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:

I am submitting this objection for my property identified above. 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 1A: USE IF R**ECENT ARM’S-LENGTH SALE OF SUBJECT**

The City of Milwaukee should reduce the property’s assessed value because it fails to reflect the recent arm’s length purchase price of this property, which is the best indicator of a property’s fair market value. I purchased this property via arm’s-length sale on {{ target.sale\_date }} for {{ target.sale\_price }}. However, the City of Milwaukee assigned it an assessed value of {{ target.assessed\_value }}. Based upon the recent arm’s length sale of the property, the property's assessed value should be no more than {{ contention\_sev }}.

Sincerely,

Homeowner: {{ owner }}

Parcel ID: {{ pin }}

{{ address }}

TEMPLATE 1B: USE IF R**ECENT 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.

Since {{ target.sale\_date }}, my property has experienced significant alterations that negatively impact its value. 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.address }}’s assessed value should be no more than/less than {{ contention\_sev }}.

Sincerely,

Homeowner: {{ owner }}

Parcel ID: {{ pin }}

{{ address }}

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

The City of Milwaukee should reduce the property’s assessed value because recent arm’s-length sale prices of comparable properties show that this property’s assessed value is inaccurate.

Relevant characteristics for my property are as follows:

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Address** | **Baths/Half Baths** | **Square Footage** | **Year Built** | **Beds** | **Condition** | **Neighb.** | **Style** |
| {{target.address}} | {{ target.baths }} | {% if target.total\_sq\_ft %}{{ target.total\_sq\_ft|round|int }}{% endif %} | {{ target.year\_built}} | {{ target.bedrooms}} | {{ target.condition }} | {{ target.neighborhood }} | {{ target.building\_type }} |

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

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Address** | **Dist.** | **Sale Price** | **Sale Date** | **Baths/Half Baths** | **Square Footage** | **Year Built** | **Beds** | **Condition** | **Neighb.** | **Style** |
| {{ primary.address }} | {{ primary.distance }} | {{ primary.sale\_price }} | {{ primary.sale\_date }} | {{ primary.baths }} | {% if primary.total\_sq\_ft %}{{ primary.total\_sq\_ft|round|int }}{% endif %} | {{ 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/Half 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 }} | {% if item.total\_sq\_ft %}{{ item.total\_sq\_ft|round|int }}{% endif %} | {{ 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 my property’s assessed value is inaccurate. The City of Milwaukee assigned it 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.

Homeowner: {{ owner }}

Parcel ID: {{ pin }}

{{ address }}

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

The City of Milwaukee should reduce the property’s assessed value because recent arm’s-length sale prices of comparable properties show that this property’s assessed value is inaccurate.

Relevant characteristics for my property are as follows:

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Address** | **Baths/Half Baths** | **Square Footage** | **Year Built** | **Beds** | **Condition** | **Neighb.** | **Style** |
| {{target.address}} | {{ target.baths }} | {% if target.total\_sq\_ft %}{{ target.total\_sq\_ft|round|int }}{% endif %} | {{ target.year\_built}} | {{ target.bedrooms}} | {{ target.condition }} | {{ target.neighborhood }} | {{ target.building\_type }} |

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

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Address** | **Dist.** | **Sale Price** | **Sale Date** | **Baths/Half Baths** | **Square Footage** | **Year Built** | **Beds** | **Condition** | **Neighb.** | **Style** |
| {{ primary.address }} | {{ primary.distance }} | {{ primary.sale\_price }} | {{ primary.sale\_date }} | {{ primary.baths }} | {% if primary.total\_sq\_ft %}{{ primary.total\_sq\_ft|round|int }}{% endif %} | {{ 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 }} | {% if item.total\_sq\_ft %}{{ item.total\_sq\_ft|round|int }}{% endif %} | {{ 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 my property due to structural damage, deferred maintenance, and/or economic obsolescence that particularly impacted the property as of January 1, 2025. While the most similar comparable property sale price serves as a valuation anchor, my property’s condition rating fails to account for structural damage, deferred maintenance, and/or neighborhood conditions that impact the property.

Specifically, structural damage to my 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 the 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 and my property’s condition show that its assessed value is inaccurate. The City of Milwaukee assigned {{ address }} an assessed value of {{ target.assessed\_value }}. However, the true market value should be no more than/less than {{ contention\_faircash }} based upon my property’s condition and the most similar comparable property shown above. Accordingly, the assessed value of {{ address }} should be reduced.

Sincerely,

Homeowner: {{ owner }}

Parcel ID: {{ pin }}

{{ address }}

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.address }} most accurately reflects the value that I could obtain for my property in an arm’s-length transaction due to its condition, deferred maintenance and neighborhood conditions. 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 and my property’s condition show that its assessed value is inaccurate. The City of Milwaukee assigned {{ address }} an assessed value of {{ target.assessed\_value}}. However, the true market value, and therefore the assessed value, should be no more than/less than {{ contention\_faircash }} based upon  my property’s condition and the most similar comparable property shown above.

Sincerely,

Homeowner: {{ owner }}

Parcel ID: {{ pin }}

{{ address }}

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

**Appendix 1**

Photos of the damage are below.

{% for image in images %}

{{ image }}

{% endfor %}

**{% endif %}**