

City of Milwaukee Assessor’s Office

200 E Wells Street, Room 507

Milwaukee, WI 53202

**Re:** **Objection to Real Property Assessment**

Homeowner: {{ owner }}

Parcel ID: {{ pin }}  
{{ address }}

Board of Assessors:

This objection is submitted on behalf of {{ formal\_owner }} by [his/her/their] authorized representative, the Neighborhood Law Clinic. (See attached: Agent Authorization Form)

The property’s current assessed value is {{ target.assessed\_value }}. However, for the reasons explained below, this property’s assessed value should be no more than/less than {{ contention\_sev }}.

1. **Recent Sale Price of the Subject Property Does Not Account for Property Changes That Occurred After the Sale Date.**
2. **Recent Arms’ Length Sale Prices of Other Reasonable Comparable Properties Show That the Subject Property’s Assessed Value Should be Reduced.**

The relevant data on {{ formal\_owner }}’s property is as follows:

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Address** | **Baths** | **Square Footage** | **Year Built** | **Exterior** | **Stories** | **Neighb.** |
| {{target.street\_number}} {{target .street\_name}} | {{ target.baths }} | {{ target.total\_sq\_ft }} | {{ target.year\_built}} | {{ target.exterior\_display}} | {{ target.stories }} | {{ target.neighborhood }} |

{% if has\_primary %}

The most similar property sold in the subject property’s neighborhood during the last twenty-four months is {{ primary.street\_number }} {{ primary.street\_name }}. The property sold for {{ primary.sale\_price }} on {{ primary.sale\_date }}.

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Address** | **Dist.** | **Sale Price** | **Sale Date** | **Baths** | **Square Footage** | **Year Built** | **Exterior** | **Stories** | **Neighb.** |
| {{primary.street\_number}} {{primary.street\_name}} | {{ primary\_distance }} | {{ primary.sale\_price }} | {{ primary.sale\_date }} | {{ primary.baths }} | {{ primary.total\_sq\_ft }} | {{ primary.year\_built}} | {{ primary.exterior\_display}} | {{ primary.stories }} | {{ primary.neighborhood }} |

The City of Milwaukee assigned {{ target.street\_number }} {{ target.street\_name }} an assessed value of {{ target.assessed\_value }}. Wisconsin jurisdictions are required to assess residential properties at 100% of their market value. Wis. Stat. § 70.32. Additionally, the City of Milwaukee conducted a revaluation this year, with the aim of re-aligning the City’s property values to be in compliance with this requirement. Accordingly, this means the Assessor’s Office calculates this property’s fair market value to be {{ current\_faircash }}.

However, this assessment is inaccurate. Based on the above comparable property, the true market value of {{ address }} is no more than {{ contention\_faircash }}; accordingly, the assessed value should also be no more than {{ contention\_sev }}.

{% endif %}{% if has\_comparables %}

To calculate {{ target.street\_number }} {{ target.street\_name }}’s market value, the most similar comparable property was selected from a pool of other reasonably comparable properties. These comparable properties were selected from all the residential property sales marked arm’s-length by the City of Milwaukee Assessor’s Office between **[date]** to **[date].** All comparable properties have the same neighborhood, style, number of bedrooms, and exterior type as the subject property. The comparable properties also have approximately the same square footage, age, number of stories, number of bathrooms, and lot size as the subject property.

Here is the relevant data on the comparable properties:

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Address** | **Dist.** | **Sale Price** | **Sale Date** | **Baths** | **Square Footage** | **Year Built** | **Exterior** | **Stories** | **Neighb.** |
| {%tr for item in comparables %} | | | | | | | | | |
| {{ item.address }} | {{ item.distance }} | {{ item.sale\_price }} | {{ item.sale\_date }} | {{ item.baths }} | {{ item.total\_sq\_ft }} | {{ item.year\_built}} | {{ item.exterior\_display}} | {{ item.stories }} | {{ item.neighborhood }} |
| {%tr endfor %} | | | | | | | | | |

{% endif %}

1. **The Subject Property’s Depreciation Warrants a Reduction in Assessed Value**

Sincerely,

*Electronically signed by Tessa M. Henson*

Tessa M. Henson

Neighborhood Law Clinic

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**Appendix 1**

The damage to {{ address }} is described as the following:

{{ damage }}

**{% if has\_images %}**

**Appendix 2**

Photos of the damage described in Appendix 1 are below.

{% for image in images %}

{{ image }}

{% endfor %}

**{% endif %}**