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MAY 11 2023
CITY OF STOUGHTON

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 Guide for 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)*: Tim and Jill Burkhalter	Agent name *(if applicable)*:
Owner mailing address: 316 S Lynn St	Agent mailing address:
City: Stoughton; State: WI; Zip: 53589	City: Stoughton; State: WI; Zip: 53589
Owner phone: (608) 438- 2384; Email: burkhaltertim@hotmail.com	Owner phone: (608) 438- 5738; Email:

Section 2: Assessment Information and Opinion of Value

Property address: 316 S Lynn Street	Legal description or parcel no. *(on changed assessment notice)*: 281/051108103383
City: Stoughton; State: WI; Zip: 53589	
Assessment shown on notice – **Total**: $ 304,600	Your opinion of assessed value – **Total**: $ 266,966

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)* Increase innapropriate given interest rate increases over last 6-12 mos	Basis for your opinion of assessed value: *(Attach additional sheets if needed)* Recent neighborhood sales, $ per sq ft minus land value (see supporting docs)

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)? ☐ Yes ☒ No
If Yes, describe ____
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 4- 25 -2022 *(mm-dd-yyyy)* Value 257,900 Purpose of appraisal market adjustment
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 10 minutes.

Property owner or Agent signature: Tim Burkhalter Jill Burkhalter	Date *(mm-dd-yyyy)*: 05 - 11 - 2023

City of Stoughton, Dane County
2022 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

1971*6**********AUTO**SCH 5-DIGIT 53511
JILL S BURKHALTER
TIMOTHY R BURKHALTER
316 S LYNN ST
STOUGHTON WI 53589-2253

Parcel Information

Parcel #: 281/051108103383
Address: 316 S LYNN ST
Legal Description:
TURNER PARK ADD LOT 8 EXC SWLY 12 FT ALLEYWAY

General Information

Open Book: April 25th, 3:00 p.m. - 5:00 p.m. (Roll Viewing)

Board of Review: June 1st, 10:00 a.m. - 12:00 p.m.

Meeting Location: 207 S. Forrest St.
Stoughton, WI 53589

Contact Information

Assessor: Accurate Appraisal, LLC
Jeff DeGroot
920-749-8098
info@accurateassessor.com

Municipal Clerk: Candee Christen
608-873-6677
cchristen@ci.stoughton.wi.us

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.

	Assessment Change General Property			PFC / MFL
Year	**Land**	**Improvement**	**Total**	**Bldgs. on Leased Land**
2021	$ 31,400	$ 198,700	$ 230,100	$
2022	$ 31,400	$ 226,500	$ 257,900	$
Total assessment change			$ 27,800	$
Reason for change(s)				
18 - 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.).

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 paper copy at bapdor@wisconsin.gov or (608) 266-7750.