



BOARD OF REVIEW

MEETING NOTICE AND AGENDA Wednesday, September 9, 2020 5:30PM

Meeting will be held at: <https://global.gotomeeting.com/join/844554949>

Access Code: 844-554-949

Phone Number Log In: +1 (872) 240-3212

- I. Call to Order and Roll Call
- II. Review and Acceptance of the Assessment Roll
- III. Hear Objections/Deliberations and Decisions on Objections
 - A. Bradley Dixon, 1019 E. Sylvan Avenue, Parcel 199-0108-000
- IV. Hear or Schedule Additional Meetings for Objections Filed Prior to Final Adjournment of the Board of Review
- V. Adjourn

Due to the COVID-19 pandemic, this meeting is being held via remote conference only. Members of the media and public may attend by logging onto <https://global.gotomeeting.com/join/844554949>. The access code is 844-554-949. The phone number to log in is +1 (872) 240-3212.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. Contact Village Hall at (414) 962-6690. It is possible that members of and possibly a quorum of members of other Boards, Commissions, or Committees of the Village including in particular the Village Board may be in attendance in the above stated meeting to gather information; no action will be taken by any other Boards, Commissions, or Committees of the Village except by the Board, Commission, or Committee noticed above. Agendas and minutes are available on the Village website (www.wfbvillage.org)

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) Bradley Dixon				Agent name (if applicable)			
Owner mailing address 1019 E Sylvan Ave				Agent mailing address			
City Whitefish Bay	State WI	Zip 53217		City	State	Zip	
Owner phone (414) 524-9530		Email bcdxon@gmail.com		Owner phone		Email	

Section 2: Assessment Information and Opinion of Value			
Property address 1019 E Sylvan Ave			Legal description or parcel no. (on changed assessment notice) 2nd Continuation of Pabst Whitefish Bay Lot 1 & W 20' Lot 2 Blk. 8
City Whitefish Bay	State WI	Zip 53217	
Assessment shown on notice - Total \$ 710,200			Your opinion of assessed value - Total \$ 679,400

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) Kitchen remodel improvement value is too high.	Basis for your opinion of assessed value: (Attach additional sheets if needed) We spent \$55,500 on kitchen remodel in 2019. Kitchen remodels add 54% to property value. Our remodel should add only \$30K.

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> <small>(mm-dd-yyyy)</small> <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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, describe Kitchen Remodel	
Date of changes <u>8-31-2019</u> <small>(mm-dd-yyyy)</small> Cost of changes <u>\$55,500</u> Does this cost include the value of all labor (including your own)? <input checked="" 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> to <u> </u> - <u> </u> <small>(mm-dd-yyyy)</small>	
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> <small>(mm-dd-yyyy)</small> 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>10</u> minutes.	

Property owner or Agent signature 	Date (mm-dd-yyyy) 9-4-2020
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Kitchen Remodel Budget \$ 55,500.00

Downpayment	\$11,100.00
Payment due at completion of rough in	\$18,000.00
Payment due after cabinets installed	\$18,000.00
Balance due on Completion	\$ 8,400.00

Hometown Building Supply, Inc. guarantees all work to be completed in a workmanlike manor and to the customer's satisfaction. Construction to be completed in accordance to schedule submitted before start of project. Any changes affecting price to be approved by owners and builder in writing and signed by both parties.

Payment

Payment is to be made based upon periodic billings as work progresses. Payment to be made within 30 days of billing. Annual rate of 18% on all accounts unpaid 30 days after billing.

Warranty, Changes, Insurance

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications above involving extra costs will be executed only upon written orders, and will become an extra charge over and above the bid amount. All agreements are contingent upon strikes, accidents or delays beyond the control of Hometown Building Supply, Inc. Owner is to carry fire, tornado and other necessary insurance.

Notice of Lien Rights

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH