

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\_faircash }}.

TEMPLATE 1: USE IF RECENT ARM’S-LENGTH SALE AND PROP CHANGES BTW SALE-1/1/24

The City of Milwaukee should reduce the property’s assessed value because it fails to reflect property changes that occurred between the recent sale date of {{ target.sale\_date }} and January 1, 2025. Wisconsin jurisdictions are required to assess residential properties at 100% of their fair market value, in accordance with Wisconsin Statute § 70.32 and the Wisconsin Property Assessment Manual (“2025 Manual”). To estimate a property’s fair market value, the best indicator of value is a recent arm’s-length sale of the subject property. See Wis. Stat. § 70.32; 2025 Manual at 9-23.

The assessed value of {{ target.street\_number}} {{target.street\_name}}, which the property owner purchased via arm’s-length sale on {{ target.sale\_date }} for {{ target.sale\_price }}, is inaccurate. The City of Milwaukee assigned {{ target.street\_number}} {{target.street\_name}} an assessed value of {{ target.assessed\_value }}. Accordingly, the City of Milwaukee calculates this property’s fair market value to be {{ target.assessed\_value }}. However, the true market value of {{ target.street\_number}} {{target.street\_name}} should be less than {{ target.assessed\_value }}; accordingly, the assessed value should also be less than {{ target.assessed\_value }}.

Since {{ target.sale\_date }}, the subject property has experienced significant alterations that negatively impact the value that the property owner of {{ target.street\_number}} {{target.street\_name}} could obtain in an arm’s-length transaction. Specifically, [(1) identify a structure or feature (ex garage that a tree fell on) that was removed after the sale date and before January 1, 2025; (2) explain how this negatively impacts property; (3) assert this warrants a reduction in assessed value. If there’s an anchor # (a damage estimate for ex), use that; otherwise change contention value to the assessed value below.]

For this reason, {{ target.street\_number}} {{target.street\_name}}’s assessed value should be no more than/less than {{ contention\_value }}.

Sincerely,

THE NEIGHBORHOOD LAW CLINIC

University of Wisconsin Law School

975 Bascom Mall

Madison, WI 53706

nlc@law.wisc.edu

(608)265-2441

tmhenson@wisc.edu

(608)262-5346

TEMPLATE 2: USE WHEN STRONG ARG RE: SIMILAR COMPS AND NO DAMAGE/ECON OBS

The City of Milwaukee should reduce {{ target.street\_number}} {{target.street\_name}}’s assessed value because recent arm’s-length sale prices of comparable properties show that this property’s assessed value is inaccurate. Wisconsin jurisdictions are required to assess residential properties at 100% of their fair market value, in accordance with Wisconsin Statute § 70.32 and the Wisconsin Property Assessment Manual (“2025 Manual”).

To estimate the fair market value of a property that was not recently subject to arm’s-length sale, the best evidence of value is recent arm’s-length sales of reasonably comparable properties (See Wis. Stat. § 70.32; 2025 Manual at 9-23). In developing value through this approach, the assessor looks not to the number of sales, but to how comparable the sales are to the subject property (2025 Manual at 9-24). The more similar the comparable property, the more reliably the sale price indicates the subject property’s value (2025 Manual at 9-24). Indicators of comparison include similarities in location, size, style, condition, age, and other physical features (2025 Manual at 9-24).

Relevant characteristics for {{ address }} are as follows:

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Address** | **Baths** | **Square Footage** | **Year Built** | **Beds** | **Condition** | **Neighb.** | **Style** |
| {{target.street\_number}} {{target .street\_name}} | {{ target.baths }} | {{ target.total\_sq\_ft }} | {{ target.year\_built}} | {{ target.bedrooms}} | {{ target.condition }} | {{ target.neighborhood }} | {{ target.building\_type }} |

To calculate {{ address }}’s market value, one must look at the most similar comparable property. The most similar property sold in the subject property’s neighborhood during the last twenty-four months is {{primary.street\_number }} {{ primary.street\_name }}. This property sold for {{primary.sale\_price}} on {{primary.sale\_date}}:

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Address** | **Dist.** | **Sale Price** | **Sale Date** | **Baths** | **Square Footage** | **Year Built** | **Beds** | **Condition** | **Neighb.** | **Style** |
| {{ primary.street\_number }} {{ primary.street\_name }} | {{ primary.distance }} | {{ primary.sale\_price }} | {{ primary.sale\_date }} | {{ primary.baths }} | {{ primary.total\_sq\_ft }} | {{ primary.year\_built}} | {{ primary.bedrooms}} | {{ primary.condition }} | {{ primary.neighborhood }} | {{ primary.building\_type}} |

Together with the most comparable property, the table below lists {{ comparables\_count }} additional comparable properties sold between January 1, 2023 and January 1, 2025. All comparable properties have the same neighborhood, style, condition, number of bedrooms, and exterior type as the subject property. The comparable properties also have approximately the same/are also almost identical in square footage, age, and number of bathrooms as the subject property. The comparable properties have an average fair market value of {{ contention\_faircash2 }}.

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Address** | **Dist.** | **Sale Price** | **Sale Date** | **Baths** | **Square Footage** | **Year Built** | **Beds** | **Condition** | **Neighb.** | **Style** |
| {%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.bedrooms}} | {{ item.condition }} | {{ item.neighborhood }} | {{ item.building\_type }} |
| {%tr endfor %} | | | | | | | | | | |

In summary, recent arm’s-length sales of reasonably comparable properties show that {{ address }}’s assessed value is inaccurate. The City of Milwaukee assigned {{ address }} an assessed value of {{ target.assessed\_value }}. However, the true market value of {{ address }} should be no more than {{ contention\_faircash }} based upon the most similar comparable property shown above. Accordingly, the assessed value of {{ address }} should be reduced.

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TEMPLATE 3: USE WHEN COMPS AND EVIDENCE OF PROP DAMAGE AND/OR ECON OBS

The City of Milwaukee should reduce {{ address }}’s assessed value because recent arm’s-length sale prices of comparable properties show that this property’s assessed value is inaccurate. Wisconsin jurisdictions are required to assess residential properties at 100% of their fair market value, in accordance with Wisconsin Statute § 70.32 and the Wisconsin Property Assessment Manual (“2025 Manual”).

To estimate the fair market value of a property that was not recently subject to arm’s-length sale, the best evidence of value is recent arm’s-length sales of reasonably comparable properties (See Wis. Stat. § 70.32; 2025 Manual at 9-23). In developing value through this approach, the assessor looks not to the number of sales, but to how comparable the sales are to the subject property (2025 Manual at 9-24). The more similar the comparable property, the more reliably the sale price indicates the subject property’s value (2025 Manual at 9-24). Indicators of comparison include similarities in location, size, style, condition, age, and other physical features (2025 Manual at 9-24).

Relevant characteristics for {{ address }} are as follows:

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Address** | **Baths** | **Square Footage** | **Year Built** | **Beds** | **Condition** | **Neighb.** | **Style** |
| {{target.street\_number}} {{target .street\_name}} | {{ target.baths }} | {{ target.total\_sq\_ft }} | {{ target.year\_built}} | {{ target.bedrooms}} | {{ target.condition }} | {{ target.neighborhood }} | {{ target.building\_type }} |

To calculate {{ address }}’s market value, one must look at the most similar comparable property. The most similar property sold in the subject property’s neighborhood during the last twenty-four months is {{primary.street\_number }} {{ primary.street\_name }}. This property sold for {{primary.sale\_price}} on {{primary.sale\_date}}:

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Address** | **Dist.** | **Sale Price** | **Sale Date** | **Baths** | **Square Footage** | **Year Built** | **Beds** | **Condition** | **Neighb.** | **Style** |
| {{ primary.street\_number }} {{ primary.street\_name }} | {{ primary.distance }} | {{ primary.sale\_price }} | {{ primary.sale\_date }} | {{ primary.baths }} | {{ primary.total\_sq\_ft }} | {{ primary.year\_built}} | {{ primary.bedrooms}} | {{ primary.condition }} | {{ primary.neighborhood }} | {{ primary.building\_type}} |

Together with the most comparable property, the table below lists {{ comparables\_count }} additional comparable properties sold between January 1, 2023 and January 1, 2025. All comparable properties have the same neighborhood, style, condition, number of bedrooms, and exterior type as the subject property. The comparable properties also have approximately the same/are also almost identical in square footage, age, and number of bathrooms as the subject property. The comparable properties have an average fair market value of {{ contention\_faircash2 }}.

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Address** | **Dist.** | **Sale Price** | **Sale Date** | **Baths** | **Square Footage** | **Year Built** | **Beds** | **Condition** | **Neighb.** | **Style** |
| {%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.bedrooms}} | {{ item.condition }} | {{ item.neighborhood }} | {{ item.building\_type }} |
| {%tr endfor %} | | | | | | | | | | |

TEMPLATE 3A: USE WHEN ARGUING AV SHOULD BE LOWER THAN MOST SIMILAR COMP

**[Argument: The property’s significant depreciation warrants an assessed value reduction beyond the most similar property’s sale price. ]**

The City of Milwaukee should further reduce the assessed value of {{ address }} due to structural damage, deferred maintenance, and/or economic obsolescence that particularly impact the property as of January 1, 2025. When valuing real property, assessors are required to determine the impact of the degree of depreciation on the property’s value (2025 Manual Vol. II, 6-1, 2). Such depreciation is caused by factors including structural damage, deferred maintenance, and economic obsolescence. While the most similar comparable property sale price serves as a valuation anchor, the subject property’s condition rating fails to account for structural damage, deferred maintenance, and/or neighborhood conditions that impact the property, warranting further reduction of the assessed value.

Specifically, structural damage to the property as of January 1, 2025 warrants [condition change, and/or argue for lower value than lowest comp]. Structural damages include: [ Describe current damages as of January 1, 2025, AND/OR identify a structure or feature (ex garage that a tree fell on) that has been removed as of January 1, 2025]. See Appendix 1 photographs.

Additionally, deferred maintenance at the property as of January 1, 2025 warrants [condition change, and/or argue for lower value than lowest comp]. The deferred maintenance includes: [normal wear and tear items]. See Appendix 1 photographs.

Finally, neighborhood- and property-specific factors economic obsolescence warrant a further reduction in {{ address }}’s assessed value. [add neighborhood condition items, These items go beyond general neighborhood conditions that impact all homeowners similarly, and instead have particular impact on {{ address}}. Explain why if not already above]. See Appendix 1 photographs.

The assessed value of/condition rating at {{ address }} fails to reflect

In summary, recent arm’s-length sales of reasonably comparable properties show that {{ address }}’s assessed value is inaccurate. The City of Milwaukee assigned {{ address }} an assessed value of {{ target.assessed\_value }}. However, the true market value of {{ address }} should be no more than/less than {{ contention\_faircash }} based upon the most similar comparable property shown above. Accordingly, the assessed value of {{ address }} should be reduced.

TEMPLATE 3B: USE WHEN ARGUING MOST SIMILAR COMP IS LOWER/LOWEST PRICE PROP

**[Argument: The subject property’s significant depreciation makes it most similar  to the lowest-priced reasonably comparable sale. ]**

While the fair market values of the comparable properties above range from [lowest to highest], the sale price of {{ primary.street\_number }} {{ primary.street\_name }} most accurately reflects the value that the owner of {{ address }} could obtain in an arm’s-length transaction. When valuing real property, assessors are required to determine the impact of the degree of depreciation on the property’s value (2025 Manual Vol. II, 6-1, 2). Such depreciation is caused by factors including structural damage, deferred maintenance, and economic obsolescence. These are not fully accounted for in the subject property’s current assessed value. When incorporating these factors, an assessed value of no more than {{ contention\_faircash }} is more accurate.

Specifically, structural damage to the property as of January 1, 2025 warrants [condition change, and/or argue for lower value than lowest comp]. Structural damages include: [ Describe current damages as of January 1, 2025, AND/OR identify a structure or feature (ex garage that a tree fell on) that has been removed as of January 1, 2025]. See Appendix 1 photographs.

Additionally, deferred maintenance at the property as of January 1, 2025 warrants [condition change, and/or argue for lower value than lowest comp]. The deferred maintenance includes: [normal wear and tear items]. See Appendix 1 photographs.

Finally, neighborhood- and property-specific economic obsolescence warrant a further reduction in {{ address }}’s assessed value. [add neighborhood condition items. These items go beyond general neighborhood conditions that impact all homeowners similarly, and instead have particular impact on {{ address }}. Explain why if not already above]. See Appendix 1 photographs.

In summary, recent arm’s-length sales of reasonably comparable properties show that {{ address }}’s assessed value is inaccurate. The City of Milwaukee assigned {{ address }} an assessed value of {{ target.assessed\_value}}. However, the true market value of {{ address }} should be no more than/less than {{ contention\_faircash }} based upon the most similar comparable property shown above. Accordingly, the assessed value of {{ address }} should be reduced.

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

**Appendix 1**

Photos of the damage are below.

{% for image in images %}

{{ image }}

{% endfor %}

**{% endif %}**