



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

www.cityofmequonwi.gov

Office of the City Clerk

BOARD OF REVIEW
Wednesday, October 29, 2025
8:30 AM
Christine Nuernberg Hall

Agenda

- 1) Call to Order, Roll Call
- 2) Approve meeting minutes of September 25, 2025
- 3) Hear any requests for telephone/written testimony
- 4) Hear/Take action on any requests for waiver of 48-hour requirement for extraordinary cause
- 5) Hear property assessment objections
- 6) Schedule any further hearings
- 7) Adjourn

Dated: October 29, 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



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Office of the City Clerk

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

1) Call to Order, Roll Call

The meeting was called to order by Chair Franklin at 8:31 AM.

Present:

Chair Scott Franklin
Vice Chair Donald Chudnow
Board Member Maureen Baumann – Departed 2:14 PM
Board Member Steven Bersell – Departed 12:30 PM
Board Member Daniel Lucht
Board Member Richard Mueller – Arrived 12:30 PM
Board Member Carol Zolot -- **Excused**

Also present: City Clerk Caroline Fochs, City Assessor Les Ahrens, Commercial Assessor Dwight Frame, Attorney Brian Sajdak (arrived at 8:52 AM), Assessment Technician Carolyn Vogel, Deputy Clerk Beth Kong, Court Reporter Wendy Hanneman and interested public.

2) Approve meeting minutes of May 1, 2025

Motion to approve the Board of Review meeting minutes of May 1, 2025.

RESULT: **Approved by Roll Call Vote [Unanimous]**

MOVED BY: Board Member Lucht

SECONDED BY: Board Member Bersell

AYES: Franklin, Chudnow, Baumann, Bersell, Lucht

3) Report of Board Member certification/training

City Clerk Fochs certified that all members of the Board completed training in 2025.

4) Assessor's Year in Review Report and report on Open Book

Assessor Les Ahrens summarized the results of the revaluation for the City of Mequon. He said that the average increase was just over 35% for commercial properties and 38.5% for residential. During the Open Book held in August, the Assessor's office handled over 600 phone calls or in-

Attachment: BOR Minutes 9.25.25 Draft (10719 : BOR Minutes 9.25.25)

person meetings. The revaluation resulted in the following: \$53 million in new construction, \$46 million in residential and \$7 million in commercial.

5) Acceptance of Assessor Affidavit

Assessor Les Ahrens signed the Affidavit.

6) Acceptance of 2025 assessment roll

The Board accepted the 2025 Assessment Roll.

7) Hear any requests for telephone/written testimony

The Board was asked to review objections from three property owners who filed with requests to use written testimony. The Board voted to table their decision until City Attorney Sajdak was present.

RESULT: Tabled [Unanimous]
MOVED BY: Board Member Bersell
SECONDED BY: Board Member Chudnow

AYES: Franklin, Chudnow, Baumann, Bersell, Lucht, Mueller

Following the completion of Agenda Item #9, The Board returned to Agenda Item #7 and had City Attorney Sajdak explain what the process means and clarify guidelines for testimony submitted by written or telephone. No requests for testimony by telephone were submitted. The Board determined all three property owners had submitted their objections on time. The Board voted unanimously to hear all the requests for written testimony after the scheduled appointments were complete for the day.

8) Hear any requests for waivers to Circuit Court

No requests for waivers to Circuit Court had been submitted.

9) Hear/take any action on any requests for waiver of 48-hour requirement (after hour 2)

The Board reviewed the list of objections that had been filed late or who appeared within the first two hours of this meeting. The Board agreed to review the late objections and would hear any that received a waiver of the 48-hour requirement during a future meeting of the Board.

Motion to waive the 48-hour requirement for Seth Wooll of 10326 N. Provence Drive.

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

AYES: Franklin, Chudnow, Baumann, Bersell, Lucht, Mueller

Motion to waive the 48-hour requirement for Svetlana Levy of 10830 N Wyngate Trace.

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

Attachment: BOR Minutes 9.25.25 Draft (10719 : BOR Minutes 9.25.25)

SECONDED BY: Board Member Lucht

AYES: Franklin, Chudnow, Baumann, Bersell, Lucht

Motion to waive the 48-hour requirement for Qaisar Manzoor of 13232 N Lakewood Dr.

RESULT: **Approved by Roll Call Vote [Unanimous]**

MOVED BY: Board Member Lucht

SECONDED BY: Board Member Chudnow

AYES: Franklin, Chudnow, Baumann, Bersell, Lucht

Jennifer Lambert was unable to appear to state her reasons for the late submission. A friend spoke on her behalf to say the objection was late because of Jennifer’s health issues. The Board determined that her form was incomplete.

Motion to waive the 48-hour requirement for Jennifer Lambert of 10360 N Greenview Dr.

RESULT: **Failed by Roll Call Vote [2 to 3]**

MOVED BY: Board Member Bersell

SECONDED BY: Board Member Lucht

AYES: Bersell, Lucht
NAYS: Franklin, Chudnow, Baumann

10) Hear property assessment objections

Hearing #1: Property Owner: Stephen and Erin Maliszewski

Property Address: 505 E. North Point Road

Parcel #: 15-084-02-160.02

All parties testifying were sworn in by the City Clerk: City Assessor Les Ahrens, Stephen Maliszewski, Erin Maliszewski and Deb Murphy of Coldwell Banker 923 E. Kilbourn, Milwaukee.

The Maliszewskis did not have sufficient copies of their documents for the Board and Assessor. Erin Maliszewski left to make copies and returned to provide testimony, which then took place after Hearing #2 was completed.

Motion to accept the amended assessment of \$193,500 Land + Improvements = \$851,500 \$1,045,000.

RESULT: **Approved by Roll Call Vote [3 to 2]**

MOVED BY: Board Member Bersell

SECONDED BY: Board Member Baumann

Attachment: BOR Minutes 9.25.25 Draft (10719 : BOR Minutes 9.25.25)

AYES: Franklin, Baumann, Bersell
NAYS: Chudnow, Lucht

Hearing #2: Property Owner: Doo He and Ae Hi Lee
Property Address: 10613 N. Gazebo Hill Parkway W
Parcel #: 14-118-00-070.00

All parties testifying were sworn in by the City Clerk: City Assessor Les Ahrens, Doo He and Ae Hi Lee.

Motion to sustain the current assessment.

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

AYES: Franklin, Chudnow, Baumann, Bersell, Lucht

The Board took a ten-minute recess at 10:20 AM. When the meeting began again at 10:30 AM, the Board reviewed any additional late objections submitted within the first two hours of the meeting.

Motion to waive the 48-hour requirement (within the first two hours of meeting) for William John of 10249 N Cedarburg Rd.

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

AYES: Franklin, Chudnow, Baumann, Bersell, Lucht

Hearing #3: Property Owner: Joseph Viglietta
Property Address: 11525 N. Settlement Drive
Parcel #: 14-120-02-240.00

All parties testifying were sworn in by the City Clerk: City Assessor Les Ahrens and Joseph Viglietta.

Motion to sustain the current assessment.

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

AYES: Franklin, Chudnow, Baumann, Bersell, Lucht

Hearing #4: Property Owner: Mitchell Klein
Property Address: 11923 N. Forest Drive

Attachment: BOR Minutes 9.25.25 Draft (10719 : BOR Minutes 9.25.25)

Parcel #: 15-019-05-004.00

All parties testifying were sworn in by the City Clerk: City Assessor Les Ahrens and Mitchell Klein.

Motion to sustain the current assessment.

RESULT: Approved by Roll Call Vote [3 to 2]
MOVED BY: Board Member Lucht
SECONDED BY: Board Member Chudnow

AYES: Franklin, Bersell, Lucht
NAYS: Chudnow, Baumann

Hearing #5: Property Owner: Murthy-Vishnubhakta Living Trust
Property Address: 2800 W. Riverland Drive
Parcel #: 14-082-04-270.00

All parties testifying were sworn in by the City Clerk: City Assessor Les Ahrens, Vishnubhakta S Murthy and Vishnubhakta Veda Vani.

Motion to sustain the current assessment.

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

AYES: Franklin, Chudnow, Baumann, Bersell, Lucht

Board of Review took a recess for lunch following the hearing for the Vishnubhakta property. During the lunch recess, Member Bersell left for the remainder of the day. The Board resumed at 1:00 PM with Alternate Member Mueller joining in for the remaining hearings.

Hearing #6: Property Owner: Mark Czerwinski and Anita Clark
Property Address: 7220 W. Lafayette Place
Parcel #: 14-120-07-800.00

All parties testifying were sworn in by the City Clerk: City Assessor Les Ahrens, Mark Czerwinski and Anita Clark.

After reviewing the average cost per square feet of similar homes and correcting the total square feet of the subject property, the homeowners were able to provide evidence that the assessment should be reduced.

Motion to accept the amended assessment of \$162,100 Land + \$710,100 Improvements = \$872,200.

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

Attachment: BOR Minutes 9.25.25 Draft (10719 : BOR Minutes 9.25.25)

AYES: Franklin, Chudnow, Baumann, Lucht, Mueller

Hearing #7: Property Owner: Duane and Haesun Morse
Property Address: 2424 W. Mequon Road
Parcel #: 15-019-11-003.00

All parties testifying were sworn in by the City Clerk: City Assessor Les Ahrens, Duane Morse and Tammy Stroede 13116 N. Fox Hollow Rd., Mequon.

Motion to sustain the current assessment.

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

AYES: Franklin, Chudnow, Baumann, Lucht, Mueller

Hearing #8: Property Owner: Robert Schwartz
Property Address: 10470 N. Stone Creek Drive
Parcel #: 15-172-00-030.00

All parties testifying were sworn in by the City Clerk: City Assessor Les Ahrens and Robert Schwartz.

Motion to sustain the current assessment.

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

AYES: Franklin, Chudnow, Baumann, Lucht, Mueller

Board Member Baumann left the meeting at 2:14 PM. A quorum was still present to continued.

Hearing #9: Property Owner: David and Amanda Lawlor
Property Address: 11613 Lantern Lane
Parcel #: 14-120-07-720.00

All parties testifying were sworn in by the City Clerk: City Assessor Les Ahrens and Amanda Lawlor.

Motion to sustain the current assessment.

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

AYES: Franklin, Chudnow, Lucht, Mueller

Attachment: BOR Minutes 9.25.25 Draft (10719 : BOR Minutes 9.25.25)

Hearing #10: Property Owner: Aliaksei Auchynnika
Property Address: 9001 W. Poplar Drive
Parcel #: 14-088-14-120.00

All parties testifying were sworn in by the City Clerk: City Assessor Les Ahrens and Aliaksei Auchynnika.

Motion to sustain the current assessment.

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

AYES: Franklin, Chudnow, Lucht, Mueller

The Board took a 10-minute break at 3:10 p.m. Upon returning from the break, the Board reviewed the process for hearing written testimony and reviewed the objections submitted with a request for written testimony.

Hearing #11: Property Owner: Jeffrey Depies
Property Address: 12054 N. Ridge Road
Parcel #: 14-015-12-009.00 Home/Land
14-015-12-007.00 Vacant Lot

Motion to disavow discussion of sworn written testimony due to the homeowner not supplying evidence or properly submitting the written testimony.

RESULT: Approved by Roll Call Vote [Unanimous]
MOVED BY: Board Member Franklin
SECONDED BY: Board Member Mueller

AYES: Franklin, Chudnow, Lucht, Mueller

Hearing #12: Property Owner: Brian Immel
Property Address: 3404 W. Burgundy Court
Parcel #: 14-070-01-140.00

Motion to sustain the current assessment.

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

AYES: Franklin, Chudnow, Lucht, Mueller

Hearing #12: Property Owner: Remme Family Trust
Property Address: 11731 N. Bridgewater Drive
Parcel #: 14-123-04-420.00

Attachment: BOR Minutes 9.25.25 Draft (10719 : BOR Minutes 9.25.25)

Motion to sustain the current assessment.

RESULT: **Approved by Roll Call Vote [3 to 1]**

MOVED BY: Board Member Lucht

SECONDED BY: Board Member Mueller

AYES:	Chudnow, Lucht, Mueller
NAYS:	Franklin

11) Schedule any further hearings

12) Adjourn

Motion to adjourn at 3:59 PM.

RESULT: **Approved by Roll Call Vote [Unanimous]**

MOVED BY: Board Member Franklin

SECONDED BY: Board Member Lucht

AYES:	Franklin, Chudnow, Lucht, Mueller
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Respectfully Submitted,

Beth Kong

Deputy Clerk

Attachment: BOR Minutes 9.25.25 Draft (10719 : BOR Minutes 9.25.25)



NOTICE OF INTENT TO FILE OBJECTION WITH BOARD OF REVIEW

Property Owner: Qaisar Manzoor	Agent (if applicable – signed agent form must be provided):
Owner's Mailing Address (include city, state, zip): 13232 N. LAKEWOOD DR. MEQUON, WI 53097	Agent's Mailing Address (include city, state, zip):
Owner's Telephone Number (include area code): 262-573-4001	Agent's Telephone Number (include area code):

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

13232 N. LAKEWOOD DR, MEQUON, WI 53097

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.

Qaisar

Above information provided by or Applicant Signature

09/18/2025

Applicant Date

Caroline Fink

Received by

9.25.25

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: Qaisar Mandoor 13232 N Lakewood Drive packet (10721 : Written Request)

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) Qaisar Mandoor				Agent name (if applicable)			
Owner mailing address 13232 N. Lakewood Dr				Agent mailing address			
City MEQUON		State WI	Zip 53097	City		State	Zip
Owner phone (262) 573-4001		Email Qaisarmandooreh@gmail.com		Owner phone		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 13232 N. Lakewood Dr.				Legal description or parcel no. (on changed assessment notice)			
City Mequon		State WI	Zip 53097				
Assessment shown on notice - Total 2,301,000				Your opinion of assessed value - Total 1,600,000			

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	
<p>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 \$ <u>1.6 million</u> Date <u>11-1-2023</u> <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance <small>(mm-dd-yyyy)</small></p> <p>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 <u>Got rid of 600 or more dead Ash trees, also got rid of structures left from</u> Date of changes <u>06/2023</u> Cost of changes \$ <u>approx 110,000</u> <u>08/2024</u> <small>(mm-dd-yyyy)</small> Does this cost include the value of all labor (including your own)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>C. Within the last five years, was this property listed/offered for sale? <u>I bought it in 2023</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, how long was the property listed (provide dates) _____ to _____ <small>(mm-dd-yyyy)</small> Asking price \$ _____ List all offers received _____</p> <p>D. Within the last five years, was this property appraised? <u>1.4 million</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide: Date <u>-2023</u> Value <u>1.4 million</u> Purpose of appraisal _____ If this property had more than one appraisal, provide the requested information for each appraisal. _____</p>	

Section 5: BOR Hearing Information	
<p>A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): <u>No</u> Note: This does not apply in first or second class cities.</p> <p>B. Provide a reasonable estimate of the amount of time you need at the hearing <u>10 min</u> minutes.</p>	

Property owner or Agent signature	Date (mm-dd-yyyy) <u>9-25-25</u>
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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 OZAUKI, MEQUON	County
Property owner's name QAISAR MANZOOR	Agent name (if applicable)
Owner's mailing address 13232 N. LAKEWOOD DR	Agent's mailing address
Owner's telephone number (262) 573-4001 <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 Qaisarmanzoor@hotmail.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 13232 N. LAKEWOOD DR, MEQUON, WI 5309
- Legal description or parcel number from the current assessment roll _____
- Total Property Assessment _____
- If agent, attach signed Agent Authorization form, PA-105

Testify by telephone* Submit **sworn** notarized written statement

Basis for request I bought this Property recently for \$1.6 million. The market determines the value. Other properties in the neighborhood have been assessed a much less.

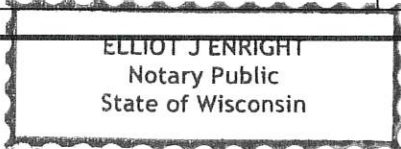
*If the request is approved, provide the best telephone number to reach you 262-573-4001

Owner's or Agent's signature 	Date 10/02/25
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For Board Use Only

Approved Denied

Reason _____



comm exp: 10/25/27
262-253-7160

Taxpayer advised _____
Date

Attachment: Qaisar Mandoor 13232 N Lakewood Drive packet (10721 : Written Request)



PROPERTY TAX APPRAISAL

From Qaisar Manzoor <qaisarmanzoor@hotmail.com>
Date Thu 10/2/2025 10:53 AM
To cfochs@cityofmequonwi.gov <cfochs@cityofmequonwi.gov>

1 attachment (297 KB)
Mail - Qaisar Manzoor - Outlook.pdf;

This is Qaisar Manzoor resident of 13232 N. Lakewood dr, Mequon, WI 53097. I wanted to inform the Esteemed board that I have pre-existing travel plans that were made on September 22, 2025 to travel overseas for business from October 6 to October 31 2025. I will be submitting my travel plans as an attachment to this email and will also provide a hard copy to the board along with the paperwork I have been asked to submit.

I purchased this property for \$1.6 million just a couple of years back. Please feel free to check the records. The assessor has appraised it at \$2.3 million. I strongly feel the market determines the value and this property should be assessed at \$1.6 million the exact price I paid.

13480 N. Lakewood dr on almost 2 acres with 100 feet of beach front was assessed at \$300,000. My beach front is 300 feet and totally not accessible on about 7.9 acres or so. I believe my house should be assessed under the same equation as the other houses in the neighborhood.

I look forward to hear back from you and thank you for your time.

Regards

Qaisar Manzoor
262-573-4001
qaisarmanzoor@hotmail.com

Attachment: Qaisar Mandoor 13232 N Lakewood Drive packet (10721 : Written Request)

BOARD OF REVIEW
October 29, 2025
8:30 am

	Name	Address	Residential Or Commercial	Date	Time
1	Allison and Jason Dozark	7212 W. Lafayette Place	Residential	10/29/25	8:30
2	Dieieva Vladyslav & Arina	8165 W. Hillview Drive	Residential	10/29/25	
3	Seth Wooll	10326 N. Provence Drive	Residential	10/29/25	
4	Svetlana Levy	10830 N. Wyngate Trace	Residential	10/29/25	
5	William John	10249 N. Cedarburg Road	Residential	10/29/25	
6	Qaisar Manzoor	13232 N. Lakewood Drive	Residential	10/29/25	

Attachment: Schedule of cases 10-29 (10722 : Schedule)



NOTICE OF INTENT TO FILE OBJECTION WITH BOARD OF REVIEW

Property Owner: Allison and Jason Dozark	Agent (if applicable - signed agent form must be provided):
Owner's Mailing Address (include city, state, zip): 7212 W Lafayette Place Mequon, WI 53092	Agent's Mailing Address (include city, state, zip):
Owner's Telephone Number (include area code): 414-791-6489	Agent's Telephone Number (include area code):

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

7212 W Lafayette Pl. Mequon, WI 53092

Property Address or Description:

Parcel Number: **14-120-07-79-000**

This Property is (check 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

9-23-25

 Applicant Date

 Received by

9-23-25

 Received 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: Dozark Allison and Jason 7212 W Lafayette Pl (10720 : 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. 73.27(2)(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 (or changed assessment notice) Allison and Jason Dozark				Agent name (if applicable)			
Owner mailing address 7212 W Lafayette Place				Agent mailing address			
City Mequon		State WI	Zip 53092	City		State	Zip
Owner phone (414) 791-6489		Email adozark@gmail.com		Owner phone		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 7212 W Lafayette Place				Legal description or parcel no. (see changed assessment notice) 0009809 LOT 79 BLK 7 WESTCHESTER			
City Mequon		State WI	Zip 53092				
Assessor's (from notice) - Total \$844,900				Your opinion of assessed value - Total \$615,626			

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 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	<input checked="" type="checkbox"/> No
If Yes, provide acquisition price \$ _____ Date <u> </u> / <u> </u> / <u> </u> (mm-dd-yyyy)	Purchase	Trade	Gift
Inheritance			
B. Within the last 10 years, did you change this property (ex: remodel, addition)?		<input checked="" type="checkbox"/> Yes	No
If Yes, describe: New Roof, Updated kitchen, Updated Bathrooms			
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 checked="" type="checkbox"/> 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) <u> </u> to <u> </u> (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 <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): _____ <small>Note: This does not apply in first or second class cities.</small>	
B. Provide a reasonable estimate of the amount of time you need at the hearing <u> 5 </u> minutes.	

Property owner or Agent signature 	Date (mm-dd-yyyy) 9/15/15
---------------------------------------	-------------------------------------

Attachment: Dozark Allison and Jason 7212 W Lafayette PI (10720 : Applications)

AssessorData



Tax Key Number: 14-120-07-79-000



Property address:
7212W Lafayette Pl
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: 2,821 sq feet

Year built: 1992

Additional structures: 0

Date of last building permit: 11/29/2022

Last sale date: 8/10/2008

Total assessed value of land: \$177,500

Total assessed value of buildings: \$667,400

Assessment year: 2025

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

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<< Return to Search Results

Perform A New Search

Attachment: Dozark Allison and Jason 7212 W Lafayette Pl (10720 : Applications)

	Date	Address	Sale Price	Square Feet		
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 \$ 785,630.53 3600 \$ 218.23

Attachment: Dozark Allison and Jason 7212 W Lafayette Pl (10720 : Applications)

	Date	Address	Sale Price	Square Feet	
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
	Average	11613 N Lantern Ln	\$ 1,159,241.49	5312	\$ 218.23
	Min	11614 N Lantern Ln	\$ 963,995.35	5312	\$ 181.48
	Max	11615 N Lantern Ln	\$ 1,284,189.69	5312	\$ 241.75
			\$ 785,630.53	3600	\$ 218.23

Attachment: Dozark Allison and Jason 7212 W Lafayette Pl (10720 : Applications)

Allison and Jason Dozark
7212 W Lafayette Place
Mequon, WI 53092

September 22, 2025

Re: Assessment of 7212 W Lafayette Place Mequon, WI 53092 – Tax Key No. 14-120-07-79-000

Dear Board of Review,

This letter contains the reasons and basis for the objection to the recent assessment of 7212 W Lafayette Place. The 2025 Notice of Assessment from July 21st, 2025, stated that our assessed value increased \$311,300 (a **58.34%** increase year over year), which does not appear to be supported by actual market activity or significant improvements to the property.

After 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 warrant 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:

Date	Address	Sale Price	Square Feet	\$/Sq. Ft.
6/18/25	11616 N. Lantern Ln.	\$ 625,000.00	3,444	\$ 181.48
1/10/25	6932 W. Lafeyette 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: Dozark Allison and Jason 7212 W Lafayette Pl (10720 : Applications)

Using this analysis, the **implied average market value for 7212 W. Lafayette Place (2,821 sq. ft.) would be \$615,627. (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.

Using the same rate to our property’s 2,821 sq. ft. yields a fair market value of just **\$511,955**— nearly **\$332,945 below the current revised assessment, and nearly \$42,400 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
7212 W Lafayette Place			
Average	\$ 218.23	2,821	\$ 615,626.83
Min	\$ 181.48	2,821	\$ 511,955.08
Max	\$ 241.75	2,821	\$ 681,976.75

Conclusion

The City’s assessment of **\$844,900** exceeded 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 **\$512,000–\$682,000.**

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

Sincerely,

Allison and Jason Dozark
7212 W Lafayette Place
Mequon, WI 53092
414-791-6489

Attachment: Dozark Allison and Jason 7212 W Lafayette PI (10720 : Applications)

Notice of Intent to File Objection with the Board of Review

(s. 70.47(7)(a), Wis. Stats.)

Date: September 23, 2025

To: City Clerk, City of Mequon

Re: Notice of Intent to File Objection to 2025 Property Assessment

I, Arina Dieieva, hereby give written notice of my intent to file an objection to the 2025 assessment of the following property and to appear before the Board of Review:

Property Address: 8165 W Hillview Dr, Mequon, WI 53097

Municipality/County: City of Mequon, Ozaukee County


Tax Key/Parcel ID: 14-146-24-05-000

Owner phone: 347-805-5077

Owner email: adieieva@shorewest.com

I request to be scheduled for the Board of Review and understand that a completed written objection form must be filed before or during the first two hours of the Board of Review’s first meeting, unless otherwise permitted by law.

Preferred BOR date (if known): September 25, 2025

Owner/Agent signature:  _____
Printed name: Arina Dieieva
Date: 09/22/2025

Note: Written or oral notice of intent must be given to the municipal clerk at least 48 hours before the first scheduled Board of Review meeting unless waived by the BOR.

Attachment: Dieieva Arina 8165 W Hillview Dr (10720 : Applications)

Caroline Fochs

From: Vladyslav Dieiev <vdeev.md@gmail.com>
Sent: Monday, September 22, 2025 11:01 PM
To: Assessor
Cc: Caroline Fochs
Subject: Objection to 2025 Assessment | Parcel 14-146-24-05-000 | 8165 W Hillview Dr
Attachments: Notice_of_Intent_BOR_8165_Hillview.pdf; Objection_to_Assessment_8165_Hillview_DRAFT.pdf; pa-115af-2.pdf; Exhibit_A_Sales_Comparison_Grid_8165_Hillview.pdf

Dear Assessor and Ms. Fochs,

I am writing to formally object to the 2025 property assessment for 8165 W Hillview Dr, Mequon, WI 53097 (Tax Key 14-146-24-05-000).

For 2025, my property is assessed at \$832,800 (land \$139,000; improvements \$693,800). In 2024, it was assessed at \$592,500 (land \$103,000; improvements \$489,500). That is an increase of \$240,300, or approximately 40.6% year-over-year, despite no improvements or changes to the home since my purchase in 2022. I purchased the property on April 27, 2022 for \$735,000.

Selected assessment history

2024: \$592,500

2025: \$832,800 (+\$240,300; about +40.6% in one year)

My opinion of value is \$780,000. I will provide a comparison grid and supporting analysis with my Board of Review packet. By way of preliminary context:

- Nearby, 8171 W Hillview Dr is assessed at \$613,800 for 2025; 8239 W Hillview Dr is assessed at \$670,900; and 8159 W Hillview Dr is assessed at \$817,000.
- A close, similarly sized home at 8024 W Poplar Dr was recently listed at \$799,900.
- My own arm's-length purchase in April 2022 was \$735,000, and there have been no material changes since.

Please add this objection to the official record and provide the following:

1. the property record card (PRC) for 8165 W Hillview Dr, and
2. the comparable sales and any model outputs or adjustments used by the Assessor to determine the 2025 value.

Board of Review scheduling and forms

Please schedule me for the Board of Review on Thursday, September 25, 2025. I will submit the required Objection to Real Property Assessment form by the stated deadline (Tuesday, September 23, 2025 at 8:30 a.m.).

My goal is to ensure a fair, accurate, and uniform valuation consistent with similar Mequon properties. Thank you for your attention. I look forward to working together on a fair resolution.

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) Vladyslav Dieiev				Agent name (if applicable)			
Owner mailing address 8165 W Hillview Dr				Agent mailing address			
City Mequon		State WI	Zip 53097	City		State	Zip
Owner phone (312) 714-4535		Email vdeev.md@gmail.com		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 8165 W Hillview Dr				Legal description or parcel no. (on changed assessment notice)			
City Mequon		State WI	Zip 53097				
Assessment shown on notice - Total \$832,800				Your opinion of assessed value - Total			

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) market sales comparison of size-similar properties bracketing	Basis for your opinion of assessed value: (Attach additional sheets if needed) - 7575 W Highland Ridge Dr - 4,329 sf - sold \$807,500 on 12/20/2024 (~
Section 4: Other Property Information	

- A. Within the last 10 years, did you acquire the property? Yes No
If Yes, provide acquisition price \$ _____ Date 05-2022 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 - - 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 <u>15</u> minutes.	

Property owner or Agent signature 	Date (mm-dd-yyyy) 09-22-2025
--	---------------------------------

Attachment: Dieieva Arina 8165 W Hillview Dr (10720 : Applications)

Objection to Real Property Assessment (Draft attachment)

This attachment contains the state-prescribed contents required under s. 70.47(7), Wis. Stats. Municipality may request use of the official state form PA-115A; answers below may be transferred.

Section 1 – Property and owner information

Owner name: Arina Dieieva
Mailing address: 8165 W Hillview Dr, Mequon, WI 53097
Phone: 347-805-5077
Email: adieieva@shorewest.com
Property address: 8165 W Hillview Dr, Mequon, WI 53097
Municipality/County: City of Mequon, Ozaukee County
Tax Key/Parcel ID: 14-146-24-05-000

Section 2 – Assessment and owner opinion of value

2024 assessed value: Land \$103,000; Improvements \$489,500; Total \$592,500
2025 assessed value: Land \$139,000; Improvements \$693,800; Total \$832,800
Owner's opinion of value as of January 1, 2025: \$780,000

Section 3 – Basis for objection (summary)

Primary basis: market sales comparison of size-similar properties bracketing the January 1, 2025 valuation date; adjustment for condition (largely 2000-era finishes; no material improvements since 2022 purchase).
- 7575 W Highland Ridge Dr – 4,329 sf – sold \$807,500 on 12/20/2024 (~\$187/sf).
- 2310 W Bonniwell Rd – 4,000 sf – sold \$750,000 on 12/02/2024 (~\$188/sf).
- 7740 W Rolling Field Dr – 4,536 sf – sold \$835,000 on 08/22/2025 (~\$184/sf).
These sales indicate roughly \$184–\$188 per finished square foot for updated peers. Applying an 8–10% condition adjustment supports approximately \$166–\$174 per square foot for the subject’s 4,588 sf, i.e., \$760,000–\$800,000; requested assessment \$780,000.

Section 4 – Notice of intent to file objection

I have provided or will provide written or oral notice of intent to file an objection to the municipal clerk at least 48 hours before the first scheduled BOR meeting, unless waived by the Board of Review.

Date notice provided: 09/22/2025 Method: email / phone / in person

Section 5 – Attachments to this objection

- Exhibit A – Sales Comparison Grid (to be attached)
- Exhibit B – Photos and Condition Notes (to be attached)
- Copy of 2024 and 2025 assessment roll entries (if available)

Section 6 – Certification

I certify that the information provided in this objection is true and correct to the best of my knowledge and belief.

Owner/Agent signature: 

Printed name: Arina Dieieva

Date: 09/22/2025

Attachment: Dieieva Arina 8165 W Hillview Dr (10720 : Applications)

Exhibit A – Sales Comparison Grid

Subject property: 8165 W Hillview Dr, Mequon, WI 53097 (Tax Key 14-146-24-05-000). Approx. gross living area 4,588 sf; year built 2000. Owner's opinion of value as of Jan 1, 2025: \$780,000. This exhibit summarizes three size-similar arms-length sales bracketing the valuation date (Jan 1, 2025). Per-square-foot indications are adjusted -9% for subject's largely 2000-era finishes (no significant updates since purchase).

mp	Address	Close date	GLA (sf)	Sale price	\$/sf (raw)	Year built	Notes
np 1	7575 W Highland Ridge Dr, Mequon, WI	12/20/2024	4,329	\$807,500	\$186.5	2002	Size-similar; near val
np 2	2310 W Bonniwell Rd, Mequon, WI	12/02/2024	4,000	\$750,000	\$187.5	1985	Older; large site; near
np 3	7740 W Rolling Field Dr, Mequon, WI	08/22/2025	4,536	\$835,000	\$184.1	2000	Post-date; bracket for

Comp	\$/sf (raw)	Condition adj.	Adj \$/sf	Subject GLA	Indicated value for subject
Comp 1	\$186.5	-9%	\$169.7	4,588 sf	\$778,789
Comp 2	\$187.5	-9%	\$170.6	4,588 sf	\$782,828
Comp 3	\$184.1	-9%	\$167.5	4,588 sf	\$768,561

Indicated range across comps: \$768,561 – \$782,828. Concluded opinion of value: \$780,000 (≈ \$170/sf), consistent with the adjusted indications. No time-of-sale adjustments applied (Comp 1 and 2 are proximate to Jan 1, 2025; Comp 3 is post-date and used for bracketing).

Notes: This is a comparative market summary prepared for Board of Review discussion. It is not a USPAP appraisal. Public record/MLS sources were used; dimensions and features are assumed reliable but not guaranteed.

Attachment: Dieieva Arina 8165 W Hillview Dr (10720 : Applications)



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 (10720 : 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
- 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 (10720 : 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) 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 (10720 : 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 (10720 : 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](http://11333.N.Cedarburg.Road)
[Mequon, WI 53092](http://Mequon.WI.53092)
www.cityofmequonwi.gov
262-236-2912

Please Note: The City of Mequon is transitioning its website and email addresses to cityofmequonwi.gov. Emails sent to/from the City's prior ci.mequon.wi.us addresses will forward to the new 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 (10720 : 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 21st, 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 (10720 : 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) SVETLANA LEVY				Agent name (if applicable)			
Owner mailing address 10830 N WYNGATE TRCE				Agent mailing address			
City MEQUON		State WI	Zip 53092	City		State	Zip
Owner phone (414-350-7456		Email LLEVY@WI.RR.COM		Owner phone ()		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 10830 N WYNGATE TRCE				Legal description or parcel no. (on changed assessment notice) Lot Fourteen(14), Wyngate, being a Subdivision of Parcel No.1 of C.S.M. No. 1862, being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 29, Township 9 North, Range 22 East, in the City of Mequon, County of Ozaukee, State of Wisconsin.			
City MEQUON		State WI	Zip 53092	Your opinion of assessed value - Total 730,000			
Assessment shown on notice - Total 944,900.00				Parcel: 151440014000			

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 additional info pages	Basis for your opinion of assessed value: (Attach additional sheets if needed) assessment was not done by Mequon assesor *2021 info, additional area of unfinished area over garage of 850 sq ft is not considered (above 3 car garage). rubber Roof material over balcony (cant be unused). WetLand and forest area behind house incudes public drainage and easement - 30'x15'-750 sq ft
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Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property? ... 2/2014 Yes No
 If Yes, provide acquisition price \$ 525,000 Date 02 - - 2014 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 windows
 Date of changes 08 - 19 - 2020 Cost of changes \$ 30000.00 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 08 - 09 - 2021 Value 732,200 Purpose of appraisal 730,000
(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) 9/22/2025
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NOTICE OF INTENT TO FILE OBJECTION WITH BOARD OF REVIEW

Property Owner: <u>William John</u>	Agent (if applicable – signed agent form must be provided):
Owner's Mailing Address (include city, state, zip): <u>10849 N Cedarburg Rd Mequon WI 52092</u>	Agent's Mailing Address (include city, state, zip):
Owner's Telephone Number (include area code): <u>414-614-7143</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:

1021422 Lot 9 BLK 10
Property Address or Description:

Parcel Number: 14-050-10-09-000

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.

William John
Above information provided by or Applicant Signature

9-24-25
Applicant Date

Carol Zolot
Received by

9-25-25
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: John William 10249 N Cedarburg Road (10720 : 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

I didn't know what the dead line time was! I thought it was Thursday. End of Business. Not 8:30 Am.

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:

Attachment: John William 10249 N Cedarburg Road (10720 : 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) William John				Agent name (if applicable)			
Owner mailing address 10249 N Cedarburg Rd				Agent mailing address			
City Mequon		State WI	Zip 53092	City		State	Zip
Owner phone (414) 614-7143		Email		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 10249 N Cedarburg Rd				Legal description or parcel no. (on changed assessment notice) 1021422 Lot 9 B1K10			
City Mequon		State WI	Zip 53092	Your opinion of assessed value - Total Home OK, land too much x 203 K			
Assessment shown on notice - Total 240.800							

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	.06	@ 1.6 \$ acre @ 50% of market value	145.100
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) To much son on usable land. They will bulldoze down the house 1st	Basis for your opinion of assessed value: (Attach additional sheets if needed) 06 Ac Acre Attached to the Cash woods No useable land swamp, Dead forest. Can't have my Grand kids back there!

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 checked="" 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): _____ 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) 9-21-05
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