



11333 N. Cedarburg Road  
Mequon, WI 53092  
Phone: 262-236-2914  
Fax: 262-242-9655

[www.cityofmequonwi.gov](http://www.cityofmequonwi.gov)

Office of the City Clerk

**BOARD OF REVIEW**  
**Thursday, September 25, 2025**  
**8:30 AM**  
**American Legion Post #457**  
**6050 W. Mequon Rd.**

**Amended Agenda**

- 1) Call to Order, Roll Call
- 2) Approve meeting minutes of May 1, 2025
- 3) Report of Board Member certification/training
- 4) Assessor's Year in Review Report and report on Open Book
- 5) Acceptance of Assessor Affidavit
- 6) Acceptance of 2025 assessment roll
- 7) Hear any requests for telephone/written testimony
- 8) Hear any requests for waivers to Circuit Court
- 9) Hear/Take action on any requests for waiver of 48-hour requirement (after hour 2)
- 10) Hear property assessment objections
- 11) Schedule any further hearings
- 12) Adjourn

*Dated: September 25, 2025*

*/s/ Scott Franklin, Chair*

.....  
Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting. Persons with disabilities requiring accommodations for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting.

Any questions regarding this agenda may be directed to the Office of the City Clerk at 262-236-2914, Monday through Friday, 8:00 AM – 4:30 PM



11333 N. Cedarburg Road  
Mequon, WI 53092  
Phone: 262-236-2914  
Fax: 262-242-9655

[www.cityofmequonwi.gov](http://www.cityofmequonwi.gov)

Office of the City Clerk

**BOARD OF REVIEW**  
**Wednesday, May 1, 2025**  
**8:30 AM**  
**Lower Conference Room**

**Minutes**

1) Call to Order, Roll Call

Chairman Franklin called the meeting to order at 8:30 AM.

**Present:**

- Chair Scott Franklin
- Board Member Steven Bersell
- Board Member Donald Chudnow
- Board Member Daniel Lucht
- Board Member Carol Zolot
- Vice Chair Maureen Baumann – Arrived 8:35 AM

Also present: City Clerk Fochs, City Assessor Ahrens, Assessment Technician Vogel

2) Election of Chairman and Vice Chairman

Motion to nominate Scott Franklin as Chairman.

**RESULT:**                   **Approved by Roll Call Vote [Unanimous]**  
**MOVED BY:**            Board Member Lucht  
**SECONDED BY:**        Board Member Bersell

<b>AYES:</b> Franklin, Bersell, Chudnow, Lucht, Zolot
---

Motion to nominate Donald Chudnow as Vice Chairman.

**RESULT:**                   **Approved by Roll Call Vote [Unanimous]**  
**MOVED BY:**            Board Member Bersell  
**SECONDED BY:**        Board Member Lucht

<b>AYES:</b> Franklin, Bersell, Chudnow, Lucht, Zolot
---

Attachment: 05-01-25-draft minutes (10354 : BOR Minutes 5.1.25)

3) Status Report from Assessor Les Ahrens

City Assessor Ahrens provided a status report on the 2025 revaluation year activities. The assessment roll is not complete at this time indicating inspections are ongoing. There has been one law change - Act 234, which states that judicial individuals and their families must have their names redacted from all records if requested. This went into effect on April 1, 2025.

Assessor Ahrens indicated that the 2024 level of assessment was 78% and the goal with the revaluation is to bring that ratio up to 100%. Assessment notices will be mailed to residents around July 22, Open Book will be August 11 - 15, and the next Board of Review meeting will be September 25 at 8:30 am.

4) Adjourn to September 25, 2025, 8:30 AM

Motion to adjourn at 8:47 AM.

**RESULT:** Approved by Roll Call Vote [Unanimous]  
**MOVED BY:** Board Member Bersell  
**SECONDED BY:** Board Member Baumann

**AYES:** Franklin, Baumann, Bersell, Chudnow, Lucht, Zolot

Respectfully Submitted,  
*Caroline Fochs*  
*City Clerk*

Attachment: 05-01-25-draft minutes (10354 : BOR Minutes 5.1.25)



11333 N. Cedarburg Road  
Mequon, WI 53092-1930  
Phone: 262-242-3100  
Fax: 262-242-9655

[www.cityofmequonwi.gov](http://www.cityofmequonwi.gov)

Office of City Clerk

---

**TO: Board of Review**  
**FROM: Caroline Fochs, City Clerk**  
**DATE: September 18, 2025**  
**SUBJECT: Board of Review Training**

---

**Background**

As of January 1, 2022, one Board of Review member must attend training every year prior to holding the first two-hour meeting. In addition, Clerks must provide an affidavit of training to the Wisconsin Department of Revenue verifying that this requirement has been met.

**Analysis**

The City of Mequon has a tradition of providing training to *all* of its Board of Review members. Again in 2025, all members of the Board of Review received training provided to them through the University of Wisconsin-Madison Extension during the months of May - August. The attached affidavit was submitted to the Wisconsin Department of Revenue in a timely fashion.

Attachments:

Board Training Affidavit (PDF)



# 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 OZAUKEE

Co-muni code 45255

I, Caroline Fochs, the clerk for the CITY OF MEQUON,

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 before the BOR's first meeting. (sec. 70.46 (4), Wis. Stats.)

### BOR member(s) and attendance date:

SCOTT FRANKLIN	05/18/2025
Name	Date
DONALD CHUDNOW	05/27/2025
Name	Date
MAUREEN BAUMANN	07/08/2025
Name	Date
STEVEN BERSELL	08/25/2025
Name	Date
DANIEL F LUCHT	05/01/2025
Name	Date
CAROL ZOLOT	07/15/2025
Name	Date
RICHARD MUELLER	07/31/2025
Name	Date

Date electronically filed

cfochs@cityofmequonwi.gov  
Clerk email

Attachment: Board Training Affidavit (10610 : Board Training)



11333 N. Cedarburg Road  
 Mequon, WI 53092-1930  
 Phone: 262-242-3100  
 Fax: 262-242-9655

[www.cityofmequonwi.gov](http://www.cityofmequonwi.gov)

Office of City Clerk

**TO: Board of Review**  
**FROM: Caroline Fochs, City Clerk**  
**DATE: September 23, 2025**  
**SUBJECT: Telephonic or Written Testimony**

### **Background**

In 2015 the law changed to allow the ability to testify in writing or via telephone to those appealing their assessment. Due to these changes, in 2015 the Board created and adopted procedures to follow should one of these requests come forward, see attached.

### **Analysis**

In order for the Board to consider a request to testify by telephone or in written form the following must be completed:

- a. A timely Notice of Intent to appear at BOR;
- b. A timely Objection Form for Real Property Assessment (Form PA-115A); and
- c. A fully completed Request to Testify by Telephone or Submit a Sworn Written Statement at Board of Review (Form PA-814).

Should the Board find that a request has been properly submitted, it would then be appropriate to discuss whether or not the Board will hear the appeal. The BOR may, in its sole discretion, consider any or all of the following factors on a case-by-case basis when deciding whether to grant or deny the request:

- a. The Owner's stated reason(s) for the request as indicated on form PA-814;
- b. Fairness to the parties;
- c. Ability of the Owner to procure in person oral testimony and any due diligence exhibited by the Owner in procuring such testimony;
- d. Ability to cross examine the person providing the testimony;
- e. The BOR's technical capacity to honor the request;
- f. Any other factors that the BOR deems pertinent to deciding the request.. Any decision by the BOR pursuant to this procedure shall not create any precedent.

The Board has four requests to testify by telephone/written testimony see attached. If the Board chooses to hear these cases, they can take these up today or schedule them for a subsequent day.

Attachments:

Procedure for Telephonic or Written Testimony (PDF)

STATE OF WISCONSIN

CITY OF MEQUON  
BOARD OF REVIEW

OZAUKEE COUNTY

PROCEDURE FOR SWORN TELEPHONE OR WRITTEN TESTIMONY  
BEFORE THE BOARD OF REVIEW

---

WHEREAS, Wis. Stat. § 70.47(8) authorizes the Board of Review to consider requests from a property owner or the property owner's representative to testify under oath by telephone or written statements under oath to the Board of Review and whether to allow the same;

WHEREAS, the Department of Revenue has determined that the legal requirements of the Notice to Appear at the Board of Review must be satisfied and the Objection Form must be completed and submitted to the Board of Review as required by law prior to a Request to Testify by Telephone or Submit a Sworn Written Statement form being submitted; and

WHEREAS, the Board of Review in the interests of avoiding any undue surprise or prejudice surrounding testimony at Board of Review hearings;

NOW, THEREFORE, the Board of Review of the City of Mequon, Ozaukee County does hereby adopt as a policy of the Board the following:

1. PROCEDURE: Before the Board of Review (hereinafter BOR) can consider a request from a property owner or the property owner's representative (hereinafter "Owner") to testify by telephone or submit a sworn written statement, the Owner must first complete and file with the clerk of the BOR the following documents:
  - a. A timely Notice of Intent to appear at BOR;
  - b. A timely Objection Form for Real Property Assessment (Form PA-115A); and
  - c. A fully completed Request to Testify by Telephone or Submit a Sworn Written Statement at Board of Review (Form PA-814).

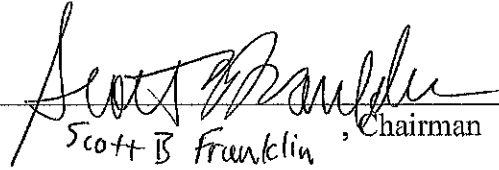
Such requests must be filed with the clerk of the BOR within the first 2 hours of the BOR's first scheduled meeting. If the Owner fails to file the aforementioned documents as required, the BOR will not consider the request.

2. CRITERIA: The BOR may, in its sole discretion, consider any or all of the following factors on a case-by-case basis when deciding whether to grant or deny the request:
  - a. The Owner's stated reason(s) for the request as indicated on form PA-814;
  - b. Fairness to the parties;

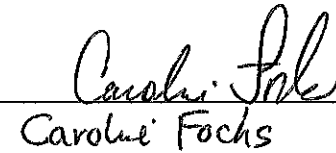
- c. Ability of the Owner to procure in person oral testimony and any due diligence exhibited by the Owner in procuring such testimony;
  - d. Ability to cross examine the person providing the testimony;
  - e. The BOR's technical capacity to honor the request;
  - f. Any other factors that the BOR deems pertinent to deciding the request.
3. PRECEDENT: Any decision by the BOR pursuant to this procedure shall not create any precedent.
4. EFFECTIVE DATE: This policy shall be effective upon passage.

Passed on the 4<sup>th</sup> day of June, 2015.

MEQUON BOARD OF REVIEW

  
 \_\_\_\_\_  
 Scott B Franklin, Chairman

ATTEST

  
 \_\_\_\_\_  
 Carolui Fochs, Clerk

Attachment: Procedure for Telephonic or Written Testimony (10632 : Telephonic or Written Testimony)



# NOTICE OF INTENT TO FILE OBJECTION WITH BOARD OF REVIEW

Property Owner: Brian and Grace Immel	Agent (if applicable – signed agent form must be provided):
Owner's Mailing Address (include city, state, zip): 3404 W Burgundy Ct. Mequon, WI 53092	Agent's Mailing Address (include city, state, zip):
Owner's Telephone Number (include area code): 920-698-1902	Agent's Telephone Number (include area code):

The above hereby gives notice of intent to file an objection on the assessment for the following:

3404 W Burgundy Ct. Mequon, WI 53092

Property Address or Description:

Parcel Number: 140700114000

This Property is (circle one): **Residential** Commercial

Do you intend to ask for the removal of a Board Member per Wisc. Stats. 70.47(6m): Yes  No

▪ If yes, circle the name:

- |                 |               |                 |                |
|-----------------|---------------|-----------------|----------------|
| Maureen Baumann | Steve Bersell | Donald Chudnow  | Scott Franklin |
| Daniel Lucht    | Carol Zolot   | Richard Mueller |                |

Assessment year: 2025

### APPLICANT - PLEASE READ

Filing of this form does not relieve the objector of the requirement to ALSO timely file a fully completed DEPARTMENT OF REVENUE OBJECTION FORM with the City Clerk.

Brian Immel  
Above information provided by or Applicant Signature

8-15-2025  
Applicant Date

Received by

8-15-25  
Receive Date

### THIS NOTICE OF INTENT IS BEING FILED: (please mark one)

- At least 48 hours before the Board's first scheduled meeting
- During the first two hours of the Board's first scheduled meeting. (Please complete reverse side - Section A)
- Up to the end of the fifth day or up to the final day of the Board of Review session if less than 5 days. (Please complete reverse side - Section B)

Attachment: Immel Brian and Grace 3040 W Burgundy Ct packet (10641 : Request for Written)

# 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 [Guide for 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) Brian and Grace Immel				Agent name (if applicable)			
Owner mailing address 3404 W Burgundy Ct.				Agent mailing address			
City Mequon	State WI	Zip 53092		City	State	Zip	
Owner phone ( 920 ) 698 - 1902	Email immelbr87@gmail.com			Owner phone ( ) -	Email		
Section 2: Assessment Information and Opinion of Value							
Property address 3404 W Burgundy Ct.				Legal description or parcel no. (on changed assessment notice)			
City Mequon	State WI	Zip 53092					
Assessment shown on notice - Total \$618,500				Your opinion of assessed value - Total \$495,000			

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

### Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property?  Yes  No  
If Yes, provide acquisition price \$ \$404,900 Date 03-02-2018  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 SunRoom  
Date of changes 9-22-23 Cost of changes \$ 28,261.16 Does this cost include the value of all labor (including your own)?  Yes  No  
(mm-dd-yyyy)
- C. Within the last five years, was this property listed/offered for sale?  Yes  No  
If Yes, how long was the property listed (provide dates) - - to - -  
(mm-dd-yyyy) (mm-dd-yyyy)  
Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_
- D. Within the last five years, was this property appraised?  Yes  No  
If Yes, provide: Date - - Value \_\_\_\_\_ Purpose of appraisal \_\_\_\_\_  
(mm-dd-yyyy)  
If this property had more than one appraisal, provide the requested information for each appraisal. \_\_\_\_\_

### 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) 09-15-25
--	-------------------------------

Attachment: Immel Brian and Grace 3040 W Burgundy Ct packet (10641 : Request for Written)

# Request to Testify by Telephone or Submit a Sworn Written Statement at the Board of Review (BOR)

Section 70.47(8), Wis. Stats., states "...Instead of appearing in person at the hearing, the board **may** allow the property owner, or the property owner's representative, at the request of either person, to appear before the board, under oath, by telephone or to submit written statements, under oath, to the board. ..."

**NOTE: The legal requirements of the Notice of Intent to Appear at the BOR must be satisfied and the Objection Form must be completed and submitted to the BOR as required by law prior to the Request to Testify by Telephone or Submit Sworn Written Statement form being submitted.**

Municipality <b>Mequon</b>	County <b>Ozaukee</b>
Property owner's name <b>Brian Immel</b>	Agent name (if applicable)
Owner's mailing address <b>3404 W Burgundy Ct. Mequon, WI 53092</b>	Agent's mailing address
Owner's telephone number ( <b>920</b> ) <b>698-1902</b> <input type="checkbox"/> Land Line <input checked="" type="checkbox"/> Cell Phone	Agent's telephone number (     ) <input type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone
Owner's email address <b>Immelbr87@gmail.com</b>	Agent's email address

Please provide the following information on the property and the assessment to which you are objecting. (Attach additional sheets, if necessary.)

- Property address 3404 W Burgundy Ct. Mequon, WI 53092
- Legal description or parcel number from the current assessment roll 140700114000
- Total Property Assessment New Assessment - \$618,500. Proposed Assessment - \$495,000
- If agent, attach signed Agent Authorization form, PA-105

Testify by telephone\*       Submit sworn written statement

Basis for request Volunteer Day for United Way

\* If the request is approved, provide the best telephone number to reach you 920-698-1902

Owner's or Agent's signature 	Date <b>09-15-25</b>
---	-------------------------

### For Board Use Only

Approved       Denied

Reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Taxpayer advised \_\_\_\_\_  
Date

Attachment: Immel Brian and Grace 3040 W Burgundy Ct packet (10641 : Request for Written)

Brian Immel  
3404 W Burgundy Ct  
Mequon, WI 53092  
920-698-1902  
Immelbr87@Gmail.com

September 15,, 2025

City of Mequon Assessor's Office  
11333 N Cedarburg Rd  
Mequon, WI 53092

RE: 2025 Property Tax Assessment Appeal – Parcel ID 140700114000  
Property Address: 3404 W Burgundy Ct, Mequon, WI 53092

To Whom It May Concern:

I am writing to formally appeal the 2025 property tax assessment of my residence located at 3404 W Burgundy Ct. The current assessed value of \$618,500 represents a 42.5% increase from the previous year's assessment of \$434,000. While I understand the City of Mequon conducted a broad reassessment, this sharp jump does not align with the condition of my home or comparable market activity in the area.

My home was purchased in March 2018 for \$404,900. Since then, no major interior renovations have been performed. In 2023, I added a sunroom at a cost of \$28,261.16 and improved the landscaping. These improvements enhance the home's functionality and curb appeal but do not justify a \$184,500 increase in assessed value year-over-year.

Recent comparable sales in my neighborhood—such as 3604 W Brittany Ct (\$603,100, 2,502 sq ft, August 2024) and 3625 W Brittany Ct (\$553,000, 2,713 sq ft, February 2025)—suggest that my current assessment is not proportionate. These homes are larger and more updated than mine, yet are valued near or below my current assessment. My home is approximately 2,389 square feet and remains largely original inside.

I respectfully request that my 2025 assessed value be revised to reflect a more accurate market estimate. Considering my home's size, condition, and moderate improvements, I believe an assessed value in the range of \$495,000 is fair and equitable.

I am unable to attend the hearing due to an all day United Way event but would be willing to provide any additional information as needed. Thank you in advance for your time and consideration in ensuring a fair assessment process.

Sincerely,



Brian Immel  
3404 W Burgundy Ct  
Mequon, WI 53092

State of Wisconsin  
County of Ozaukee  
Subscribed and sworn to me on this  
22 day of SEPTEMBER, 2025

JANET MEYER  
Notary Public  
State of Wisconsin

My Commission expires 7/7/2025



Attachment: Immel Brian and Grace 3040 W Burgundy Ct packet (10641 : Request for Written)



### NOTICE OF INTENT TO FILE OBJECTION WITH BOARD OF REVIEW

Property Owner: <b>Remme Family Trust</b>	Agent (if applicable – signed agent form must be provided):
Owner's Mailing Address (include city, state, zip): <b>11731 N Bridgewater Dr. Mequon, WI 53092</b>	Agent's Mailing Address (include city,state,zip):
Owner's Telephone Number (include area code): <b>414-745-6698</b>	Agent's Telephone Number (include area code):

The above hereby gives notice of intent to file an objection on the assessment for the following:

11731 N Bridgewater Dr. Mequon, WI 53092

Property Address or Description:

Parcel Number: 14-123-04-42-000

This Property is (circle one): Residential Commercial

Do you intend to ask for the removal of a Board Member per Wisc. Stats. 70.47(6m): Yes  No

▪ If yes, circle the name:

- Maureen Baumann
- Steve Bersell
- Donald Chudnow
- Scott Franklin
- Daniel Lucht
- Carol Zolot
- Richard Mueller

Assessment year: 2025

#### APPLICANT - PLEASE READ

**Filing of this form does not relieve the objector of the requirement to ALSO timely file a fully completed DEPARTMENT OF REVENUE OBJECTION FORM with the City Clerk.**

[Signature]  
Above information provided by or Applicant Signature

09-19-25  
Applicant Date

Carolei Polk  
Received by

9.19.25  
Receive Date

#### THIS NOTICE OF INTENT IS BEING FILED: (please mark one)

- At least 48 hours before the Board's first scheduled meeting
- During the first two hours of the Board's first scheduled meeting. *(Please complete reverse side - Section A)*
- Up to the end of the fifth day or up to the final day of the Board of Review session if less than 5 days. *(Please complete reverse side - Section B)*

Attachment: Remme Family Trust 11731 N Bridgewater Dr. (10641 : Request for Written)

### 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 [Guide for Property Owners](#).

Complete all sections:

<b>Section 1: Property Owner / Agent Information</b>				<b>* If agent, submit written authorization (Form PA-105) with this form</b>			
Property owner name (on changed assessment notice) Remme Family Trust				Agent name (if applicable)			
Owner mailing address 11731 N. Bridgewater Dr				Agent mailing address			
City Mequon		State WI	Zip 53092	City		State	Zip
Owner phone (414 ) 745 - 6668		Email remme.family.mailbox@gmail.com		Owner phone ( ) -		Email	
<b>Section 2: Assessment Information and Opinion of Value</b>							
Property address 11731 N. Bridgewater Dr				Legal description or parcel no. (on changed assessment notice) 1067152 1059129 LOT 42 BLK 4 WESTCHESTER II			
City Mequon		State WI	Zip 53092				
Assessment shown on notice - Total \$647,900				Your opinion of assessed value - Total \$543,830			

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	

<b>Section 3: Reason for Objection and Basis of Estimate</b>	
Reason(s) for your objection: (Attach additional sheets if needed)  See attached	Basis for your opinion of assessed value: (Attach additional sheets if needed)  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 \$ \$462,500 Date 12-07-2017  Purchase  Trade  Gift  Inheritance  
 (mm-dd-yyyy)

B. Within the last 10 years, did you change this property (ex: remodel, addition)?.....  Yes  No  
 If Yes, describe \_\_\_\_\_  
 Date of changes - - Cost of changes \$ \_\_\_\_\_ Does this cost include the value of all labor (including your own)?  Yes  No  
 (mm-dd-yyyy)


C. Within the last five years, was this property listed/offered for sale? .....  Yes  No  
 If Yes, how long was the property listed (provide dates) - - to - -  
 (mm-dd-yyyy) (mm-dd-yyyy)  
 Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_

D. Within the last five years, was this property appraised? .....  Yes  No  
 If Yes, provide: Date - - Value \_\_\_\_\_ Purpose of appraisal \_\_\_\_\_  
 (mm-dd-yyyy)  
 If this property had more than one appraisal, provide the requested information for each appraisal. \_\_\_\_\_

**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 5 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 09-19-2025
--	---------------------------------

Attachment: Remme Family Trust 11731 N Bridgewater Dr. (10641 : Request for Written)

# Request to Testify by Telephone or Submit a Sworn Written Statement at the Board of Review (BOR)

Section 70.47(8), Wis. Stats., states "...Instead of appearing in person at the hearing, the board **may** allow the property owner, or the property owner's representative, at the request of either person, to appear before the board, under oath, by telephone or to submit written statements, under oath, to the board. ..."

**NOTE: The legal requirements of the Notice of Intent to Appear at the BOR must be satisfied and the Objection Form must be completed and submitted to the BOR as required by law prior to the Request to Testify by Telephone or Submit Sworn Written Statement form being submitted.**

Municipality City of Mequon	County Ozaukee
Property owner's name Remme Family Trust	Agent name (if applicable)
Owner's mailing address 11731 N. Bridgewater Dr Mequon, WI 53092	Agent's mailing address
Owner's telephone number ( 414 ) 745 - 6698 <input type="checkbox"/> Land Line <input checked="" type="checkbox"/> Cell Phone	Agent's telephone number (     ) <input type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone
Owner's email address remme.family.mailbox@gmail.com	Agent's email address

Please provide the following information on the property and the assessment to which you are objecting. (Attach additional sheets, if necessary.)

- Property address 11731 N. Bridgewater Dr Mequon, WI 53092
- Legal description or parcel number from the current assessment roll 1067152 1059129 LOT 42 BLK 4 WESTCHESTER II
- Total Property Assessment \$674,900
- If agent, attach signed Agent Authorization form, PA-105

Testify by telephone\*       Submit sworn written statement

Basis for request Traveling on business on the date of BOR

\* If the request is approved, provide the best telephone number to reach you (414) - 745 - 6698

Owner's or Agent's signature 	Date 09-19-2025
---	--------------------

### For Board Use Only

Approved       Denied

Reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Taxpayer advised \_\_\_\_\_  
Date

Attachment: Remme Family Trust 11731 N Bridgewater Dr. (10641 : Request for Written)

Tax Key Number: 14-123-04-42-000

? HELP

**Property address:**  
 11731 N Bridgewater Dr  
 City of Mequon, WI

**Abbreviated legal description:**

**Acres (county records):** 0

**Building 1 description:** Size: 2,492 sq feet Year built: 1991  
 2 story wood colonial

**Additional structures:** 0

**Date of last building permit:** 8/4/2009

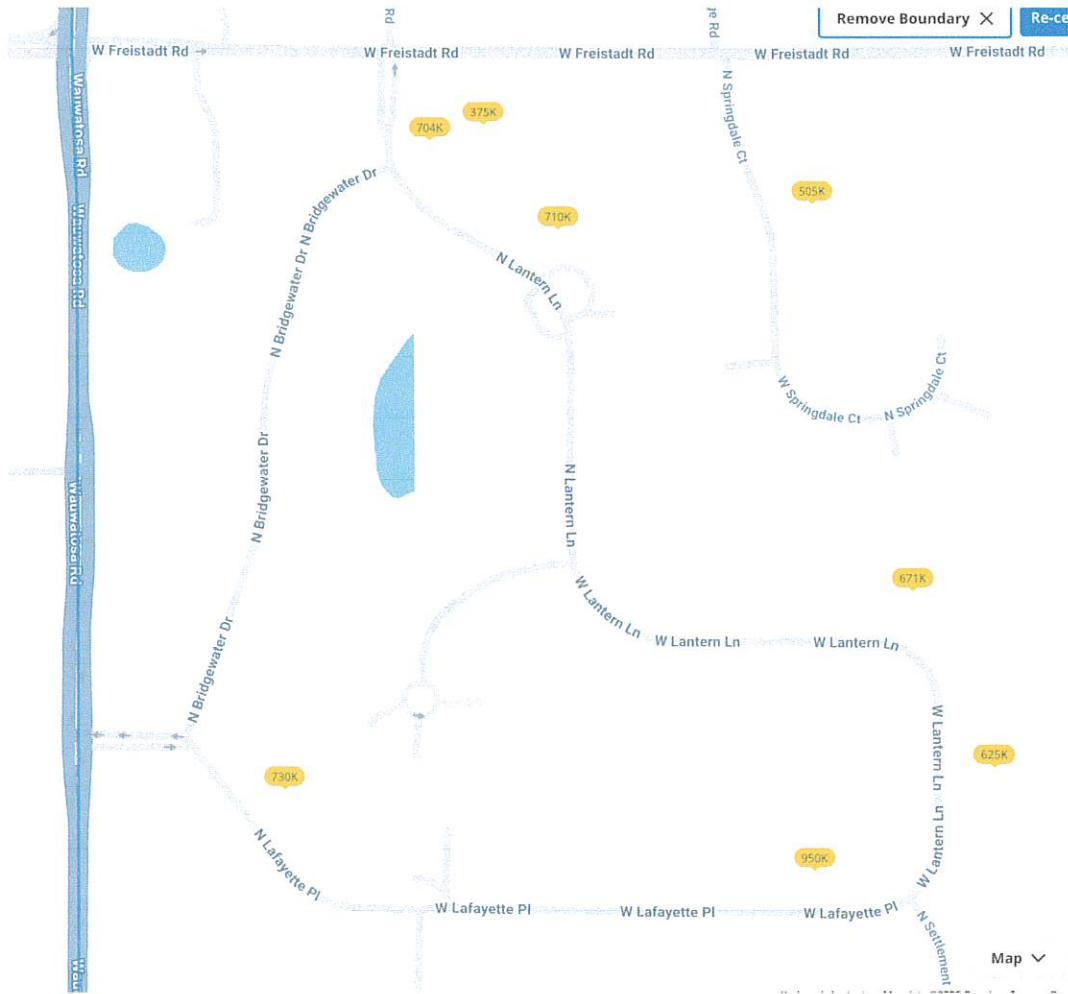
**Last sale date:** 3/20/2018

**Total assessed value of land:** \$164,000

**Total assessed value of buildings:** \$510,900

**Assessment year:** 2025 [Click here to view the website for this municipality](#)

©2005-2025 Real Property Data, All rights reserved.



Attachment: Remme Family Trust 11731 N Bridgewater Dr. (10641 : Request for Written

**Nicholas & Sarah Remme**  
**Remme Family Trust**  
11731 N. Bridgewater Dr.  
Mequon, WI 53092

September 19, 2025

**Re: Assessment of 11731 N. Bridgewater Dr, Mequon, WI – Tax Key No. 14-123-04-42-000**

Dear Board of Review,

This letter contains the reasons and basis for the objection to the recent assessment of 11731 North Bridgewater Drive. The 2025 Notice of Assessment from July 21<sup>st</sup>, 2025 stated that our assessed value increased \$207,300 (a 44% increase year over year), which does not appear to be supported by actual market activity or significant improvements to the property.

After a careful review of the most recent arms-length neighborhood sales, the values demonstrate that our property’s assessed fair market value is substantially lower than the revised figure provided by the assessor’s office and warrants reconsideration.

**Neighborhood Sales Evidence**

The below table represents the last 2 years of sales within our neighborhood and shows an average sale price per sq.ft. as \$218.23:

<b>Date</b>	<b>Address</b>	<b>Sale Price</b>	<b>Square Feet</b>	<b>\$/Sq. Ft.</b>
6/18/25	11616 N. Lantern Ln.	\$ 625,000.00	3,444	\$ 181.48
1/10/25	6932 W. Lafayette Pl.	\$ 950,000.00	3,978	\$ 238.81
6/7/24	11932 N. Lantern Ln.	\$ 703,500.00	2,910	\$ 241.75
11/30/23	11912 N. Lantern Ln.	\$ 710,000.00	3,400	\$ 208.82
6/23/23	6912 W. Lantern Ln.	\$ 671,000.00	3,046	\$ 220.29
	Average Sold			\$ 218.23

Attachment: Remme Family Trust 11731 N Bridgewater Dr. (10641 : Request for Written)

Using this analysis, the implied average market value for 11731 North Bridgewater Drive (2,492 sq.ft.) would be approximately \$543,830. (Square footage derived from the tax property profile image from state website; attached below)

Additionally, the most recent actual sale in our neighborhood at 11616 N. Lantern Ln. (June 18, 2025) sold for \$625,000 which comes to \$181.48 per square foot. Applying that same rate to our property's 2,492sq.ft. yields a fair market value of just \$452,235— nearly \$220,000 below the current revised assessment, and nearly \$15,000 below last year's assessment.

Using the recent arm-length neighborhood sales and corresponding price per square foot, the market value should align within the min/max of the range:

	\$/sq. ft.	Square Feet	Market Value
11731 N. Bridgewater Dr.			
Average	\$ 218.23	2,492	\$ 543,829.16
Min	\$ 181.48	2,492	\$ 452,235.77
Max	\$ 241.75	2,492	\$ 602,447.42

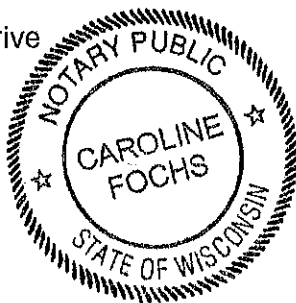
**Conclusion**

The City's assessment of \$674,900 exceed both the neighborhood sales average and the most relevant, proximate comparable sale. To comply with Wisconsin's constitutional requirement of uniformity and statutory requirement that assessments reflect fair market value, we respectfully request that our assessment be reduced to align with these demonstrated sales, with a supportable value in the range of \$453,000-\$602,000.

Thank you for your consideration and your commitment to fair and equitable assessments for Mequon residents.

Sincerely,

Nicholas & Sarah Remme  
Remme Family Trust  
11731 North Bridgewater Drive  
Mequon, WI 53092



State of WI  
County of Ozaukee  
Subscribed and sworn to me  
on this 19<sup>th</sup> day of September,  
2025

Caroline Fochs

My Commission expires  
January 30, 2029

Attachment: Remme Family Trust 11731 N Bridgewater Dr. (10641 : Request for Written)



# NOTICE OF INTENT TO FILE OBJECTION WITH BOARD OF REVIEW

Property Owner: <u>Jeffrey + Terry Depies</u>	Agent (if applicable – signed agent form must be provided):
Owner's Mailing Address (include city, state, zip): <u>12054 N. Ridge Rd Mequon, WI 53092</u>	Agent's Mailing Address (include city, state, zip):
Owner's Telephone Number (include area code): <u>414-640-6104</u>	Agent's Telephone Number (include area code):

The above hereby gives notice of intent to file an objection on the assessment for the following:

12054 N. Ridge Rd  
Property Address or Description:

Parcel Number: 14-015-12-009-00

This Property is (circle one): Residential Commercial

Do you intend to ask for the removal of a Board Member per Wisc. Stats. 70.47(6m): Yes  No

- If yes, circle the name:
 

Maureen Baumann	Steve Bersell	Donald Chudnow	Scott Franklin
Daniel Lucht	Carol Zolot	Richard Mueller	

Assessment year: 2025

**APPLICANT - PLEASE READ**  
Filing of this form does not relieve the objector of the requirement to ALSO timely file a fully completed DEPARTMENT OF REVENUE OBJECTION FORM with the City Clerk.

Jeffrey Depies  
Above information provided by or Applicant Signature

Carol Zolot  
Received by

9/19/2025  
Applicant Date

9.22.25  
Receive Date

- THIS NOTICE OF INTENT IS BEING FILED:** (please mark one)
- At least 48 hours before the Board's first scheduled meeting
  - During the first two hours of the Board's first scheduled meeting. (Please complete reverse side - Section A)
  - Up to the end of the fifth day or up to the final day of the Board of Review session if less than 5 days. (Please complete reverse side - Section B)

Attachment: Depies Jeffrey 12054 N Ridge Rd HOME (10641 : Request for Written)

# 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 [Guide for 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) <i>Jeffrey Depies</i>			Agent name (if applicable)				
Owner mailing address <i>12054 N Ridge Rd</i>			Agent mailing address				
City <i>Mequon</i>	State <i>WI</i>	Zip <i>53092</i>	City	State	Zip		
Owner phone <i>(414) 640-6104</i>	Email <i>depiesjeff@gmail.com</i>	Owner phone ( ) -	Email				
Section 2: Assessment Information and Opinion of Value							
Property address <i>12054 N. Ridge Rd</i>			Legal description or parcel no. (on changed assessment notice)				
City <i>Mequon</i>	State <i>WI</i>	Zip <i>53092</i>					
Assessment shown on notice - Total <i>477,900.00</i>			Your opinion of assessed value - Total <i>360,000</i>				

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) <i>Comps from similar assessments, lot is partial flood zone, springs in land</i>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <i>360,000</i>

**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      -       
Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_ (mm-dd-yyyy) (mm-dd-yyyy)

D. Within the last five years, was this property appraised?  Yes  No  
If Yes, provide: Date      -      -      Value \_\_\_\_\_ Purpose of appraisal \_\_\_\_\_ (mm-dd-yyyy)  
If this property had more than one appraisal, provide the requested information for each appraisal. \_\_\_\_\_

**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 15 minutes.

Property owner or Agent signature <i>Jeffrey Depies</i>	Date (mm-dd-yyyy) <i>9-19-2025</i>
--	---------------------------------------

Attachment: Depies Jeffrey 12054 N Ridge Rd HOME (10641 : Request for Written)





Jeff Depies <depiesjeff@gmail.com>

### 2025 Assessments

1 message

Jeff Depies <depiesjeff@gmail.com>  
To: Jeff Depies <depiesjeff@gmail.com>

Sat, Sep 20, 2025 at 7:58 AM

**Parcels: 12131N RIDGE ROAD**

---

**Parcel Number:** 140151202000  
**Site Address:** 12131N RIDGE ROAD

**Parcel Owners:** HEIDI M HAUGEN,  
**Mail Address:**  
12131N RIDGE RD  
MEQUON, WI 53092

**Land Value:** \$206,700  
**Acres:** 2.99  
**Improvement Value:** \$258,100

Lot Total Level Topography

**Legal Description:**

0902364 0884454 1213/692 1129/228 159/372 20P/128 PART SE SW 2.96 ACS COMM 897 FT W & 809 FT N OF SE COR TH N 294 FT E 456 FT S 96 FT W 20 FTS 200 FT W 436 FT POB SEC 15 T 9 R 21

**Parcels: 12101N RIDGE ROAD**

---

**Parcel Number:** 140151200600  
**Site Address:** 12101N RIDGE ROAD

**Parcel Owners:** MICHAEL K GIERACH, GIERACH, LILLIAN CRUZ  
**Mail Address:**  
12101N RIDGE RD  
MEQUON, WI 53092

**Land Value:** \$167,500  
**Acres:** 2.00  
**Improvement Value:** \$220,000

Total Level

**Legal Description:**

720/936 PRC 200 FT X 436 FT SE SW 1.97 ACS SEC 15 T 9 R 21

**Parcels: 12053N RIDGE ROAD**

---

**Parcel Number:** 140151201000  
**Site Address:** 12053N RIDGE ROAD

**Parcel Owners:** DIANE THACKER,  
**Mail Address:**  
12053N RIDGE RD  
MEQUON, WI 53092-1022

**Land Value:** \$167,500  
**Acres:** 2.00  
**Improvement Value:** \$219,300

Total Level

**Legal Description:**

0832144 N 200 FT S 609 FT W 436 FT W 1/2 SE SW 1.98 ACS SEC 15 T 9 R 21

**Parcels: 12201N RIDGE ROAD**

---

Attachment: Depies Jeffrey 12054 N Ridge Rd HOME (10641 : Request for Written)

**Parcel Number:** 140151201700  
**Site Address:** 12201N RIDGE ROAD

**Parcel Owners:** LORETTA E RIEMER,  
**Mail Address:**  
12201N RIDGE RD  
MEQUON, WI 53092

**Land Value:** \$153,400  
**Acres:** 1.83  
**Improvement Value:** \$373,800

**Legal Description:**  
936/569 242/459 COMM 879 FT W & 1104 FT N OF SE COR SW TH N 175 FT W 455 FT S 175 FT E 455 FT POB /EXC E 30 FT/  
1.71 AC SEC 15 T 9 R 21

**Parcels: 12126N RIDGE ROAD**

---

**Parcel Number:** 140151200400  
**Site Address:** 12126N RIDGE ROAD

**Parcel Owners:** PATRICIA M HENRY,  
**Mail Address:**  
12126N RIDGE RD  
MEQUON, WI 53092

**Land Value:** \$255,200  
**Acres:** 4.10  
**Improvement Value:** \$333,100

**Legal Description:**  
0958570 PART SE SW 3.89 ACS COMM 810 FT N OF SE COR TH N 198 FT W 900 FT S 198 FT E 900 FT POB SEC 15 T 9 R 21

**Parcels: 12144N RIDGE ROAD**

---

**Parcel Number:** 140151200300  
**Site Address:** 12144N RIDGE ROAD

**Parcel Owners:** CHARLES J SYKES, RIORDAN, JANET F  
**Mail Address:**  
12144N RIDGE ROAD  
MEQUON, WI 53092

**Land Value:** \$266,400  
**Acres:** 4.50  
**Improvement Value:** \$421,200

**Legal Description:**  
1274/823 PART SE SW 4.32 ACS COMM 1012 FT N OF SE COR TH W 880 FT N 220 FT E 880 FT S 221 FT POB \*EXC W 25 FT\*  
SEC 15 T 9 R 21

**Parcels: 12202N RIDGE ROAD**

---

**Parcel Number:** 140150900100  
**Site Address:** 12202N RIDGE ROAD

**Parcel Owners:** KRAHN HOMESTEAD LLC,  
**Mail Address:**  
12202N RIDGE RD  
MEQUON, WI 53092

**Land Value:** \$280,400  
**Acres:** 5.00  
**Improvement Value:** \$371,600

**Legal Description:**  
1134701 1134689 0865801 0865800 972/925 & 928 720/187 514/597 N 248 FT S 1481 FT E 880 FT E 1/2 NE SW /W 25 FT  
ROAD/5 ACS SEC 15 T 9 R 21 **Parcels: 12202N RIDGE ROAD**

Attachment: Depies Jeffrey 12054 N Ridge Rd HOME (10641 : Request for Written)

**Parcel Number:** 140150900100  
**Site Address:** 12202N RIDGE ROAD

**Parcel Owners:**KRAHN HOMESTEAD LLC,  
**Mail Address:**  
12202N RIDGE RD  
MEQUON, WI 53092

**Land Value:** \$280,400  
**Acres:** 5.00  
**Improvement Value:** \$371,600

**Legal Description:**  
1134701 1134689 0865801 0865800 972/925 &928 720/187 514/597 N 248 FT S 1481 FT E 880 FT E 1/2 NE SW/W 25 FT ROAD/ 5 ACS SEC 15 T 9 R 21

Attachment: Depies Jeffrey 12054 N Ridge Rd HOME (10641 : Request for Written)



# NOTICE OF INTENT TO FILE OBJECTION WITH BOARD OF REVIEW

Property Owner: <i>Jeffrey + Terry Depies</i>	Agent (if applicable – signed agent form must be provided):
Owner's Mailing Address (include city, state, zip): <i>12054 N. Ridge Rd Mequon WI 53092</i>	Agent's Mailing Address (include city, state, zip):
Owner's Telephone Number (include area code): <i>414-640-6104</i>	Agent's Telephone Number (include area code):

The above hereby gives notice of intent to file an objection on the assessment for the following:

Property Address or Description:

Parcel Number: *14-015-12-007.00*

This Property is (circle one): *Residential* Commercial

Do you intend to ask for the removal of a Board Member per Wisc. Stats. 70.47(6m): Yes  No

▪ If yes, circle the name:

- Maureen Baumann     Steve Bersell     Donald Chudnow     Scott Franklin
- Daniel Lucht     Carol Zolot     Richard Mueller

Assessment year: *2025*

### APPLICANT - PLEASE READ

**Filing of this form does not relieve the objector of the requirement to ALSO timely file a fully completed DEPARTMENT OF REVENUE OBJECTION FORM with the City Clerk.**

*Jeffrey Depies*  
Above information provided by or Applicant Signature

*9/19/2025*  
Applicant Date

*Caroline Jank*  
Received by

*9.22.25*  
Receive Date

**THIS NOTICE OF INTENT IS BEING FILED:** (please mark one)

- At least 48 hours before the Board's first scheduled meeting
- During the first two hours of the Board's first scheduled meeting. *(Please complete reverse side - Section A)*
- Up to the end of the fifth day or up to the final day of the Board of Review session if less than 5 days. *(Please complete reverse side - Section B)*

Attachment: Depies Jeffrey 12054 N Ridge Rd LOT (10641 : Request for Written)

# 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 [Guide for 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) <i>Jeffrey Depies</i>				Agent name (if applicable)			
Owner mailing address <i>12054 N. Ridge Rd</i>				Agent mailing address			
City <i>Mequon</i>		State <i>WI</i>	Zip <i>53092</i>	City		State	Zip
Owner phone <i>(414) 640-6104</i>		Email <i>depiesjeff@gmail.com</i>		Owner phone ( ) -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address <i>12054 N. Ridge Rd</i>				Legal description or parcel no. (on changed assessment notice)			
City <i>Mequon</i>		State <i>WI</i>	Zip <i>53092</i>				
Assessment shown on notice - Total <i>183,500</i>				Your opinion of assessed value - Total <i>135,000</i>			

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) <i>Comes from similar properties Not a level lot, Flood plain, Springs</i>	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?..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide acquisition price \$ _____ Date <u>    </u> - <u>    </u> - <u>    </u> (mm-dd-yyyy) <input type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance	
B. Within the last 10 years, did you change this property (ex: remodel, addition)?..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe _____ Date of changes <u>    </u> - <u>    </u> - <u>    </u> (mm-dd-yyyy) Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. Within the last five years, was this property listed/offered for sale? ..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, how long was the property listed (provide dates) <u>    </u> - <u>    </u> - <u>    </u> (mm-dd-yyyy) to <u>    </u> - <u>    </u> - <u>    </u> (mm-dd-yyyy) Asking price \$ _____ List all offers received _____	
D. Within the last five years, was this property appraised? ..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide: Date <u>    </u> - <u>    </u> - <u>    </u> (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): _____ <b>Note:</b> 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 <u>15</u> minutes.	

Property owner or Agent signature <i>Jeffrey Depies</i>	Date (mm-dd-yyyy) <i>9-14-2025</i>
--	---------------------------------------

Attachment: Depies Jeffrey 12054 N Ridge Rd LOT (10641 : Request for Written)



Jeff Depies <depiesjeff@gmail.com>

### 2025 5 Acre Parcels

1 message

**Jeff Depies** <depiesjeff@gmail.com>  
To: Jeff Depies <depiesjeff@gmail.com>

Sat, Sep 20, 2025 at 8:53 AM

**Parcels: 7500W RIDGEVIEW COURT**

---

**Parcel Number:** 141440001023  
**Site Address:** 7500W RIDGEVIEW COURT

**Parcel Owners:**LEONARDO I IMANA AND TRACY L IMANA REVOCABLE TRUST,  
**Mail Address:**  
7500W RIDGEVIEW COURT  
MEQUON, WI 53092

**Land Value:** \$221,300  
**Acres:** 5.22  
**Improvement Value:** \$673,800

**Legal Description:**  
*1163344 1046031 PART LOT 1 BEING #3301 CSM LOT 23 VOL 23/198 RIDGEVIEW*

**Parcels: 7421W RIDGEVIEW DRIVE**

---

**Parcel Number:** 141440022001  
**Site Address:** 7421W RIDGEVIEW DRIVE

**Parcel Owners:**7421 W RIDGEVIEW DRIVE LLC,  
**Mail Address:**  
7421W RIDGEVIEW DRIVE  
MEQUON, WI 53092

**Land Value:** \$264,600  
**Acres:** 5.57  
**Improvement Value:** \$2,439,800

**Legal Description:**  
*1155119 1847/349 1148/247 PART LOT 22 BEING #3131 CSM LOT 22 VOL 22/142 RIDGEVIEW*

**Parcels: 7149W RIDGEVIEW DRIVE**

---

**Parcel Number:** 141440021000  
**Site Address:** 7149W RIDGEVIEW DRIVE

**Parcel Owners:**DONALD G SOMMER, JOAN M SOMMER  
**Mail Address:**  
7149W RIDGEVIEW DR  
MEQUON, WI 53092

**Land Value:** \$240,500  
**Acres:** 5.02  
**Improvement Value:** \$889,700

**Legal Description:**  
*1020/785 LOT 21 RIDGEVIEW*

**Parcels: 7047W RIDGEVIEW DRIVE**

---

**Parcel Number:** 141440020000  
**Site Address:** 7047W RIDGEVIEW DRIVE

Attachment: Depies Jeffrey 12054 N Ridge Rd LOT (10641 : Request for Written)

**Parcel Owners:**PATRICIA A KASHOU PERSONAL RESIDENCE TRUST,

**Mail Address:**  
7047W RIDGEVIEW DR  
MEQUON, WI 53092

**Land Value:** \$240,500  
**Acres:** 5.03  
**Improvement Value:** \$1,318,100

**Legal Description:**  
0924631 0924630 1020/943 LOT 20 RIDGEVIEW

**Parcels:** 7130W RIDGEVIEW DRIVE

---

**Parcel Number:** 141440016000  
**Site Address:** 7130W RIDGEVIEW DRIVE

**Parcel Owners:**ROBERT B ANDERSON AND ANNE M ANDERSON REVOCABLE TRUST,

**Mail Address:**  
7130W RIDGEVIEW DR  
MEQUON, WI 53092

**Land Value:** \$264,600  
**Acres:** 5.63  
**Improvement Value:** \$751,300

**Legal Description:**  
0967823 1040/662 LOT 16 RIDGEVIEW

**Parcels:** 7249W RIDGEVIEW COURT

---

**Parcel Number:** 141440012000  
**Site Address:** 7249W RIDGEVIEW COURT

**Parcel Owners:**MICHAEL J HILBERT, PATRICIA L HILBERT

**Mail Address:**  
7249W RIDGEVIEW CT  
MEQUON, WI 53092

**Land Value:** \$247,700  
**Acres:** 5.03  
**Improvement Value:** \$978,800

**Legal Description:**  
1798/178 LOT 12 RIDGEVIEW

Attachment: Depies Jeffrey 12054 N Ridge Rd LOT (10641 : Request for Written)



Jeff Depies <depiesjeff@gmail.com>

### 2025 Assessments 5 Acre Parcels

1 message

**Jeff Depies** <depiesjeff@gmail.com>  
To: Jeff Depies <depiesjeff@gmail.com>

Sat, Sep 20, 2025 at 8:45 AM

**Parcels: 7143W RIDGEVIEW COURT**

---

**Parcel Number:** 141440011000

**Site Address:** 7143W RIDGEVIEW COURT

**Parcel Owners:** REUBEN T NEESE, NEESE,  
LAUREN E

**Mail Address:**  
7143W RIDGEVIEW CT  
MEQUON, WI 53092

**Land Value:** \$252,500

**Acres:** 5.13

**Improvement Value:** \$1,120,200

**Legal Description:**

1096425 LOT 11  
RIDGEVIEW

Attachment: Depies Jeffrey 12054 N Ridge Rd LOT (10641 : Request for Written)



11333 N. Cedarburg Road  
Mequon, WI 53092-1930  
Phone: 262-242-3100  
Fax: 262-242-9655

[www.cityofmequonwi.gov](http://www.cityofmequonwi.gov)

Office of City Clerk

---

**TO: Board of Review**  
**FROM: Caroline Fochs, City Clerk**  
**DATE: September 22, 2025**  
**SUBJECT: Waive Hearing Procedures**

---

**Background**

Any hearing that is before the Board of Review can be waived to Circuit Court. Attached you will find the procedures that were adopted by this Board in 2015. At this time, the Clerk has no requests to waive a hearing.

Attachments:

Procedure to Waive Hearing (PDF)

STATE OF WISCONSIN

CITY OF MEQUON  
BOARD OF REVIEW

OZAUKEE COUNTY

PROCEDURE FOR CONSIDERING REQUESTS UNDER  
WIS. STAT. § 70.47(8m) TO WAIVE A BOARD OF REVIEW HEARING

---

WHEREAS, Wis. Stat. § 70.47(8m) authorizes the Board of Review to consider requests from a taxpayer or assessor, or at its own discretion, to waive the hearing of an objection under § 70.47(8) thereby allowing the taxpayer to have the taxpayer's assessment reviewed under § 70.47(13); and

WHEREAS, Wis. Stat. § 70.47(8m) further states that, in cases where the Board of Review grants a waiver, the Board of Review shall submit the notice of decision under Wis. Stat. § 70.47(12) using the amount of the taxpayer's assessment as established by the municipal assessor as the finalized amount; and

WHEREAS, Wis. Stat. § 70.47(8m) further states that, if the Board of Review waives the hearing, the waiver disallows the taxpayer's claim on excessive assessment under Wis. Stat. § 70.37(3) and notwithstanding the time period under § 70.37(3)(d), the taxpayer has 60 days from the notice of hearing waiver in which to commence an action under Wis. Stat. § 70.37(3)(d); and

WHEREAS, the Department of Revenue has determined that the legal requirements of the Notice to Appear at the Board of Review must be satisfied and the Objection Form must be completed and submitted to the Board of Review as required by law by the taxpayer prior to a Request for Waiver being considered;

NOW, THEREFORE, the Board of Review of the City of Mequon, Ozaukee County does hereby adopt as a policy of the Board the following:

1. PROCEDURE:

- a. Before the Board of Review (hereinafter BOR) can consider, in its sole discretion, a request for a waiver, the taxpayer or its agent (hereinafter "Taxpayer") must first complete and file with the Clerk of the BOR the following documents:
  - i. A timely Notice of Intent to Appear at BOR; and
  - ii. A timely Objection Form for Real Property Assessment (PA -115A);

If the Taxpayer fails to file the aforementioned documents as required, no hearing will be scheduled on the objection.

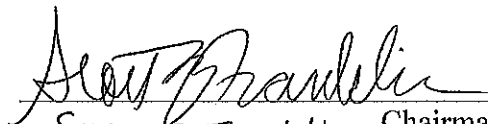
- b. For requests for a waiver made by the Taxpayer, the Taxpayer shall file a fully completed Request for Waiver of Board of Review (BOR) Hearing

(Form PA-813) with the clerk of the BOR not later than end of the first 2 hours of the BOR's first scheduled meeting.

- c. For requests for a waiver made by the Assessor, such request shall be made in writing not later than 24 hours before the scheduled hearing for the objection except in extraordinary circumstances.
  - d. The BOR may, at any time, make a motion to waive the hearing using the same criteria specified below.
2. CRITERIA: If the Taxpayer files the aforementioned documents as required and a request is made to waive the hearing of an objection, the BOR may use any or all of the following criteria and factors when deciding whether to waive the hearing:
- a. The benefits or detriments of the BOR process;
  - b. The benefits or detriments of having a record for the Court review;
  - c. Avoidance of unruly, lengthy, burdensome appeals;
  - d. Ability to cross examine the person providing the testimony;
  - e. Any other factors that the BOR deems pertinent to deciding whether to waive the hearing.
3. PRECEDENT: Any decision by the BOR pursuant to this procedure shall not create any precedent.
4. EFFECTIVE DATE: This policy shall be effective upon passage.

Passed on the 4<sup>th</sup> day of June, 2015.

MEQUON BOARD OF REVIEW

  
 Scott B. Franklin, Chairman

ATTEST

  
 Caroline Fochs, Clerk

Attachment: Procedure to Waive Hearing (10631 : Waive Hearing Procedures)



## NOTICE OF INTENT TO FILE OBJECTION WITH BOARD OF REVIEW

Property Owner:  Seth Wooll	Agent (if applicable – signed agent form must be provided):
Owner’s Mailing Address (include city, state, zip):  10326 N. Provence Ct  Mequon, WI 53092	Agent’s Mailing Address (include city,state,zip):
Owner’s Telephone Number (include area code):  414-412-2327	Agent’s Telephone Number (include area code):

Attachment: Wooll Seth 10326 N Provence Ct LATE (10640 : Late applications)

The above hereby gives notice of intent to file an objection on the assessment for the following:

10326 N. Provence Ct Mequon WI 53092

\_\_\_\_\_  
Property Address or Description:

Parcel Number: 1136685 LOT 40 LAC DU  
COURS \_\_\_\_\_

This Property is (circle one): Residential Commercial

Do you intend to ask for the removal of a Board Member per Wisc. Stats. 70.47(6m): Yes  No

▪ If yes, circle the name:

- |                 |               |                 |                |
|-----------------|---------------|-----------------|----------------|
| Maureen Baumann | Steve Bersell | Donald Chudnow  | Scott Franklin |
| Daniel Lucht    | Carol Zolot   | Richard Mueller |                |

Assessment year: 2025

**APPLICANT - PLEASE READ**

Filing of this form does not relieve the objector of the requirement to ALSO timely file a fully completed DEPARTMENT OF REVENUE OBJECTION FORM with the City Clerk.

Seth J. Wooll  
\_\_\_\_\_  
Above information provided by or Applicant Signature

09/23/2025  
\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Received by

\_\_\_\_\_  
Receive Date

**THIS NOTICE OF INTENT IS BEING FILED:** (please mark one)

\_\_\_\_\_ At least 48 hours before the Board’s first scheduled meeting

X During the first two hours of the Board’s first scheduled meeting. *(Please complete reverse side - Section A)*

\_\_\_\_\_ Up to the end of the fifth day or up to the final day of the Board of Review session if less than 5 days.  
*(Please complete reverse side - Section B)*

**SECTION A:** The Board of Review shall grant a waiver of the 48 hour notice of intent to file a written or oral objection if property owner who does not meet this notice requirement appears before the Board during the first two hours of the meeting and can show good cause for failure to meet the 48 hour notice requirement and files a written objection. My good cause is as follows

Notice was sent to the city of Mequon assessor’s office, but to the wrong email address. It was sent to the assessor rather than the municipal clerk. See attached email.

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

**SECTION B:** The Board of Review MAY waive all notice requirements and hear the objections even if the property owner fails to provide written or oral notice of intent to object 48 hours before the first scheduled meeting, and fails to request a waiver of the notice requirement during the first two hours of the first meeting, if the property owner appears before the Board at any time up to the end of the fifth day of session (or up to the end of the final day of the session if the session is less than five day) and files a written objection and provides evidence of extraordinary circumstances. Proof of my extraordinary circumstances are as follows:

\_\_\_\_\_

Attachment: Wooll Seth 10326 N Provence Ct LATE (10640 : Late applications)

# 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 [Guide for Property Owners](#).

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written <a href="#">authorization (Form PA-105)</a> with this form			
Property owner name (on changed assessment notice) Seth J Wooll				Agent name (if applicable)			
Owner mailing address 10326 N Provence Ct.				Agent mailing address			
City Mequon	State WI	Zip 53092		City	State	Zip	
Owner phone ( 414 ) 412- 2327		Email sethwooll@gmail.com		Owner phone ( ) -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 10326 N Provence Ct.				Legal description or parcel no. (on changed assessment notice) 1			
City Mequon	State WI	Zip 53092					
Assessment shown on notice - Total \$ 590,000				Your opinion of assessed value - Total \$ 503,247			

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) Assessment too high	Basis for your opinion of assessed value: (Attach additional sheets if needed) See Market Analysis attached

### Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property?  Yes  No  
If Yes, provide acquisition price \$ 446,700 Date 5-10-2022  Purchase  Trade  Gift  Inheritance  
(mm-dd-yyyy)
- B. Within the last 10 years, did you change this property (ex: remodel, addition)?  Yes  No  
If Yes, describe \_\_\_\_\_  
Date of changes - - Cost of changes \$ \_\_\_\_\_ Does this cost include the value of all labor (including your own)?  Yes  No  
(mm-dd-yyyy)
- C. Within the last five years, was this property listed/offered for sale?  Yes  No  
If Yes, how long was the property listed (provide dates) - - to - -  
(mm-dd-yyyy) (mm-dd-yyyy)  
Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_
- D. Within the last five years, was this property appraised?  Yes  No  
If Yes, provide: Date 3-2-2022 Value 447,000 Purpose of appraisal Loan  
(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 5 minutes.

Property owner or Agent signature	Date (mm-dd-yyyy) 9 - 22 - 2025
-----------------------------------	------------------------------------

Attachment: Wooll Seth 10326 N Provence Ct LATE (10640 : Late applications)



Seth Wooll <seth.wooll@gmail.com>

## Notice of Intent to Appeal

4 messages

**Seth Wooll** <seth.wooll@gmail.com>  
To: assessor@cityofmequonwi.gov

Mon, Sep 22, 2025 at 4:45 PM

Hello,

This email serves as formal notice of intent to appeal my 2025 property assessment. See attached for form PA-115 as well as supporting Competitive Market Analysis.

Thanks,  
Seth Wooll

### 2 attachments

 **pa-115af - Wooll.pdf**  
398K

 **Seth Ally CMA.pdf**  
3095K

**Assessor** <Assessor@cityofmequonwi.gov>  
To: Seth Wooll <seth.wooll@gmail.com>

Tue, Sep 23, 2025 at 8:14 AM

Seth,

As it said in the assessment notice that was mailed, you have to contact the City Clerk to get signed up for the Board of Review, the assessor's office does not do that.

Thank you,

Nate

Nate Carlson

Assessor

City of Mequon

[Quoted text hidden]

**Seth Wooll** <seth.wooll@gmail.com>  
To: cfochs@cityofmequonwi.gov

Tue, Sep 23, 2025 at 8:51 AM

----- Forwarded message -----  
From: **Seth Wooll** <seth.wooll@gmail.com>

Attachment: Wooll Seth 10326 N Provence Ct LATE (10640 : Late applications)

Date: Mon, 22 Sep 2025 at 16:45  
Subject: Notice of Intent to Appeal  
To: <assessor@cityofmequonwi.gov>  
[Quoted text hidden]

2 attachments

 **pa-115af - Wooll.pdf**  
398K

 **Seth Ally CMA.pdf**  
3095K

**Caroline Fochs** <cfochs@cityofmequonwi.gov>  
To: Seth Wooll <seth.wooll@gmail.com>

Tue, Sep 23, 2025 at 9:01 AM

This filing is past the 48 hour deadline. Please complete the attached form.

Caroline Fochs CMC

City Clerk

City of Mequon

[11333 N. Cedarburg Road](#)

[Mequon, WI 53092](#)

[www.cityofmequonwi.gov](http://www.cityofmequonwi.gov)

262-236-2912

**Please Note:** The City of Mequon is transitioning its website and email addresses to [cityofmequonwi.gov](http://cityofmequonwi.gov). Emails sent to/from the City's prior [ci.mequon.wi.us](http://ci.mequon.wi.us) addresses will forward to the new [cityofmequonwi.gov](http://cityofmequonwi.gov) domain through January 31, 2026. Please update your records accordingly.

[Quoted text hidden]

 **FORM\_Notice of Intent.doc**  
1786K

Attachment: Wooll Seth 10326 N Provence Ct LATE (10640 : Late applications)

## COMPETITIVE MARKET ANALYSIS

Prepared by Alliance Realty Group - Coldwell Banker Realty

11303 N Port Washington Road, Mequon WI 53092



Prepared for Seth J Wooll on September 21<sup>st</sup>, 2025

Property Address: 10326 N Provence Ct, Mequon, WI 53092

---

In the Lac Du Cours Subdivision, four recent sales provide a strong basis for analysis. Comp #1 sold on 2/18/25 after sitting on the market for 96 days, while Comp #2 (Sold on 05/16/25), Comp #3 (Sold on 06/30/25), and Comp #4 (Sold on 08/08/25) required 20, 22 and 47 days to sell, respectively, an important indicator of true market demand in your subdivision. After a detailed review of these four comps, the average fair market price per square foot comes out to \$198. Applying this figure to your 3 bedroom, 2.5 bath, 2549 sq. ft. home results in a supported fair market value of approximately **\$503,427**. The step-by-step breakdown below shows how this number was derived.

1. Comp #1 - 3625 W Brittany Ct - 4 bedrooms, 2.5 bath, 2713 sq. ft. sold for \$553,000. Unlike your house this property has an updated kitchen, an added value of around \$35,000. Also, since your house has 3 bedrooms and this comp has 4 bedrooms, we have to adjust for an additional \$15,000 in value. **Adjusted fair market value of this home should be \$185 per square foot.**



2. Comp #2 - 10339 N Versailles Ct - 4 bedrooms, 2.5 bath, 2920 sq. ft. sold for \$699,900. This property has an updated kitchen, two bathrooms, and electrical/lighting upgrades throughout, an added value of around \$70,000. Also, since your house has 3 bedrooms and this comp has 4 bedrooms, we have to adjust for an additional \$15,000 in value. **Adjusted fair market value per square foot should be \$210.**



3. Comp #3 - 3627 W Chantilly Ct - 4 bedrooms, 2.5 bath, 2772 sq. ft. sold for \$659,100. Similar to Comp #2, this property has an updated kitchen, and all bathrooms, an added value of around \$65,000. Also, since your house has 3 bedrooms and this comp has 4 bedrooms, we have to adjust for an additional \$15,000 in value. **Adjusted fair market value per square foot should be \$209.**



4. Comp #4 - 10331 N Flanders Ct - 4 bedrooms, 2.5 bath, 2805 sq. ft. sold for \$571,500. This property has an updated kitchen, an added value of around \$35,000. Same as the prior three comps, since your house has 3 bedrooms and this comp has 4 bedrooms, we have to adjust for an additional \$15,000 in value. **Adjusted fair market value per square foot should be \$186.**



**Caroline Fochs**

---

**From:** Seth Wooll <seth.wooll@gmail.com>  
**Sent:** Tuesday, September 23, 2025 8:51 AM  
**To:** Caroline Fochs  
**Subject:** Fwd: Notice of Intent to Appeal  
**Attachments:** pa-115af - Wooll.pdf; Seth Ally CMA.pdf

----- Forwarded message -----

From: **Seth Wooll** <seth.wooll@gmail.com>  
Date: Mon, 22 Sep 2025 at 16:45  
Subject: Notice of Intent to Appeal  
To: <assessor@cityofmequonwi.gov>

Hello,

This email serves as formal notice of intent to appeal my 2025 property assessment. See attached for form PA-115 as well as supporting Competitive Market Analysis.

Thanks,  
Seth Wooll

Attachment: Wooll Seth 10326 N Provence Ct LATE (10640 : Late applications)



# NOTICE OF INTENT TO FILE OBJECTION WITH BOARD OF REVIEW

Property Owner: <u>DENNIS FRELL</u>	Agent (if applicable – signed agent form must be provided):
Owner's Mailing Address (include city, state, zip): <u>128 E. HIGHVIEW DR MEQUON 53092</u>	Agent's Mailing Address (include city, state, zip):
Owner's Telephone Number (include area code): <u>262 240 0118</u>	Agent's Telephone Number (include area code):

The above hereby gives notice of intent to file an objection on the assessment for the following:

128 E. HIGHVIEW DR HOME & LOT  
Property Address or Description:

Parcel Number: \_\_\_\_\_

This Property is (circle one): Residential Commercial

Do you intend to ask for the removal of a Board Member per Wisc. Stats. 70.47(6m): Yes  No

▪ If yes, circle the name:

- |                 |               |                 |                |
|-----------------|---------------|-----------------|----------------|
| Maureen Baumann | Steve Bersell | Donald Chudnow  | Scott Franklin |
| Daniel Lucht    | Carol Zolot   | Richard Mueller |                |

Assessment year: 2025

### APPLICANT - PLEASE READ

Filing of this form does not relieve the objector of the requirement to ALSO timely file a fully completed DEPARTMENT OF REVENUE OBJECTION FORM with the City Clerk.

[Signature]  
Above information provided by or Applicant Signature

[Signature]  
Received by

9/23/25  
Applicant Date

9.23.25  
Receive Date

### THIS NOTICE OF INTENT IS BEING FILED: (please mark one)

- At least 48 hours before the Board's first scheduled meeting
- During the first two hours of the Board's first scheduled meeting. (Please complete reverse side - Section A)
- Up to the end of the fifth day or up to the final day of the Board of Review session if less than 5 days. (Please complete reverse side - Section B)

Attachment: Fall Dennis 128 E Highview Dr. LATE (10640 : Late applications)

**SECTION A:** The Board of Review shall grant a waiver of the 48 hour notice of intent to file a written or oral objection if property owner who does not meet this notice requirement appears before the Board during the first two hours of the meeting and can show good cause for failure to meet the 48 hour notice requirement and files a written objection. My good cause is as follows

WIFE IN TREATMENT FOR PRIMARY PROGRESSIVE  
MULTIPLE SCLEROSIS - UNABLE TO ATTEND  
OR SCHEDULE WHEN NEEDED

**SECTION B:** The Board of Review MAY waive all notice requirements and hear the objections even if the property owner fails to provide written or oral notice of intent to object 48 hours before the first scheduled meeting, and fails to request a waiver of the notice requirement during the first two hours of the first meeting, if the property owner appears before the Board at any time up to the end of the fifth day of session (or up to the end of the final day of the session is the session is less than five day) and files a written objection and provides evidence of extraordinary circumstances. Proof of my extraordinary circumstances are as follows:

MY WIFE TREATMENT - ACTIVE MULTIPLE  
SCLEROSIS - PRIMARY PROGRESSIVE MS

Attachment: Fall Dennis 128 E Highview Dr. LATE (10640 : Late applications)

# 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 Guide for Property Owners.

Complete all sections:

<b>Section 1: Property Owner / Agent Information</b>				<b>* If agent, submit written authorization (Form PA-105) with this form</b>			
Property owner name (on changed assessment notice) DENNIS FALL, ALMA PETERS				Agent name (if applicable)			
Owner mailing address 128 E. HIGHVIEW DR				Agent mailing address			
City MEQUON		State WI	Zip 53092	City		State	Zip
Owner phone (262) 240 0118		Email den-alm@spgob.com		Owner phone 262 240 0118		Email	
<b>Section 2: Assessment Information and Opinion of Value</b>							
Property address 128 E HIGHVIEW DR				Legal description or parcel no. (on changed assessment notice) LOT			
City MEQUON		State WI	Zip 53092				
Assessment shown on notice - Total 520,000 - 2025				Your opinion of assessed value - Total ASSESSMENT TOO HIGH - 480,000			

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			348,900
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	

<b>Section 3: Reason for Objection and Basis of Estimate</b>	
Reason(s) for your objection: (Attach additional sheets if needed) ASSESSMENT TOO HIGH	Basis for your opinion of assessed value: (Attach additional sheets if needed) COMPARABLE HOME VALUES?

**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): \_\_\_\_\_  
**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 15 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 2025 10-23-25
---------------------------------------	---------------------------------------

Attachment: Fall Dennis 128 E Highview Dr. LATE (10640 : Late applications)

# City Of Mequon Assessor's Office

11333 N Cedarburg Rd  
Mequon, WI 53092

Phone: (262)236-2952  
Fax: (262)242-9655

Email: assessor@cityofmequonwi.gov

July 21, 2025

DENNIS K. FALL  
128E HIGHVIEW DR  
MEQUON WI 53092

## 2025 Notice of Assessment

### This is not a tax bill

Under state law (Section 70.365 of the Wisconsin Statutes), your property assessment for 2025 is listed below.

*MEQUON - 262 236 2952*  
*262 236 2952*  
*NEWS CENTER 3674*

Tax key number: 15-076-01-10-000 located in the City of Mequon, Ozaukee County  
Legal description: 1058/904 LOT 10 BLK 1 LAKE VIEW ESTATES ADDITION  
Property address: 128E Highview Dr

General Property				
Year	Land	Buildings / Impts	Total	PFC/MFL
2024	\$131,000	\$217,900	\$348,900	\$0
2025	\$177,000	\$343,000	\$520,000	\$0
Net change in assessment			\$171,100	\$0

*57.41%*  
*INCREASE*

Reasons for Change	
Land	Revalue
Buildings/Impts	Revalue

Open Book: August 11 – August 15, 2025 from 8:30 a.m. – 12:30 p.m. & 1:30 p.m. – 4:00 pm. You may email or call the Assessor upon receipt of this Notice through the end of the Open Book. To schedule an in-office appointment call (262) 236-2952.

Board of Review: September 25, 2025 from 8:30 a.m. – 10:30 a.m. at the City Hall  
Assessor: Catalis Tax & CIMA Inc. (262) 253-1142, Email: assessor@cityofmequonwi.gov.

Municipal clerk: Caroline Fochs, (262) 236-2912, cfochs@cityofmequonwi.gov. Call or email the Clerk at least 48 hours prior to the Board of Review to obtain an "Objection to Real Property Assessment" form.

Open Book & BOR Location: Mequon City Hall 11333 N Cedarburg Rd

### Assessment Information

State law (Section 70.32 of the WI Statutes) requires the assessment of taxable property (except agricultural, agricultural forest, and undeveloped) at full value as of January 1 each year. Assessments at a percentage of full value are acceptable when applied uniformly. To determine if your assessment is fair, you must analyze it in relation to full value. This is done by dividing your assessment by the general level of assessment for your municipality, which is **estimated** to be 100.00%.

Under Wisconsin law, generally, the assessor may not change the assessment of property based solely on the recent arm's length sale of the property without adjusting the assessed value of comparable properties in the same market area. For information on the assessment of properties that have recently sold, visit the Internet site of the Department of Revenue at <https://www.revenue.wi.gov/Pages/ERETR/data-home.aspx>.

### To Appeal Your Assessment

First, discuss with your local assessor. Questions can be asked at any time, email or phone is best. Questions can often be answered by the assessor and not require an appeal to Board of Review (BOR).

To file a formal appeal, give notice of your intent to appeal by contacting the BOR clerk at least 48 hours before the BOR begins. Complete and file your appeal form with the BOR clerk no later than the first two hours of the BOR's first meeting. Make sure you file a completed form or the BOR may not review your appeal.

For more information on the appeal process, contact the municipal clerk listed above. Review the "Guide for Property Owners" (<https://www.revenue.wi.gov/Pages/HTML/govpub.aspx>). For a paper copy, email bapdor@wisconsin.gov or call (608) 266-7750.

Attachment: Fall Dennis 128 E Highview Dr. LATE (10640 : Late applications)

*6795*



11333 N. Cedarburg Road  
Mequon, WI 53092-1930  
Phone: 262-242-3100  
Fax: 262-242-9655

[www.cityofmequonwi.gov](http://www.cityofmequonwi.gov)

Office of City Clerk

---

**TO: Board of Review**  
**FROM: Caroline Fochs, City Clerk**  
**DATE: September 23, 2025**  
**SUBJECT: Board of Review**

---

The City of Mequon underwent a revaluation of assessments this year. The overall average was an increase of 36%, with a residential increase of 41%. The overall assessment ratio is 100.5%.

After the Open Book concluded, staff began accepting Objections to Real Estate Assessments. The Clerk's Department received 24 objections that have been scheduled on a first come first served basis. The schedule is attached.

Also attached you will find a blank "Finding of Facts". This can assist Board Members in making assessment determinations and motions.

Attachments:

Finding of Facts blank (DOC)  
Schedule of cases (DOC)

City of Mequon  
Board of Review  
Findings of Fact, Determinations and Decision

A. PROPERTY IDENTIFICATION AND FINDINGS OF FACT

Hearing Date: September 25, 2025 Time: 8:30 a.m.

ASSESSMENT YEAR: 2025 Tax Key Number: \_\_\_\_\_

Assessment Ratio 100.5%

Property Owner: \_\_\_\_\_

Property Address: \_\_\_\_\_

Zoning Classification: \_\_\_\_\_

January 1, 2025 Assessment Value:

Land: \$ \_\_\_\_\_ Improvements: \$ \_\_\_\_\_ Total: \$ \_\_\_\_\_

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

Objector received written confirmation of hearing date: Yes: \_\_\_\_\_ No: \_\_\_\_\_

(or) both Objector and Assessor waived 48 hour notice of hearing: \_\_\_\_\_

**Note: Property owner must have filed written objection before or at Board of Review**

Board Members present:

\_\_\_\_\_ Baumann, Maureen \_\_\_\_\_ Lucht, Daniel

\_\_\_\_\_ Bersell, Steven \_\_\_\_\_ Zolot, Carol

\_\_\_\_\_ Chudnow, Donald \_\_\_\_\_

\_\_\_\_\_ Franklin, Scott \_\_\_\_\_

Board Members removed (if any): None

Board Counsel present: Y / N \_\_\_\_\_

Property owner/objector's attorney or representative: Y / N \_\_\_\_\_

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

x Baumann, Maureen \_\_\_\_\_ Lucht, Daniel

x Bersell, Steven \_\_\_\_\_ Zolot, Carol

x Chudnow, Donald \_\_\_\_\_ Mueller, Richard

x Franklin, Scott \_\_\_\_\_

Attachment: Finding of Facts blank (10635 : Introductory memo)

**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}

City Assessor: Les Ahrens of Catalis Tax & CAMA, Inc., N88W16573 Main Street, Menomonee Falls, WI 53051

Property Owner:

Other(s):

**1. Sworn testimony by property owner/objector:** \_\_\_\_\_ included:

\*A recent sale of the subject property: Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, the subject property was sold for: \$ \_\_\_\_\_ Date of Sale: \_\_\_\_\_

\*Recent sales of comparable properties:

If yes, a total number of \_\_\_\_\_ other properties were presented.

Addresses of other properties:

\*Other factors or reasons (if presented): Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, list of summary factors or reasons presented by property owner/objector:

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

**2a. Summary of testimony (if any) of witnesses' for property owner/objector:**

Attachment: Finding of Facts blank (10635 : Introductory memo)

**B. TESTIMONY continued**

**3. Sworn testimony by Assessor** (circle one): Les Ahrens included:

\*A recent sale of the subject property: Yes \_\_\_\_\_ No: \_\_\_\_\_

If yes, the subject property was sold for: \$ \_\_\_\_\_ Date of Sale: \_\_\_\_\_

\*Recent sales of comparable properties:

If yes, a total number of \_\_\_\_\_ other properties were presented.

Addresses of other properties:

---

---

---

---

---

\*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:**

---

---

**4a. Summary of testimony (if any) of other witnesses' for assessor:**

---

---

---

---

Attachment: Finding of Facts blank (10635 : Introductory memo)



**DELIBERATIONS**

- ▶ Must be held in open session
- ▶ Can be done immediately after the case is heard, or can be done at another time.  
If later, the property owner should be advised of the time their case is to be deliberated.
- ▶ The "Findings of Fact, Determination, and Decision" form may be used.
- ▶ The Board of Review clerk will participate in completion of the "Findings of Fact, Determination and Decision" form prior to the motion.
- ▶ The Board of Review decision must be based on the evidence presented.
- ▶ Upon conclusion of the deliberations and completion of the "Findings of Fact, Determination, and Decision" form, the Chairperson will ask for a motion:

**A MOTION TO AFFIRM THE ASSESSMENT,**

should be stated as follows:

Exercising judgment and discretion, pursuant to Sec. 70.47(9)(a) of the Wis. Statutes, I move that:

*(mark and state for the record all that apply)*

\_\_\_\_\_ the Assessor's valuation is correct;

\_\_\_\_\_ 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;

\_\_\_\_\_ 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

\_\_\_\_\_ the proper use values were applied to the agricultural land

\_\_\_\_\_ the proper fractional assessments were applied to undeveloped land and agricultural forest land classifications

\_\_\_\_\_ the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;

\_\_\_\_\_ 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 A MOTION TO MODIFY THE ASSESSMENT,**

should be stated as follows:

Exercising judgment and discretion, pursuant to Sec. 70.47(9)(a) of the Wis. Statutes, I move that:

*(mark and state for the record all that apply)*

\_\_\_\_\_ the Assessor's valuation is incorrect;

\_\_\_\_\_ the property owner has presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;

\_\_\_\_\_ the property owner's valuation is reasonable in light of the relevant evidence;

The full value of the property is:

Land: \_\_\_\_\_

Improvements: \_\_\_\_\_

Total: \_\_\_\_\_

The municipal level of assessment is: 100.5%

And hereby sets the new assessment at:

Land: \_\_\_\_\_

Improvements: \_\_\_\_\_

Total: \_\_\_\_\_

Either of these motions should be made and seconded by a member of the Board of Review based upon the decisions made on the **Findings of Fact, Determination, and Decision form**. Discussion may follow the making of the motion, but the decision should be consistent with the motion as made and adopted by the Board of Review. The clerk should record the roll call vote on the **Findings of Fact, Determination, and Decision form**.

In the event of a tie vote of the Board of Review, the Assessor's valuation is sustained pursuant to Sec. 70.47(9)(a) of the Wis. Statutes.

**D. DECISION**

**1. Exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board of Review by majority and roll call vote hereby determine (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. Exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board of Review by majority and roll call vote hereby determine (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, Caroline Fochs, Clerk of the Board of Review, do hereby certify that the members of the Board of Review voted as follows: (roll call vote – motions noted):**

<u>Motion</u>	<u>Board Members</u>	<u>Yes</u>	<u>No</u>
	Baumann, Maureen		
	Bersell, Steve		
	Chudnow, Donald		
	Franklin, Scott		
	Lucht, Daniel		
	Mueller, Richard		
	Zolot, Carol		
	VOTE COUNT		

**To adopt these Findings of Fact, Determination and Decision on:**

\_\_\_\_\_ Date

\_\_\_\_\_ Clerk of Board of Review

Attachment: Finding of Facts blank (10635 : Introductory memo)

BOARD OF REVIEW  
 September 25, 2025  
 Beginning at 8:30 am

	<b>Name</b>	<b>Address</b>	<b>Residential Or Commercial</b>	<b>Date</b>	<b>Time</b>	<b>Notes</b>
1	Stephen and Erin Maliszewski	505 E. North Point Road	Residential	9/25/25	8:45	
2	Doo He and Ae Hi Lee	10613 N. Gazebo Hill Parkway W	Residential	9/25/25	a.m.	
3	Joseph Viglietta	11525 N. Settlement Drive	Residential	9/25/25	a.m.	
4	Alberta and Mitchell Klein	11923 N. Forest Drive	Residential	9/25/25	a.m.	
5	Murthy Vishnubhakta	2800 W. Riverland Drive	Residential	9/25/25	a.m.	
6	Mark Czerwinski and Anita Clark	7220 W. Lafayette Place	Residential	9/25/25	a.m.	
	BREAK FOR LUNCH				12:00	
7	Duane and Haesun Morse	2424 W. Mequon Road	Residential	9/25/25	12:30	
8	Ariel Andries and Jay Andersen	11047 N. Highview Drive	Residential	9/25/25	p.m	
9	James Bach	13346 N. Lakewood Drive	Residential	9/25/25	p.m	Need Agent Authorization
10	Ryan Burrow	10228 N. Range Line Road	Residential	9/25/25	p.m	
11	David Lawlor	11613 Lantern Lane	Residential	9/25/25	p.m	
12	Aliaksei and Tatsiana Auchynnikava	9001 W. Poplar Drive	Residential	9/25/25	p.m	

Attachment: Schedule of cases (10635 : Introductory memo)

13	Allison and Jason Dozark	7212 W. Lafayette Place	Residential	TBD		
14	Dieieva Vladyslav & Arina	8165 W. Hillview Drive	Residential	TBD		
15	Robert and Natalia Schwartz	10470 N. Stone Creek Drive	Residential	TBD		
16	Joe Kleiman	9714 N. Dalewood Lane	Residential	TBD		
17	Seth Wooll LATE	10326 N. Provence Drive	Residential	TBD		
18	Dennis Fall LATE	128 E Highview Drive	Residential	TBD		
19	Brian Immel	3404 W. Burgundy Court	Residential	TBD		Written testimony request
20	Remme Family Trust	11731 N. Bridgewater Drive	Residential	TBD		Written testimony request
21	Jeffrey Depies	12054 N. Ridge Road	Residential	TBD		Written testimony request
22	Jeffrey Depies	12054 N. Ridge Road	Residential	TBD		Written testimony request

Attachment: Schedule of cases (10635 : Introductory memo)

# 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 [Guide for 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) Stephen Maliszewski Agent name (if applicable)

Owner mailing address 505 E. North point Rd Agent mailing address

City Mequon State WI Zip 53092 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Owner phone 773-220-0790 Email emaliszewski@gmail.com Owner phone \_\_\_\_\_ Email \_\_\_\_\_

**Section 2: Assessment Information and Opinion of Value**

Property address 505 E. North point Rd. Legal description or parcel no. (on changed assessment notice) 1048652 Lot 16/exc 5 1/2 Bl

City Mequon State WI Zip 53092 2 Lot 17 Michivue subdivision

Assessment shown on notice - Total \$1,234,400 Your opinion of assessed value - Total \$1,014,000

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)

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 \$ 520,000 Date 04/23/17  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 02-15-2021 Cost of changes \$ 8230,000 Does this cost include the value of all labor (including your own)?  Yes  No

C. Within the last five years, was this property listed/offered for sale?  Yes  No  
 If Yes, how long was the property listed (provide dates) \_\_\_\_\_ to \_\_\_\_\_  
 Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_

D. Within the last five years, was this property appraised? 5 years 3 months  Yes  No  
 If Yes, provide: Date 05-06-2020 Value \$560,000 Purpose of appraisal for Remodel  
 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 Stephen P Maliszewski Date (mm-dd-yyyy) 9.8.25

Attachment: Maliszewski Stephen 505 E North Point Road (10639 : Objection Applications)



### NOTICE OF INTENT TO FILE OBJECTION WITH BOARD OF REVIEW

Property Owner: <i>Stephen Maliszewski</i>	Agent (if applicable – signed agent form must be provided):
Owner's Mailing Address (include city, state, zip): <i>505 N. Point Rd Mequon WI 53092</i>	Agent's Mailing Address (include city, state, zip):
Owner's Telephone Number (include area code): <i>773-220-0490</i>	Agent's Telephone Number (include area code):

The above hereby gives notice of intent to file an objection on the assessment for the following:

*505 E. North Point Road*

Property Address or Description:

Parcel Number: *15 084-02 16-002*

This Property is (circle one): Residential Commercial

Do you intend to ask for the removal of a Board Member per Wisc. Stats. 70.47(6m): Yes  No

▪ If yes, circle the name:

- Maureen Baumann     Steve Bersell     Donald Chudnow     Scott Franklin
- Daniel Lucht     Carol Zolot     Richard Mueller

Assessment year: *2025*

#### APPLICANT - PLEASE READ

Filing of this form does not relieve the objector of the requirement to ALSO timely file a fully completed DEPARTMENT OF REVENUE OBJECTION FORM with the City Clerk.

*Stephen Maliszewski*  
Above information provided by or Applicant Signature

*9.8.25*  
Applicant Date

*Caroline Fick*  
Received by

*9.9.25*  
Receive Date

#### THIS NOTICE OF INTENT IS BEING FILED: (please mark one)

- At least 48 hours before the Board's first scheduled meeting
- During the first two hours of the Board's first scheduled meeting. (Please complete reverse side - Section A)
- Up to the end of the fifth day or up to the final day of the Board of Review session if less than 5 days. (Please complete reverse side - Section B)



# NOTICE OF INTENT TO FILE OBJECTION WITH BOARD OF REVIEW

Property Owner: <b>DOO HEE 3 A E H I L E E</b>	Agent (if applicable - signed agent form must be provided):
Owner's Mailing Address (include city, state, zip): <b>10613 N. GAZEBO Hill pky W. MESAUN. WIS. 53092</b>	Agent's Mailing Address (include city, state, zip):
Owner's Telephone Number (include area code): <b>262 - 238 - 5384</b>	Agent's Telephone Number (include area code):

The above hereby gives notice of intent to file an objection on the assessment for the following:

10613 N. GAZEBO HILL PKY WEST MESAUN. WIS 53092  
Property Address or Description:

Parcel Number: \_\_\_\_\_

This Property is (circle one): Residential Commercial

Do you intend to ask for the removal of a Board Member per Wisc. Stats. 70.47(6m): Yes  No

▪ If yes, circle the name:

- |                 |               |                 |                |
|-----------------|---------------|-----------------|----------------|
| Maureen Baumann | Steve Bersell | Donald Chudnow  | Scott Franklin |
| Daniel Lucht    | Carol Zolot   | Richard Mueller |                |

Assessment year: 2024

### APPLICANT - PLEASE READ

**Filing of this form does not relieve the objector of the requirement to ALSO timely file a fully completed DEPARTMENT OF REVENUE OBJECTION FORM with the City Clerk.**

\_\_\_\_\_  
Above information provided by or Applicant Signature

Carolus Ink  
Received by

9/11/2025  
Applicant Date

9.11.25  
Receive Date

### THIS NOTICE OF INTENT IS BEING FILED: (please mark one)

- At least 48 hours before the Board's first scheduled meeting
- During the first two hours of the Board's first scheduled meeting. (Please complete reverse side - Section A)
- Up to the end of the fifth day or up to the final day of the Board of Review session if less than 5 days. (Please complete reverse side - Section B)

Attachment: Revised Lee Doo Hee and Aehi 10613 N Gazebo Hillw Pky W (10639 : Objection Applications)

### 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 [Guide for 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) Doo Hee & Aehi Lee Agent name (if applicable) \_\_\_\_\_

Owner mailing address 10613 N. GAZEBO Hill Pky WEST Agent mailing address \_\_\_\_\_

City MEQUON State WI Zip 53092 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Owner phone (262) 238-5384 Email dooheelee@gmail.com Owner phone \_\_\_\_\_ Email \_\_\_\_\_

**Section 2: Assessment Information and Opinion of Value**

Property address 10613 N. GAZEBO Hill Pky WEST Legal description or parcel no. (on changed assessment notice) \_\_\_\_\_

City MEQUON State WI Zip 53092 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Assessment shown on notice - Total \$ 920,000 Your opinion of assessed value - Total \$ 750,000

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value <u>750,000</u>			
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) 39% House Value up 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
- 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
- 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      -       
Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_
- D. Within the last five years, was this property appraised?  Yes  No  
If Yes, provide: Date      -      -      Value \_\_\_\_\_ Purpose of appraisal \_\_\_\_\_  
If this property had more than one appraisal, provide the requested information for each appraisal. \_\_\_\_\_

**Section 5: BOR Hearing Information**

A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): \_\_\_\_\_  
Note: This does not apply in first or second class cities.

B. Provide a reasonable estimate of the amount of time you need at the hearing 30 minutes.

Property owner or Agent signature [Signature] Date (mm-dd-yyyy) 09-11-2025

Attachment: Revised Lee Doo Hee and Aehi 10613 N Gazebo Hillw Pky W (10639 : Objection Applications)



# NOTICE OF INTENT TO FILE OBJECTION WITH BOARD OF REVIEW

Property Owner: <i>Joseph + Abby Viglietta</i>	Agent (if applicable – signed agent form must be provided):
Owner's Mailing Address (include city, state, zip): <i>11525 N. Settlement Drive Mequon WI 53092</i>	Agent's Mailing Address (include city, state, zip):
Owner's Telephone Number (include area code): <i>815-218-0427</i>	Agent's Telephone Number (include area code):

The above hereby gives notice of intent to file an objection on the assessment for the following:

*11525 N. Settlement Drive Mequon WI 53092*  
Property Address or Description:

Parcel Number: *14-120-02-24-000*

This Property is (circle one): Residential Commercial

Do you intend to ask for the removal of a Board Member per Wisc. Stats. 70.47(6m): Yes  No

▪ If yes, circle the name:

- Maureen Baumann
- Steve Bersell
- Donald Chudnow
- Scott Franklin
- Daniel Lucht
- Carol Zolot
- Richard Mueller

Assessment year: *2025*

### APPLICANT - PLEASE READ

Filing of this form does not relieve the objector of the requirement to ALSO timely file a fully completed DEPARTMENT OF REVENUE OBJECTION FORM with the City Clerk.

*[Signature]*  
Above information provided by or Applicant Signature

*Cresha Polk*  
Received by

*9/17/2025*  
Applicant Date

*9-18-25*  
Receive Date

**THIS NOTICE OF INTENT IS BEING FILED:** (please mark one)

- At least 48 hours before the Board's first scheduled meeting
- During the first two hours of the Board's first scheduled meeting. *(Please complete reverse side - Section A)*
- Up to the end of the fifth day or up to the final day of the Board of Review session if less than 5 days. *(Please complete reverse side - Section B)*

Attachment: Viglietta Joseph and Abby 11525 N Settlement Dr (10639 : Objection Applications)

### 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 Guide for Property Owners.

Complete all sections:

<b>Section 1: Property Owner / Agent Information</b>				<b>* If agent, submit written authorization (Form PA-105) with this form</b>			
Property owner name (on changed assessment notice) <i>Joe Viglietta</i>				Agent name (if applicable)			
Owner mailing address <i>11525 N. Settlement Dr</i>				Agent mailing address			
City <i>Mequon</i>		State <i>WI</i>	Zip <i>53092</i>	City		State	Zip
Owner phone <i>(815) 218-0427</i>		Email <i>joe.viglietta@gmail.com</i>		Owner phone		Email	
<b>Section 2: Assessment Information and Opinion of Value</b>							
Property address <i>11525 N. Settlement Dr.</i>				Legal description or parcel no. (on changed assessment notice) <i>14-120-02-24-000</i>			
City <i>Mequon</i>		State <i>WI</i>	Zip <i>53092</i>				
Assessment shown on notice - Total <i>\$ 796,200</i>				Your opinion of assessed value - Total <i>\$ 584,000</i>			

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	

<b>Section 3: Reason for Objection and Basis of Estimate</b>	
Reason(s) for your objection: (Attach additional sheets if needed) <i>See Attached</i>	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 *Basement remodel + Bathroom*  
 Date of changes *2025* Cost of changes \$ *45,000* Does this cost include the value of all labor (including your own)?  Yes  No  
(mm dd yyyy)

C. Within the last five years, was this property listed/offered for sale?  Yes  No  
 If Yes, how long was the property listed (provide dates) - - - - - to - - - - -  
(mm-dd-yyyy) (mm-dd-yyyy)  
 Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_

D. Within the last five years, was this property appraised?  Yes  No  
 If Yes, provide: Date - - - - - Value \_\_\_\_\_ Purpose of appraisal \_\_\_\_\_  
(mm-dd-yyyy)  
 If this property had more than one appraisal, provide the requested information for each appraisal.

**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 <i>[Signature]</i>	Date (mm-dd-yyyy) <i>9-17-2025</i>
---	---------------------------------------

Attachment: Viglietta Joseph and Abby 11525 N Settlement Dr (10639 : Objection Applications)

9/17/25, 5:00 PM

Gmail - 11525 N. Settlement Drive, Mequon WI 53092



Joseph Viglietta <joeviglietta@gmail.com>

**11525 N. Settlement Drive, Mequon WI 53092**

1 message

Joseph Viglietta <joeviglietta@gmail.com>

Wed, Sep 17, 2025 at 1:16 PM

To: "cfochs@cityofmequonwi.gov" <cfochs@cityofmequonwi.gov>, Assessor <assessor@cityofmequonwi.gov>

**Joe Viglietta**

**11525 N Settlement Dr, Mequon, WI 53092**

September 17, 2025

**To:**

Assessor for the City of Mequon  
11333 N. Cedarburg Rd  
Mequon, WI 53092-1930

**Re: Assessment of 11525 N. Settlement Drive, Mequon, WI – Tax Key No. 14-120-02-24-000**

Dear Assessor and Ms. Caroline Fochs,

Thank you for your letter dated July 21, 2025, regarding the revised assessment of my property at 11525 N. Settlement Drive, Mequon. I appreciate that you carefully reviewed my submission and corrected the initial overstatement, resulting in a revised total assessment of **\$796,200**.

However, while this adjustment addresses the first error, the revised valuation still does not accurately reflect current market conditions. The most recent, arms-length neighborhood sales demonstrate that my property's fair market value is substantially lower than the revised figure.

**Neighborhood Sales Evidence**

Sold Date	Address	Sale Price	Sq. Ft.	\$/Sq. Ft.
6/18/25	11616 N Lantern Ln	\$625,000	3,444	\$181.48
1/10/25	6932 W. Lafayette Pl	\$950,000	3,978	\$238.81
6/7/24	11932 N Lantern Ln	\$703,500	2,910	\$241.75
11/30/23	11912 N Lantern Ln	\$710,000	3,400	\$208.82
6/23/23	6912 W Lantern Ln	\$671,000	3,046	\$220.29

**Average Sale Price per Sq. Ft.: \$218.23 (See below figure of comparison properties)**

Attachment: Viglietta Joseph and Abby 11525 N Settlement Dr (10639 : Objection Applications)

9/17/25, 6:00 PM

Gmail - 11525 N. Settlement Drive, Mequon WI 53092

**Implied Market Value for 11525 N. Settlement Drive (2,676 sq. ft.): \$585,983.48 (See tax property profile image from your website below)**

Most significantly, the most recent actual sale directly across the street at 11616 N Lantern Ln (June 18, 2025) sold for \$625,000 at \$181.48 per square foot. Applying that same rate to my property's 2,676 square feet yields a fair market value of just \$485,640.48 — \$310,000 below the current revised assessment.

## Conclusion

The City's revised assessment of \$796,200 continues to exceed both the neighborhood sales average and the most relevant, proximate comparable sale. In order to comply with Wisconsin's constitutional requirement of uniformity and statutory requirement that assessments reflect fair market value, I respectfully request that my assessment be further reduced to align with these demonstrated sales. Our current assessment is at \$486,000 which would keep us in line with the \$188.48 cost per square foot that was recently earned from the home at 11616 N. Lantern Lane. I believe a more fair assessment for us would be around \$584,000 which would use the average Square footage from the 5 home sales listed above between June 2023 and June 2025.

Please accept this correspondence as my continued objection to the current assessment and notice of my intent to preserve the right to appeal before the Board of Review. Caroline, please confirm you are in receipt. I will be travelling and will need to attend via technology.

Thank you for your time, professionalism, and your commitment to fair and equitable assessments for Mequon residents.

Sincerely,

Joe Viglietta

815-218-0427

Attachment: Viglietta Joseph and Abby 11525 N Settlement Dr (10639 : Objection Applications)

Tax Key Number: 14-120-02-24-000

? HELP

Property address:  
11525N Settlement Dr  
City of Mequon, WI

Abbreviated legal description:

Acres (county records): 0

Building 1 description:

2 story 1/4 masonry, 3/4 frame colonial

Size: 2,676 sq feet

Year built: 1990

Additional structures: 0

Date of last building permit: 3/4/2024

Last sale date: 11/13/2015

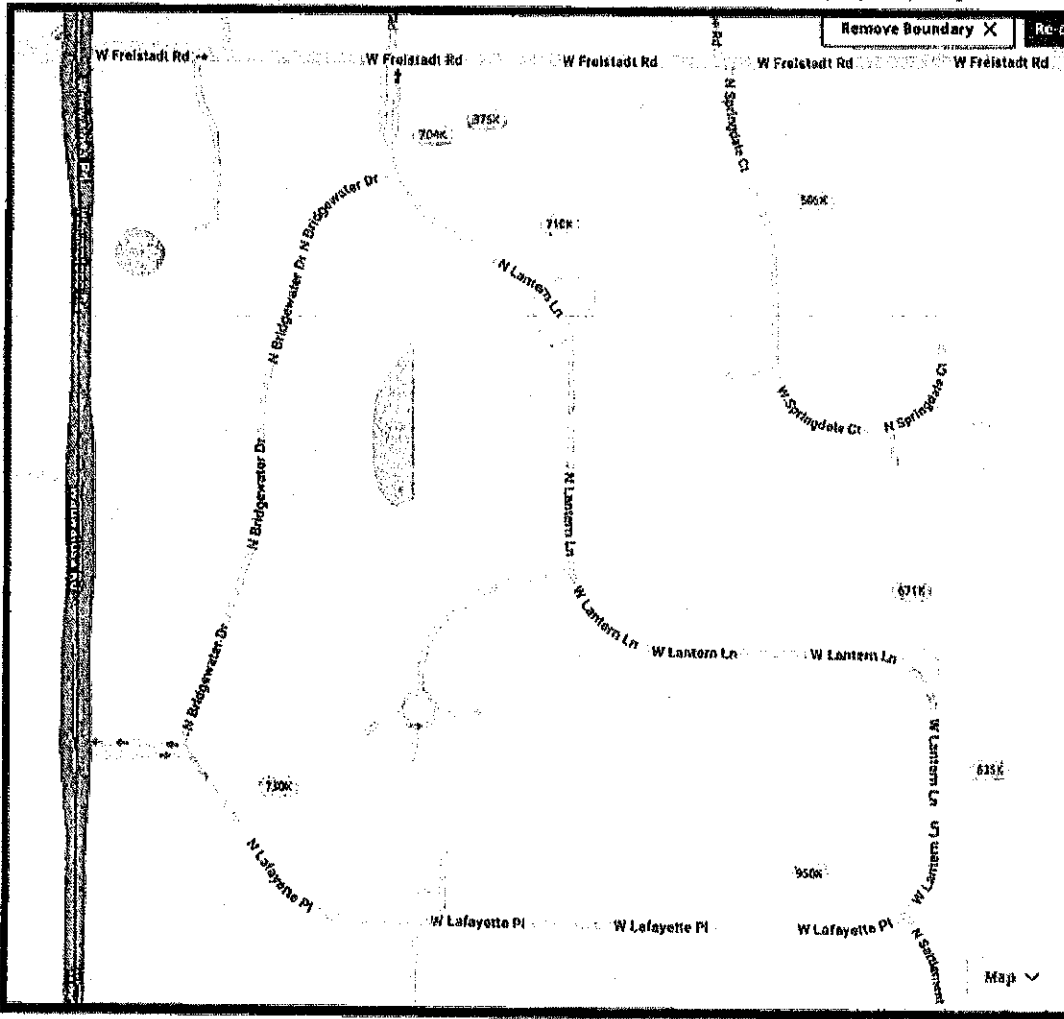
Total assessed value of land: \$158,300

Total assessed value of buildings: \$637,900

Assessment year: 2025

[Click here to view the website for this municipality.](#)

©2005-2025 Real Property Data, All rights reserved.



Attachment: Viglietta Joseph and Abby 11525 N Settlement Dr (10639 : Objection Applications)



# NOTICE OF INTENT TO FILE OBJECTION WITH BOARD OF REVIEW

Property Owner: <b>ALBERTA &amp; MITCHELL KLEIN</b>	Agent (if applicable -- signed agent form must be provided):
Owner's Mailing Address (include city, state, zip): <b>11923 N FOREST DR MEQUON, WI 53092</b>	Agent's Mailing Address (include city, state, zip):
Owner's Telephone Number (include area code):	Agent's Telephone Number (include area code):

The above hereby gives notice of intent to file an objection on the assessment for the following:

11923 N FOREST DR, MEQUON, WI 53092  
Property Address or Description:

Parcel Number: 150190500400

This Property is (circle one): Residential Commercial

Do you intend to ask for the removal of a Board Member per Wisc. Stats. 70.47(6m): Yes  No

▪ If yes, circle the name:

- |                 |               |                 |                |
|-----------------|---------------|-----------------|----------------|
| Maureen Baumann | Steve Bersell | Donald Chudnow  | Scott Franklin |
| Daniel Lucht    | Carol Zolot   | Richard Mueller |                |

Assessment year: 2025

### APPLICANT - PLEASE READ

Filing of this form does not relieve the objector of the requirement to ALSO timely file a fully completed DEPARTMENT OF REVENUE OBJECTION FORM with the City Clerk.

*M Klein*  
Above information provided by or Applicant Signature

*Carol Zolot*  
Received by

9/10/25  
Applicant Date

9.18.25  
Receive Date

### THIS NOTICE OF INTENT IS BEING FILED: (please mark one)

- At least 48 hours before the Board's first scheduled meeting
- During the first two hours of the Board's first scheduled meeting. (Please complete reverse side - Section A)
- Up to the end of the fifth day or up to the final day of the Board of Review session if less than 5 days. (Please complete reverse side - Section B)

Attachment: Klein Alberta and Mitchell 11923 N Forest Drive (10639 : Objection Applications)

## 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 [Guide for Property Owners](#).

**Complete all sections:**

<b>Section 1: Property Owner / Agent Information</b>				<i>* If agent, submit written authorization (Form PA-105) with this form</i>			
Property owner name (on changed assessment notice) <b>ALBERTA &amp; MITCHELL KLEW</b>				Agent name (if applicable)			
Owner mailing address <b>11923 N FOREST DR</b>				Agent mailing address			
City <b>MEQUON</b>		State <b>WI</b>	Zip <b>53092</b>	City		State	Zip
Owner phone ( ) - -		Email <b>st7ph7n7@gmail.com</b>		Owner phone		Email	
<b>Section 2: Assessment Information and Opinion of Value</b>							
Property address <b>11923 N FOREST DR</b>				Legal description or parcel no. (on changed assessment notice) <b>150190500400</b>			
City <b>MEQUON</b>		State <b>WI</b>	Zip <b>53092</b>				
Assessment shown on notice - Total <b>525,200</b>				Your opinion of assessed value - Total <b>391,000</b>			

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	

<b>Section 3: Reason for Objection and Basis of Estimate</b>	
Reason(s) for your objection: (Attach additional sheets if needed) <b>SEE ATTACHED</b>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <b>SEE ATTACHED</b>

<b>Section 4: Other Property Information</b>	
A. Within the last 10 years, did you acquire the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide acquisition price \$ _____ Date <u>    </u> - <u>    </u> - <u>    </u> <input type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance (mm-dd-yyyy)	B. Within the last 10 years, did you change this property (ex: remodel, addition)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe _____ Date of changes <u>    </u> - <u>    </u> - <u>    </u> Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? <input type="checkbox"/> Yes <input type="checkbox"/> No (mm-dd-yyyy)
C. Within the last five years, was this property listed/offered for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, how long was the property listed (provide dates) <u>    </u> - <u>    </u> - <u>    </u> to <u>    </u> - <u>    </u> - <u>    </u> (mm-dd-yyyy) (mm-dd-yyyy) Asking price \$ _____ List all offers received _____	
D. Within the last five years, was this property appraised? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide: Date <u>    </u> - <u>    </u> - <u>    </u> Value _____ Purpose of appraisal _____ (mm-dd-yyyy)	
If this property had more than one appraisal, provide the requested information for each appraisal. _____	

<b>Section 5: BOR Hearing Information</b>	
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 <u>10</u> minutes.	

Property owner or Agent signature 	Date (mm-dd-yyyy) <b>9-10-25</b>
---------------------------------------	-------------------------------------

Attachment: Klein Alberta and Mitchell 11923 N Forest Drive (10639 : Objection Applications)

## I. Reasons for Objection and Basis for Estimate

A. Property: 11923 N. Forest Dr., Mequon, WI 53092 (See Exhibit 1):

1. None of the 5 homes the assessor used for comparison are in the homeowner's subdivision.
2. All of the 5 homes the assessor used for comparison are 4 bedrooms, whereas the homeowner's home is 3 bedrooms.
3. All of the 5 homes the assessor used for comparison are significantly larger than the homeowner's home, by an average of 364.6 square feet.
4. The assessor's 2025 assessed value represents an increase of 34.3% over the 2024 assessed value.
5. The homeowner's comparison sales are more comparable.





## NOTICE OF INTENT TO FILE OBJECTION WITH BOARD OF REVIEW

Property Owner: <b>VISHNUBHAKTA MURTHY</b>	Agent (if applicable – signed agent form must be provided):
Owner's Mailing Address (include city, state, zip): <b>2216 W. CLUB VIEW DR. Glendale, WI 53209</b>	Agent's Mailing Address (include city, state, zip):
Owner's Telephone Number (include area code): <b>414-491-2216</b>	Agent's Telephone Number (include area code):

The above hereby gives notice of intent to file an objection on the assessment for the following:

2800 W. Riverland Dr., Mequon, WI  
Property Address or Description:

Parcel Number: 14-052-04-27-000

This Property is (circle one): Residential Commercial

Do you intend to ask for the removal of a Board Member per Wisc. Stats. 70.47(6m): Yes  No

▪ If yes, circle the name:

- |                 |               |                 |                |
|-----------------|---------------|-----------------|----------------|
| Maureen Baumann | Steve Bersell | Donald Chudnow  | Scott Franklin |
| Daniel Lucht    | Carol Zolot   | Richard Mueller |                |

Assessment year: 2025

**APPLICANT - PLEASE READ**

**Filing of this form does not relieve the objector of the requirement to ALSO timely file a fully completed DEPARTMENT OF REVENUE OBJECTION FORM with the City Clerk.**

*V. Murthy*  
Above information provided by or Applicant Signature

Sept 18, 2025  
Applicant Date

*Carolee Fink*  
Received by

9.19.25  
Receive Date

**THIS NOTICE OF INTENT IS BEING FILED:** (please mark one)

- At least 48 hours before the Board's first scheduled meeting
- During the first two hours of the Board's first scheduled meeting. *(Please complete reverse side - Section A)*
- Up to the end of the fifth day or up to the final day of the Board of Review session if less than 5 days. *(Please complete reverse side - Section B)*

# 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 [Guide for 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) <b>VISHNUBHAKTA MURTHY</b>				Agent name (if applicable)			
Owner mailing address <b>2216 W. CLUB VIEW DR.</b>				Agent mailing address			
City <b>Glendale</b>		State <b>WI</b>	Zip <b>53209</b>	City		State	Zip
Owner phone <b>(414) 491-2216</b>		Email <b>VSMPS@yahoo.com</b>		Owner phone <b>(414) 416-6010</b>		Email <b>VISHNUBHAKTA 2004@yahoo.com</b>	
Section 2: Assessment Information and Opinion of Value							
Property address <b>2800 W. Riverview Dr.</b>				Legal description or parcel no. (on changed assessment notice)			
City <b>Meruon</b>		State <b>WI</b>	Zip <b>53209</b>				
Assessment shown on notice - Total <b>\$ 230,000</b>				Your opinion of assessed value - Total <b>\$ 1,000</b>			

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	<b>APPROX. 2 ACRES</b>		<b>\$00.00</b>
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) <b>NOT USEFUL - NOT BUILDABLE</b>	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) 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 - - - - 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 <b>[Signature]</b>	Date (mm-dd-yyyy) <b>Sept 18, 2025</b>
---	---

Attachment: Vishnubhakta Murthy 2216 W Club View Dr (10639 : Objection Applications)



# NOTICE OF INTENT TO FILE OBJECTION WITH BOARD OF REVIEW

Property Owner: MARK H. Czerwinski & ANITA R. Clark	Agent (if applicable – signed agent form must be provided):
Owner's Mailing Address (include city, state, zip): 7220 W. Lafayette Pl. Mequon, WI 53092	Agent's Mailing Address (include city, state, zip):
Owner's Telephone Number (include area code): 262 617 - 2041 414 881 - 4960	Agent's Telephone Number (include area code):

The above hereby gives notice of intent to file an objection on the assessment for the following:

7220 W. LAFAYETTE PL MEQUON  
Property Address or Description:

Parcel Number: # 80

This Property is (circle one): Residential Commercial

Do you intend to ask for the removal of a Board Member per Wisc. Stats. 70.47(6m): Yes  No

▪ If yes, circle the name:

- Maureen Baumann
- Steve Bersell
- Donald Chudnow
- Scott Franklin
- Daniel Lucht
- Carol Zolot
- Richard Mueller

Assessment year: 2025

### APPLICANT - PLEASE READ

Filing of this form does not relieve the objector of the requirement to ALSO timely file a fully completed DEPARTMENT OF REVENUE OBJECTION FORM with the City Clerk.

Mark A. Gurno  
Above information provided by or Applicant Signature

9-19-25  
Applicant Date

Carol Zolot  
Received by

9.19.25  
Receive Date

**THIS NOTICE OF INTENT IS BEING FILED:** (please mark one)

- At least 48 hours before the Board's first scheduled meeting
- During the first two hours of the Board's first scheduled meeting. (Please complete reverse side - Section A)
- Up to the end of the fifth day or up to the final day of the Board of Review session if less than 5 days. (Please complete reverse side - Section B)

Attachment: Czerwinski Mark and Anita 7220 W Lafayette Pl (10639 : Objection Applications)

# 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 [Guide for Property Owners](#).

Complete all sections:

<b>Section 1: Property Owner / Agent Information</b>				<b>* If agent, submit written <a href="#">authorization (Form PA-105)</a> with this form</b>			
Property owner name (on changed assessment notice) MARK H. CZERWINSKI				Agent name (if applicable)			
Owner mailing address 7220 W. Lafayette Pl				Agent mailing address			
City MEQUON		State WI	Zip 53092	City		State	Zip
Owner phone 262 617-2041		Email c.c. MARK@GMAIL.COM		Owner phone		Email	
<b>Section 2: Assessment Information and Opinion of Value</b>							
Property address 7220 W. Lafayette Pl				Legal description or parcel no. (on changed assessment notice)			
City MEQUON		State WI	Zip 53092				
Assessment shown on notice - Total \$880,600.				Your opinion of assessed value - Total \$741,984.39			

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	

<b>Section 3: Reason for Objection and Basis of Estimate</b>	
Reason(s) for your objection: (Attach additional sheets if needed)	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 - - - - (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): \_\_\_\_\_  
**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) 9-19-25

Attachment: Czerwinski Mark and Anita 7220 W Lafayette Pl (10639 : Objection Applications)

	<b>Date</b>	<b>Address</b>	<b>Sale Price</b>	<b>Square Feet</b>		
1	6/18/2025	11616 N Lantern Ln.	\$ 625,000.00	3444	\$	181.48
2	1/10/2025	6932 W. Lafayette Pl	\$ 950,000.00	3978	\$	238.81
3	6/7/2024	11932 N Lantern Ln, Mequon, WI	\$ 703,500.00	2910	\$	241.75
4	11/30/2023	11912 N Lantern Ln	\$ 710,000.00	3400	\$	208.82
5	6/23/2023	6912 W Lantern Ln	\$ 671,000.00	3046	\$	220.29

**Average Sold** \$ 218.23

7220 W Lafayette Place \$ 752,895.92 3450 \$ 218.23

Attachment: Czerwinski Mark and Anita 7220 W Lafayette Pl (10639 : Objection Applications)





### NOTICE OF INTENT TO FILE OBJECTION WITH BOARD OF REVIEW

Property Owner: <b>MORSE FAMILY TRUST DUANE AND HAESUN MORSE</b>	Agent (if applicable - signed agent form must be provided):
Owner's Mailing Address (include city, state, zip): <b>2424 W MEQUON RD MEQUON WI 53092</b>	Agent's Mailing Address (include city, state, zip):
Owner's Telephone Number (include area code): <b>414 217 6920</b>	Agent's Telephone Number (include area code):

The above hereby gives notice of intent to file an objection on the assessment for the following:

2424 W MEQUON RD

Property Address or Description:

Parcel Number: 15-019-11-003.00

This Property is (circle one): Residential Commercial

Do you intend to ask for the removal of a Board Member per Wis. Stats. 70.47(6m): Yes  No

If yes, circle the name:

- |                  |               |                 |                |
|------------------|---------------|-----------------|----------------|
| Margaret Baumann | Steve Bersell | Donald Chudnow  | Scott Franklin |
| Daniel Lucht     | Carol Zolot   | Richard Mueller |                |

Assessment year: 2025

#### APPLICANT - PLEASE READ

Filing of this form does not relieve the objector of the requirement to ALSO timely file a fully completed DEPARTMENT OF REVENUE OBJECTION FORM with the City Clerk.

<u><i>Haesun Morse</i></u> Also a information provided by of Applicant Signature	<u>09 19 25</u> Applicant Date
<u><i>Cassidy Fink</i></u> Received by	<u>9.22.25</u> Receive Date

#### THIS NOTICE OF INTENT IS BEING FILED: (please mark one)

- At least 48 hours before the Board's first scheduled meeting
- During the first two hours of the Board's first scheduled meeting. (Please complete reverse side - Section A)
- Up to the end of the fifth day or up to the final day of the Board of Review session if less than 5 days. (Please complete reverse side - Section B)

Attachment: Morse Duane and Haesun 2424 W Mequon Road (10639 : Objection Applications)

### 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 Guide for Property Owners.

Complete all sections:

<b>Section 1: Property Owner / Agent Information</b>			<b>* If agent, submit written authorization (Form PA-105) with this form</b>		
Property owner name (on changed assessment notice) <b>MORSE FAMILY TRUST</b>			Agent name (if applicable)		
Owner mailing address <b>2424 W MEQUON RD</b>			Agent mailing address		
City <b>MEQUON</b>	State <b>WI</b>	Zip <b>53092</b>	City	State	Zip
Owner phone <b>414 217 6920</b>	Email <b>dvane.haesun@gmail</b>	Owner phone ( ) - Email			
<b>Section 2: Assessment Information and Opinion of Value - CORN</b>			Legal description or parcel no. (on changed assessment notice)		
Property address <b>2424 W MEQUON RD</b>			<b>15-019-11-003.00</b>		
City <b>MEQUON</b>	State <b>WI</b>	Zip <b>53092</b>	Your opinion of assessed value - Total		
Assessment shown on notice - Total <b>394 000</b>			<b>300 000</b>		

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	

<b>Section 3: Reason for Objection and Basis of Estimate</b>	
Reason(s) for your objection: (Attach additional sheets if needed)	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 - - - - (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) \_\_\_\_\_  
**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 15 minutes.

Property owner or Agent signature: Duane Morse Date (mm-dd-yyyy): 09-19-2025

PA-115A (R. 10-22)

Wisconsin Department of Revenue

Attachment: Morse Duane and Haesun 2424 W Mequon Road (10639 : Objection Applications)

August 8, 2025

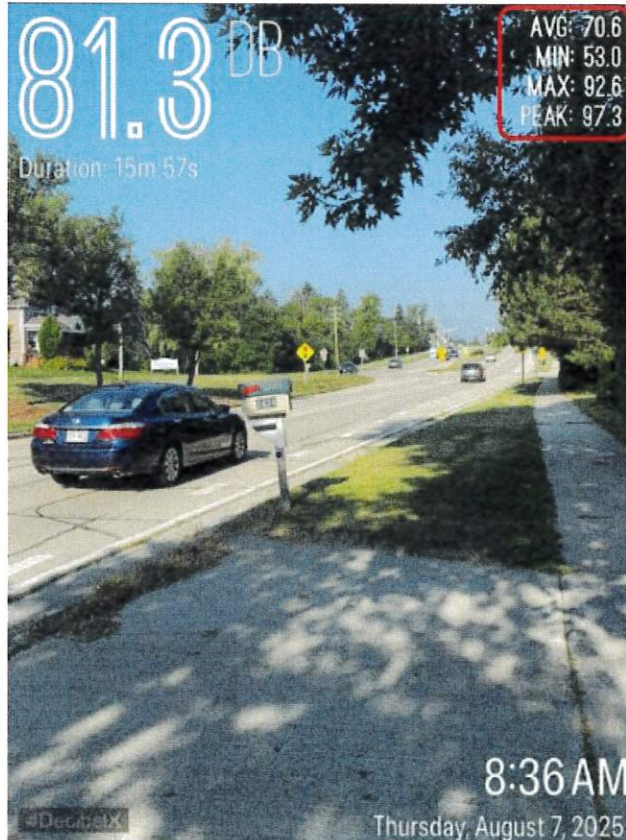
Subject: Valuation of 2424 W Mequon Rd, 53092

Dear Ms. Vogel and Catalis Tax & CAMA Inc.,

After reviewing our recent valuation, we asked ourselves, "Would WE pay \$430,000 knowing what we know and what we experience on a daily basis?"

Our answer is a resounding "No" and here's why...

- Our home is approximately 25ft from Mequon Rd. which means that we get the brunt of the traffic in multiple ways:
  - Noise - Using a decibel reading app, we captured 92 dB this morning. Please imagine what this noise is like and how much higher that dB would be when school buses return, when EMS, Police and Fire Trucks are in ER mode, when dump trucks/cement mixers/semis and Harley's come barreling down, when truckers Jake brake, etc. It's well over 100 dB - anything over 70 dB is harmful.



Attachment: Morse Duane and Haesun 2424 W Mequon Road (10639 : Objection Applications)

- Costly Property Damage -

- Please see a small portion of the large horizontal crack we have as of today on our basement wall. Heavy traffic vibrations have caused this current damage as well as prior damage where we had to have our basement excavated, home mudjacked and basement wall rebuilt. \$\$\$\$



- Years ago, Payne and Dolan was contracted by the State to repair the manhole access for the sewage system on Mequon Road. We had no idea they left large rocks in the culvert to the West of our property until we had five feet of water in our finished basement. \$\$\$\$

- Litter - We are constantly picking up pieces of trash that end up on our property. This debris comes from Mequon Road.

- Bright Lights During Night -
  - Congregation Anshai Lebowitz's lights are sleep disruptive. Our bedrooms face south, right across the street from their sign that's lit up during the entire night.



- The right turn lane for Robin Lane begins right *before* the start of our driveway. At night, headlights from those turning cars beam right into our home.
- Recent Car Crash into Back of Landscape Truck and Trailer (added 09/19/25)
  - On August 8, 2025, a passenger vehicle slammed into the back of a Northern Exposure Landscaping truck and trailer right in front of our home. You can imagine how scary it is to hear a car ram the back of a substantial heavy duty trailer 25 feet away from where we're sitting in our living room as well as all the commotion that goes along with that.

For these reasons, we believe our valuation is considerably higher than it should be and does not warrant a 67% increase from 2024.

We love our home. We love being Mequon Residents. We raised our children here; we worked here. We still remember what our property was like before Mequon Road became what it is today. We have no regrets. We simply want these negative aspects to please be taken into consideration when valuing this property and would respectfully ask that our property be reevaluated again for 2025.

We thank you for your time and look forward to your response.

Sincerely,  
Duane and Hae Sun Morse  
2424 W Mequon Rd, 53092



## NOTICE OF INTENT TO FILE OBJECTION WITH BOARD OF REVIEW

Property Owner: Ariel Andries & Jay Andersen	Agent (if applicable – signed agent form must be provided):
Owner's Mailing Address (include city, state, zip):  11047 N Highview Drive Mequon, WI 53092	Agent's Mailing Address (include city, state, zip):
Owner's Telephone Number (include area code):  262-352-5705	Agent's Telephone Number (include area code):

The above hereby gives notice of intent to file an objection on the assessment for the following:

11047 N Highview Drive Mequon, WI 53092

Property Address or Description:

Parcel Number: 15-076-01-13-000

This Property is (circle one): Residential Commercial

Do you intend to ask for the removal of a Board Member per Wisc. Stats. 70.47(6m): Yes  No

▪ If yes, circle the name:

- |                 |               |                 |                |
|-----------------|---------------|-----------------|----------------|
| Maureen Baumann | Steve Bersell | Donald Chudnow  | Scott Franklin |
| Daniel Lucht    | Carol Zolot   | Richard Mueller |                |

Assessment year: 2025

**APPLICANT - PLEASE READ**

**Filing of this form does not relieve the objector of the requirement to ALSO timely file a fully completed DEPARTMENT OF REVENUE OBJECTION FORM with the City Clerk.**

\_\_\_\_\_  
 Above information provided by or Applicant Signature

\_\_\_\_\_  
 Received by

09/15/2025  
 \_\_\_\_\_  
 Applicant Date

\_\_\_\_\_  
 Receive Date

**THIS NOTICE OF INTENT IS BEING FILED:** (please mark one)

- At least 48 hours before the Board's first scheduled meeting
- During the first two hours of the Board's first scheduled meeting. *(Please complete reverse side - Section A)*
- Up to the end of the fifth day or up to the final day of the Board of Review session if less than 5 days. *(Please complete reverse side - Section B)*

Attachment: Andries ariel and Anderson Jay 11047 N Highview Dr. (10639 : Objection Applications)

# 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 [Guide for 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) Ariel Andries & Jay Andersen				Agent name (if applicable)			
Owner mailing address 11047 N Highview Drive				Agent mailing address			
City Mequon	State WI	Zip 53092		City	State	Zip	
Owner phone (262 ) 352-5705	Email ariel.andries@gmail.com			Owner phone ( ) -	Email		
Section 2: Assessment Information and Opinion of Value							
Property address 11047 N Highview Drive				Legal description or parcel no. (on changed assessment notice)			
City Mequon	State WI	Zip 53092		1068016 Lot 13 BLK 1 Lake View Estates Addition			
Assessment shown on notice - Total \$537,700				Your opinion of assessed value - Total \$393,054			

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	

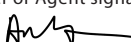

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) Our assessment increase of 50%, versus the city's average of 36%, and the state's average of 9% is incongruent with our home's age, condition, purchase price and independent assessment.	Basis for your opinion of assessed value: (Attach additional sheets if needed) See attached, please.

### Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property?  Yes  No  
If Yes, provide acquisition price \$ 290,000 Date 08 - 20 - 2018  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 - - 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) - - to - -  
Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_
- D. Within the last five years, was this property appraised?  Yes  No  
If Yes, provide: Date 02 - 05 - 2021 Value \$330,000 Purpose of appraisal re-financed our mortgage  
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 5-10 minutes.

Property owner or Agent signature  Ariel Andries	 Jay Andersen	Date (mm-dd-yyyy) 09 - 15 - 2025
--	--	-------------------------------------

Attachment: Andries ariel and Anderson Jay 11047 N Highview Dr. (10639 : Objection Applications)

**11047 N Highview Dr – Assessment Appeal****Section 3: Reason for Objection and Basis of Estimate:****Reasons for your objection:**

Our assessment increase of 50%, by comparison of the city's average of 36% is incongruent with our home's age, condition, purchase price and independent assessment.

Our new LAND assessment is up **35%** and our new BUILDING assessment is up **57%**.

Residential property value increased **9%** for 2025 in the state of WI, per WI Dept. of Revenue.

**We believe our 2025 Assessment should be at most a 9% increase: \$393,054 in total Assessment**

Our home looks like a time capsule from 1956, all interior is of "average" original condition.

We purchased our home in 2018 for \$290,000 due to the home's original/ average condition and extreme deferred maintenance. We have not completed a major renovation since purchase. The interior remains the same, we've only made minor updates such as painting.

**COMPS from our immediate neighbors:**

Our immediate neighbor's home, which is very similar to ours, all original inside, sold in 2025 for \$465,000. This home had no deferred maintenance. **\*SEE ATTACHED COMP A**

Our neighbor across the street sold for \$280,000 in 2022. This home was also in original/average condition with deferred maintenance **\*SEE ATTACHED COMP B**

Just down the street, another home (pre-flip by buyer) sold for \$337,500 in 2023. This home was also in original/average condition with deferred maintenance **\*SEE ATTACHED COMP C**

Another home two doors down from us, of similar age, but Excellent condition, sold for \$460,000 in 2022. This house was updated prior to selling, so this number should be vastly higher than our home's assessment. **\* SEE ATTACHED COMP D**

**Independent appraisal:**

In 2021 we refinanced our home and completed an independent appraisal by Chudnow/Druck Valuation Inc. of Mequon, WI. They **assessed our home at \$330,000** based on interior, exterior and land walk-through.

**Errors on the original Mequon City 2025 assessment:**

- Kitchen and bathrooms are all average condition
- 1 masonry fireplace
- No longer has deck

**Thank you for your review and consideration!**

- Ariel Andries & Jay Andersen, Owners (live at address)

< Back to search



♡ Save

↑ Share

⋮ More



118 West Highview DRIVE, Mequon, WI 53092

**3**  
beds

**2**  
baths

**1,689**  
sqft

Est. refi payment: \$2,819/mo [Refinance your loan](#)

Single Family Residence

Built in 1956

1.22 Acres Lot

®

## Home value

®

Attachment: Andries ariel and Anderson Jay 11047 N Highview Dr. (10639 : Objection Applications)

**COMP A**

< Back to search



♡ Save

📄 Share

⋮ More

Home value

Cost calculator

Home details

Neighborhood

ADT Be safe, not safe-ish. ↗

## Price history

Date	Event	Price
8/8/2025	<b>Sold</b>	<b>\$465,000</b> +1.1% \$275/sqft
Source:  WIREX MLS #1925386 <a href="#">Report</a>		
8/5/2025	Pending sale	\$459,900 \$272/sqft
Source:  WIREX MLS #1925386 <a href="#">Report</a>		
7/10/2025	Contingent	\$459,900 \$272/sqft
Source:  WIREX MLS #1925386 <a href="#">Report</a>		
7/7/2025	Listed for sale	\$459,900 \$272/sqft
Source:  WIREX MLS #1925386 <a href="#">Report</a>		

## Public tax history

Year	Property taxes	Tax assessment
2024	\$4,304 +7%	\$312,700
2023	\$4,024 +0.5%	\$312,700
2022	\$4,004 -0.8%	\$312,700

Attachment: Andries ariel and Anderson Jay 11047 N Highview Dr. (10639 : Objection Applications)

< Back to search



♡ Save

↑ Share

⋮ More



**\$280,000**

11032 North Highview Dr, Mequon, WI 53092

**3**  
beds

**2**  
baths

**2,387**  
sqft

Est. refi payment: \$1,697/mo [Refinance your loan](#)

🏠 Single Family Residence

🔧 Built in 1958

👤 1.31 Acres Lot

🏠 <sup>®</sup>

💰 \$117/sqft

👤 \$4,128 Estimated rent

## Home value

<sup>®</sup>

Attachment: Andries ariel and Anderson Jay 11047 N Highview Dr. (10639 : Objection Applications)

< Back to search



♡ Save

📄 Share

☰ More

Home value

Cost calculator

Home details

Neighborhood

✓ Show more

### Services availability

### Price history

Date	Event	Price
10/5/2022	Sold	\$280,000 \$117/sqft

Source: WIREX MLS #1813998 Report

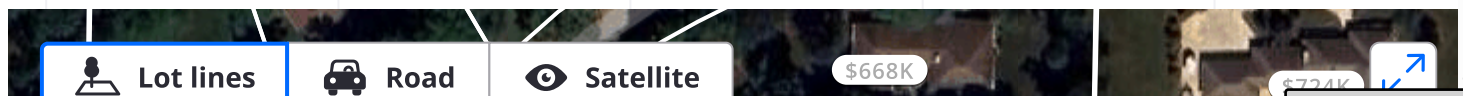
### Public tax history

Year	Property taxes	Tax assessment
2024	\$5,246 +17.4%	\$345,000
2023	\$4,469 +0.6%	\$345,000
2022	\$4,445 -0.8%	\$345,000

✓ Show more

Find assessor info on the [county website](#)

### Neighborhood: 53092



Attachment: Andries ariel and Anderson Jay 11047 N Highview Dr. (10639 : Objection Applications)

Back to search



Save

Share

More

Closed

203 W Highview Dr  
Mequon, Wisconsin

Google Street View

Sep 2022 See more dates



203 West Highview DRIVE, Mequon, WI 53092

**4**  
beds

**2**  
baths

**2,676**  
sqft

Est. refi payment: \$3,970/mo [Refinance your loan](#)

Single Family Residence

Built in 1955

1.05 Acres Lot



## Home value

®

Attachment: Andries ariel and Anderson Jay 11047 N Highview Dr. (10639 : Objection Applications)

**COMP C**

< Back to search



♡ Save

📄 Share

⋮ More

Home value

Cost calculator

Home details

Neighborhood

✓ Show more

### Services availability

### Price history

Date	Event	Price
<b>AFTER FLIP/RENO</b>		
11/3/2023	Sold	\$651,900 +3.5% \$244/sqft
Source:  WIREX MLS #1854157 <a href="#">Report</a>		
10/24/2023	Contingent	\$629,900 \$235/sqft
Source:  WIREX MLS #1854157 <a href="#">Report</a>		
10/19/2023	Listed for sale	\$629,900 +86.6% \$235/sqft
Source:  WIREX MLS #1854157 <a href="#">Report</a>		
<b>3/1/2023</b>	<b>Sold</b>	<b>Pre-Flip</b> \$337,500 \$126/sqft
Source:  WIREX MLS #1826311 <a href="#">Report</a>		

### Public tax history

Year	Property taxes	Tax assessment
_____	_____	_____

Attachment: Andries ariel and Anderson Jay 11047 N Highview Dr. (10639 : Objection Applications)

**COMP D**

Back to search



Save

Share

More



Zestimate®

120 E Highview Dr, Mequon, WI 53092

-- beds    -- baths    -- sqft

Est. refi payment: \$3,503/mo [Refinance your loan](#)

SingleFamily

Built in ----

1.38 Acres Lot

®

\$/sqf



Attachment: Andries ariel and Anderson Jay 11047 N Highview Dr. (10639 : Objection Applications)

**COMP D**

[Back to search](#)



[Save](#)

[Share](#)

[More](#)

[Home value](#)

[Cost calculator](#)

[Home details](#)

[Neighborhood](#)

### Services availability

[Be safe, not safe-ish.](#)

### Price history

Date	Event	Price
1/8/2025	Listing removed	\$459,900 <span style="color:red">0%</span>
Source:  WIREX MLS #1771279 <a href="#">Report</a>		
9/6/2023	Listing removed	--
Source:  WIREX MLS #1771279 <a href="#">Report</a>		
<b>1/20/2022</b>	<b>Sold</b>	<b>\$460,000</b> <span style="color:green">+0%</span>
Source: Public Record <a href="#">Report</a>		
11/12/2021	Listed for sale	\$459,900 <span style="color:green">+64.3%</span>
Source:  WIREX MLS #1771279 <a href="#">Report</a>		
6/28/2006	Sold	\$280,000
Source: Public Record <a href="#">Report</a>		

### Public tax history

Year	Property taxes	Tax assessment
2024	\$5,126 <span style="color:green">+6.8%</span>	\$368,900
2023	\$4,799 <span style="color:green">+0.6%</span>	\$368,900

Attachment: Andries ariel and Anderson Jay 11047 N Highview Dr. (10639 : Objection Applications)

### 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) James R Bach			Agent name (if applicable) Steve Traudt - Assessment Reduction Services		
Owner mailing address 524 Technology Way			Agent mailing address PO Box 395		
City Saukville	State WI	Zip 53080	City Pewaukee	State WI	Zip 53072
Owner phone ( ) -	Email		Owner phone (414) 737 - 3325	Email stevetraudt@tax-appeal.com	

**Section 2: Assessment Information and Opinion of Value**

Property address 13346N Lakewood Drive			Legal description or parcel no. (on changed assessment notice) 15-031-06-004.00		
City Mequon	State WI	Zip 53097			
Assessment shown on notice - Total \$ 1,946,800			Your opinion of assessed value - Total \$ 1,300,000		

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) The subject property's 2025 assessed value exceeds the subject's fair market value as of January 1, 2025.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Based on comparable sales of similar properties and uniformity.
---	---

**Section 4: Other Property Information**

A. How was this property acquired: (check the box that applies)  Purchase  Trade  Gift  Inheritance  
 Acquisition price \$ 470,000 Date 04 - 30 - 2012 (mm-dd-yyyy)

B. Were there any changes made to this property (ex: improvement, remodeling, addition) since acquiring it? .....  Yes  No  
 If Yes, describe general maintenance and updates \_\_\_\_\_  
 Date of changes - - Cost of changes \$ \_\_\_\_\_ Does this cost include the value of all labor (including your own)?  Yes  No (mm-dd-yyyy)


C. During 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. Was this property appraised within the last five years? .....  Yes  No  
 If Yes, provide: Date - - Value \_\_\_\_\_ Purpose of appraisal Not applicable (mm-dd-yyyy)  
 If this property had more than one appraisal, provide the requested information for each appraisal. Not applicable

**Section 5: BOR Hearing Information**

A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): Not Applicable  
 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 45 minutes.

Property owner or Agent signature 	Steve Traudt, agent	Date (mm-dd-yyyy) 09 - 18 - 2025
--	---------------------	-------------------------------------

Attachment: Bach James 13346 N Lakewood Drive (10639 : Objection Applications)

# Agent Authorization for Property Assessment Appeals

If an agent is representing the property owner or municipality, the property owner or municipality must provide prior written authorization for the agent to represent the company or municipality when contacting the reviewing authority.

### Section 1: Property Owner and Property Information

Company/property owner name <b>James R Bach</b>			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City		County <b>Ozaukee</b>
Mailing address <b>524 Technology Way</b>			Street address of property <b>13346 N Lakewood Drive</b>		
City <b>Saukville</b>	State <b>WI</b>	Zip <b>53080</b>	City <b>Mequon</b>	State <b>WI</b>	Zip <b>53097</b>
Parcel number <b>15-081-01-01-000</b>	Phone ( ) -		Email	Fax ( ) -	

### Section 2: Authorized Agent Information

Name / title <b>STEVE TRAUDT</b>			Company name <b>ASSESSMENT REDUCTION SERVICES INC</b>		
Mailing address <b>PO BOX 395</b>			Phone <b>(414) 737 - 3325</b>	Fax ( ) -	
City <b>PEWAUKEE</b>	State <b>WI</b>	Zip <b>53072</b>	Email <b>STEVETRAUDT@TAX-APPEAL.COM</b>		

### Section 3: Agent Authorization


<b>Agent Authorized for: (check all that apply)</b> <input type="checkbox"/> Manufacturing property assessment appeals (BOA) <input type="checkbox"/> Access to manufacturing assessment system (MAS) <input type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals <input checked="" type="checkbox"/> Municipal Board of Review <input type="checkbox"/> Other _____		<b>Enter Tax Years of Authorization</b> _____ _____ <b>2025</b> _____	
<b>Authorization expires:</b> <u>12 - 31 - 2026</u> <small>(mm - dd - yyyy)</small>		<small>(unless rescinded in writing prior to expiration)</small>	
<b>Send notices and other written communications to: (check one or both)</b> <input checked="" type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/> Property Owner			

### Section 4: Agreement/Acceptance

**I understand, agree and accept:**

- The assessor's office may divulge any information it may have on file concerning this property
- My agent has the authority and my permission to accept a subpoena concerning this property on my behalf
- I will provide all information I have that will assist in the discussion and resolution of any assessment appeal of this property
- Signing this document does not relieve me of personal responsibility for timely reporting changes to my property and paying taxes, or penalties for failure to do so, as provided under Wisconsin tax law
- A photocopy and/or faxed copy of this completed form has the same authority as a signed original
- If signed by a corporate officer, partner, or fiduciary on behalf of the owner, I certify that I have the power to execute this Agent Authorization form

### Section 5: Owner Grants Authorization

<b>Owner Sign Here</b> ▶	Owner name (please print) <b>James Bach</b>
	Owner signature 
	Company or title <b>Member</b>
	Date (mm-dd-yyyy) <b>08 - 18 - 2025</b>

Attachment: Bach James 13346 N Lakewood Drive (10639 : Objection Applications)

# Objection to Real Property Assessment

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

**Complete all sections:**

**Section 1: Property Owner / Agent Information** \* If agent, submit written [authorization \(Form PA-105\)](#) with this form

Property owner name <i>(on changed assessment notice)</i>			Agent name <i>(if applicable)</i>		
Owner mailing address			Agent mailing address		
City	State	Zip	City	State	Zip
Owner phone ( ) -	Email		Owner phone ( ) -	Email	

**Section 2: Assessment Information and Opinion of Value**

Property address	Legal description or parcel no. <i>(on changed assessment notice)</i>
City	
State	
Zip	
Assessment shown on notice - <b>Total</b>	Your opinion of assessed value - <b>Total</b>

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres	@	\$ acre use value	
# of pasture acres	@	\$ acre use value	
# of specialty acres	@	\$ acre use value	
Undeveloped classification # of acres	@	\$ acre @ 50% of market value	
Agricultural forest classification # of acres	@	\$ acre @ 50% of market value	
Forest classification # of acres	@	\$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres	@	\$ acre @ 50% of market value	
Managed forest land acres	@	\$ acre @ market value	

**Section 3: Reason for Objection and Basis of Estimate**

Reason(s) for your objection: <i>(Attach additional sheets if needed)</i>	Basis for your opinion of assessed value: <i>(Attach additional sheets if needed)</i>
---	---

**Section 4: Other Property Information**

A. How was this property acquired: *(check the box that applies)*  Purchase  Trade  Gift  Inheritance  
 Acquisition price \$ \_\_\_\_\_ Date  - -   
*(mm-dd-yyyy)*

B. Were there any changes made to this property (ex: improvement, remodeling, addition) since acquiring it? .....  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. During 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. Was this property appraised within the last five years? .....  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 <i>(mm-dd-yyyy)</i>
Steve Traudt, agent	- -

Attachment: Burrow Ryan 10228 N Range Line Road (10639 : Objection Applications)



### NOTICE OF INTENT TO FILE OBJECTION WITH BOARD OF REVIEW

Property Owner: <u>AMANDA LAWLER</u> <u>DAVID LAWLER</u>	Agent (if applicable – signed agent form must be provided): <u>NIA.</u>
Owner's Mailing Address (include city, state, zip): <u>11613 N. LANTERN LN</u> <u>MEQUON, WI 53092</u>	Agent's Mailing Address (include city, state, zip): <u>/</u>
Owner's Telephone Number (include area code): <u>240 328 9372</u>	Agent's Telephone Number (include area code): <u>/</u>

The above hereby gives notice of intent to file an objection on the assessment for the following:

11613 N. LANTERN LN. MEQUON WI 53092  
Property Address or Description:

Parcel Number: 14-120-07-72-000

This Property is (circle one) Residential Commercial

Do you intend to ask for the removal of a Board Member per Wisc. Stats. 70.47(6m): Yes  No

▪ If yes, circle the name:

- Maureen Baumann
- Steve Bersell
- Donald Chudnow
- Scott Franklin
- Daniel Lucht
- Carol Zolot
- Richard Mueller

Assessment year: 2025

**APPLICANT - PLEASE READ**

Filing of this form does not relieve the objector of the requirement to ALSO timely file a fully completed DEPARTMENT OF REVENUE OBJECTION FORM with the City Clerk.

[Signature]  
Above information provided by or Applicant Signature

[Signature]  
Received by

9/21/2025  
Applicant Date

9.22.25  
Receive Date

**THIS NOTICE OF INTENT IS BEING FILED:** (please mark one)

- At least 48 hours before the Board's first scheduled meeting
- During the first two hours of the Board's first scheduled meeting. (Please complete reverse side - Section A)
- Up to the end of the fifth day or up to the final day of the Board of Review session if less than 5 days. (Please complete reverse side - Section B)

Attachment: Lawler David and Amanda 11613 N Lantern Ln. (10639 : Objection Applications)

## 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 [Guide for Property Owners](#).

**Complete all sections:**

<b>Section 1: Property Owner / Agent Information</b>				<b>* If agent, submit written authorization (Form PA-105) with this form</b>			
Property owner name (on changed assessment notice) <b>DAVID LAWLER / AMANDA LAWLER</b>				Agent name (if applicable)			
Owner mailing address <b>11613 N. LANTERN LN</b>				Agent mailing address			
City <b>MEQUON</b>		State <b>WI</b>	Zip <b>53092</b>	City		State	Zip
Owner phone <b>(248) 328-9372</b>		Email <b>DAVE LAWLER70@GMAIL.COM</b>		Owner phone		Email	
<b>Section 2: Assessment Information and Opinion of Value</b>							
Property address <b>11613 N. LANTERN LN</b>				Legal description or parcel no. (on changed assessment notice) <b>14-120-07-72-000</b>			
City <b>MEQUON</b>		State <b>WI</b>	Zip <b>53092</b>	Your opinion of assessed value - Total <b>\$710,293</b>			
Assessment shown on notice - Total <b>Revised 3/25. \$990,400</b>							

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	

<b>Section 3: Reason for Objection and Basis of Estimate</b>	
Reason(s) for your objection: (Attach additional sheets if needed) <b>See Attached Letter. Exh. A.</b>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <b>See Attached</b>
<b>Section 4: Other Property Information</b>	

- A. Within the last 10 years, did you acquire the property?  Yes  No  
 If Yes, provide acquisition price \$ **643,000** Date **4-12-2017**  Purchase  Trade  Gift  Inheritance  
(mm-dd-yyyy)
- B. Within the last 10 years, did you change this property (ex: remodel, addition)?  Yes  No  
 If Yes, describe \_\_\_\_\_  
 Date of changes (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): \_\_\_\_\_  
**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 **15** minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) <b>9-21-2025</b>
---------------------------------------	---------------------------------------

PA-115A (R. 10-22)

Wisconsin Department of Revenue

Attachment: Lawler David and Amanda 11613 N Lantern Ln. (10639 : Objection Applications)



"written testimony to BOARD"

*David Lawlor*  
9/21/25.

SECTION 3  
Exhibit A.

David Lawlor  
11613 N Lantern Ln  
Mequon, WI 53092

September 17, 2025

To:  
Assessor for the City of Mequon  
11333 N. Cedarburg Rd  
Mequon, WI 53092-1930

Re: Assessment of 11613N Lantern Ln, Mequon, WI – Tax Key No. 14-120-07-72-000

Dear Assessor and Ms. Caroline Fochs,

Thank you for your letter dated August 25, 2025, regarding the revised assessment of my property at 11613N Lantern Ln. I appreciate that you carefully reviewed my submission and corrected the initial overstatement, resulting in a revised total assessment of **\$990,400**. However, while this adjustment addresses the first error, the revised valuation still does not accurately reflect current market conditions. The most recent, arms-length neighborhood sales demonstrate that my property's fair market value is substantially lower than the revised figure.

**Neighborhood Sales Evidence**

Sold Date	Address	Sale Price	Sq. Ft.	\$/Sq. Ft.
6/18/25	11616 N Lantern Ln	\$625,000	3,444	\$181.48
1/10/25	6932 W. Lafayette Pl	\$950,000	3,978	\$238.81
6/7/24	11932 N Lantern Ln	\$703,500	2,910	\$241.75
11/30/23	11912 N Lantern Ln	\$710,000	3,400	\$208.82
6/23/23	6912 W Lantern Ln	\$671,000	3,046	\$220.29

**Average Sale Price per Sq. Ft.: \$218.23** (See below figure of comparison properties)

**Implied Market Value for 11613N Lantern Ln (3,914 sq. ft.): \$854,155** (See tax property profile image from your website below)

Most significantly, the **most recent actual sale directly across the street at 11616 N Lantern Ln (June 18, 2025)** sold for **\$625,000** at \$181.48 per square foot. Applying that same rate to my property's 3,914 square feet yields a fair market value of just **\$710,293** — nearly **\$280,000 below the current revised assessment.**

**Conclusion**

Attachment: Lawler David and Amanda 11613 N Lantern Ln. (10639 : Objection Applications)

The City's revised assessment of **\$990,400** continues to exceed both the neighborhood sales average and the most relevant, proximate comparable sale. In order to comply with Wisconsin's constitutional requirement of uniformity and statutory requirement that assessments reflect fair market value, I respectfully request that my assessment be further reduced to align with these demonstrated sales, with a supportable value in the range of **\$710,000-\$854,000**.

Please accept this correspondence as my continued objection to the current assessment and notice of my intent to preserve the right to appeal before the Board of Review. Caroline, please confirm you are in receipt. I will be travelling and will need to attend via technology.

Thank you for your time, professionalism, and your commitment to fair and equitable assessments for Mequon residents.

Sincerely,

David Lawlor  
11613N Lantern Ln  
Mequon, WI 53092

**Tax Key Number: 14-120-07-72-000**

**Property address:**  
11613N Lantern Ln  
City of Mequon, WI

**Abbreviated legal description:**

**Acres (county records):** 0

**Building 1 description:**  
1.5 story 1/4 masonry, 3/4 frame cape cod

**Size:** 3,914 sq feet

**Year built:** 1990

**Additional structures:** 0

**Date of last building permit:** 6/15/2020

**Last sale date:** 4/4/2017

**Total assessed value of land:** \$179,900

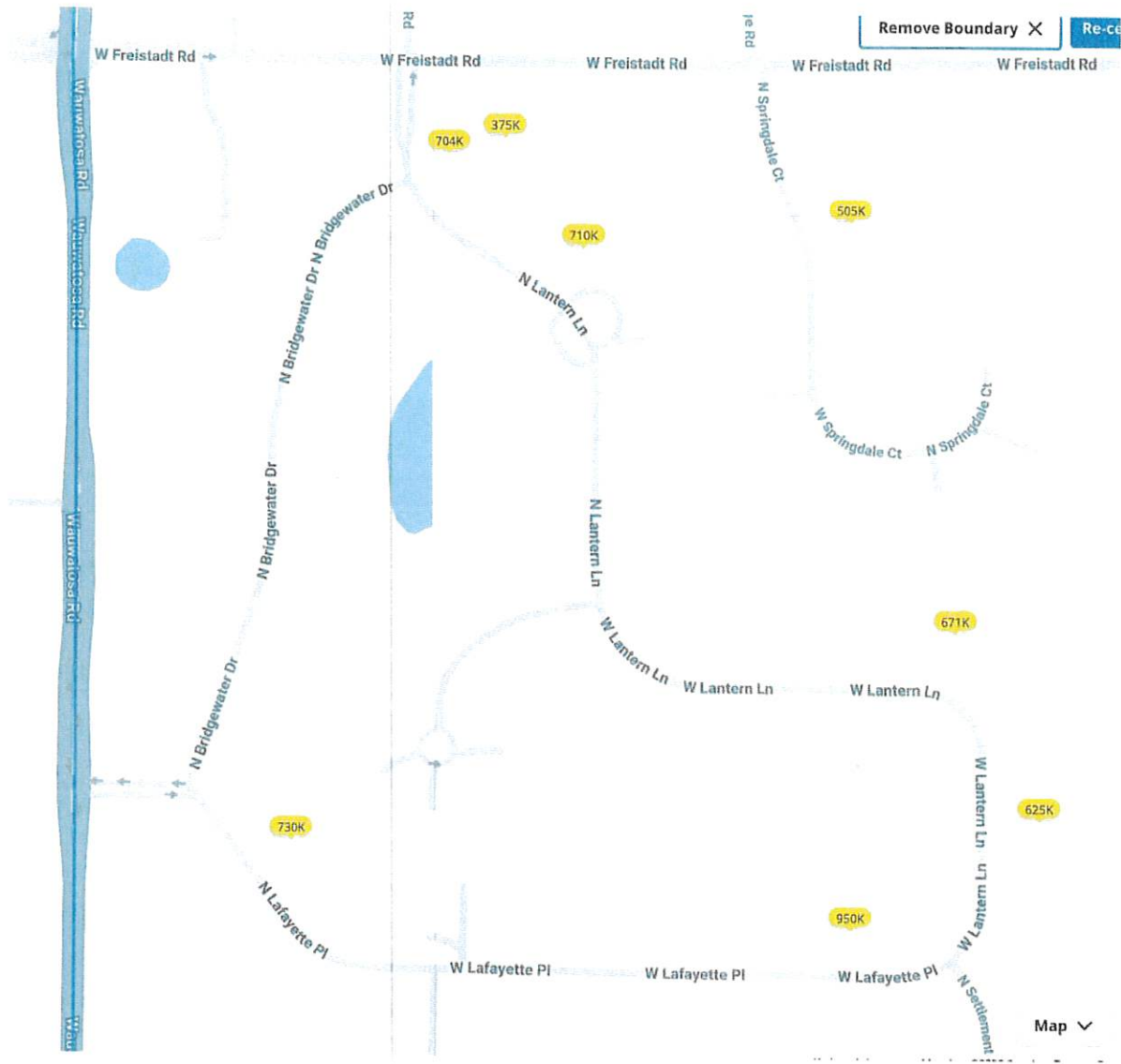
**Total assessed value of buildings:** \$931,700

**Assessment year:** 2025

[Click here to view the website for this municipality](#)

©2005-2025 Real Property Data, All rights reserved.

Attachment: Lawler David and Amanda 11613 N Lantern Ln. (10639 : Objection Applications)



Attachment: Lawler David and Amanda 11613 N Lantern Ln. (10639 : Objection Applications)



### NOTICE OF INTENT TO FILE OBJECTION WITH BOARD OF REVIEW

Property Owner: Aliaksei Auchynnikau & Tatsiana Auchynnikava	Agent (if applicable – signed agent form must be provided):
Owner's Mailing Address (include city, state, zip): 9001 West Poplar Drive, Mequon, WI 53097	Agent's Mailing Address (include city,state,zip):
Owner's Telephone Number (include area code): (414) 369-2550	Agent's Telephone Number (include area code):

The above hereby gives notice of intent to file an objection on the assessment for the following:

9001 West Poplar Drive, Mequon, WI 53097

Property Address or Description:

Parcel Number: 14-088-14-12-000

This Property is (circle one): Residential Commercial

Do you intend to ask for the removal of a Board Member per Wisc. Stats. 70.47(6m): Yes  No

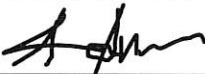
▪ If yes, circle the name:

- Maureen Baumann
- Steve Bersell
- Donald Chudnow
- Scott Franklin
- Daniel Lucht
- Carol Zolot
- Richard Mueller

Assessment year: 2025

#### APPLICANT - PLEASE READ

Filing of this form does not relieve the objector of the requirement to ALSO timely file a fully completed DEPARTMENT OF REVENUE OBJECTION FORM with the City Clerk.

  
Above information provided by or Applicant Signature

09-22-2025

Applicant Date

  
Received by

9-23-25

Receive Date

**THIS NOTICE OF INTENT IS BEING FILED:** (please mark one)

- At least 48 hours before the Board's first scheduled meeting
- During the first two hours of the Board's first scheduled meeting. (Please complete reverse side - Section A)
- Up to the end of the fifth day or up to the final day of the Board of Review session if less than 5 days. (Please complete reverse side - Section B)

Attachment: Auchynnikau Aliaksei and Tatsiana 9001 W Poplar Dr (10639 : Objection Applications)

# 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 [Guide for 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) <b>Aliaksei Auchynnika &amp; Tatsiana</b>				Agent name (if applicable)			
Owner mailing address <b>9001 West Poplar Drive</b>				Agent mailing address			
City <b>Mequon</b>	State <b>WI</b>	Zip <b>53097</b>		City	State	Zip	
Owner phone <b>(414) 369 - 2550</b>		Email <b>MYLO.GENERAL@GMAIL.COM</b>		Owner phone		Email	
Section 2: Assessment Information and Opinion of Value							
Property address <b>9001 West Poplar Drive</b>				Legal description or parcel no. (on changed assessment notice)			
City <b>Mequon</b>	State <b>WI</b>	Zip <b>53097</b>		<b>14-088-14-12-000</b>			
Assessment shown on notice - Total <b>\$472,100</b>				Your opinion of assessed value - Total <b>\$386,815</b>			

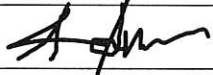
If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) The 2025 assessment of \$472,100 exceeds fair market value by over \$55,000 based on recent comparable sales data. No improvements have been made to the property since its purchase in 2013.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Recent MLS sales (Aug'25 data) of 10 similar properties in Mequon range between \$386,000-\$450,000, averaging \$416,875.

Section 4: Other Property Information
A. Within the last 10 years, did you acquire the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide acquisition price \$ <b>\$248,000</b> Date <b>08-13-2013</b> <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance
B. Within the last 10 years, did you change this property (ex: remodel, addition)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe _____ Date of changes - - - - Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? <input type="checkbox"/> Yes <input type="checkbox"/> No
C. Within the last five years, was this property listed/offered for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, how long was the property listed (provide dates) - - - - to - - - - Asking price \$ _____ List all offers received _____
D. Within the last five years, was this property appraised? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide: Date - - - - 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): _____ <b>Note:</b> 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 <u>15</u> minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) <b>09-22-2025</b>
---	--

Attachment: Auchynnika Aliaksei and Tatsiana 9001 W Poplar Dr (10639 : Objection Applications)