office nook. Refreshed bathrooms. Spacious kitchen and great room with newly refinished hardwood floor, high-end appliances, 6-burner range, double wall oven, warming oven, bev. fridge and indoor custom brick gas grill. 1st floor laundry room. Finished LL with plenty of storage space. 2 NFPs. 3-car garage. Great location close to Lake Drive!

Private Remarks: EARNEST MONEY IS TO BE MADE OUT TO LAND TITLE SERVICES. PLEASE HAVE YOUR OFFER REFLECT THIS ON LINE 11 OF THE WB-11; LAND TITLE SERVICES 7700 W BLUEMOUND RD MILWAUKEE WI 53213. INSTRUCTIONS FOR EARNEST MONEY ARE LOCATED IN THE DOCUMENTS SECTION UNDER "OTHER"

Showing Information: Through the Showingtime Tab in MLS**Inclusions:** Oven, Range, Refrigerator, Dishwasher, Disposal, Microwave, Washer, Dryer**Exclusions:** Seller's personal property**Concession Remarks:** 3800

Sub Agent Comm: 2.4 %	Excl. Agency Contract: N	Broker Owned: N	Electronic Consent: Yes
Buyer Agent Comm: 2.4 %	Var. Comm.: N		Listing Date: 09/06/2018
Limited/Unserviced: No	Named Prospects: N	Concessions: Yes	
Sold Price: \$547,700	Closing Date: 10/26/2018	Pending Date: 09/14/2018	Terms of Sale: Conventional

Listing Office: Exsell Real Estate Experts LLC: slentz
Ph: 262-885-3310
Fax: 262-885-3311
URL: <http://www.ExsellExperts.com>

Listing Agent: Ross Schultz : 24227
Ph: 262-483-1266
Cell:
Fax: 262-885-3311
Email: ross@excellerealestate.com

LA Address: W193 N10980 Kleinmann Drive
 Germantown, WI 53022
LO License #: 936375-91
LA License #: 57865-90

Selling Office: Shorewest Realtors, Inc. swr27
Ph: 414-962-4413
URL: <http://www.shorewest.com>

Selling Agent: Jim SchleifSRES,ABR,CRS,CREN 16211
Ph: 414-313-3346
Email: jschleif@shorewest.com
License #: 57036-94

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Address: 1812 E Dean Rd Fox Point, Wisconsin 53217-2411 Taxed by: Fox Point

MLS #: 1605994



Property Type: Single-Family
Status: Sold
Start Showing Date: 09/27/2018
Tax Key: 0558983000
County: Milwaukee

List Price: \$549,900
Taxes: \$11,468.11
Tax Year: 2017
Est. Acreage: 0.9

Bedrooms: 3
Total Bathrooms: 2
Total Full/Half Baths: 2 / 0
F/H Baths Main: 2 / 0
F/H Baths Upper:
F/H Baths Lower:
Garage Spaces: 3.5
Garage Type: Attached

Rooms: 9
Est. Total Sq. Ft.: 2,939
Est Fin Above Grade SqFt: 2,603
Est Fin Below Grade SqFt: 336
Est. Year Built: 1940
Zoning: RES

Flood Plain: No

Days On Market: 21

Directions: Lake Drive to Dean Rd, East on Dean Rd to home

School District: [Fox Point J2](#)

High School: Nicolet

Middle School: Bayside

Elem. School: Stormonth

Name	Dim	Level	Name	Dim	Level
Master Bedroom	21 x 19	Main	Living/Great Room	21 x 19	Main
Bedroom 2	15 x 13	Main	Kitchen	23 x 14	Main
Bedroom 3	14 x 11	Main	Dining Room	21 x 14	Main
Den	15 x 10	Main	Rec Room	24 x 14	Lower
			Laundry	13 x 10	Main

Lot Description: Adjacent to Park/Greenway; Wooded; Fenced Yard

Style: 1 Story

Architecture: Ranch

Garage: Electric Door Opener

Driveway: Paved

Exterior: Stone

Basement: Partial; Crawl Space; Partial Finished

Heating Fuel: Natural Gas

H/C Type: Forced Air; Central Air

Bath Description: Off MBR; Shower Over Tub; Ceramic Tile

Documents: Listing Contract; Seller Condition; LeadPaint Disclosure; Survey

Appliances Incl.: Oven/Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer

Misc. Exterior: Patio

Misc. Interior: Natural Fireplace; Cable TV Available; High Speed Internet Available; Kitchen Island

Water/Waste: Municipal Water; Municipal Sewer

Municipality: Village

Accessibility: Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level

Remarks: Fantastic location, adjacent to Doctors Park! Very private lot with a circle drive features, updated, spacious ranch. Hardwood floors, large dining room with fireplace. 1st floor den/office. Vaulted ceiling, large family room with built in shelves and large windows. Updated kitchen w/Cherry cabinetry, granite countertop, w/breakfast bar and dinette. First floor laundry and mud room. Master bedroom with sitting area and full bath. Nice closet space throughout. Lower level rec room. Very well maintained and quality finishes throughout. 3.5 car garage, beautifully landscaped and wooded lot.

Private Remarks: ALL INQUIRIES CONTACT CO-LISTING AGENT: Janine Werner jwerner@kw.com 414-617-9016 **Square footage not verified by agent or broker Acreage to be verified as soon as possible.

Showing Information: SHOWING INSTRUCTIONS Showings/Inspections/Appraisals Call Showingtime at 800-746-9464

Inclusions: Oven/Range, Dishwasher, Refrigerator, Microwave, Disposal, Washer, Dryer

Exclusions: Seller's Personal Property

Sub Agent Comm: 2.4 %

Excl. Agency Contract: N

Broker Owned: N

Electronic Consent: Yes

Buyer Agent Comm: 2.4 %

Var. Comm.: N

Listing Date: 09/13/2018

Limited/Unserviced: No

Named Prospects: Y

Concessions: No

Sold Price: \$539,000

Closing Date: 12/17/2018

Pending Date: 10/17/2018

Terms of Sale: Conventional

Listing Office: Keller Williams Realty-Milwaukee

North Shore: keller6

Ph: 414-517-7716

Fax:

URL: <http://www.kwMilwaukeeNorthShore.com>

Listing Agent: Jay Schmidt Group* : jayschgroup

Ph: 414-517-7716 Cell:

Fax:

Email: jayschmidt@kw.com

LA Address: 205 E Silver Spring Dr.

Whitefish Bay, WI 53217

LO License #: 937586-91

LA License #: 57868-90

Selling Office: Keller Williams Realty-Milwaukee North Shore keller6 Ph: 414-517-7716

URL: <http://www.kwMilwaukeeNorthShore.com>

License #: 937586-91

Selling Agent: Jay Schmidt Group* jayschgroup Ph: 414-517-7716

Email: jayschmidt@kw.com

License #: 57868-90

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Prepared by Janine K Werner on Wednesday, July 29, 2020 12:08 PM.

Address: 7600 N Lake Dr Fox Point, Wisconsin 53217-2908 Taxed by: Fox Point

MLS #: 1651107



Property Type: Single-Family
Status: Sold
Tax Key: 0929869000
County: Milwaukee

List Price: \$549,900
Taxes: \$16,497.5
Tax Year: 2018
Est. Acreage: 1.5

Bedrooms: 4
Total Bathrooms: 3.5
Total Full/Half Baths: 3 / 1
F/H Baths Main: 0 / 1
F/H Baths Upper: 3 / 0
F/H Baths Lower: 0 / 0
Garage Spaces: 3
Garage Type: Attached

Rooms: 9
Est. Total Sq. Ft.: 3,618
Est. Fin Above Grade SqFt: 3,618
Est. Year Built: 1940
Lot Description: 1.5 Acres
Zoning: RES

Flood Plain: No

Days On Market: 53

Directions: North Lake Dr to home.

School District: [Fox Point J2](#)
High School: Nicolet
Middle School: Bayside
Elem. School: Stormonth

Name	Dim	Level	Name	Dim	Level
Master Bedroom	17 x 15	Upper	Living/Great Room	24 x 16	Main
Bedroom 2	13 x 12	Upper	Kitchen	19 x 20	Main
Bedroom 3	17 x 10	Upper	Family Room	13 x 17	Main
Bedroom 4	11 x 9	Upper	Dining Room	14 x 16	Main
Sun/Four Season Room	10 x 15	Main			

Lot Description: Wooded; Fenced Yard**Style:** 2 Story**Architecture:** Colonial**Garage:** Electric Door Opener**Driveway:** Paved**Exterior:** Brick**Basement:** Partial; Sump Pump**Heating Fuel:** Natural Gas**H/C Type:** Forced Air; Central Air**Bath Description:** Off MBR; MBR Bath Walk-in Shower; MBR Bath Separate Tub; At least one Bathtub; Shower Over Tub; Jetted Tub**Documents:** Listing Contract; LeadPaint Disclosure; LC Amendment; Survey; Other; Seller Updates**Appliances Incl.:** Oven/Range; Refrigerator; Disposal; Dishwasher; Washer; Dryer**Misc. Exterior:** Deck**Misc. Interior:** Gas Fireplace; Walk-in Closet; Pantry; Wood or Sim. Wood Floors; Kitchen Island**Water/Waste:** Municipal Water; Municipal Sewer**Municipality:** Village

Remarks: Experience the tranquility that awaits you! Living and entertainment space abound throughout this elegant Fox Point Colonial. Uniquely offering TWO fabulous en suite master baths, with a dressing room. Gracious dining and living rooms with natural fireplace. French doors lead to lovely family room. Stunning custom designed grand gourmet kitchen with large granite topped island with seating, top of the line appliances & an abundance of built-ins. Sunny four season room with sliding glass doors that lead to deck & lush fenced backyard. Three additional bedrooms, second floor laundry & a 3-car attached garage with enclosed breezeway complete this Fox Point Jewel!

Inclusions: Dacor Ovens (2), 5-Burner Cooktop, Subzero Refrigerator, Dishwasher, Washer, Dryer**Exclusions:** Seller's Personal Property, Window rods and treatments in LR, FR, DR and sun room, All staging items.**Sub Agent Comm:** 2.4 %**Excl. Agency Contract:** N**Broker Owned:** N**Electronic Consent:** Yes**Buyer Agent Comm:** 2.4 %**Var. Comm.:** N**Listing Date:** 07/29/2019**Limited/Unserviced:** No**Named Prospects:** N**Concessions:** No**Terms of Sale:** Cash**Sold Price:** \$500,000**Closing Date:** 10/28/2019**Pending Date:** 09/19/2019**Listing Office:** First Weber Inc -NPW: fwg05**Ph:** 414-962-3000**Fax:****URL:** <http://www.firstweber.com>**Listing Agent:** Lauren B Siegel, Over \$200 Million in Career Sales CLHMS: 8295**Ph:** 414-659-2190 **Cell:** 414-659-2190**Fax:****Email:** lsiegel@firstweber.com**LA Address:** Milwaukee, WI**LO License #:** 833993-91**LA License #:** 35984-94**Selling Office:** Shorewest Realtors, Inc. swr27 **Ph:** 414-962-4413**URL:** <http://www.shorewest.com>**License #:** 7771-91**Selling Agent:** Bridget Bailey Behrens 24880 **Ph:** 414-915-3678**Email:** bbailey@shorewest.com**License #:** 77124-94

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Prepared by Janine K Werner on Wednesday, July 29, 2020 12:08 PM.

Address: 8109 N Whitney Rd Fox Point, Wisconsin 53217-2753 Taxed by: Fox Point

MLS #: 1615277



Property Type: Single-Family
Status: Sold
Start Showing Date: 12/11/2018
Tax Key: 0590173000
County: Milwaukee

List Price: \$589,900
Taxes: \$4,879.92
Tax Year: 2018
Est. Acreage: 0.22

Bedrooms: 4
Total Bathrooms: 3.5
Total Full/Half Baths: 3 / 1
F/H Baths Main: 0 / 1
F/H Baths Upper: 3
F/H Baths Lower:
Garage Spaces: 2
Garage Type: Attached

Rooms: 8
Est. Total Sq. Ft.: 3,000
Est. Year Built: 1951
Zoning: RES

Flood Plain: No

Days On Market: 119

Directions: Port Washington Road to Bradley Road. East to N. Whitney Road. North to home.

School District: Fox Point J2

High School: Nicolet

Middle School: Bayside

Elem. School: Stormonth

Name	Dim	Level	Name	Dim	Level
Master Bedroom	21 x 14	Upper	Living/Great Room	19 x 16	Main
Bedroom 2	12 x 13	Upper	Kitchen	20 x 12	Main
Bedroom 3	12 x 13	Upper	Laundry	12 x 7	Upper
Bedroom 4	12 x 13	Upper	Dining Area	20 x 9	Main
Mud Room	15 x 9	Main	Foyer	7 x 6	Main

Style: 2 Story	Documents: Listing Contract; Seller Condition; LeadPaint Disclosure; Other; Seller Updates
Architecture: Prairie/Craftsman	Appliances Incl.: Oven/Range; Refrigerator; Disposal; Dishwasher; Microwave
Garage: Electric Door Opener	Misc. Exterior: Patio
Driveway: Paved	Misc. Interior: Gas Fireplace; Walk-in Closet; Pantry; Wood or Sim. Wood Floors; Kitchen Island
Exterior: Pressed Board	Water/Waste: Municipal Water
Basement: Full; Block; Sump Pump	Municipality: Village
Heating Fuel: Natural Gas	Accessibility: Open Floor Plan
H/C Type: Forced Air; Central Air; Multiple Units	
Bath Description: MBR Bath Walk-in Shower; Shower Over Tub; Ceramic Tile	

Remarks: This completely remodeled home features luxury amenities, designer finishes, and elegant lighting. The main level's open floor plan is covered with gleaming 3/4 inch hardwood floors. The living room is warmed by the glow of a gas fire place, and chef's delight kitchen includes custom cabinetry, tile backsplashes, stainless appliances, walk-in pantry, and large quartz island. Ever-convenient mudroom has plenty of lockers, coat hooks, and even a second fridge! The master bedroom is an oasis with lounge area; stunning bathroom with exquisite tilework, dual shower heads, dual vanity sinks, heated floor, and water closet; and walk-in closet. Second floor laundry room is sure to please. Full hall and Jack 'N' Jill bathrooms are adorned with handsome tilework, vanities, and flooring.

Private Remarks: Offer must state "Listing Agent is licensed to sell Real Estate in the State of WI and is a Member of the Selling LLC."

Showing Information: Thru Showingtime tab or App

Exclusions: Seller's other personal property.

Sub Agent Comm: 2.4 %	Excl. Agency Contract: N	Broker Owned: Y	Electronic Consent: Yes
Buyer Agent Comm: 2.4 %	Var. Comm.: N		Listing Date: 11/27/2018
Limited/Unserviced: No	Named Prospects: N	Concessions: No	
Sold Price: \$590,000	Closing Date: 05/03/2019	Pending Date: 04/08/2019	Terms of Sale: Conventional

Listing Office: North Shore Homes, Inc.: nshore

Ph: 414-461-4424

Fax: 414-461-9568

URL: <http://www.mynorthshorehomes.com>

Listing Agent: Jaime Klenke : 27252

Ph: 414-581-1869 **Cell:**

Fax:

Email: jaimeklenke@gmail.com

LA Address: 8405 W. Lisbon Ave

Milwaukee, WI 53222

LO License #: 936226-91

LA License #: 83448-94

Selling Office: Shorewest Realtors, Inc. swr12 **Ph:** 262-784-8466

URL: <http://www.shorewest.com>

License #: 7771-91

Selling Agent: Connie Lindberg 21368 **Ph:** 262-798-1189

Email: clindberg@shorewest.com

License #: 69477-94

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Prepared by Janine K Werner on Wednesday, July 29, 2020 12:08 PM.

Town/Village/City of July 30, 2020-Village of Fox Point
Board of Review

Findings of Fact, Determinations and Decision *

- Board of Review (BOR) Assessment Appeal Hearing must be held in open session.
- The BOR should make is decision only on the evidence presented.
- The BOR can hear the appeal immediately or at another time. If later, advise the taxpayer as to the case deliberation date and time.
- Complete the decision part of this form immediately after the case is decided.
- The BOR clerk can participate in completion of this form.

A. PROPERTY IDENTIFICATION AND FINDINGS OF FACT

ASSESSMENT YEAR: 2020 Tax Key Number: 091-0070-000

Personal Property Account Number (if applicable) n/a

Property Address: 240 W Dunwood Road

Property Owner: Catherine F Conway

Mailing Address: 240 W Dunwood Road

January 1, 2020 Assessment Value: _____

Land: \$129,000 Improvements: \$467,500 Total: \$597,000

Hearing Date: July 30, 2020 Time: 6:30 PM

Objector Received written confirmation of Hearing Date: Yes: _____ No: _____

(or) Both Objector and Assessor waived 48 hour notice of hearing: _____

Note: Taxpayer must have filed written objection before or at Board of Review.)

Check one:

Timely notice of "Intent to File an Objection" was provided by objector to clerk (either in writing or orally) at least 48 hours prior to first full session of Board of Review

Or

_____ Waiver was granted by Board of Review for:

_____ Good Cause, or

_____ Extraordinary Circumstances

Board members present: _____

Board Members removed (if any): _____

Board Counsel Present: _____

Property Owner/Objector's Attorney or Representative: _____

Board Members with certified training (must have at least one): _____

B. TESTIMONY

The following individuals were sworn as witnesses by the Board of Review Clerk {include Property Owner/Objector or his/her Representative, if testifying, and Assessor}:

1. Sworn testimony by Property Owner/Objector: _____ included:

a. A recent sale of the subject property: Yes ___ No ___

If yes: The subject property was sold for \$ _____

Date of sale _____

b. Recent sales of comparable properties: Yes ___ No ___

If yes: A total number of _____ other properties were presented.

Addresses of other properties:

c. Other factors or reasons (if presented): Yes ___ No ___

If yes: List of summary factors or reasons presented by property owner/objector (if evidence presented only available to one side—list corroboration of that evidence):

2. Sworn testimony on behalf of property owner/objector was presented by following other witnesses (if any): _____

Summary of testimony of other witnesses' for objector (if any): _____

3. Sworn testimony by Assessor : _____ included:

a. Estimated level of assessment for the current year is _____ %.

b. A recent sale of the subject property: Yes ___ No ___

If yes: The subject property was sold for \$ _____

Date of sale _____

c. Recent sales of comparable properties: Yes ___ No ___

If yes: A total number of _____ other properties were presented.

Addresses of other properties:

c. Other factors or reasons (if presented): Yes ___ No ___

If yes: List of summary factors or reasons presented by assessor:

4. Sworn testimony (if any) on behalf of the assessor was presented by:

5. Summary of testimony of other witnesses' for assessor (if any): _____

C. DETERMINATIONS

1. The assessor's estimated level of assessment* of the municipality has been determined to be _____ %

* The relationship between the assessed value and the equalized value of non-manufacturing property minus corrections for prior year over or under charges within a municipality – town, city or village. For example, if the assessed value of all property subject to property tax in the municipality is \$2,700,000 and the equalized value (with no prior corrections) in the municipality is \$3,000,000 then the "assessment level" is said to be 90% (\$2,700,000/\$3,000,000 = .90 or 90%)

Findings of Fact, Determinations and Decision

2. The board finds that there was a recent sale of the subject property.

Yes ___ No ___
Yes ___ No ___
Yes ___ No ___
Yes ___ No ___

- a. The sale was an arms-length transaction.
b. The sale was representative of the value as of January.
c. The board finds that the sale supports the assessment.
d. If all answers are 'yes'

- d1. What is the sale price?
d2. What if any adjustments, based on the evidence presented, should be made for such considerations as time between the date of sale and the January 1 assessment date, non-market class value in the selling price (ag-use value and fractionally assessed classes), and/or other physical changes that occurred to the property between the sale date and the January 1 assessment date?

d3. What is the full taxable value?

If responses in 2 thru 2c were "yes", upon completion of the section proceed to section D, Decision, check all that apply and determine the assessed value.

3. The Board of Review finds that there are recent sales of comparable properties:

Yes ___ No ___

If yes, answer the following:

Property Owner

- a. Did the Property Owner present testimony of recent sales of comparable properties in the market area?
b. If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value?

Assessor

- c. Did the Assessor presented testimony of recent sales of comparable properties in the market area?
d. If yes, were the attributes satisfactorily adjusted for their differences from the from the subject and their contribution to value?

Conclusion

e. LIST THE PROPERTIES AND VALUES THAT THE BOARD OF REVIEW RELIES ON TO MAKE ITS DETERMINATION AS TO FAIR MARKET VALUE:

Blank lines for listing properties and values.

4. The Board of Review finds that *the assessment should be based on other factors:*

Yes ___ No ___

If Yes, List the factors that the Board of Review relies on to make its determination as to fair market value: _____

What was the most credible evidence presented: _____

D. **DECISION** (Motion must be made and seconded)

1. _____ **Moves: Exercising its judgment and discretion, pursuant to Wis. Stat. §70.47(9)(a) the Board of Review by majority and roll call vote hereby determines:** _____ **Seconds, (mark all that apply):**

- that the Assessor's valuation is correct;
- that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;
- that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual
- that the proper use values were applied to the agricultural land
- that the proper fractional assessments were applied to undeveloped land and agricultural forest land classifications
- that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- that the Assessor's valuation is reasonable in light of all the relevant evidence;
- and sustains the same valuation as set by the Assessor;
- (in certain cases), It is not relevant to present assessments of other properties as a basis for the market value of the appeal property

OR

2. _____ Moves: Exercising its judgment and discretion, pursuant to Wis. Stat. §70.47 (9)(a), the Board of Review, by majority and roll call vote hereby determine: _____ Seconds: (mark all that apply):

- that the Assessor's valuation is incorrect;
- that the property owner has presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- that the property owner's valuation is reasonable in light of the relevant evidence;
- that the full value of the property is:
Land: _____
Improvements: _____
Total: _____
- that the level of assessment of the municipality is at _____
- and hereby sets the new assessment at

Land: _____
 Improvements: _____
 Total: _____

I, Kelly A. Meyer, Clerk of the Board of Review, do hereby certify that the members of the Board of Review voted as follows:

<u>Name of Board of Review Member:</u>	<u>Yes</u>	<u>No</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

to adopt these Findings of Fact, Determination and Decision on this _____ day of July 30, 2020.

Clerk of Board of Review

* This sample script was originally prepared by John P. Macy of Municipal Law and Litigation Group, S.C., (262)548-1340, and was reviewed and modified by Rick Stadelman of the Wisconsin Towns Association and the Office of Technical & Assessment Services of the Wisconsin Department of Revenue.

VILLAGE OF FOX POINT

JULY 30, 2020

7:00 PM

JOHN AND NANCY SENNETT

1206 E FOX LANE

058-0060-000

VILLAGE OF FOX POINT
STATE OF WISCONSIN
MILWAUKEE COUNTY

MAIL / EMAIL AFFIDAVIT

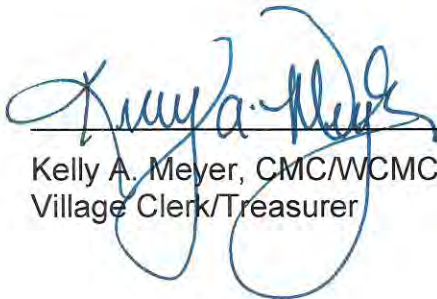
Kelly A. Meyer, of the Village of Fox Point, being first duly sworn on oath, deposes and says that on the 24TH of July, 2020 at 10:30 p.m., she mailed the attached Notice of Board of Review Hearing regarding Mr. and Mrs. Sennett, property at 1206 E Fox Lane, Tax Key # 058-0060-000 to the following mail address and email:

John and Nancy Sennett

1206 E Fox Lane

Fox Point, WI 53217

johnfsennett@gmail.com



Kelly A. Meyer, CMC/WCMC
Village Clerk/Treasurer

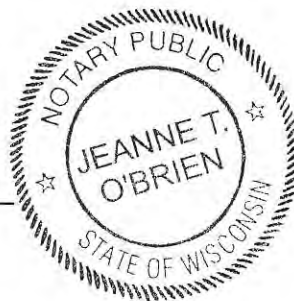
Subscribed and sworn to before me this

24th day of July, 2020.

Jeanne T O'Brien

Notary Public, State of WI

My commission expires 5-11-2024



Kelly Meyer

From: Kelly Meyer
Sent: Friday, July 24, 2020 10:32 AM
To: johnfsennett@gmail.com
Cc: Jeanne O'Brien
Subject: RE: Board of Review Hearing Notice - Sennett
Attachments: Notice of Board of Review Hearing-Sennett.pdf

Importance: High

Tracking:	Recipient	Read
	johnfsennett@gmail.com	
	Jeanne O'Brien	Read: 7/24/2020 10:34 AM

Good morning, Mr. and Mrs. Sennett.

Please find attached, a copy of the Notice of Board of Review Hearing for Thursday, July 30, 2020 at your appointment time of 7:00 p.m. Your notice will also be sent by mail today.

If you have any questions, please let me know.

Thank you.

The message originates from the Village Clerk Treasurer. It contains information that may be confidential or privileged and is intended only for the individual names above. It is prohibited for anyone to disclose, copy, distribute or use the contents of this message without permission, except as allowed by the Wisconsin Public Records Laws. If this message is sent to a quorum of governmental body, my intent is the same as though it were sent by regular mail and further distribution is prohibited. All personal messages express views solely of the sender, which are not attributed to the municipality I represent, and may not be copied or distributed without this disclaimer. If you receive this message in error, please notify me immediately.

Kelly A. Meyer, CMC/WCMC
Professional Village Clerk Treasurer
Village of Fox Point, Population 6651
Milwaukee County
7200 N Santa Monica Blvd.
Fox Point, WI 53217
(414) 351-8900 – Main
(414) 351-8909 – Fax
E-mail: kmeyer@villageoffoxpoint.com
Website: <http://www.villageoffoxpoint.com>
MyVote Wisconsin: <https://myvote.wi.gov/en-us/>



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

John & Nancy Sennett
058-0060-000
1206 E Fox Lane
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

VILLAGE OF FOX POINT

NOTICE OF BOARD OF REVIEW HEARING

Your hearing before the Village of Fox Point Board of Review is scheduled as follows:

Owner Name:	John & Nancy Sennett
Agent Name:	N/A
Owner Address:	1206 E Fox Lane
Agent Address:	N/A
Subject Property Address:	1206 E Fox Lane, Fox Point, WI 53217
Subject Parcel #:	058-0060-000
Date:	July 30, 2020
Time:	7:00 p.m.

Place: Schwemer Hall – Municipal Building, 7200 N Santa Monica Blvd, Fox Point WI 53217 (2nd floor in Schwemer Hall or Via Zoom – details will follow)

Board of Review will be meeting via Electronic Conferencing. Chairs will be social distanced in Schwemer Hall at the address shown above, and a Zoom connection will be provided at that location, for those choosing to attend in-person. Objector and the Village Assessor are encouraged to submit any written presentation Materials in advance of the meeting to the Village Clerk at kmeyer@villageoffoxpoint.com to permit time for distribution of materials.

For more information on this process, please visit: <http://www.revenue.wi.gov/pubs/slf/pb060.pdf>

If you have any questions, you may contact the Village Clerk at kmeyer@villageoffoxpoint.com, Deputy Clerk at jobrien@villageoffoxpoint.com or (414) 351-8900.

VILLAGE USE ONLY

Date/Time Notice Given: 07/24/2020 at 10:25 a.m. Type of Delivery: E-mailed/Mailed Letter

Notice Given To: Owner Agent Other _____

Date Received: 07/23/2020 at 8:00 a.m. via drop box Class: G1

Preliminary Assessment

Land: \$312,500 Improvements: \$676,400 Total: \$988,900

Personal Property 1: _____ Personal Property 2: _____

Personal Property 3: _____ Total Personal Property: _____

Forms Routed to: Assessor Attorney

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 (on changed assessment notice) JOHN / NANCY Sennett			Agent name (if applicable)				
Owner mailing address 1206 E FOX LANE			Agent mailing address				
City FOX POINT	State WI	Zip 53217	City	State	Zip		
Owner phone 414 8035874	Email JOHNFSennett@gmail.com		Owner phone () -	Email			

Section 2: Assessment Information and Opinion of Value			
Property address 1206 E FOX LANE		Legal description or parcel no. (on changed assessment notice) 058-0060-000	
City FOX POINT	State WI	Zip 53217	
Assessment shown on notice - Total \$911,000		Your opinion of assessed value - Total \$788,000 to \$860,000	

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: (Attach additional sheets if needed) Many Previous Years MISTAKEN Sq Footage	Basis for your opinion of assessed value: (Attach additional sheets if needed) SEE attached 3 yr history

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 _____
 Date of changes - - - - (mm-dd-yyyy) Cost of changes \$ _____ 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) - - - - (mm-dd-yyyy) to - - - - (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 - - - - (mm-dd-yyyy) Value _____ Purpose of appraisal _____
 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): N/A
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 20 minutes.

Property owner or Agent signature John F Sennett	Date (mm-dd-yyyy) 07-2020
--	-------------------------------------

January 1, 2017 to January 1, 2020 Home sales Fox Point WI

data from MLS listing service - Wiredata Legacy

All sales east side of Fox Point from list price \$700,000 to \$1,000,000 THREE YEARS
(obstinably east of Lake Drive - Doctors Park area and near by)

	<u>sold date</u>	<u>Address</u>	<u>List Price</u>	<u>DOM</u>	<u>Sold Price</u>	<u>Sq Footage</u>	<u>Price/sq ft</u>	<u>Acres</u>
1	3/20/2017	1550 E Goodrich	\$ 790,000	155	\$ 650,000	4111	\$ 158	0.80
2	10/20/2017	1404 E Dean Rd	\$ 715,000	74	\$ 715,700	3274	\$ 219	na
3	5/25/2018	8244 Graylog Ln	\$ 725,000	72	\$ 687,000	4577	\$ 150	na
4	7/18/2018	1501 E Fox Ln	\$ 837,375	24	\$ 777,500	4706	\$ 165	0.90
5	8/21/2018	1453 E Goodrich	\$ 775,000	109	\$ 730,000	3983	\$ 183	1.40
6	8/31/2018	1750 E Dean Rd	\$ 749,900	135	\$ 732,000	4638	\$ 158	na
7	10/31/2018	1711 E Fox Ln	\$ 899,000	215	\$ 865,000	4184	\$ 207	0.90
8	5/17/2019	1351 Byewater Ln	\$ 899,000	6	\$ 875,000	4000	\$ 219	na
9	7/30/2019	7875 N Club Circle	\$ 749,900	4	\$ 749,000	4213	\$ 178	na
10	8/8/2019	8143 Graylog Ln	\$ 729,000	12	\$ 720,000	3968	\$ 181	na
11	8/9/2019	1501 E Fox Ln	\$ 799,000	43	\$ 799,000	4706	\$ 170	0.90
12	10/11/2019	1546 E Goodrich	\$ 849,000	18	\$ 825,000	4673	\$ 177	na
13	10/18/2019	7275 Beach Drive	na	na	\$ 625,000	3713	\$ 168	na
14	10/30/2019	7600 Lake Drive	na	na	\$ 500,000	3714	\$ 135	na
15	11/19/2019	8035 Beach Drive	\$ 825,000	154	\$ 757,000	3756	\$ 202	na
16	11/24/2019	7267 Bridge Ln	na	na	\$ 840,000	4010	\$ 209	1.40

Sennett 7-14-2020

1206 E fox lane

\$ 911,000

4192

\$

217

0.76

2019 sales only --Average

Sennett Home

\$ 788,096

4192

\$

188

POP BOX

RECEIVED

2020

JUL 24 2020

10

Office

Clerk's Office

Blodgett

Monticello

VT 05672

Village of For Point

North Santa Monica

For Point, VT 05672

Board of Review

Findings of Fact, Determinations and Decision *

- *Board of Review (BOR) Assessment Appeal Hearing must be held in open session.*
- *The BOR should make its decision only on the evidence presented.*
- *The BOR can hear the appeal immediately or at another time. If later, advise the taxpayer as to the case deliberation date and time.*
- *Complete the decision part of this form immediately after the case is decided.*
- *The BOR clerk can participate in completion of this form.*

A. PROPERTY IDENTIFICATION AND FINDINGS OF FACT

ASSESSMENT YEAR: 202 0 Tax Key Number: 058-0060-000

Personal Property Account Number (if applicable) n/a

Property Address: 1206 E Fox Lane

Property Owner: John and Nancy Sennett

Mailing Address: 1206 E Fox Lane

January 1, 202 0 Assessment Value: _____

Land: \$312,500 Improvements: \$676,400 Total: \$988,900

Hearing Date: July 30, 2020 Time: 7:00 PM

Objector Received written confirmation of Hearing Date: Yes: No:

(or) Both Objector and Assessor waived 48 hour notice of hearing: _____

Note: Taxpayer must have filed written objection before or at Board of Review.)

Check one:

Timely notice of "Intent to File an Objection" was provided by objector to clerk (either in writing or orally) at least 48 hours prior to first full session of Board of Review

Or

_____ Waiver was granted by Board of Review for:

_____ Good Cause, or

_____ Extraordinary Circumstances

Board members present: _____

Board Members removed (if any): _____

Board Counsel Present: _____

Property Owner/Objector's Attorney or Representative: _____

Board Members with certified training (must have at least one): _____

B. TESTIMONY

The following individuals were sworn as witnesses by the Board of Review Clerk {include Property Owner/Objector or his/her Representative, if testifying, and Assessor}:

1. Sworn testimony by Property Owner/Objector: _____ included:

a. A recent sale of the subject property: Yes ___ No ___

If yes: The subject property was sold for \$ _____

Date of sale _____

b. Recent sales of comparable properties: Yes ___ No ___

If yes: A total number of _____ other properties were presented.

Addresses of other properties:

c. Other factors or reasons (if presented): Yes ___ No ___

If yes: List of summary factors or reasons presented by property owner/objector (if evidence presented only available to one side—list corroboration of that evidence):

2. Sworn testimony on behalf of property owner/objector was presented by following other witnesses (if any): _____

Summary of testimony of other witnesses' for objector (if any): _____

3. Sworn testimony by Assessor : _____ included:

a. Estimated level of assessment for the current year is _____ %.

b. A recent sale of the subject property: Yes ___ No ___

If yes: The subject property was sold for \$ _____

Date of sale _____

c. Recent sales of comparable properties: Yes ___ No ___

If yes: A total number of _____ other properties were presented.

Addresses of other properties:

c. Other factors or reasons (if presented): Yes ___ No ___

If yes: List of summary factors or reasons presented by assessor:

4. Sworn testimony (if any) on behalf of the assessor was presented by:

5. Summary of testimony of other witnesses' for assessor (if any): _____

C. DETERMINATIONS

1. The assessor's estimated level of assessment* of the municipality has been determined to be _____ %

* The relationship between the assessed value and the equalized value of non-manufacturing property minus corrections for prior year over or under charges within a municipality – town, city or village. For example, if the assessed value of all property subject to property tax in the municipality is \$2,700,000 and the equalized value (with no prior corrections) in the municipality is \$3,000,000 then the "assessment level" is said to be 90% (\$2,700,000/\$3,000,000 = .90 or 90%)

Findings of Fact, Determinations and Decision

2. The board finds that there was a recent sale of the subject property.

Yes ___ No ___

- a. The sale was an arms-length transaction.
b. The sale was representative of the value as of January.
c. The board finds that the sale supports the assessment.

Yes ___ No ___

Yes ___ No ___

Yes ___ No ___

d. If all answers are 'yes'

d1. What is the sale price? _____

d2. What if any adjustments, based on the evidence presented, should be made for such considerations as time between the date of sale and the January 1 assessment date, non-market class value in the selling price (ag-use value and fractionally assessed classes), and/or other physical changes that occurred to the property between the sale date and the January 1 assessment date?

d3. What is the full taxable value? _____

If responses in 2 thru 2c were "yes", upon completion of the section proceed to section D, Decision, check all that apply and determine the assessed value.

3. The Board of Review finds that there are recent sales of comparable properties:

Yes ___ No ___

If yes, answer the following:

Property Owner

a. Did the Property Owner present testimony of recent sales of comparable properties in the market area?

Yes ___ No ___

b. If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value?

Yes ___ No ___

Assessor

c. Did the Assessor presented testimony of recent sales of comparable properties in the market area?

Yes ___ No ___

d. If yes, were the attributes satisfactorily adjusted for their differences from the from the subject and their contribution to value?

Yes ___ No ___

Conclusion

e. LIST THE PROPERTIES AND VALUES THAT THE BOARD OF REVIEW RELIES ON TO MAKE ITS DETERMINATION AS TO FAIR MARKET VALUE:

4. The Board of Review finds that *the assessment should be based on other factors:*

Yes ___ No ___

If Yes, List the factors that the Board of Review relies on to make its determination as to fair market value: _____

What was the most credible evidence presented: _____

D. **DECISION** (Motion must be made and seconded)

I. _____ **Moves: Exercising its judgment and discretion, pursuant to Wis. Stat. §70.47(9)(a) the Board of Review by majority and roll call vote hereby determines:** _____ **Seconds, (mark all that apply):**

- that the Assessor's valuation is correct;
- that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;
- that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual
- that the proper use values were applied to the agricultural land
- that the proper fractional assessments were applied to undeveloped land and agricultural forest land classifications
- that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- that the Assessor's valuation is reasonable in light of all the relevant evidence;
- and sustains the same valuation as set by the Assessor;
- (in certain cases), It is not relevant to present assessments of other properties as a basis for the market value of the appeal property

OR

2. _____ Moves: Exercising its judgment and discretion, pursuant to Wis. Stat. §70.47 (9)(a), the Board of Review, by majority and roll call vote hereby determine: _____ Seconds: (mark all that apply):

- that the Assessor's valuation is incorrect;
- that the property owner has presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- that the property owner's valuation is reasonable in light of the relevant evidence;
- that the full value of the property is:
Land: _____
Improvements: _____
Total: _____
- that the level of assessment of the municipality is at _____
- and hereby sets the new assessment at

Land: _____
Improvements: _____
Total: _____

I, Kelly A. Meyer, Clerk of the Board of Review, do hereby certify that the members of the Board of Review voted as follows:

<u>Name of Board of Review Member:</u>	<u>Yes</u>	<u>No</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

to adopt these Findings of Fact, Determination and Decision on this _____ day of July 30, 2020.

Clerk of Board of Review

* This sample script was originally prepared by John P. Macy of Municipal Law and Litigation Group, S.C., (262)548-1340, and was reviewed and modified by Rick Stadelman of the Wisconsin Towns Association and the Office of Technical & Assessment Services of the Wisconsin Department of Revenue.

VILLAGE OF FOX POINT

JULY 30, 2020

7:30 PM

"MUST AGREE TO WAIVE 48 HOUR HEARING NOTICE"

J.J. JOYCE AND WILLIAM JESELUN

8335 N SANTA MONICA BLVD

059-0045-000

**WAIVER OF
48 HR HEARING
NOTICE NEEDED**

**VILLAGE OF FOX POINT
STATE OF WISCONSIN
MILWAUKEE COUNTY**

EMAIL AFFIDAVIT

Kelly A. Meyer, of the Village of Fox Point, being first duly sworn on oath, deposes and says that on the 29th of July, 2020 at 4:54 p.m., she Telephone and Emailed the attached Notice of Board of Review Hearing regarding J.J. Joyce and William Jeselun, property at 8335 N Santa Monica Blvd, Tax Key # 059-0045-000 to the following email:


J.J. Joyce and William Jeselun
Telephoned @ 2:34 p.m.
and

jjjoyce@jjjoyce.com @ 4:51 p.m.



Kelly A. Meyer, CMC/WCMC
Village Clerk/Treasurer

Subscribed and sworn to before me this
29th day of July, 2020.



Notary Public, State of WI
My commission expires 5-11-2024





VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

J.J. Joyce & William Jeselun
059-0045-000
8335 N Santa Monica Blvd.

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

VILLAGE OF FOX POINT

NOTICE OF BOARD OF REVIEW HEARING

Your hearing before the Village of Fox Point Board of Review is scheduled as follows:

Owner Name:	J.J. Joyce and William Jeselun
Agent Name:	N/A
Owner Address:	8335 N Santa Monica Blvd
Agent Address:	N/A
Subject Property Address:	8335 N Santa Monica Blvd, Fox Point, WI 53217
Subject Parcel #:	059-0045-000
Date:	07/30/2020 Click here to enter text.
Time:	7:30 p.m.

Place: Schwemer Hall – Municipal Building, 7200 N Santa Monica Blvd, Fox Point WI 53217 (2nd floor in Schwemer Hall or Via Zoom – details will follow)

Board of Review will be meeting via Electronic Conferencing. Chairs will be social distanced in Schwemer Hall at the address shown above, and a Zoom connection will be provided at that location, for those choosing to attend in-person. Objector and the Village Assessor are encouraged to submit any written presentation Materials in advance of the meeting to the Village Clerk at kmeyer@villageoffoxpoint.com to permit time for distribution of materials.

For more information on this process, please visit: <http://www.revenue.wi.gov/pubs/slf/pb060.pdf>

If you have any questions, you may contact the Village Clerk at kmeyer@villageoffoxpoint.com, Deputy Clerk at jobrien@villageoffoxpoint.com or (414) 351-8900.

VILLAGE USE ONLY

Date/Time Notice Given: 07/29/2020 Type of Delivery: By Telephone and Email

Notice Given To: Owner Agent Other _____

Date Received: 04/28/2020 @ 5:07 p.m. Class: G1

Preliminary Assessment

Land: \$ _____ Improvements: \$ _____ Total: \$ _____

Personal Property 1: _____ Personal Property 2: _____

Personal Property 3: _____ Total Personal Property: _____

Forms Routed to: Assessor Attorney

Kelly Meyer

From: Kelly Meyer
Sent: Wednesday, July 29, 2020 4:51 PM
To: jjjoyce jjjoyce.com
Cc: Jeanne O'Brien
Subject: RE:V Fox Point-Notice of Board of Review Hearing Date and Time
Attachments: Notice of Hearing-Joyce and Jesulun.pdf; 1-Board of Review Agenda 072420.pdf

Importance: High

Tracking:	Recipient	Delivery
	jjjoyce jjjoyce.com	
	Jeanne O'Brien	Delivered: 7/29/2020 4:51 PM

Good afternoon, J.J. and William.

Attached is your Notice of Hearing for the date and time we discussed earlier on the phone. Also attached is the Board of Review meeting agenda. As discussed earlier, we will see you in-person at the Village Hall upstairs in the Village Board Schwemer Hall room.

Masks are recommended to assist in keeping you and the community safe, but they are not required. Hand sanitizer is available on the wall by the front counter and in the Village Board room – Schwemer Hall when you enter on your right. Social distancing will be observed. If there is an appointment ahead of you, feel free to sit on the couch outside until that property owner's case has been heard. If you see no public in the chairs, please feel free to come in and sit down until your case is heard.

If you have any questions at all, please contact me.

Have a wonderful evening. See you tomorrow night at 7:30 p.m.

The message originates from the Village Clerk Treasurer. It contains information that may be confidential or privileged and is intended only for the individual names above. It is prohibited for anyone to disclose, copy, distribute or use the contents of this message without permission, except as allowed by the Wisconsin Public Records Laws. If this message is sent to a quorum of governmental body, my intent is the same as though it were sent by regular mail and further distribution is prohibited. All personal messages express views solely of the sender, which are not attributed to the municipality I represent, and may not be copied or distributed without this disclaimer. If you receive this message in error, please notify me immediately.

Kelly A. Meyer, CMC/WCMC
Professional Village Clerk Treasurer
Village of Fox Point, Population 6651
Milwaukee County
7200 N Santa Monica Blvd.
Fox Point, WI 53217
(414) 351-8900 – Main
(414) 351-8909 – Fax
E-mail: kmeyer@villageoffoxpoint.com
Website: <http://www.villageoffoxpoint.com>
MyVote Wisconsin: <https://myvote.wi.gov/en-us/>

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*.

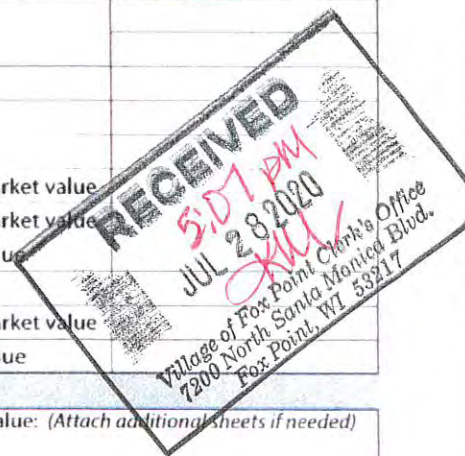
Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) J. J. Joyce/William Jeselun				Agent name (if applicable)			
Owner mailing address 8335 N. Santa Monica Blvd.				Agent mailing address			
City Fox Point	State WI	Zip 53217-2871		City	State	Zip	
Owner phone (414) 791-5599	Email jjjoyce@jjjoyce.com			Owner phone () -	Email		

Section 2: Assessment Information and Opinion of Value			
Property address 8335 N. Santa Monica Blvd.		Legal description or parcel no. (on changed assessment notice)	
City Fox Point	State WI	Zip 53217-2871	
Assessment shown on notice - Total \$316,500		Your opinion of assessed value - Total \$290,000	

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: (Attach additional sheets if needed) See attachments	Basis for your opinion of assessed value: (Attach additional sheets if needed)

Section 4: Other Property Information

A. Within the last 10 years, did you acquire the property? Yes No
 If Yes, provide acquisition price \$ _____ Date - - - - - | 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? ...? 2019 - \$290,000. What was this then? 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. _____

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) 7-28-20
---------------------------------------	------------------------------

PA-115 (R 10-18) Wisconsin Department of Revenue

1/21

Attachment 1

Objection to Real Property Assessment change for 8335 N. Santa Monica Blvd., Fox Point, WI 53217

The appraisal letter states on page 2 paragraph 1, it states that Wisconsin law requires that all taxable property is assessed at full market value as of January 1 each year. (attachment 2) This statement is incorrect. Under state law sec. 70-05 (5) (b) Wis Stats it states that each municipality must assess all major classes of property with 10 per cent of full value in the same year at least once within a five year period. (attachment 3) After talking to Associated appraisal, he stated that it was done in 2017. Also, what was the agreed appraisal in 2019 then? (attachment 4)

I have also included two sales of land within the last year. One was .702 acres at 7829 Regent Road sold 9/6/2019 for \$205,000. This makes it \$294,000 per acre. (attachment 4) Another sale of land was made for 1.071 acres located at 1406 E Fox Lane, which sold for \$265,000. This makes it \$247,432 per acre. This land is on the other side of Lake Drive, which makes it much more valuable than my property. (attachment 5) Based averages for the 2 sales is \$264,021 per acre. My land is .368 acres times that amount is \$97,160. That makes it \$18,340 over priced.

I have also attached sales of homes 3 bedroom in my area, highest being \$290,000. I was able to view many of these in open houses. I found remodeled kitchens with quartz counter tops, new cabinets, tiled floors and more. Bathrooms with new floors, cabinets, tub/shower, lighting and more. I have not done any of this. (attachment 6)

When talking over the phone with Associate Appraisal Consultants, he stated that there would be no changes, they would not accept my disagreement. He really was disrespectful and didn't really want to hear my objection. Cut me off and stated he had another call to make.

Also, on the news today they stated because of the coronavirus, there will be fewer qualified buyers and prices may go down in 2021.

Thank for considering my objection to appraisal.

Joan Joyce/ William Jeselun

2020 Property Assessment Process Guide for Municipal Officials

Example:

A property is worth \$90,000. As of January 1, the property owner started an addition, but only has a foundation. The property should be appraised at the \$90,000 plus the value of the foundation as of January 1. In such a case, the value of the foundation should be determined by the construction cost and could possibly be verified with construction receipts or the building permit.

D. Equitable assessment

If your property's assessment ratio is similar to the assessment level of the taxation district (see the [Glossary](#) section of this guide), then your assessment is equitable. To determine your property's assessment ratio, divide your property's assessed value by your property's current market value.

$$\frac{\text{Your Property's Assessed Value}}{\text{Current Market Value of Your Property}} = X\%$$

To make a sound decision, you must know your property's assessed value, current market value and the assessment level of the taxation district.

1. Sources of information

- Property's assessed value is recorded in the assessment roll and is shown on your tax bill
- Purchase price is usually the best evidence of market value if you have recently purchased the property
- Sale price of other property comparable to yours is the next best evidence of market value
- Professionally prepared appraisal is a reliable estimate of market value
- Assessment level of the taxation district – to view, contact the assessor
- Estimated fair market value of your property (determined by dividing your assessment by the assessment level) is shown on your tax bill

2. Assessment compliance

Under state law ([sec 70.05\(5\)\(b\), Wis. Stats.](#)), each municipality must assess all major classes of property within 10 percent of full value in the same year, at least once within a five-year period. A 'major class' of property is defined as a property class that includes more than 10 percent of the full value of the taxation district. If a municipality is non-compliant after four consecutive years, the Wisconsin Department of Revenue (DOR) must notify the municipality of its non-compliance status. DOR issues the municipality a second non-compliance notice after five consecutive years of non-compliance, and issues an order for supervised assessment after six consecutive years of non-compliance.

E. Assessment classification

State law requires the assessor to classify land on the basis of use. Classification is important since it affects the assessed value.

1. Drainage districts

Beginning with assessments as of January 1, 2017, [2017 Wisconsin Act 115](#) created the following provision for drainage district corridors: "...the assessor shall assess the land within a district corridor described under [sec. 88.74](#) in the same class under sub. (2)(a) as the land adjoining the corridor, if the adjoining land and the land within the corridor are owned by the same person."

Drainage districts are local governmental entities organized under a county drainage board for the primary purpose of draining lands for agriculture. A drainage district establishes a legal mechanism for managing drains and related facilities to ensure reliable drainage. Landowners who benefit from drainage must pay assessments to cover the cost of constructing, maintaining, and repairing district drains. Of the 72 counties in Wisconsin, 31 of them contain one or more drainage districts and can be located on an interactive map on the Wisconsin Department of Agriculture, Trade, and Consumer Protection website: [Wisconsin Drainage Districts](#).





296 *93,408 east of lake*
Milwaukee County Web Portal
Property Summary

Search powered by



Report/Print engine
List & Label © Version 19:
Copyright combit® GmbH
1991-2013

Property: 0929002000

294,617 per acre

2018 ▾

Real Estate 0929002000

126 - VILLAGE OF FOX POINT

7829 N REGENT RD

DOUGLAS J FELLOWS
KRISTIN L FELLOWS
7829 N REGENT RD
FOX POINT WI
53217-3252

Tax Year Legend:

←\$ = owes prior year taxes

⊗ = not assessed

Ⓢ = not taxed

Delinquent Current

Summary

\$208,000 Sold 9/6/2019 *702 acres*

Parcel #: 0929002000

Alt. Parcel #:

Parcel Status: Current Description

Creation Date:

Historical Date:

Acres: 0.000

Primary ▲ Address

7829 N REGENT RD

<u>Name</u>	<u>Status</u>	<u>Ownership Type</u>	<u>Interest</u>
FELLOWS, DOUGLAS J	CURRENT OWNER		
FELLOWS, KRISTIN L	CURRENT CO-OWNER		

No Parent Parcels were found

No Child Parcels were found

(See recorded documents for a complete legal description)
LOT 1 CERTIFIED SURVEY MAP NO. 147 NW1/4 SEC. 16-8-22

No Property Descriptions were found

<u>Code ▲</u>	<u>Description</u>	<u>Category</u>
	LOCAL	OTHER DISTRICT

Associated Appraisal Consultants, Inc.

Appleton ■ Hurley



William H. Jeselun
Joan J. Joyce
8335 N Santa Monica Blvd
Fox Point, WI 53217-2871

Notice of Assessment

THIS IS NOT A TAX BILL

Under state law (Section 70.365 of the Wisconsin Statutes), your property assessment for 2020 is listed below.

Dear Property Owner:

June 24, 2020

The assessor has completed an annual review of all properties in the Village of Fox Point. Our goal is to bring your assessment to 100% market value as of the statutory assessment date of January 1st, 2020. Assessments have been adjusted, where necessary, to reflect changes in market conditions, as well as other changes such as: new construction, remodeling, land divisions, and other. You are hereby notified of the assessed value of your property described below.

If you have any questions concerning your valuation, there will be an Open Book session held by Associated Appraisal Consultants where you can speak with the assessor individually to discuss your assessment. **Please call Associated Appraisal at 920-749-1995 for an Open Book appointment.**

Tax key number: 059-0045-000 located in the Village of Fox Point, Milwaukee County

Property Location: 8335 N Santa Monica Blvd

Legal description: LOT 12, BLOCK 3, FOX POINT COURTS

Year	Land	Bldgs/Improvements	Total
2019	\$91,000	\$199,000	\$290,000
2020	\$115,500	\$201,000	\$316,500
Net change in assessment			\$26,500

Reason for Change	Revaluation of All Property as of January 1st, 2020
-------------------	---

Open Book: ➔ Wednesday July 8th, 2020 from Noon - 7:00 PM (By Appointment Only) 8
(Read the enclosed COVID insert for further open book information)

Board of Review: Thursday July 30th, 2020 from 5:30 PM - 7:30 PM (By Appointment Only)

Location: Fox Point Village Hall
7200 N Santa Monica Blvd
Fox Point, WI 53217

If after the Open Book session, you wish to contest the assessed value, **please call the Clerk at 414-351-8900 at least 48 hours prior to Board of Review** to obtain an Objection Form and to make an appointment for the Board of Review. This form must be filled out in its entirety. **Failure to provide 48 hours advance notice to the Clerk may result in denial of a hearing at the Board of Review.**

(Over)



Sold 3/2/2020
 \$265,000
 (http://www.co.milwaukee.wi.us/)

Search powered by GCS
 (http://www.gcssoftware.com)

250,000 purchase
 235,426 1.071

Milwaukee County Web Portal

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2018	Real Estate	0580004000	126 - VILLAGE OF FOX POINT	1406 E FOX LN	LINCOLN PARTNERS I, LLC N86 W16394 APPLETON AVE MENOMONEE FALLS WI 53051

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Assessment Summary

Estimated Fair Market Value: **357600**
 Assessment Ratio: **0.9788**
 Legal Acres: **0.000**

2018 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	1.071	350000	0	350000
ALL CLASSES	1.071	350000	0	350000

2017 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	1.071	350000	0	350000
ALL CLASSES	1.071	350000	0	350000

Average for the 2 sales
 is 264,021 per acre
 x .368 my property 8335 N. Santa Monica Blvd
 97,169. over by \$18,340

bedroom sqft.

12/20/2019	7632 N Bell Rd	Home	\$210,000	3	1,660	\$127
11/1/2019	7047 N Crossway Rd	Home	\$356,000	3	2,226	\$160
10/21/2019	6836 N Yates Rd	Home	\$233,625	3	2,105	\$111
10/16/2019	413 E Willow Rd	Home	\$285,000	3	1,652	\$173
10/9/2019	7613 N Bell Rd	Home	\$260,000	3	1,613	\$161
→ 10/4/2019	8560 N Point Dr	Home	\$268,000	3	1,452	\$185
9/30/2019	8319 N Lake Dr	Home	\$335,000	3	1,944	\$172
→ 9/16/2019	8321 N Whitney Rd	Home	\$285,000	3	2,014	\$142
9/12/2019	8123 N Whitney Rd	Home	\$235,000	3	1,347	\$174
9/9/2019	7532 N Mohawk Rd	Home	\$242,000	3	1,200	\$202
8/19/2019	8143 N Port Washington Rd	Home	\$278,000	3	1,722	\$161
8/1/2019	7629 N Seneca Rd	Home	\$305,000	3	1,778	\$172
7/30/2019	7380 N Iroquois Rd	Home	\$249,000	3	1,689	\$147
7/22/2019	199 E Green Tree Rd	Home	\$362,000	3	2,222	\$163
→ 7/19/2019	8330 N Whitney Rd	Home	\$228,000	3	1,174	\$194
→ 7/17/2019	8550 N Point Dr	Home	\$260,000	3	1,479	\$176
7/16/2019	803 E Fox Ln	Home	\$300,000	3	1,800	\$167
7/15/2019	7524 N Navajo Rd	Home	\$327,500	3	1,597	\$205
6/17/2019	7515 N Links Way	Home	\$349,900	3	1,932	\$181
6/7/2019	7330 N Mohawk Rd	Home	\$221,000	3	1,300	\$170
5/31/2019	6800 N Reynard Rd	Home	\$350,500	3	1,784	\$196
→ 5/30/2019	8450 N Indian Creek Pkwy	Home	\$270,000	3	1,578	\$171
→ 5/29/2019	8329 N Whitney Rd	Home	\$282,000	3	1,390	\$203
5/20/2019	7639 N Seneca Rd	Home	\$289,900	3	1,934	\$150
5/7/2019	7530 N Crossway Rd	Home	\$284,900	3	2,042	\$140
→ 5/7/2019	8214 N Whitney Rd	Home	\$291,000	3	1,567	\$186
5/3/2019	7620 N Fairchild	Home	\$205,000	3	1,892	\$108

Town/Village/City of July 30, 2020-Village of Fox Point

Board of Review

Findings of Fact, Determinations and Decision *

- Board of Review (BOR) Assessment Appeal Hearing must be held in open session.
- The BOR should make is decision only on the evidence presented.
- The BOR can hear the appeal immediately or at another time. If later, advise the taxpayer as to the case deliberation date and time.
- Complete the decision part of this form immediately after the case is decided.
- The BOR clerk can participate in completion of this form.

A. PROPERTY IDENTIFICATION AND FINDINGS OF FACT

ASSESSMENT YEAR: 202__ Tax Key Number: 059-0045-000

Personal Property Account Number (if applicable) n/a

Property Address: 8335 N Santa Monica Blvd

Property Owner: J.J. Joyce and William Jeselun

Mailing Address: 8335 N Santa Monica Blvd

January 1, 202__ Assessment Value: _____

Land: \$115,500 Improvements: \$201,000 Total: \$316,500

Hearing Date: July 30, 2020 Time: 7:30 PM

Objector Received written confirmation of Hearing Date: Yes: _____ No: _____

(or) Both Objector and Assessor waived 48 hour notice of hearing: _____

Note: Taxpayer must have filed written objection before or at Board of Review.)

Check one:

Timely notice of "Intent to File an Objection" was provided by objector to clerk (either in writing or orally) at least 48 hours prior to first full session of Board of Review

Or

_____ Waiver was granted by Board of Review for:

_____ Good Cause, *or*

_____ Extraordinary Circumstances

Board members present: _____

Board Members removed (if any): _____

Board Counsel Present: _____

Property Owner/Objector's Attorney or Representative: _____

Board Members with certified training (must have at least one): _____

B. TESTIMONY

The following individuals were sworn as witnesses by the Board of Review Clerk {include Property Owner/Objector or his/her Representative, if testifying, and Assessor}:

1. Sworn testimony by Property Owner/Objector: _____ included:

a. A recent sale of the subject property: Yes ___ No ___

If yes: The subject property was sold for \$ _____

Date of sale _____

b. Recent sales of comparable properties: Yes ___ No ___

If yes: A total number of _____ other properties were presented.

Addresses of other properties:

c. Other factors or reasons (if presented): Yes ___ No ___

If yes: List of summary factors or reasons presented by property owner/objector (if evidence presented only available to one side—list corroboration of that evidence):

2. Sworn testimony on behalf of property owner/objector was presented by following other witnesses (if any): _____

Summary of testimony of other witnesses' for objector (if any): _____

3. Sworn testimony by Assessor : _____ included:

a. Estimated level of assessment for the current year is _____ %.
b. A recent sale of the subject property: Yes ___ No ___

If yes: The subject property was sold for \$ _____
Date of sale _____

c. Recent sales of comparable properties: Yes ___ No ___

If yes: A total number of _____ other properties were presented.

Addresses of other properties:

c. Other factors or reasons (if presented): Yes ___ No ___

If yes: List of summary factors or reasons presented by assessor:

4. Sworn testimony (if any) on behalf of the assessor was presented by:

5. Summary of testimony of other witnesses' for assessor (if any): _____

C. DETERMINATIONS

1. The assessor's estimated level of assessment* of the municipality has been determined to be _____ %

* The relationship between the assessed value and the equalized value of non-manufacturing property minus corrections for prior year over or under charges within a municipality – town, city or village. For example, if the assessed value of all property subject to property tax in the municipality is \$2,700,000 and the equalized value (with no prior corrections) in the municipality is \$3,000,000 then the "assessment level" is said to be 90% (\$2,700,000/\$3,000,000 = .90 or 90%)

Findings of Fact, Determinations and Decision

2. The board finds that there was a recent sale of the subject property.

Yes ___ No ___

- a. The sale was an arms-length transaction.
b. The sale was representative of the value as of January.
c. The board finds that the sale supports the assessment.

Yes ___ No ___

Yes ___ No ___

Yes ___ No ___

d. If all answers are 'yes'

d1. What is the sale price? _____

d2. What if any adjustments, based on the evidence presented, should be made for such considerations as time between the date of sale and the January 1 assessment date, non-market class value in the selling price (ag-use value and fractionally assessed classes), and/or other physical changes that occurred to the property between the sale date and the January 1 assessment date?

d3. What is the full taxable value? _____

If responses in 2 thru 2c were "yes", upon completion of the section proceed to section D, Decision, check all that apply and determine the assessed value.

3. The Board of Review finds that there are recent sales of comparable properties:

Yes ___ No ___

If yes, answer the following:

Property Owner

a. Did the Property Owner present testimony of recent sales of comparable properties in the market area?

Yes ___ No ___

b. If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value?

Yes ___ No ___

Assessor

c. Did the Assessor presented testimony of recent sales of comparable properties in the market area?

Yes ___ No ___

d. If yes, were the attributes satisfactorily adjusted for their differences from the from the subject and their contribution to value?

Yes ___ No ___

Conclusion

e. LIST THE PROPERTIES AND VALUES THAT THE BOARD OF REVIEW RELIES ON TO MAKE ITS DETERMINATION AS TO FAIR MARKET VALUE:

4. The Board of Review finds that *the assessment should be based on other factors:*

Yes ___ No ___

If Yes, List the factors that the Board of Review relies on to make its determination as to fair market value: _____

What was the most credible evidence presented: _____

D. **DECISION** (Motion must be made and seconded)

I. _____ **Moves: Exercising its judgment and discretion, pursuant to Wis. Stat. §70.47(9)(a) the Board of Review by majority and roll call vote hereby determines:** _____ **Seconds, (mark all that apply):**

- that the Assessor's valuation is correct;
- that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;
- that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual
- that the proper use values were applied to the agricultural land
- that the proper fractional assessments were applied to undeveloped land and agricultural forest land classifications
- that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- that the Assessor's valuation is reasonable in light of all the relevant evidence;
- and sustains the same valuation as set by the Assessor;
- (in certain cases), It is not relevant to present assessments of other properties as a basis for the market value of the appeal property

OR

2. _____ Moves: Exercising its judgment and discretion, pursuant to Wis. Stat. §70.47 (9)(a), the Board of Review, by majority and roll call vote hereby determine: _____ Seconds: (mark all that apply):

- that the Assessor's valuation is incorrect;
- that the property owner has presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- that the property owner's valuation is reasonable in light of the relevant evidence;
- that the full value of the property is:
Land: _____
Improvements: _____
Total: _____
- that the level of assessment of the municipality is at _____
- and hereby sets the new assessment at

Land: _____
Improvements: _____
Total: _____

I, Kelly A. Meyer, Clerk of the Board of Review, do hereby certify that the members of the Board of Review voted as follows:

<u>Name of Board of Review Member:</u>	<u>Yes</u>	<u>No</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

to adopt these Findings of Fact, Determination and Decision on this _____ day of July 30, 2020.

Clerk of Board of Review

* This sample script was originally prepared by John P. Macy of Municipal Law and Litigation Group, S.C., (262)548-1340, and was reviewed and modified by Rick Stadelman of the Wisconsin Towns Association and the Office of Technical & Assessment Services of the Wisconsin Department of Revenue.

VILLAGE OF FOX POINT

BOARD OF REVIEW

JULY 30, 2020

NO APPOINTMENT SCHEDULED / NO OBJECTION RECEIVED TO-DATE

NO INTENT WITHDRAWN – POTENTIAL HEARING

CRAIG H. ZETLEY, TRUSTEE

6868 N BARNETT

129-0046-000

Town/Village/City of Village of Fox Point

2020 **Board of Review**

Findings of Fact, Determinations and Decision *

- *Board of Review (BOR) Assessment Appeal Hearing must be held in open session.*
- *The BOR should make is decision only on the evidence presented.*
- *The BOR can hear the appeal immediately or at another time. If later, advise the taxpayer as to the case deliberation date and time.*
- *Complete the decision part of this form immediately after the case is decided.*
- *The BOR clerk can participate in completion of this form.*

A. PROPERTY IDENTIFICATION AND FINDINGS OF FACT

ASSESSMENT YEAR: 202 0 Tax Key Number: 129-0046-000

Personal Property Account Number (if applicable) N/A

Property Address: 6868 N Barnett

Property Owner: Craig H. Zetley, Trustee

Mailing Address: 6868 N Barnett

January 1, 202 0 Assessment Value: _____

Land: 954,000 Improvements: 619,000 Total: 1,573,000

Hearing Date: No Date Assigned-No Objection Submitted Time: _____

Objector Received written confirmation of Hearing Date: Yes: _____ No: X

(or) Both Objector and Assessor waived 48 hour notice of hearing: _____

Note: **Taxpayer must have filed written objection before or at Board of Review.**)

Check one:

Yes Timely notice of "Intent to File an Objection" was provided by objector to clerk (either in writing or orally) at least 48 hours prior to first full session of Board of Review

Or 7/24/20 @8:00 am

Waiver was granted by Board of Review for:

Good Cause, or

Extraordinary Circumstances

Board members present: _____

Board Members removed (if any): _____

Board Counsel Present: _____
Property Owner/Objector's Attorney or Representative: _____
Board Members with certified training (must have at least one): _____

B. TESTIMONY

The following individuals were sworn as witnesses by the Board of Review Clerk {include Property Owner/Objector or his/her Representative, if testifying, and Assessor}:

1. **Sworn testimony by Property Owner/Objector:** _____ included:

a. A recent sale of the subject property: Yes ___ No ___

If yes: The subject property was sold for \$ _____

Date of sale _____

b. Recent sales of comparable properties: Yes ___ No ___

If yes: A total number of _____ other properties were presented.

Addresses of other properties:

c. Other factors or reasons (if presented): Yes ___ No ___

If yes: List of summary factors or reasons presented by property owner/objector (if evidence presented only available to one side—list corroboration of that evidence):

2. **Sworn testimony on behalf of property owner/objector was presented by following other witnesses (if any):** _____

Summary of testimony of other witnesses' for objector (if any): _____

3. Sworn testimony by Assessor : _____ included:

a. Estimated level of assessment for the current year is _____ %.

b. A recent sale of the subject property: Yes ___ No ___

If yes: The subject property was sold for \$ _____

Date of sale _____

c. Recent sales of comparable properties: Yes ___ No ___

If yes: A total number of _____ other properties were presented.

Addresses of other properties:

c. Other factors or reasons (if presented): Yes ___ No ___

If yes: List of summary factors or reasons presented by assessor:

4. Sworn testimony (if any) on behalf of the assessor was presented by:

5. Summary of testimony of other witnesses' for assessor (if any): _____

C. DETERMINATIONS

1. The assessor's estimated level of assessment* of the municipality has been determined to be _____ %

* The relationship between the assessed value and the equalized value of non-manufacturing property minus corrections for prior year over or under charges within a municipality – town, city or village. For example, if the assessed value of all property subject to property tax in the municipality is \$2,700,000 and the equalized value (with no prior corrections) in the municipality is \$3,000,000 then the "assessment level" is said to be 90% (\$2,700,000/\$3,000,000 = .90 or 90%)

2. The board finds that there was a recent sale of the subject property.

Yes ___ No ___
Yes ___ No ___
Yes ___ No ___
Yes ___ No ___

- a. The sale was an arms-length transaction.
- b. The sale was representative of the value as of January.
- c. The board finds that the sale supports the assessment.
- d. If all answers are 'yes'

- d1. What is the sale price? _____
- d2. What if any adjustments, based on the evidence presented, should be made for such considerations as time between the date of sale and the January 1 assessment date, non-market class value in the selling price (ag-use value and fractionally assessed classes), and/or other physical changes that occurred to the property between the sale date and the January 1 assessment date?

- d3. What is the full taxable value? _____

If responses in 2 thru 2c were "yes", upon completion of the section proceed to section D, Decision, check all that apply and determine the assessed value.

3. The Board of Review finds that there are recent sales of comparable properties:

Yes ___ No ___

If yes, answer the following:

Property Owner

- a. Did the Property Owner present testimony of recent sales of comparable properties in the market area? Yes ___ No ___
- b. If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value? Yes ___ No ___

Assessor

- c. Did the Assessor presented testimony of recent sales of comparable properties in the market area? Yes ___ No ___
- d. If yes, were the attributes satisfactorily adjusted for their differences from the from the subject and their contribution to value? Yes ___ No ___

Conclusion

- e. LIST THE PROPERTIES AND VALUES THAT THE BOARD OF REVIEW RELIES ON TO MAKE ITS DETERMINATION AS TO FAIR MARKET VALUE:

4. The Board of Review finds that *the assessment should be based on other factors:* Yes ___ No ___

If Yes, List the factors that the Board of Review relies on to make its determination as to fair market value: _____

What was the most credible evidence presented: _____

D. DECISION (Motion must be made and seconded)

1. _____ Moves: Exercising its judgment and discretion, pursuant to Wis. Stat. §70.47(9)(a) the Board of Review by majority and roll call vote hereby determines: _____ Seconds, (mark all that apply):

- that the Assessor's valuation is correct;
- that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;
- that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual
- that the proper use values were applied to the agricultural land
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- that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- that the Assessor's valuation is reasonable in light of all the relevant evidence;
- and sustains the same valuation as set by the Assessor;
- (in certain cases), It is not relevant to present assessments of other properties as a basis for the market value of the appeal property

OR

Findings of Fact, Determinations and Decision

2. _____ Moves: Exercising its judgment and discretion, pursuant to Wis. Stat. §70.47 (9)(a), the Board of Review, by majority and roll call vote hereby determine: _____ Seconds: (mark all that apply):

- that the Assessor's valuation is incorrect;
• that the property owner has presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
• that the property owner's valuation is reasonable in light of the relevant evidence;
• that the full value of the property is:
Land: _____
Improvements: _____
Total: _____
• that the level of assessment of the municipality is at _____
• and hereby sets the new assessment at

Land: _____
Improvements: _____
Total: _____

I, Kelly A Meyer, Clerk of the Board of Review, do hereby certify that the members of the Board of Review voted as follows:

Table with 3 columns: Name of Board of Review Member, Yes, No. Multiple rows for recording votes.

to adopt these Findings of Fact, Determination and Decision on this 30th day of July, 2020.

_____, Clerk of Board of Review

* This sample script was originally prepared by John P. Macy of Municipal Law and Litigation Group, S.C., (262)548-1340, and was reviewed and modified by Rick Stadelman of the Wisconsin Towns Association and the Office of Technical & Assessment Services of the Wisconsin Department of Revenue.

Town/Village/City of _____

Board of Review

Findings of Fact, Determinations and Decision *

- Board of Review (BOR) Assessment Appeal Hearing must be held in open session.
- The BOR should make its decision only on the evidence presented.
- The BOR can hear the appeal immediately or at another time. If later, advise the taxpayer as to the case deliberation date and time.
- Complete the decision part of this form immediately after the case is decided.
- The BOR clerk can participate in completion of this form.

A. PROPERTY IDENTIFICATION AND FINDINGS OF FACT

ASSESSMENT YEAR: 202__ Tax Key Number: _____

Personal Property Account Number (if applicable) _____

Property Address: _____

Property Owner: _____

Mailing Address: _____

January 1, 202__ Assessment Value: _____

Land: _____ Improvements: _____ Total: _____

Hearing Date: _____ Time: _____

Objector Received written confirmation of Hearing Date: Yes: _____ No: _____

(or) Both Objector and Assessor waived 48 hour notice of hearing: _____

Note: **Taxpayer must have filed written objection before or at Board of Review.**)

Check one:

_____ Timely notice of "Intent to File an Objection" was provided by objector to clerk (either in writing or orally) at least 48 hours prior to first full session of Board of Review

Or

_____ Waiver was granted by Board of Review for:

_____ Good Cause, ***or***

_____ Extraordinary Circumstances

Board members present: _____

Board Members removed (if any): _____

Board Counsel Present: _____

Property Owner/Objector's Attorney or Representative: _____

Board Members with certified training (must have at least one): _____

B. TESTIMONY

The following individuals were sworn as witnesses by the Board of Review Clerk {include Property Owner/Objector or his/her Representative, if testifying, and Assessor}:

1. Sworn testimony by Property Owner/Objector: _____ included:

a. A recent sale of the subject property: Yes ___ No ___

If yes: The subject property was sold for \$ _____

Date of sale _____

b. Recent sales of comparable properties: Yes ___ No ___

If yes: A total number of _____ other properties were presented.

Addresses of other properties:

c. Other factors or reasons (if presented): Yes ___ No ___

If yes: List of summary factors or reasons presented by property owner/objector (if evidence presented only available to one side—list corroboration of that evidence):

2. Sworn testimony on behalf of property owner/objector was presented by following other witnesses (if any): _____

Summary of testimony of other witnesses' for objector (if any): _____

3. Sworn testimony by Assessor : _____ included:

- a. Estimated level of assessment for the current year is _____ %.
- b. A recent sale of the subject property: Yes ___ No ___

If yes: The subject property was sold for \$ _____

Date of sale _____

- c. Recent sales of comparable properties: Yes ___ No ___

If yes: A total number of _____ other properties were presented.

Addresses of other properties:

- c. Other factors or reasons (if presented): Yes ___ No ___

If yes: List of summary factors or reasons presented by assessor:

4. Sworn testimony (if any) on behalf of the assessor was presented by:

5. Summary of testimony of other witnesses' for assessor (if any): _____

C. DETERMINATIONS

1. The assessor's estimated level of assessment* of the municipality has been determined to be _____ %

* *The relationship between the assessed value and the equalized value of non-manufacturing property minus corrections for prior year over or under charges within a municipality – town, city or village. For example, if the assessed value of all property subject to property tax in the municipality is \$2,700,000 and the equalized value (with no prior corrections) in the municipality is \$3,000,000 then the "assessment level" is said to be 90% (\$2,700,000/\$3,000,000 = .90 or 90%)*

2. The board finds that there was a recent sale of the subject property.

Yes ___ No ___

- a. The sale was an arms-length transaction.
b. The sale was representative of the value as of January.
c. The board finds that the sale supports the assessment.

Yes ___ No ___

Yes ___ No ___

Yes ___ No ___

d. If all answers are 'yes'

d1. What is the sale price? _____

d2. What if any adjustments, based on the evidence presented, should be made for such considerations as time between the date of sale and the January 1 assessment date, non-market class value in the selling price (ag-use value and fractionally assessed classes), and/or other physical changes that occurred to the property between the sale date and the January 1 assessment date?

d3. What is the full taxable value? _____

If responses in 2 thru 2c were "yes", upon completion of the section proceed to section D, Decision, check all that apply and determine the assessed value.

3. The Board of Review finds that there are recent sales of comparable properties:

Yes ___ No ___

If yes, answer the following:

Property Owner

a. Did the Property Owner present testimony of recent sales of comparable properties in the market area?

Yes ___ No ___

b. If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value?

Yes ___ No ___

Assessor

c. Did the Assessor presented testimony of recent sales of comparable properties in the market area?

Yes ___ No ___

d. If yes, were the attributes satisfactorily adjusted for their differences from the from the subject and their contribution to value?

Yes ___ No ___

Conclusion

e. LIST THE PROPERTIES AND VALUES THAT THE BOARD OF REVIEW RELIES ON TO MAKE ITS DETERMINATION AS TO FAIR MARKET VALUE:

4. The Board of Review finds that *the assessment should be based on other factors:* Yes ___ No ___

If Yes, List the factors that the Board of Review relies on to make its determination as to fair market value: _____

What was the most credible evidence presented: _____

D. DECISION (Motion must be made and seconded)

1. _____ **Moves: Exercising its judgment and discretion, pursuant to Wis. Stat. §70.47(9)(a) the Board of Review by majority and roll call vote hereby determines:** _____ **Seconds, (mark all that apply):**

- that the Assessor's valuation is correct;
- that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;
- that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual
- that the proper use values were applied to the agricultural land
- that the proper fractional assessments were applied to undeveloped land and agricultural forest land classifications
- that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- that the Assessor's valuation is reasonable in light of all the relevant evidence;
- and sustains the same valuation as set by the Assessor;
- (in certain cases), It is not relevant to present assessments of other properties as a basis for the market value of the appeal property

OR

Board of Review

Findings of Fact, Determinations and Decision

2. _____ Moves: Exercising its judgment and discretion, pursuant to Wis. Stat. §70.47 (9)(a), the Board of Review, by majority and roll call vote hereby determine: _____ Seconds: (mark all that apply):

- that the Assessor's valuation is incorrect;
- that the property owner has presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- that the property owner's valuation is reasonable in light of the relevant evidence;
- that the full value of the property is:
Land: _____
Improvements: _____
Total: _____

- that the level of assessment of the municipality is at _____
- and hereby sets the new assessment at

Land: _____
 Improvements: _____
 Total: _____

I, _____, Clerk of the Board of Review, do hereby certify that the members of the Board of Review voted as follows:

<u>Name of Board of Review Member:</u>	<u>Yes</u>	<u>No</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

to adopt these Findings of Fact, Determination and Decision on this _____ day of _____, 202__.

Clerk of Board of Review

* This sample script was originally prepared by John P. Macy of Municipal Law and Litigation Group, S.C., (262)548-1340, and was reviewed and modified by Rick Stadelman of the Wisconsin Towns Association and the Office of Technical & Assessment Services of the Wisconsin Department of Revenue.

Town/Village/City of _____

Board of Review

Findings of Fact, Determinations and Decision *

- Board of Review (BOR) Assessment Appeal Hearing must be held in open session.
- The BOR should make its decision only on the evidence presented.
- The BOR can hear the appeal immediately or at another time. If later, advise the taxpayer as to the case deliberation date and time.
- Complete the decision part of this form immediately after the case is decided.
- The BOR clerk can participate in completion of this form.

A. PROPERTY IDENTIFICATION AND FINDINGS OF FACT

ASSESSMENT YEAR: 202__ Tax Key Number: _____

Personal Property Account Number (if applicable) _____

Property Address: _____

Property Owner: _____

Mailing Address: _____

January 1, 202__ Assessment Value: _____

Land: _____ Improvements: _____ Total: _____

Hearing Date: _____ Time: _____

Objector Received written confirmation of Hearing Date: Yes: _____ No: _____

(or) Both Objector and Assessor waived 48 hour notice of hearing: _____

Note: **Taxpayer must have filed written objection before or at Board of Review.**)

Check one:

_____ Timely notice of "Intent to File an Objection" was provided by objector to clerk (either in writing or orally) at least 48 hours prior to first full session of Board of Review

Or

_____ Waiver was granted by Board of Review for:

_____ Good Cause, ***or***

_____ Extraordinary Circumstances

Board members present: _____

Board Members removed (if any): _____

Board Counsel Present: _____

Property Owner/Objector's Attorney or Representative: _____

Board Members with certified training (must have at least one): _____

B. TESTIMONY

The following individuals were sworn as witnesses by the Board of Review Clerk {include Property Owner/Objector or his/her Representative, if testifying, and Assessor}:

1. Sworn testimony by Property Owner/Objector: _____ included:

a. A recent sale of the subject property: Yes ___ No ___

If yes: The subject property was sold for \$ _____

Date of sale _____

b. Recent sales of comparable properties: Yes ___ No ___

If yes: A total number of _____ other properties were presented.

Addresses of other properties:

c. Other factors or reasons (if presented): Yes ___ No ___

If yes: List of summary factors or reasons presented by property owner/objector (if evidence presented only available to one side—list corroboration of that evidence):

2. Sworn testimony on behalf of property owner/objector was presented by following other witnesses (if any): _____

Summary of testimony of other witnesses' for objector (if any): _____

3. Sworn testimony by Assessor : _____ included:

a. Estimated level of assessment for the current year is _____ %.

b. A recent sale of the subject property: Yes ___ No ___

If yes: The subject property was sold for \$ _____

Date of sale _____

c. Recent sales of comparable properties: Yes ___ No ___

If yes: A total number of _____ other properties were presented.

Addresses of other properties:

c. Other factors or reasons (if presented): Yes ___ No ___

If yes: List of summary factors or reasons presented by assessor:

4. Sworn testimony (if any) on behalf of the assessor was presented by:

5. Summary of testimony of other witnesses' for assessor (if any): _____

C. DETERMINATIONS

1. The assessor's estimated level of assessment* of the municipality has been determined to be _____ %

* The relationship between the assessed value and the equalized value of non-manufacturing property minus corrections for prior year over or under charges within a municipality – town, city or village. For example, if the assessed value of all property subject to property tax in the municipality is \$2,700,000 and the equalized value (with no prior corrections) in the municipality is \$3,000,000 then the "assessment level" is said to be 90% (\$2,700,000/\$3,000,000 = .90 or 90%)

2. The board finds that there was a recent sale of the subject property.

Yes ___ No ___

- a. The sale was an arms-length transaction.
b. The sale was representative of the value as of January.
c. The board finds that the sale supports the assessment.

Yes ___ No ___

Yes ___ No ___

Yes ___ No ___

d. If all answers are 'yes'

d1. What is the sale price? _____

d2. What if any adjustments, based on the evidence presented, should be made for such considerations as time between the date of sale and the January 1 assessment date, non-market class value in the selling price (ag-use value and fractionally assessed classes), and/or other physical changes that occurred to the property between the sale date and the January 1 assessment date?

d3. What is the full taxable value? _____

If responses in 2 thru 2c were "yes", upon completion of the section proceed to section D, Decision, check all that apply and determine the assessed value.

3. The Board of Review finds that there are recent sales of comparable properties:

Yes ___ No ___

If yes, answer the following:

Property Owner

a. Did the Property Owner present testimony of recent sales of comparable properties in the market area?

Yes ___ No ___

b. If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value?

Yes ___ No ___

Assessor

c. Did the Assessor presented testimony of recent sales of comparable properties in the market area?

Yes ___ No ___

d. If yes, were the attributes satisfactorily adjusted for their differences from the from the subject and their contribution to value?

Yes ___ No ___

Conclusion

e. LIST THE PROPERTIES AND VALUES THAT THE BOARD OF REVIEW RELIES ON TO MAKE ITS DETERMINATION AS TO FAIR MARKET VALUE:

4. The Board of Review finds that *the assessment should be based on other factors:* Yes ___ No ___

If Yes, List the factors that the Board of Review relies on to make its determination as to fair market value: _____

What was the most credible evidence presented: _____

D. DECISION (Motion must be made and seconded)

1. _____ Moves: Exercising its judgment and discretion, pursuant to Wis. Stat. §70.47(9)(a) the Board of Review by majority and roll call vote hereby determines: _____ Seconds, (mark all that apply):

- that the Assessor's valuation is correct;
- that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;
- that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual
- that the proper use values were applied to the agricultural land
- that the proper fractional assessments were applied to undeveloped land and agricultural forest land classifications
- that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- that the Assessor's valuation is reasonable in light of all the relevant evidence;
- and sustains the same valuation as set by the Assessor;
- (in certain cases), It is not relevant to present assessments of other properties as a basis for the market value of the appeal property

OR

Board of Review

Findings of Fact, Determinations and Decision

2. _____ Moves: Exercising its judgment and discretion, pursuant to Wis. Stat. §70.47 (9)(a), the Board of Review, by majority and roll call vote hereby determine: _____ Seconds: (mark all that apply):

- that the Assessor's valuation is incorrect;
- that the property owner has presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- that the property owner's valuation is reasonable in light of the relevant evidence;
- that the full value of the property is:
Land: _____
Improvements: _____
Total: _____

- that the level of assessment of the municipality is at _____
- and hereby sets the new assessment at

Land: _____
 Improvements: _____
 Total: _____

I, _____, Clerk of the Board of Review, do hereby certify that the members of the Board of Review voted as follows:

<u>Name of Board of Review Member:</u>	<u>Yes</u>	<u>No</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

to adopt these Findings of Fact, Determination and Decision on this _____ day of _____, 202__.

Clerk of Board of Review

* This sample script was originally prepared by John P. Macy of Municipal Law and Litigation Group, S.C., (262)548-1340, and was reviewed and modified by Rick Stadelman of the Wisconsin Towns Association and the Office of Technical & Assessment Services of the Wisconsin Department of Revenue.

Town/Village/City of _____

Board of Review

Findings of Fact, Determinations and Decision *

- Board of Review (BOR) Assessment Appeal Hearing must be held in open session.
- The BOR should make its decision only on the evidence presented.
- The BOR can hear the appeal immediately or at another time. If later, advise the taxpayer as to the case deliberation date and time.
- Complete the decision part of this form immediately after the case is decided.
- The BOR clerk can participate in completion of this form.

A. PROPERTY IDENTIFICATION AND FINDINGS OF FACT

ASSESSMENT YEAR: 202__ Tax Key Number: _____

Personal Property Account Number (if applicable) _____

Property Address: _____

Property Owner: _____

Mailing Address: _____

January 1, 202__ Assessment Value: _____

Land: _____ Improvements: _____ Total: _____

Hearing Date: _____ Time: _____

Objector Received written confirmation of Hearing Date: Yes: _____ No: _____

(or) Both Objector and Assessor waived 48 hour notice of hearing: _____

Note: **Taxpayer must have filed written objection before or at Board of Review.**)

Check one:

_____ Timely notice of "Intent to File an Objection" was provided by objector to clerk (either in writing or orally) at least 48 hours prior to first full session of Board of Review

Or

_____ Waiver was granted by Board of Review for:

_____ Good Cause, ***or***

_____ Extraordinary Circumstances

Board members present: _____

Board Members removed (if any): _____

Board Counsel Present: _____

Property Owner/Objector's Attorney or Representative: _____

Board Members with certified training (must have at least one): _____

B. TESTIMONY

The following individuals were sworn as witnesses by the Board of Review Clerk {include Property Owner/Objector or his/her Representative, if testifying, and Assessor}:

1. Sworn testimony by Property Owner/Objector: _____ included:

a. A recent sale of the subject property: Yes ___ No ___

If yes: The subject property was sold for \$ _____

Date of sale _____

b. Recent sales of comparable properties: Yes ___ No ___

If yes: A total number of _____ other properties were presented.

Addresses of other properties:

c. Other factors or reasons (if presented): Yes ___ No ___

If yes: List of summary factors or reasons presented by property owner/objector (if evidence presented only available to one side—list corroboration of that evidence):

2. Sworn testimony on behalf of property owner/objector was presented by following other witnesses (if any): _____

Summary of testimony of other witnesses' for objector (if any): _____

3. Sworn testimony by Assessor : _____ included:

a. Estimated level of assessment for the current year is _____ %.

b. A recent sale of the subject property: Yes ___ No ___

If yes: The subject property was sold for \$ _____

Date of sale _____

c. Recent sales of comparable properties: Yes ___ No ___

If yes: A total number of _____ other properties were presented.

Addresses of other properties:

c. Other factors or reasons (if presented): Yes ___ No ___

If yes: List of summary factors or reasons presented by assessor:

4. Sworn testimony (if any) on behalf of the assessor was presented by:

5. Summary of testimony of other witnesses' for assessor (if any): _____

C. DETERMINATIONS

1. The assessor's estimated level of assessment* of the municipality has been determined to be _____ %

* The relationship between the assessed value and the equalized value of non-manufacturing property minus corrections for prior year over or under charges within a municipality – town, city or village. For example, if the assessed value of all property subject to property tax in the municipality is \$2,700,000 and the equalized value (with no prior corrections) in the municipality is \$3,000,000 then the "assessment level" is said to be 90% (\$2,700,000/\$3,000,000 = .90 or 90%)

2. The board finds that there was a recent sale of the subject property.

Yes ___ No ___

- a. The sale was an arms-length transaction.
b. The sale was representative of the value as of January.
c. The board finds that the sale supports the assessment.

Yes ___ No ___

Yes ___ No ___

Yes ___ No ___

d. If all answers are 'yes'

d1. What is the sale price? _____

d2. What if any adjustments, based on the evidence presented, should be made for such considerations as time between the date of sale and the January 1 assessment date, non-market class value in the selling price (ag-use value and fractionally assessed classes), and/or other physical changes that occurred to the property between the sale date and the January 1 assessment date?

d3. What is the full taxable value? _____

If responses in 2 thru 2c were "yes", upon completion of the section proceed to section D, Decision, check all that apply and determine the assessed value.

3. The Board of Review finds that there are recent sales of comparable properties:

Yes ___ No ___

If yes, answer the following:

Property Owner

a. Did the Property Owner present testimony of recent sales of comparable properties in the market area?

Yes ___ No ___

b. If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value?

Yes ___ No ___

Assessor

c. Did the Assessor presented testimony of recent sales of comparable properties in the market area?

Yes ___ No ___

d. If yes, were the attributes satisfactorily adjusted for their differences from the from the subject and their contribution to value?

Yes ___ No ___

Conclusion

e. LIST THE PROPERTIES AND VALUES THAT THE BOARD OF REVIEW RELIES ON TO MAKE ITS DETERMINATION AS TO FAIR MARKET VALUE:

4. The Board of Review finds that *the assessment should be based on other factors:* Yes ___ No ___

If Yes, List the factors that the Board of Review relies on to make its determination as to fair market value: _____

What was the most credible evidence presented: _____

D. DECISION (Motion must be made and seconded)

1. _____ Moves: Exercising its judgment and discretion, pursuant to Wis. Stat. §70.47(9)(a) the Board of Review by majority and roll call vote hereby determines: _____ Seconds, (mark all that apply):

- that the Assessor's valuation is correct;
- that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;
- that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual
- that the proper use values were applied to the agricultural land
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- that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- that the Assessor's valuation is reasonable in light of all the relevant evidence;
- and sustains the same valuation as set by the Assessor;
- (in certain cases), It is not relevant to present assessments of other properties as a basis for the market value of the appeal property

OR

Board of Review

Findings of Fact, Determinations and Decision

2. _____ Moves: Exercising its judgment and discretion, pursuant to Wis. Stat. §70.47 (9)(a), the Board of Review, by majority and roll call vote hereby determine: _____ Seconds: (mark all that apply):

- that the Assessor's valuation is incorrect;
- that the property owner has presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- that the property owner's valuation is reasonable in light of the relevant evidence;
- that the full value of the property is:
Land: _____
Improvements: _____
Total: _____

- that the level of assessment of the municipality is at _____
- and hereby sets the new assessment at

Land: _____
 Improvements: _____
 Total: _____

I, _____, Clerk of the Board of Review, do hereby certify that the members of the Board of Review voted as follows:

<u>Name of Board of Review Member:</u>	<u>Yes</u>	<u>No</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

to adopt these Findings of Fact, Determination and Decision on this _____ day of _____, 202_____.

Clerk of Board of Review

* This sample script was originally prepared by John P. Macy of Municipal Law and Litigation Group, S.C., (262)548-1340, and was reviewed and modified by Rick Stadelman of the Wisconsin Towns Association and the Office of Technical & Assessment Services of the Wisconsin Department of Revenue.