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: PARCEL # 281/0511-053-6285-9

*** If agent, submit written authorization (Form PA-105) with this form**

Section 1: Property Owner / Agent Information

Property owner name *(on changed assessment notice)*: ALFRED M OLSON	Agent name *(if applicable)*:
Owner mailing address: 124 W. PROSPECT ST	Agent mailing address:
City: STOUGHTON; State: WI; Zip: 53589	City; State; Zip
Owner phone: (608) 219-4707; Email: alfred10@hotmail.com	Owner phone: ( ) -; Email

Section 2: Assessment Information and Opinion of Value

Property address: 124 W. PROSPECT ST	Legal description or parcel no. *(on changed assessment notice)*: SARAH E TURNER'S ADDN CORRECTED SURVEY BLOCK 3 LOT 5
City: STOUGHTON; State: WI; Zip: 53589	
Assessment shown on notice – Total: 2021 $233,000 – 2020 225,200	Your opinion of assessed value – Total: $175,000

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			
Agriculural 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)* Comparisons of neighbors to neighbors, SEE ATTACHMENT

Section 4: Other Property Information

A. Within the last 10 years, did you acquire the property? ☐ Yes ☒ No
If Yes, provide acquisition price $ _____ Date - - *(mm-dd-yyyy)* ☐ Purchase ☐ Trade ☐ Gift ☐ Inheritance

B. Within the last 10 years, did you change this property (ex: remodel, addition)? EXTENDED BACK PORCH ☒ Yes ☐ No
If Yes, describe 4'.
Date of changes - - *(mm-dd-yyyy)* Cost of 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)* - - *(mm-dd-yyyy)* to - - *(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 - - *(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: Alfred M Olson	Date *(mm-dd-yyyy)*: 5-27-21

City of Stoughton, Dane County
2021 Notice of Changed Assessment

THIS IS NOT A TAX BILL

Under state law (Sec. 70.365, Wis. Stats.), your property assessment for the current year is listed below.

Property Owner

1295*4**********AUTO**SCH 5-DIGIT 53511
ALFRED M. OLSON AND REBECCA ROMINE LIVING TRUST
124 W PROSPECT ST
STOUGHTON WI 53589-1655

Parcel information

Parcel #: 051105362859
Address: 124 W PROSPECT ST
Legal Description: SARAH E TURNER'S ADDN CORRECTED SURVEY BLOCK 3 LOT 5

General Information

Open Book: Via Telephone, Wednesday, April 28th from 12:00 p.m. - 7:00 p.m.
Via Telephone, Thursday, April 29th from 9:00 a.m. - 3:00 p.m.

Board of Review: Wednesday, June 2nd from 10:00 a.m. - 12:00 p.m.

Meeting Location: Virtual

Contact Information

Assessor: Accurate Appraisal, LLC
Jeff De Groot
800-770-3927
question@accurateassessor.com

Municipal Clerk: Holly Licht
(608) 873-6692

Assessment Change

	General Property			PFC / MFL
Year	Land	Bldgs/Imps	Total	Bldgs. on Leased Land
2020	$34,800	$190,400	$225,200	
2021	$34,800	$198,200	$233,000	
Total assessment change			$7,800	

Reason for change(s)			
05	Increase due to revaluation		
Market Adjustment			

Preliminary General Level of Assessment 100%

Note: If an Agricultural Land Conversion Charge Form PR-298 is enclosed, you must pay a conversion charge under state law (sec. 74.485, Wis. Stats.).

Assessment Information

State law (sec. 70.32, Wis. Stats.) requires the assessment of taxable property (except agricultural, agricultural forest, and undeveloped) at full value as of January 1 each year. Assessments at a percentage of full value are acceptable when applied uniformly. To determine if your assessment is fair, you must analyze it in relation to full value. This is done by dividing your assessment by the general level of assessment for your municipality.

Under Wisconsin law, generally, the assessor may not change the assessment of property based solely on the recent arm's length sale of the property without adjusting the assessed value of comparable properties in the same market area. For information on the assessment of properties that have recently sold, visit the Internet site of the Department of Revenue at https://www.revenue.wi.gov/Pages/ERETR/data-home.aspx.

To Appeal Your Assessment

First, discuss with your local assessor – questions can often be answered by the assessor and not require an appeal to Board of Review (BOR).

To file a formal appeal – give notice of your intent to appeal by contacting the BOR clerk at least 48 hours before the BOR begins. Complete and file your appeal form with the BOR clerk no later than the first two hours of the BOR's first meeting. Make sure you file a completed form or the BOR may not review your appeal.

For more information on the appeal process:

- Contact your municipal clerk listed above
- Review the "Guide for Property Owners" (https://www.revenue.wi.gov/Pages/HTML/govpub.aspx). Contact DOR for a pape copy at bapdor@wisconsin.gov or (608) 266-7750.

May 27, 2021 Objection to Real Property Assessment 2021

RE: Parcel #281/0511-053-6285-9

Section 3 Reason for objection:

After several years of substantial increases in our assessment we are now comparing our house to our immediate neighbors and our assessment with their most recent assessments available thru Access Dane (2020).

We find that our assessment is considerably higher than our immediate neighbors, who have improvements such as 2-car detached garages and Central Air systems, which we do not have. The houses on our block are about the same size and style and we are puzzled as to why our assessment would be $11,000 to $53,000 higher than our immediate neighbors and ask that you adjust our 2021 assessment accordingly. We seek to see an adjustment reflecting no garage and no central air and feel $175,000 as a total assessment would be a fair figure.

Thank You for the opportunity to present our appeal.

Alfred M. Olson/Rebecca Romine

124 W. Prospect St.

Stoughton, WI 53589

608 219 4707