

**VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022**

MEETING: BOARD OF REVIEW

Revised Agenda V

DATE AND TIME: THURSDAY, OCTOBER 17, 2019 9:00 A.M.

**LOCATION: Germantown Community Library
N112W16957 Mequon Rd, Germantown**

- I. Call To Order: *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
- II. Roll Call.
- III. Approval of Minutes - May 9, 2019.
- IV. Comments by the Assessor.
- V. Review and Acceptance of the Assessment Roll.
- VI. Acceptance of Omitted Personal Property Tax for Aurora Medical Group Inc., PA 334-001-98.
- VII. Verification of Training.
- VIII. Review of Policies Related to Testimony and Waiver of Hearings.
- IX. Hear Objections and Deliberations and Decisions on Objections.
 - A. Objections to Real Property
 1. Ryan Burger, Breanna Burger, W177N11510 Fairway Court, Germantown, Parcel GTNV 214-008.
 2. Timothy Talbot, Alison Talbot, W196N11344 Shadow Wood Drive, Germantown, Parcel GTNV 203208001.
 3. Greg Heinzen, Gail Heinzen, Bookworld Inc. N140W19155 Cedar Lane, Richfield, Parcel GTNV 054-990.
 4. Jerome Randall, W199N10398 Appleton Avenue, Germantown, Parcel GTNV 293-993 and Parcel GTNV 293-956.
 5. David Herrmann, W209N13450 Robinhood Drive, Richfield, Parcel GTNV 071-990.
 6. Michael Pierce, N108W17167 Hawthorne Drive, Germantown, Parcel GTNV 273-372.
 7. Gloria Neu, N104W20659 Willow Creek Road, Colgate, Parcel GTNV 311-987.

8. Ronald Peterson, W132N11267 Forest Drive, Germantown, Parcel GTNV 243-003.
9. Mary Ellen Gray, W124N13405 Wasaukee Road, Germantown, Parcel GTNV 121-997.
10. Alan Luther, Lynda Luther, Freistadt Road, Germantown, Parcel GTNV 211-981.
11. Dean Essmann Trust, Pamela Essmann Trust, W154N10305 Regency Court N, Germantown, GTNV 352-109.
12. Patrick Brown, W156N10356 Pilgrim Road, Germantown, GTNV 352-992.
13. First Hope LLC, W198N10360 Appleton Avenue, Germantown, GTNV 293-995.
14. Kevin Will, Romana Will, W196N11346 Shadow Wood Drive, Germantown, Parcel GTNV 203208002.
15. Request for Waiver of Board of Review Hearing, Meridian Germantown LLC (leased by Wal-Mart), W190 N9855 Appleton Avenue; GTNV 324-960.

X. Hear or Schedule Additional Meetings for Objections Filed Prior to Final Adjournment of the Board of Review.

XI. Adjournment.

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting.

NOTICE is given that a majority of the Village Board may attend this meeting to gather information about an agenda item over which they have decision making responsibility. This may constitute a meeting of the Village Board per State ex rel. Badke v. Greendale Village Board, even though the Village Board will not take formal action at this meeting.

BOARD OF REVIEW – Meeting to Adjourn to a Later Date.
MEETING MINUTES
May 9, 2019 – 2 P.M.
VILLAGE HALL BOARD ROOM

Call To Order:

The 2019 Board of Review Meeting to adjourn to a later date was called to order at 2:00 p.m. by Village Clerk Braunschweig.

Roll Call

Present: Miller, Niggemeier, Shadid, Leukert, and Filla. Absent were Schneider and Simoneau. Also present: Clerk Braunschweig and Assessor Mark Brown.

Election of Chairperson and Vice Chairperson

Motion by Niggemeier, second by Miller to Nominate Shadid as the Chairperson.

Motion carried unanimously.

Motion by Niggemeier, second by Miller to Nominate Leukert at Vice Chairperson.

Motion carried unanimously.

Approval of Minutes: MOTION BY Niggemeier, second by Leukert to approve minutes of May 23, 2018. Motion carried unanimously.

Verification of Training: Miller, Niggemeier, and Braunschweig attended training on April 26, 2018. The Affidavit has been filed with the Department of Revenue.

Review Procedures: Board of Review Procedures were distributed and reviewed.

Assessor Brown gave a status of the revaluation. The Field work continues. The notices will be mailed out mid-August. The Open Book will be on September 5th and 6th. He recommended Board of Review to be held on October 17th and then on October 18th as needed.

Motion by Niggemeier, second by Miller for Board of Review to be held on October 17th and then on October 18th as needed. More dates will be scheduled as needed. Motion carried unanimously.

The Department of Revenue Board of Review Videos were reviewed and discussed.

Policies Related to Testimony and Waiver of Hearings: Board of Review Procedures related to testimony and waiver of hearings were distributed and reviewed.

ADJOURNMENT:

MOTION Niggemeier, second by Leukert to adjourn the meeting at 4:48 p.m. Motion carried unanimously.

Respectfully submitted,

Deanna Braunschweig
Village Clerk

Village of Germantown, Washington County
2019 Statement of Real Estate Assessments
 Manufacturing values suppressed

Assessments by Tax Classification

Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
Residential	7,230	6,965	5,261.918	\$553,776,900	\$1,347,832,800	\$1,901,609,700	\$553,776,900	\$1,347,832,800	\$1,901,609,700
Commercial	482	415	2,024.083	\$156,356,500	\$450,808,500	\$607,165,000	\$156,356,500	\$450,808,500	\$607,165,000
Manufacturing	111	11	688.688	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural	392	0	5,809.441	\$77,023,900	\$0	\$77,023,900	\$1,419,400	\$0	\$1,419,400
1st grade tillable	196	0	2,200.603	\$34,271,700	\$0	\$34,271,700	\$612,300	\$0	\$612,300
2nd grade tillable	213	0	2,985.706	\$36,291,600	\$0	\$36,291,600	\$701,700	\$0	\$701,700
3rd grade tillable	67	0	606.372	\$6,326,500	\$0	\$6,326,500	\$104,300	\$0	\$104,300
Pasture	4	0	16.760	\$134,100	\$0	\$134,100	\$1,100	\$0	\$1,100
Undeveloped	447	0	2,173.013	\$8,124,800	\$0	\$8,124,800	\$4,081,500	\$0	\$4,081,500
1st grade tillable	2	0	5.810	\$69,700	\$0	\$69,700	\$34,900	\$0	\$34,900
2nd grade tillable	6	0	40.560	\$345,200	\$0	\$345,200	\$172,700	\$0	\$172,700
3rd grade tillable	43	0	314.340	\$3,038,400	\$0	\$3,038,400	\$1,519,600	\$0	\$1,519,600
Swamp	82	0	397.171	\$677,600	\$0	\$677,600	\$341,000	\$0	\$341,000
Waste	1	0	15.000	\$7,500	\$0	\$7,500	\$3,800	\$0	\$3,800
Road ROW	175	0	118.463	\$19,800	\$0	\$19,800	\$17,900	\$0	\$17,900
Pond	97	0	155.690	\$2,330,500	\$0	\$2,330,500	\$1,167,500	\$0	\$1,167,500
Swamp 2	211	0	1,071.229	\$1,608,700	\$0	\$1,608,700	\$810,000	\$0	\$810,000
Swamp 3	11	0	54.750	\$27,400	\$0	\$27,400	\$14,100	\$0	\$14,100
Agricultural use forest	152	0	826.652	\$6,973,500	\$0	\$6,973,500	\$3,490,600	\$0	\$3,490,600
Residential	2	0	3.050	\$30,500	\$0	\$30,500	\$15,300	\$0	\$15,300
Primary forest	67	0	494.282	\$4,202,100	\$0	\$4,202,100	\$2,102,600	\$0	\$2,102,600
Secondary forest	68	0	269.790	\$2,294,300	\$0	\$2,294,300	\$1,148,900	\$0	\$1,148,900
Residual forest	17	0	59.530	\$446,600	\$0	\$446,600	\$223,800	\$0	\$223,800
Productive forest	67	0	535.730	\$3,714,100	\$0	\$3,714,100	\$3,714,100	\$0	\$3,714,100
Primary forest	28	0	289.570	\$1,920,600	\$0	\$1,920,600	\$1,920,600	\$0	\$1,920,600
Secondary forest	24	0	147.700	\$1,217,500	\$0	\$1,217,500	\$1,217,500	\$0	\$1,217,500
Residual forest	20	0	98.460	\$576,000	\$0	\$576,000	\$576,000	\$0	\$576,000
Agricultural homesite	36	35	88.180	\$3,341,900	\$4,881,000	\$8,222,900	\$3,341,900	\$4,881,000	\$8,222,900
Managed forest law	6	0	157.750	\$1,321,900	\$0	\$1,321,900	(\$783,300)	\$0	(\$783,300)
MFL open pre-2005	1	0	28.750	\$244,400	\$0	\$244,400	(\$244,400)	\$0	(\$244,400)
MFL closed pre-2005	1	0	33.000	\$280,500	\$0	\$280,500	(\$140,300)	\$0	(\$140,300)
MFL closed post-2004	4	0	96.000	\$797,000	\$0	\$797,000	(\$398,600)	\$0	(\$398,600)
Exempt	286	8	2,760.279	\$18,864,000	\$36,446,900	\$55,310,900	\$0	\$0	\$0
Exempt federal	1	0	1.450	\$0	\$0	\$0	\$0	\$0	\$0

* Total parcel counts and parcel counts for a single category or district may not equal the breakdown because a single tax key number can have land or improvements in more than one class or use .

Exempt state	24	0	443.690	\$0	\$0	\$0	\$0	\$0	\$0
Exempt county	12	0	155.923	\$4,200	\$0	\$4,200	\$0	\$0	\$0
Exempt local	99	0	866.155	\$4,927,100	\$0	\$4,927,100	\$0	\$0	\$0
Exempt other	150	8	1,293.061	\$13,932,700	\$36,446,900	\$50,379,600	\$0	\$0	\$0
Total for all tax classes*	8,438	7,434	20,325.734	\$829,497,500	\$1,839,969,200	\$2,669,466,700	\$726,180,900	\$1,803,522,300	\$2,529,703,200

* Total parcel counts and parcel counts for a single category or district may not equal the breakdown because a single tax key number can have land or improvements in more than one class or use .

Assessments by Fire District

District / Category / Class or Use	Parcel Counts*			Market Values			Assessed Values		
	Land	Impts	Acres	Land	Improvements	Total	Land	Improvements	Total
Germantown Fire	8,438	7,434	20,325.734	\$829,497,500	\$1,839,969,200	\$2,669,466,700	\$726,180,900	\$1,803,522,300	\$2,529,703,200
Residential	7,230	6,965	5,261.918	\$553,776,900	\$1,347,832,800	\$1,901,609,700	\$553,776,900	\$1,347,832,800	\$1,901,609,700
Commercial	482	415	2,024.083	\$156,356,500	\$450,808,500	\$607,165,000	\$156,356,500	\$450,808,500	\$607,165,000
Manufacturing	111	11	688.688	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural	392	0	5,809.441	\$77,023,900	\$0	\$77,023,900	\$1,419,400	\$0	\$1,419,400
1st grade tillable	196	0	2,200.603	\$34,271,700	\$0	\$34,271,700	\$612,300	\$0	\$612,300
2nd grade tillable	213	0	2,985.706	\$36,291,600	\$0	\$36,291,600	\$701,700	\$0	\$701,700
3rd grade tillable	67	0	606.372	\$6,326,500	\$0	\$6,326,500	\$104,300	\$0	\$104,300
Pasture	4	0	16.760	\$134,100	\$0	\$134,100	\$1,100	\$0	\$1,100
Undeveloped	447	0	2,173.013	\$8,124,800	\$0	\$8,124,800	\$4,081,500	\$0	\$4,081,500
1st grade tillable	2	0	5.810	\$69,700	\$0	\$69,700	\$34,900	\$0	\$34,900
2nd grade tillable	6	0	40.560	\$345,200	\$0	\$345,200	\$172,700	\$0	\$172,700
3rd grade tillable	43	0	314.340	\$3,038,400	\$0	\$3,038,400	\$1,519,600	\$0	\$1,519,600
Swamp	82	0	397.171	\$677,600	\$0	\$677,600	\$341,000	\$0	\$341,000
Waste	1	0	15.000	\$7,500	\$0	\$7,500	\$3,800	\$0	\$3,800
Road ROW	175	0	118.463	\$19,800	\$0	\$19,800	\$17,900	\$0	\$17,900
Pond	97	0	155.690	\$2,330,500	\$0	\$2,330,500	\$1,167,500	\$0	\$1,167,500
Swamp 2	211	0	1,071.229	\$1,608,700	\$0	\$1,608,700	\$810,000	\$0	\$810,000
Swamp 3	11	0	54.750	\$27,400	\$0	\$27,400	\$14,100	\$0	\$14,100
Agricultural use forest	152	0	826.652	\$6,973,500	\$0	\$6,973,500	\$3,490,600	\$0	\$3,490,600
Residential	2	0	3.050	\$30,500	\$0	\$30,500	\$15,300	\$0	\$15,300
Primary forest	67	0	494.282	\$4,202,100	\$0	\$4,202,100	\$2,102,600	\$0	\$2,102,600
Secondary forest	68	0	269.790	\$2,294,300	\$0	\$2,294,300	\$1,148,900	\$0	\$1,148,900
Residual forest	17	0	59.530	\$446,600	\$0	\$446,600	\$223,800	\$0	\$223,800
Productive forest	67	0	535.730	\$3,714,100	\$0	\$3,714,100	\$3,714,100	\$0	\$3,714,100
Primary forest	28	0	289.570	\$1,920,600	\$0	\$1,920,600	\$1,920,600	\$0	\$1,920,600
Secondary forest	24	0	147.700	\$1,217,500	\$0	\$1,217,500	\$1,217,500	\$0	\$1,217,500
Residual forest	20	0	98.460	\$576,000	\$0	\$576,000	\$576,000	\$0	\$576,000
Agricultural homesite	36	35	88.180	\$3,341,900	\$4,881,000	\$8,222,900	\$3,341,900	\$4,881,000	\$8,222,900
Managed forest law	6	0	157.750	\$1,321,900	\$0	\$1,321,900	(\$783,300)	\$0	(\$783,300)
MFL open pre-2005	1	0	28.750	\$244,400	\$0	\$244,400	(\$244,400)	\$0	(\$244,400)
MFL closed pre-2005	1	0	33.000	\$280,500	\$0	\$280,500	(\$140,300)	\$0	(\$140,300)
MFL closed post-2004	4	0	96.000	\$797,000	\$0	\$797,000	(\$398,600)	\$0	(\$398,600)
Exempt	286	8	2,760.279	\$18,864,000	\$36,446,900	\$55,310,900	\$0	\$0	\$0
Exempt federal	1	0	1.450	\$0	\$0	\$0	\$0	\$0	\$0
Exempt state	24	0	443.690	\$0	\$0	\$0	\$0	\$0	\$0
Exempt county	12	0	155.923	\$4,200	\$0	\$4,200	\$0	\$0	\$0

* Total parcel counts and parcel counts for a single category or district may not equal the breakdown because a single tax key number can have land or improvements in more than one class or use .

District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
Exempt local	99	0	866.155	\$4,927,100	\$0	\$4,927,100	\$0	\$0	\$0
Exempt other	150	8	1,293.061	\$13,932,700	\$36,446,900	\$50,379,600	\$0	\$0	\$0
Total for all fire districts*	8,438	7,434	20,325.734	\$829,497,500	\$1,839,969,200	\$2,669,466,700	\$726,180,900	\$1,803,522,300	\$2,529,703,200

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Assessments by Sanitary District

District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
Sewer Available	1,491	1,111	4,040.168	\$162,532,500	\$447,389,000	\$609,921,500	\$142,293,100	\$411,701,600	\$553,994,700
Residential	1,199	1,011	1,039.062	\$93,680,000	\$251,064,600	\$344,744,600	\$93,680,000	\$251,064,600	\$344,744,600
Commercial	111	88	853.595	\$46,246,900	\$160,469,900	\$206,716,800	\$46,246,900	\$160,469,900	\$206,716,800
Manufacturing	15	4	238.500	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural	50	0	651.216	\$8,114,100	\$0	\$8,114,100	\$166,700	\$0	\$166,700
1st grade tillable	31	0	373.690	\$4,929,000	\$0	\$4,929,000	\$104,100	\$0	\$104,100
2nd grade tillable	22	0	255.966	\$2,994,500	\$0	\$2,994,500	\$60,200	\$0	\$60,200
3rd grade tillable	2	0	9.050	\$90,500	\$0	\$90,500	\$1,600	\$0	\$1,600
Pasture	2	0	12.510	\$100,100	\$0	\$100,100	\$800	\$0	\$800
Undeveloped	73	0	398.144	\$1,437,600	\$0	\$1,437,600	\$721,500	\$0	\$721,500
2nd grade tillable	2	0	26.860	\$194,500	\$0	\$194,500	\$97,300	\$0	\$97,300
3rd grade tillable	10	0	54.830	\$548,300	\$0	\$548,300	\$274,200	\$0	\$274,200
Swamp	19	0	82.791	\$206,500	\$0	\$206,500	\$103,700	\$0	\$103,700
Road ROW	21	0	16.420	\$2,400	\$0	\$2,400	\$2,100	\$0	\$2,100
Pond	15	0	11.830	\$177,700	\$0	\$177,700	\$89,200	\$0	\$89,200
Swamp 2	33	0	205.413	\$308,200	\$0	\$308,200	\$155,000	\$0	\$155,000
Agricultural use forest	12	0	67.900	\$558,600	\$0	\$558,600	\$279,600	\$0	\$279,600
Primary forest	8	0	43.100	\$366,500	\$0	\$366,500	\$183,400	\$0	\$183,400
Secondary forest	2	0	6.000	\$51,000	\$0	\$51,000	\$25,600	\$0	\$25,600
Residual forest	2	0	18.800	\$141,100	\$0	\$141,100	\$70,600	\$0	\$70,600
Productive forest	20	0	130.450	\$1,038,400	\$0	\$1,038,400	\$1,038,400	\$0	\$1,038,400
Primary forest	7	0	34.700	\$260,000	\$0	\$260,000	\$260,000	\$0	\$260,000
Secondary forest	9	0	60.130	\$511,300	\$0	\$511,300	\$511,300	\$0	\$511,300
Residual forest	5	0	35.620	\$267,100	\$0	\$267,100	\$267,100	\$0	\$267,100
Agricultural homesite	2	2	3.000	\$160,000	\$167,100	\$327,100	\$160,000	\$167,100	\$327,100
Exempt	110	6	658.301	\$11,296,900	\$35,687,400	\$46,984,300	\$0	\$0	\$0
Exempt state	3	0	13.250	\$0	\$0	\$0	\$0	\$0	\$0
Exempt local	44	0	304.271	\$1,738,100	\$0	\$1,738,100	\$0	\$0	\$0
Exempt other	63	6	340.780	\$9,558,800	\$35,687,400	\$45,246,200	\$0	\$0	\$0

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District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
Sewer District (Sewered)	5,477	5,300	3,214.583	\$460,739,600	\$1,151,280,900	\$1,612,020,500	\$456,756,200	\$1,150,521,400	\$1,607,277,600
Residential	5,014	5,005	1,616.780	\$360,303,200	\$884,475,400	\$1,244,778,600	\$360,303,200	\$884,475,400	\$1,244,778,600
Commercial	316	287	803.798	\$96,370,700	\$266,046,000	\$362,416,700	\$96,370,700	\$266,046,000	\$362,416,700
Manufacturing	95	7	449.688	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural	3	0	35.880	\$413,600	\$0	\$413,600	\$9,200	\$0	\$9,200
1st grade tillable	2	0	18.880	\$226,600	\$0	\$226,600	\$5,200	\$0	\$5,200
2nd grade tillable	1	0	17.000	\$187,000	\$0	\$187,000	\$4,000	\$0	\$4,000
Undeveloped	7	0	19.830	\$52,200	\$0	\$52,200	\$26,300	\$0	\$26,300
Swamp	2	0	13.140	\$19,700	\$0	\$19,700	\$9,900	\$0	\$9,900
Pond	4	0	1.690	\$25,000	\$0	\$25,000	\$12,600	\$0	\$12,600
Swamp 2	2	0	5.000	\$7,500	\$0	\$7,500	\$3,800	\$0	\$3,800
Agricultural use forest	1	0	11.000	\$93,500	\$0	\$93,500	\$46,800	\$0	\$46,800
Secondary forest	1	0	11.000	\$93,500	\$0	\$93,500	\$46,800	\$0	\$46,800
Exempt	51	1	277.607	\$3,506,400	\$759,500	\$4,265,900	\$0	\$0	\$0
Exempt federal	1	0	1.450	\$0	\$0	\$0	\$0	\$0	\$0
Exempt local	25	0	105.084	\$2,097,300	\$0	\$2,097,300	\$0	\$0	\$0
Exempt other	25	1	171.073	\$1,409,100	\$759,500	\$2,168,600	\$0	\$0	\$0
Total for all sanitary districts*	6,968	6,411	7,254.751	\$623,272,100	\$1,598,669,900	\$2,221,942,000	\$599,049,300	\$1,562,223,000	\$2,161,272,300

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Assessments by School District

District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total

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District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
2058 Germantown	8,438	7,434	20,325.734	\$829,497,500	\$1,839,969,200	\$2,669,466,700	\$726,180,900	\$1,803,522,300	\$2,529,703,200
Residential	7,230	6,965	5,261.918	\$553,776,900	\$1,347,832,800	\$1,901,609,700	\$553,776,900	\$1,347,832,800	\$1,901,609,700
Commercial	482	415	2,024.083	\$156,356,500	\$450,808,500	\$607,165,000	\$156,356,500	\$450,808,500	\$607,165,000
Manufacturing	111	11	688.688	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural	392	0	5,809.441	\$77,023,900	\$0	\$77,023,900	\$1,419,400	\$0	\$1,419,400
1st grade tillable	196	0	2,200.603	\$34,271,700	\$0	\$34,271,700	\$612,300	\$0	\$612,300
2nd grade tillable	213	0	2,985.706	\$36,291,600	\$0	\$36,291,600	\$701,700	\$0	\$701,700
3rd grade tillable	67	0	606.372	\$6,326,500	\$0	\$6,326,500	\$104,300	\$0	\$104,300
Pasture	4	0	16.760	\$134,100	\$0	\$134,100	\$1,100	\$0	\$1,100
Undeveloped	447	0	2,173.013	\$8,124,800	\$0	\$8,124,800	\$4,081,500	\$0	\$4,081,500
1st grade tillable	2	0	5.810	\$69,700	\$0	\$69,700	\$34,900	\$0	\$34,900
2nd grade tillable	6	0	40.560	\$345,200	\$0	\$345,200	\$172,700	\$0	\$172,700
3rd grade tillable	43	0	314.340	\$3,038,400	\$0	\$3,038,400	\$1,519,600	\$0	\$1,519,600
Swamp	82	0	397.171	\$677,600	\$0	\$677,600	\$341,000	\$0	\$341,000
Waste	1	0	15.000	\$7,500	\$0	\$7,500	\$3,800	\$0	\$3,800
Road ROW	175	0	118.463	\$19,800	\$0	\$19,800	\$17,900	\$0	\$17,900
Pond	97	0	155.690	\$2,330,500	\$0	\$2,330,500	\$1,167,500	\$0	\$1,167,500
Swamp 2	211	0	1,071.229	\$1,608,700	\$0	\$1,608,700	\$810,000	\$0	\$810,000
Swamp 3	11	0	54.750	\$27,400	\$0	\$27,400	\$14,100	\$0	\$14,100
Agricultural use forest	152	0	826.652	\$6,973,500	\$0	\$6,973,500	\$3,490,600	\$0	\$3,490,600
Residential	2	0	3.050	\$30,500	\$0	\$30,500	\$15,300	\$0	\$15,300
Primary forest	67	0	494.282	\$4,202,100	\$0	\$4,202,100	\$2,102,600	\$0	\$2,102,600
Secondary forest	68	0	269.790	\$2,294,300	\$0	\$2,294,300	\$1,148,900	\$0	\$1,148,900
Residual forest	17	0	59.530	\$446,600	\$0	\$446,600	\$223,800	\$0	\$223,800
Productive forest	67	0	535.730	\$3,714,100	\$0	\$3,714,100	\$3,714,100	\$0	\$3,714,100
Primary forest	28	0	289.570	\$1,920,600	\$0	\$1,920,600	\$1,920,600	\$0	\$1,920,600
Secondary forest	24	0	147.700	\$1,217,500	\$0	\$1,217,500	\$1,217,500	\$0	\$1,217,500
Residual forest	20	0	98.460	\$576,000	\$0	\$576,000	\$576,000	\$0	\$576,000
Agricultural homesite	36	35	88.180	\$3,341,900	\$4,881,000	\$8,222,900	\$3,341,900	\$4,881,000	\$8,222,900
Managed forest law	6	0	157.750	\$1,321,900	\$0	\$1,321,900	(\$783,300)	\$0	(\$783,300)
MFL open pre-2005	1	0	28.750	\$244,400	\$0	\$244,400	(\$244,400)	\$0	(\$244,400)
MFL closed pre-2005	1	0	33.000	\$280,500	\$0	\$280,500	(\$140,300)	\$0	(\$140,300)
MFL closed post-2004	4	0	96.000	\$797,000	\$0	\$797,000	(\$398,600)	\$0	(\$398,600)
Exempt	286	8	2,760.279	\$18,864,000	\$36,446,900	\$55,310,900	\$0	\$0	\$0
Exempt federal	1	0	1.450	\$0	\$0	\$0	\$0	\$0	\$0
Exempt state	24	0	443.690	\$0	\$0	\$0	\$0	\$0	\$0
Exempt county	12	0	155.923	\$4,200	\$0	\$4,200	\$0	\$0	\$0
Exempt local	99	0	866.155	\$4,927,100	\$0	\$4,927,100	\$0	\$0	\$0
Exempt other	150	8	1,293.061	\$13,932,700	\$36,446,900	\$50,379,600	\$0	\$0	\$0

* Total parcel counts and parcel counts for a single category or district may not equal the breakdown because a single tax key number can have land or improvements in more than one class or use .

Total for all school districts*	8,438	7,434	20,325.734	\$829,497,500	\$1,839,969,200	\$2,669,466,700	\$726,180,900	\$1,803,522,300	\$2,529,703,200
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Assessments by TIF District

District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
TID 6	21	8	197.191	\$6,415,200	\$20,893,400	\$27,308,600	\$5,908,300	\$20,893,400	\$26,801,700
Residential	3	3	3.610	\$239,500	\$284,100	\$523,600	\$239,500	\$284,100	\$523,600
Commercial	12	5	101.585	\$5,664,100	\$20,609,300	\$26,273,400	\$5,664,100	\$20,609,300	\$26,273,400
Agricultural	1	0	4.000	\$331,100	\$0	\$331,100	\$1,100	\$0	\$1,100
1st grade tillable	1	0	4.000	\$331,100	\$0	\$331,100	\$1,100	\$0	\$1,100
Undeveloped	1	0	4.800	\$7,200	\$0	\$7,200	\$3,600	\$0	\$3,600
Swamp	1	0	4.800	\$7,200	\$0	\$7,200	\$3,600	\$0	\$3,600
Exempt	5	0	83.196	\$173,300	\$0	\$173,300	\$0	\$0	\$0
Exempt state	3	0	47.490	\$0	\$0	\$0	\$0	\$0	\$0
Exempt local	2	0	35.706	\$173,300	\$0	\$173,300	\$0	\$0	\$0
TID 7	5	1	163.811	\$426,900	\$0	\$426,900	\$17,200	\$0	\$17,200
Manufacturing	1	1	104.570	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural	1	0	35.340	\$411,300	\$0	\$411,300	\$9,300	\$0	\$9,300
1st grade tillable	1	0	22.600	\$271,200	\$0	\$271,200	\$6,300	\$0	\$6,300
2nd grade tillable	1	0	12.740	\$140,100	\$0	\$140,100	\$3,000	\$0	\$3,000
Undeveloped	3	0	11.801	\$15,600	\$0	\$15,600	\$7,900	\$0	\$7,900
Swamp	2	0	6.961	\$9,700	\$0	\$9,700	\$4,900	\$0	\$4,900
Road ROW	1	0	1.000	\$100	\$0	\$100	\$100	\$0	\$100
Swamp 2	1	0	3.840	\$5,800	\$0	\$5,800	\$2,900	\$0	\$2,900
Exempt	1	0	12.100	\$0	\$0	\$0	\$0	\$0	\$0
Exempt state	1	0	12.100	\$0	\$0	\$0	\$0	\$0	\$0
TID 8	6	2	214.510	\$9,612,300	\$13,013,000	\$22,625,300	\$4,919,000	\$13,013,000	\$17,932,000
Commercial	2	1	79.220	\$4,761,000	\$13,000,000	\$17,761,000	\$4,761,000	\$13,000,000	\$17,761,000
Agricultural	5	0	107.740	\$4,682,700	\$0	\$4,682,700	\$28,500	\$0	\$28,500
1st grade tillable	4	0	80.010	\$3,570,800	\$0	\$3,570,800	\$22,200	\$0	\$22,200
2nd grade tillable	3	0	23.930	\$921,900	\$0	\$921,900	\$5,600	\$0	\$5,600
3rd grade tillable	1	0	3.800	\$190,000	\$0	\$190,000	\$700	\$0	\$700
Undeveloped	4	0	18.800	\$21,200	\$0	\$21,200	\$10,800	\$0	\$10,800
Swamp	2	0	12.500	\$18,800	\$0	\$18,800	\$9,500	\$0	\$9,500
Road ROW	1	0	2.000	\$200	\$0	\$200	\$100	\$0	\$100
Swamp 3	2	0	4.300	\$2,200	\$0	\$2,200	\$1,200	\$0	\$1,200
Agricultural use forest	3	0	6.750	\$57,400	\$0	\$57,400	\$28,700	\$0	\$28,700
Primary forest	3	0	6.750	\$57,400	\$0	\$57,400	\$28,700	\$0	\$28,700
Agricultural homesite	1	1	2.000	\$90,000	\$13,000	\$103,000	\$90,000	\$13,000	\$103,000
Total for all tif districts*	32	11	575.512	\$16,454,400	\$33,906,400	\$50,360,800	\$10,844,500	\$33,906,400	\$44,750,900

* Total parcel counts and parcel counts for a single category or district may not equal the breakdown because a single tax key number can have land or improvements in more than one class or use .

Assessments by Vtech School District

District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total

* Total parcel counts and parcel counts for a single category or district may not equal the breakdown because a single tax key number can have land or improvements in more than one class or use .

District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
MATC	8,438	7,434	20,325.734	\$829,497,500	\$1,839,969,200	\$2,669,466,700	\$726,180,900	\$1,803,522,300	\$2,529,703,200
Residential	7,230	6,965	5,261.918	\$553,776,900	\$1,347,832,800	\$1,901,609,700	\$553,776,900	\$1,347,832,800	\$1,901,609,700
Commercial	482	415	2,024.083	\$156,356,500	\$450,808,500	\$607,165,000	\$156,356,500	\$450,808,500	\$607,165,000
Manufacturing	111	11	688.688	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural	392	0	5,809.441	\$77,023,900	\$0	\$77,023,900	\$1,419,400	\$0	\$1,419,400
1st grade tillable	196	0	2,200.603	\$34,271,700	\$0	\$34,271,700	\$612,300	\$0	\$612,300
2nd grade tillable	213	0	2,985.706	\$36,291,600	\$0	\$36,291,600	\$701,700	\$0	\$701,700
3rd grade tillable	67	0	606.372	\$6,326,500	\$0	\$6,326,500	\$104,300	\$0	\$104,300
Pasture	4	0	16.760	\$134,100	\$0	\$134,100	\$1,100	\$0	\$1,100
Undeveloped	447	0	2,173.013	\$8,124,800	\$0	\$8,124,800	\$4,081,500	\$0	\$4,081,500
1st grade tillable	2	0	5.810	\$69,700	\$0	\$69,700	\$34,900	\$0	\$34,900
2nd grade tillable	6	0	40.560	\$345,200	\$0	\$345,200	\$172,700	\$0	\$172,700
3rd grade tillable	43	0	314.340	\$3,038,400	\$0	\$3,038,400	\$1,519,600	\$0	\$1,519,600
Swamp	82	0	397.171	\$677,600	\$0	\$677,600	\$341,000	\$0	\$341,000
Waste	1	0	15.000	\$7,500	\$0	\$7,500	\$3,800	\$0	\$3,800
Road ROW	175	0	118.463	\$19,800	\$0	\$19,800	\$17,900	\$0	\$17,900
Pond	97	0	155.690	\$2,330,500	\$0	\$2,330,500	\$1,167,500	\$0	\$1,167,500
Swamp 2	211	0	1,071.229	\$1,608,700	\$0	\$1,608,700	\$810,000	\$0	\$810,000
Swamp 3	11	0	54.750	\$27,400	\$0	\$27,400	\$14,100	\$0	\$14,100
Agricultural use forest	152	0	826.652	\$6,973,500	\$0	\$6,973,500	\$3,490,600	\$0	\$3,490,600
Residential	2	0	3.050	\$30,500	\$0	\$30,500	\$15,300	\$0	\$15,300
Primary forest	67	0	494.282	\$4,202,100	\$0	\$4,202,100	\$2,102,600	\$0	\$2,102,600
Secondary forest	68	0	269.790	\$2,294,300	\$0	\$2,294,300	\$1,148,900	\$0	\$1,148,900
Residual forest	17	0	59.530	\$446,600	\$0	\$446,600	\$223,800	\$0	\$223,800
Productive forest	67	0	535.730	\$3,714,100	\$0	\$3,714,100	\$3,714,100	\$0	\$3,714,100
Primary forest	28	0	289.570	\$1,920,600	\$0	\$1,920,600	\$1,920,600	\$0	\$1,920,600
Secondary forest	24	0	147.700	\$1,217,500	\$0	\$1,217,500	\$1,217,500	\$0	\$1,217,500
Residual forest	20	0	98.460	\$576,000	\$0	\$576,000	\$576,000	\$0	\$576,000
Agricultural homesite	36	35	88.180	\$3,341,900	\$4,881,000	\$8,222,900	\$3,341,900	\$4,881,000	\$8,222,900
Managed forest law	6	0	157.750	\$1,321,900	\$0	\$1,321,900	(\$783,300)	\$0	(\$783,300)
MFL open pre-2005	1	0	28.750	\$244,400	\$0	\$244,400	(\$244,400)	\$0	(\$244,400)
MFL closed pre-2005	1	0	33.000	\$280,500	\$0	\$280,500	(\$140,300)	\$0	(\$140,300)
MFL closed post-2004	4	0	96.000	\$797,000	\$0	\$797,000	(\$398,600)	\$0	(\$398,600)
Exempt	286	8	2,760.279	\$18,864,000	\$36,446,900	\$55,310,900	\$0	\$0	\$0
Exempt federal	1	0	1.450	\$0	\$0	\$0	\$0	\$0	\$0
Exempt state	24	0	443.690	\$0	\$0	\$0	\$0	\$0	\$0
Exempt county	12	0	155.923	\$4,200	\$0	\$4,200	\$0	\$0	\$0
Exempt local	99	0	866.155	\$4,927,100	\$0	\$4,927,100	\$0	\$0	\$0
Exempt other	150	8	1,293.061	\$13,932,700	\$36,446,900	\$50,379,600	\$0	\$0	\$0

* Total parcel counts and parcel counts for a single category or district may not equal the breakdown because a single tax key number can have land or improvements in more than one class or use .

Total for all vtech school districts*	8,438	7,434	20,325.734	\$829,497,500	\$1,839,969,200	\$2,669,466,700	\$726,180,900	\$1,803,522,300	\$2,529,703,200
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Assessments by Water drainage District

District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
Germantown/Jackson Drainage	77	34	1,380.001	\$14,693,900	\$9,855,400	\$24,549,300	\$5,803,300	\$9,855,400	\$15,658,700
Residential	30	29	120.869	\$3,643,900	\$9,473,300	\$13,117,200	\$3,643,900	\$9,473,300	\$13,117,200
Agricultural	36	0	659.832	\$7,093,900	\$0	\$7,093,900	\$145,200	\$0	\$145,200
1st grade tillable	4	0	30.650	\$367,800	\$0	\$367,800	\$8,500	\$0	\$8,500
2nd grade tillable	24	0	453.620	\$4,974,500	\$0	\$4,974,500	\$106,800	\$0	\$106,800
3rd grade tillable	18	0	173.562	\$1,735,600	\$0	\$1,735,600	\$29,800	\$0	\$29,800
Pasture	1	0	2.000	\$16,000	\$0	\$16,000	\$100	\$0	\$100
Undeveloped	45	0	289.070	\$1,570,200	\$0	\$1,570,200	\$786,900	\$0	\$786,900
2nd grade tillable	1	0	5.700	\$62,700	\$0	\$62,700	\$31,400	\$0	\$31,400
3rd grade tillable	2	0	20.260	\$202,600	\$0	\$202,600	\$101,400	\$0	\$101,400
Swamp	4	0	18.750	\$28,100	\$0	\$28,100	\$14,100	\$0	\$14,100
Waste	1	0	15.000	\$7,500	\$0	\$7,500	\$3,800	\$0	\$3,800
Road ROW	15	0	8.200	\$1,500	\$0	\$1,500	\$1,500	\$0	\$1,500
Pond	12	0	69.860	\$1,048,000	\$0	\$1,048,000	\$524,000	\$0	\$524,000
Swamp 2	29	0	144.050	\$216,200	\$0	\$216,200	\$108,900	\$0	\$108,900
Swamp 3	1	0	7.250	\$3,600	\$0	\$3,600	\$1,800	\$0	\$1,800
Agricultural use forest	17	0	116.650	\$991,900	\$0	\$991,900	\$496,300	\$0	\$496,300
Primary forest	10	0	81.950	\$696,800	\$0	\$696,800	\$348,700	\$0	\$348,700
Secondary forest	7	0	34.700	\$295,100	\$0	\$295,100	\$147,600	\$0	\$147,600
Productive forest	10	0	93.800	\$460,400	\$0	\$460,400	\$460,400	\$0	\$460,400
Primary forest	3	0	49.100	\$194,100	\$0	\$194,100	\$194,100	\$0	\$194,100
Secondary forest	3	0	18.500	\$119,100	\$0	\$119,100	\$119,100	\$0	\$119,100
Residual forest	5	0	26.200	\$147,200	\$0	\$147,200	\$147,200	\$0	\$147,200
Agricultural homesite	5	5	7.280	\$270,600	\$382,100	\$652,700	\$270,600	\$382,100	\$652,700
Managed forest law	3	0	78.000	\$663,000	\$0	\$663,000	(\$331,600)	\$0	(\$331,600)
MFL closed pre-2005	1	0	33.000	\$280,500	\$0	\$280,500	(\$140,300)	\$0	(\$140,300)
MFL closed post-2004	2	0	45.000	\$382,500	\$0	\$382,500	(\$191,300)	\$0	(\$191,300)
Exempt	2	0	14.500	\$0	\$0	\$0	\$0	\$0	\$0
Exempt other	2	0	14.500	\$0	\$0	\$0	\$0	\$0	\$0
Total for all water drainage districts	77	34	1,380.001	\$14,693,900	\$9,855,400	\$24,549,300	\$5,803,300	\$9,855,400	\$15,658,700

* Total parcel counts and parcel counts for a single category or district may not equal the breakdown because a single tax key number can have land or improvements in more than one class or use .

2019 Request for Sharing of Non-Manufacturing Omitted Property Taxes

Year Tax Omitted 2018	Year Added to Tax Roll 2019	Co-muni Code 66131	County WASHINGTON Municipality VILLAGE OF GERMANTOWN	Case No. 201900020	Report Type ORIGINAL
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Property Information			
<input type="checkbox"/> Real estate	Parcel/account number	Is this parcel in a TID?	TID number
<input checked="" type="checkbox"/> Personal property	PA334-001-98	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Property owner name		Real estate omitted value	Personal property omitted value
AURORA MEDICAL GROUP INC			\$1,782,700

District Information			
Net omitted taxes to be shared with taxing jurisdictions (excluding interest)			
District Code	District Type	Name of Taxing Jurisdictions	Net Tax
	STATE	STATE OF WISCONSIN	
66999	COUNTY	WASHINGTON COUNTY	
66131	MUNICIPALITY	VILLAGE OF GERMANTOWN	
662058	SCHOOL	SCH D OF GERMANTOWN	
000900	TECHNICAL COLLEGE	MILWAUKEE AREA TECHNICAL COLLEGE MILW	
Total net omitted tax - (excluding interest)			\$31,020.41

Omitted Tax Offset
Was the omitted tax offset by a related corresponding unlawful tax adjustment? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Explanation

Explain (in detail) the circumstances of how/why the taxes were omitted under sec. 70.44, Wis. Stats.

Property owner contacted Associated Appraisal and informed them that they had not received a personal property bill, Associated did a valuation of the personal property, contacted the Village of Germantown. A tax bill was created and sent to Aurora January 4, 2019.

Preparer

Name	Title
KIM RATH	FINANCE DIRECTOR
Email	Phone
krath@village.germantown.wi.us	262-250-4705

Signature Statement

Under penalties of law, I declare this form and all attachments are true, correct and complete to the best of my knowledge and belief.

Do you agree with this statement? Yes No

Submission Information

Co-muni Code	Submission Type	Submission Date	Confirmation Number
66131	ORIGINAL	09-04-2019 11:02 AM	OM2019180001567612794324

Attachments

You must attach the documents listed below.

- Property Tax Bill
 - Aurora Medical Group Omitted 2018.pdf

Objection to Real Property Assessment

RECEIVED

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:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Village of Germantown Clerk's Office)			
Property owner name (on changed assessment notice) Greg R and Gail M Heinzen			Agent name (if applicable) NA			CLERK'S OFFICE	
Owner mailing address N140 W19155 Cedar Ln			Agent mailing address NA			RECEIVED	
City Richfield	State WI	Zip 53076	City NA	State NA	Zip NA	OCT 15 2019	
Owner phone (414) 526 - 2450		Email thejukedoc@yahoo.com		Owner phone () NA -		Email NA	

Section 2: Assessment Information and Opinion of Value			
Property address N140 W19155 Cedar Ln		Legal description or parcel no. (on changed assessment notice) Parcel #GTNV054990-PT of NE 1/4 Sec 5-9-20 6.63 AC	
City Germantown	State WI	Zip 53022	Village of Germantown Clerk's Office
Assessment shown on notice - Total 488,000		Your opinion of assessed value - Total 399,000	

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			NA
Commercial total market value			NA
Agricultural classification: # of tillable acres	NA	@ \$ acre use value	NA
# of pasture acres	NA	@ \$ acre use value	NA
# of specialty acres	NA	@ \$ acre use value	NA
Undeveloped classification # of acres	NA	@ \$ acre @ 50% of market value	NA
Agricultural forest classification # of acres	NA	@ \$ acre @ 50% of market value	NA
Forest classification # of acres	NA	@ \$ acre @ market value	NA
Class 7 "Other" total market value		market value	NA
Managed forest land acres	NA	@ \$ acre @ 50% of market value	NA
Managed forest land acres	NA	@ \$ acre @ market value	NA

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) Reduced square footage of house because of inaccuracies Please see attached sheets for explanation	Basis for your opinion of assessed value: (Attach additional sheets if needed) Village average is 11% increase

Section 4: Other Property Information

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

B. Within the last 10 years, did you change this property (ex: remodel, addition)? Yes No
 If Yes, describe House built in 2010
 Date of changes 04-20-2010 Cost of changes \$ date of occupancy Does this cost include the value of all labor (including your own)? Yes No
(mm-dd-yyyy)

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) - NA - to - NA -
(mm-dd-yyyy) (mm-dd-yyyy)
 Asking price \$ NA List all offers received NA

D. Within the last five years, was this property appraised? Yes No
 If Yes, provide: Date - NA - Value NA Purpose of appraisal NA
(mm-dd-yyyy)
 If this property had more than one appraisal, provide the requested information for each appraisal. NA

Section 5: BOR Hearing Information

A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): NA
Note: This does not apply in first or second class cities. NA

B. Provide a reasonable estimate of the amount of time you need at the hearing 20 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) <u>10-11-2019</u>
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ADDITIONAL INFORMATION FOR SECTION 3: REASON FOR OBJECTION AND BASIS OF ESTIMATE FOR THE PA-115A FORM:

Reason(s) for your objection: (attach additional sheets of needed)

The inaccuracies that occurred come from an ordinance change that decreased 2 of the rooms listed on our original appraisal to garage space which is a total decrease of about 1200 square feet.

On the original appraisal there are:

4 bedrooms listed, but we only have 3 bedrooms

1 half bathroom and 3 full baths listed and we only have 2 full bathrooms and one bath that is not finished. The unfinished bathroom only has the toilet and sink. The shower is not done.

There is a fireplace listed, and we do not have a fireplace

There is a finished basement listed, but it is not finished.

There is Natural gas listed as the fuel type, but we have a propane tank on the property

Village of



PLANNING DEPARTMENT
N112 W17001 Mequon Road P O Box 337
Germantown WI 53022-0337
(262) 250-4735 direct line
(262) 253-8255 fax

September 24, 2012

**NOTIFICATION OF ACTION
BY THE PLAN COMMISSION**

Meeting Date: September 10, 2012
Applicant: Greg & Gail Heinzen
Address of Property: N140 W19155 Cedar Lane

ACTION TAKEN:

MOTION Baum second Gray to Approve the amendment to Section 17.41 with the additional revisions proposed by the Village Attorney. Table 1 should be revised by removing the requirement for a conditional use permit and require site plan review for a second attached garage in the Rs-1 zoning district.

MOTION carried unanimously

The above actions, discussions and conditions are excerpts from the Plan Commission meeting minutes which will be formally approved at the next regularly scheduled meeting. If you have any questions or concerns regarding this matter, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads 'Lori Johnson'.

Lori Johnson
Planning Assistant

Enc.

cc: Property File

and painting a stripe throughout the building for more interest and include some other features to add articulation. He did not want to see just blank painted walls. Chairman Wolter suggested adding a canopy over the entrance or metal awnings. He did not want to see blank painted walls and proposed adding a build out panel or bump out to the building.

MOTION carried (5-1-Baum).

MOTION Stauffacher second Warren that approval of the signs was based off the Planner's recommendations.

- 1. Electrical permits shall be obtained from the Building Inspection Department prior to installation.**
- 2. All electronic components shall be inspected and labeled by a licensed lab.**
- 3. The maximum sign area for all wall signs to be installed shall not exceed 270 sqft (vs the 298 sqft proposed).**
- 4. Removal of the non-conforming pylon, off-site directional signage and temporary storage "pods" at the rear of the building shall occur within sixty (60) days after issuance of a building/electrical permit for installation of the new wall signs. A \$5,000 letter of credit or cash bond shall be posted prior to issuance of said permit for installation of the wall signs and forfeited to the Village in the event said removal is not completed within sixty (60) days.**

MOTION carried (5-1-Baum).

Greg & Gail Heinzen – N140 W19155 Cedar Lane. The Heinzen's are proposing an amendment to Section 17.41 (Residential Accessory Buildings) that would allow two (2) attached garages on a residential dwelling in the Rs-1: Single Family Zoning District.

MOTION Baum second Gray to Approve the amendment to Section 17.41 with the additional revisions proposed by the Village Attorney. Table 1 should be revised by removing the requirement for a conditional use permit and require site plan review for a second attached garage in the Rs-1 zoning district.


MOTION carried unanimously.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 10:19 p.m.

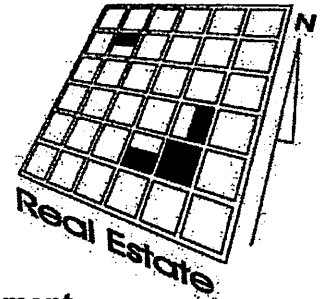
Respectfully submitted,

Lori Johnson
Planning Assistant

ACCURATE <small>DELIVERING MUNICIPAL ASSESSMENTS</small>		Property Record Card		PROLOREM <small>COMPREHENSIVE ASSESSMENT SOFTWARE</small>	
Parcel Number: GTNV054990		Property Address: N140W19155 CEDAR LN		Municipality: Germantown Village of	
Owner Name: GREG R HEINZEN N140W19155 CEDAR LN RICHFIELD WI 53076		Zoning: Not Applicable		Land Use: Residential	
Property Photograph:		Legal Description:			
		PT OF NE SE CSM 5926 LOT 2 DOC 1103742 SEC 5-9-20 6.63 AC			
Building Description					
Year Built: 2008		Exterior Wall: 01-Wood		Bedrooms: 4	
Building Type/Style: 01-Ranch		Full Baths: 3		Half Baths: 1	
Story: 1		Room Count: 2		Basement Description: Full	
Grade: B-		Heating: AC		Type of Fuel: 1-Gas	
CDU/Overall Condition: (D) Average		Type of System: 1-Warm Air			
Interior Condition: 2-Same					
Kitchen Condition: 3-Average					
Bath Condition: 3-Average					
Square Footage / Attachments					
Basement: 3394			Total Square Footage: 2256		
First Story: 2163					
Second Story: 93					
Attachment Description(s):			Area:		
Open Frame Porch			359		
Wood Deck			108		
Attached Frame Garage			728		
Feature Description(s):			Units:		
05-Metal Fireplace			1		
Other Building Improvements					
Structure Type:		Year Built:		Area:	
				Condition: NA	

Permit / Construction History						
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:
Ownership / Sales History						
Date of Sale: 0000-00-00		Sale Amount: 0		Conveyance Type:		
Land Data & Computations						
Land Class	Total Square Footage:	Total Acreage:	Depth:	Actual Frontage:	Assessed Land Value:	Assessed Improvement:
Residential	288803	6.63			\$124700	\$253600
Total Improvement Value						\$253600
Total Land Value						\$124700
Total Assessed Value						\$378300
Assessment History						
Year:	Land:	Improvement:		Total:		

Associated Appraisal Consultants, Inc.



Greg R. Heinzen
 Gail M. Heinzen
 N140 W19155 Cedar Ln
 Richfield, WI 53076

Notice of Assessment
THIS IS NOT A TAX BILL
 Under state law (Section 70.365 of the Wisconsin Statutes), your property assessment for 2019 is listed below.

OPEN BOOK ASSESSMENT NOTICE

Dear Property Owner:

September 19, 2019

The Village of Germantown Open Book session(s) have concluded for the 2019 assessment year. Consideration has been carefully given to the evidence submitted during the Open Book process. You are hereby notified of the reviewed assessed value of your property described below.

If you wish to engage in further discussion with the assessor, please call our office at 920-749-1995. If you wish to enter a formal appeal, you must notify the clerk at least 48 hours prior to the Board of Review of your intent to file an objection. Please call the clerk at 262-250-4740 at least 48 hours prior to the Board of Review to obtain an Objection Form and to make an appointment for the Board of Review. This form must be filled out in its entirety. Failure to provide 48 hours advance notice to the clerk may result in denial of a hearing at the Board of Review. The Board of Review functions like a court in that it is required to evaluate evidence based on facts. You must provide factual information showing your property is incorrectly assessed.

Tax key number: GTNV-054-990 located in the Village of Germantown, Washington County

Property Location: N140 W19155 Cedar Ln

Legal description: PT OF NE SE CSM 5926 LOT 2 DOC 1103742

Year	General Property			PFC/MFL
	Land	Improvements	Total	Total
2018	\$124,700	\$253,600	\$378,300	\$0
2019	\$146,300	\$341,700	\$488,000	\$0
Net change in assessment			\$109,700	\$0

Reason for Change	Revaluation of All Property – Open Book Review
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Board of Review: Thursday, October 17, 2019 from 9:00 AM to 11:00 AM (By Appointment Only)

Location: Germantown Community Library
 N112 W16957 Mequon Rd
 Germantown, WI 53022

(Over)

Assessment Information

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

Agricultural Land Conversion Charge

Agricultural land that was converted from agricultural use to residential use, commercial use, manufacturing use, or became tax exempt during the previous calendar year may be subject to an agricultural land conversion charge, payable to the County Treasurer. If an Agricultural Land Conversion Charge Form PR-298 is enclosed, you must pay a conversion charge under state law (sec 74.485 of the Wisconsin Statutes).

To Appeal Your Assessment

First, discuss with your local assessor. Minor errors and misunderstandings can often be corrected with the assessor instead of making a formal appeal.

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

For more information on the appeal process:

- Review the "Property Assessment Appeal Guide for Wisconsin Real Property Owners." This guide can be found at www.revenue.wi.gov by searching for the keywords "Assessment Appeal". You can also request a copy by contacting the Department of Revenue, Office of Technical and Assessment Services, Box 8971, Madison WI 53708-8971.

Additional questions or concerns:

Please call our office at 920-749-1995 between 8:00 a.m. and 4:30 p.m. Monday through Friday.

Village of Germantown, Washington County 2016 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 Parcel information

GREG R HEINZEN
GAIL M HEINZEN
N140W19155 CEDAR LN

RICHFIELD, WI 53076

Parcel #: GTNV054990
Address: N140 W19155 CEDAR LN
Legal Description:
PT OF NE SE CSM 5926 LOT 2
DOC 1103742 SEC 5-9-20 6.63 AC

General information Contact information

Open Book May 2, 2016 10 AM-5 PM, & May 3, 2016 9 AM-3 PM
Board of Review June 7, 2016 9am - 11am
Meeting Location Germantown Village Hall
N112 W17001 Mequon Rd

Assessor Brad Cupp
Accurate Appraisal, LLC
800-770-3927
question@accurateassessor.com

Municipal Clerk Barbara Goeckner
(262) 250-4740

Assessment change

Year	General Property			PFC / MFL
	Land	Improvement	Total	Bldgs. on Leased Land
2015	\$ 124,700	\$237,000	\$361,700	
2016	\$ 124,700	\$253,600	\$378,300	
Total assessment change			\$16,600	
Reason for change(s)				
05	Increase due to revaluation			
	Market Adjustment			
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

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

To appeal your assessment

First, discuss with your local assessor – minor errors and misunderstandings can often be corrected with the assessor instead of making a formal appeal.

To file a formal appeal – give notice of your intent to appeal by contacting the Board of Review (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.

To appeal your assessment in Madison or Milwaukee – you must file your appeal with that city's Board of Assessors. For more information, visit the appropriate website.

- Madison: cityofmadison.com/assessor/assessmentappeals.cfm
- Milwaukee: city.milwaukee.gov/AssessmentAppeals796.htm

For more information on the appeal process:

- Contact your municipal clerk listed above
- Review the "Property Assessment Appeal Guide for Wisconsin Real Property Owners"
 - » Visit revenue.wi.gov and search keyword "Assessment Appeal"
 - » Contact the Department of Revenue, Office of Technical and Assessment Services, Box 8971, Madison WI 53708-8971 to request a copy of the guide



Phone: 1-800-770-3927
Fax: (920) 749-8099
Email : question@accurateassessor.com

April 18, 2016

Dear Village of Germantown Property Owner:

The market revaluation work of all taxable real property and personal property in the Village of Germantown has been completed. The purpose of the market revaluation is to insure that properties are assessed on a fair and equitable basis. Our goal is to bring your assessment to fair market value as required by state law.

If you have any questions concerning your new valuation, there will be an Open Book session held by Accurate Appraisal, LLC at the Germantown Village Hall where you can meet individually with one of the appraisers. The **Open Book** session will be held on;

May 2nd, 2016 from 10:00 AM to 12:00 PM and 1:00 PM to 5:00 PM
and

May 3rd, 2016 from 9:00 AM to 12:00 PM and 1:00 PM to 3:00 PM

Online appointment scheduling is available. If you wish to meet with one of the appraisers, please log on to www.accurateassessor.com and click on the online scheduling link. Next, choose the open book appointment link. Please follow the directions, as the entire process should take only a few minutes. You will be prompted to enter a password for your municipality. **Your password is VG10.** If you do not have Internet access, please call **Accurate Appraisal at 1-800-770-3927** for an appointment. If you cannot make the arranged appointment times and you wish to discuss your assessment with us, you can call our office or e-mail us at question@accurateassessor.com. When appearing at the Open Book session, **PLEASE BRING YOUR NOTICE WITH YOU.** If you are no longer the owner of the property described on the enclosed property assessment notice, please return it to Accurate Appraisal, P.O. Box 415, Menasha, WI 54952. Additional assessment information can be found on our website: www.accurateassessor.com.

If, after the Open Book session, you wish to object to the assessment, contact **Barbara Goeckner-Clerk at the Village Office, 262-250-4740** to file a "Form of Objection" and to schedule an appointment before the local Board of Review. You will need to file a written or oral intent to object with the Municipal Clerk at least 48 hours prior to the Board of Review. The **Board of Review** will be meeting at the Germantown Village Hall between **9:00 AM to 11:00 AM on Tuesday, June 7th, 2016.**

Appearances at the Board of Review are by prior appointment only. The Board of Review functions like a court in that it is required to evaluate evidence based on facts. You must provide factual information showing your property is incorrectly assessed.

Thank you,

ACCURATE APPRAISAL, LLC.

Village of Germantown, Washington County
2015 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

GREG R&GAIL M HEINZEN
 N140W19155 CEDAR LN
 RICHFIELD, WI 53076

Parcel information

Parcel #: GTNV054990
 Address: N140 W19155 CEDAR LN
 Legal Description:
 PT OF NE SE CSM 5926 LOT 2
 DOC 1103742 SEC 5-9-20 6.63
 AC

General information

Open Book May 26, 2015 1pm -7pm, May 27, 2015 9am - 3pm
Board of Review June 30, 2015 9am - 11am
Meeting Location Germantown Village Hall
 N112 W17001 Mequon Rd

Contact information

Assessor Accurate Appraisal, LLC
 Jim Danielson
 800-770-3927
 question@accurateassessor.com
Municipal Clerk Barbara Goeckner
 (262) 250-4740

Assessment change

Year	General Property			PFC / MFL
	Land	Improvement	Total	
2014	\$ 124,700	\$231,500	\$356,200	
2015	\$ 124,700	\$237,000	\$361,700	
Total assessment change			\$5,500	
Reason for change(s)				
05	Increase due to revaluation			
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

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

To appeal your assessment

First, discuss with your local assessor – minor errors and misunderstandings can often be corrected with the assessor instead of making a formal appeal.

To file a formal appeal – give notice of your intent to appeal by contacting the Board of Review (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.

To appeal your assessment in Madison or Milwaukee – you must file your appeal with that city's Board of Assessors. For more information, visit the appropriate website.

- Madison: cityofmadison.com/assessor/assessmentappeals.cfm
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 - » Visit revenue.wi.gov and search keyword "Assessment Appeal"
 - » Contact the Department of Revenue, Office of Technical and Assessment Services, Box 8971, Madison WI 53708-8971 to request a copy of the guide



Phone: 1-800-770-3927

Fax: (920) 749-8099

Email : question@accurateassessor.com

May 14, 2015

Dear Village of Germantown Property Owner:

The market revaluation work of all taxable real property and personal property in the Village of Germantown has been completed. The purpose of the market revaluation is to insure that properties are assessed on a fair and equitable basis. Our goal is to bring your assessment to fair market value as required by state law.

If you have any questions concerning your new valuation, there will be an Open Book session held by Accurate Appraisal, LLC at the Germantown Village Hall where you can meet individually with one of the appraisers. The **Open Book** session will be held on;

May 26th, 2015 from 1:00 PM to 4:00 PM and 5:00 PM to 7:00 PM

and

May 27th, 2015 from 9:00 AM to 12:00 PM and 1:00 PM to 3:00 PM

Online appointment scheduling is available. If you wish to meet with one of the appraisers, please log on to www.accurateassessor.com and click on the online scheduling link. Next, choose the open book appointment link. Please follow the directions, as the entire process should take only a few minutes. You will be prompted to enter a password for your municipality. **Your password is VG10.** If you do not have Internet access, please call **Accurate Appraisal at 1-800-770-3927** for an appointment. If you cannot make the arranged appointment times and you wish to discuss your assessment with us, you can call our office or e-mail us at question@accurateassessor.com. When appearing at the Open Book session, **PLEASE BRING YOUR NOTICE WITH YOU.** If you are no longer the owner of the property described on the enclosed property assessment notice, please return it to Accurate Appraisal, P.O. Box 415, Menasha, WI 54952. Additional assessment information can be found on our website: www.accurateassessor.com.

If, after the Open Book session, you wish to object to the assessment, contact **Barbara Goeckner-Clerk at the Village Office, 262-250-4740** to file a "Form of Objection" and to schedule an appointment before the local Board of Review. You will need to file a written or oral intent to object with the Municipal Clerk at least 48 hours prior to the Board of Review. The **Board of Review** will be meeting at the Germantown Village Hall between **9:00 AM to 11:00 AM on Tuesday, June 30th, 2015.**

Appearances at the Board of Review are by prior appointment only. The Board of Review functions like a court in that it is required to evaluate evidence based on facts. You must provide factual information showing your property is incorrectly assessed.

Thank you,

ACCURATE APPRAISAL, LLC.

Village of Germantown, Washington County 2014 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

GREG R&GAIL M HEINZEN

N140W19155 CEDAR LN

RICHFIELD, WI 53076

Parcel information

Parcel #: GTNV054990

Address: N140 W19155 CEDAR LN

Legal Description:

PT OF NE SE CSM 5926 LOT 2
DOC 1103742 SEC 5-9-20 6.63
AC

General information

Open Book August 26, 12pm - 7pm, August 27, 2014 9am - 3pm

Board of Review September 17, 2014 9am - 11am

Meeting Location Germantown Village Hall
N112 W17001 Mequon Rd

Contact information

Assessor Accurate Appraisal, LLC
Jim Danielson
800-770-3927
question@accurateassessor.com

Municipal Clerk Barbara K.D. Goeckner
(262) 250-4740

Assessment change

Year	General Property			PFC / MFL
	Land	Improvement	Total	
2013	\$ 123,700	\$248,100	\$371,800	
2014	\$ 124,700	\$231,500	\$356,200	
Total assessment change			\$-15,600	
Reason for change(s)				
10	Decrease due to revaluation			
<p>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.).</p>				

Assessment information

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

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 - » Contact the Department of Revenue, Office of Technical and Assessment Services, Box 8971, Madison WI 53708-8971 to request a copy of the guide



Phone: 1-800-770-3927
Fax: (920) 749-8099
Email : question@accurateassessor.com

August 15, 2014

Dear Village of Germantown Property Owner:

The revaluation of all taxable real property in the Village of Germantown has been completed. The purpose of the revaluation is to insure that properties are assessed on a fair and equitable basis. Our goal is to bring your assessment to fair market value as required by state law.

If you have any questions concerning your new valuation, there will be an Open Book session held by Accurate Appraisal, LLC at the Germantown Village Hall where you can meet individually with one of the appraisers. The **Open Book** session will be held on;

August 26th, 2014 from 12:00 PM to 3:00 PM and 4:00 PM to 7:00 PM

and

August 27th, 2014 from 9:00 AM to 12:00 AM and 1:00 PM to 3:00 PM

Online appointment scheduling is available. If you wish to meet with one of the appraisers, please log on to www.accurateassessor.com and click on the online scheduling link. Next, choose the open book appointment link. Please follow the directions, as the entire process should take only a few minutes. You will be prompted to enter a password for your municipality. **Your password is VG10.** If you do not have Internet access, please call **Accurate Appraisal at 1-800-770-3927** for an appointment. If you cannot make the arranged appointment times and you wish to discuss your assessment with us, you can call our office or e-mail us at question@accurateassessor.com. When appearing at the Open Book session, **PLEASE BRING YOUR NOTICE WITH YOU.** If you are no longer the owner of the property described on the enclosed property assessment notice, please return it to Accurate Appraisal, P.O. Box 415, Menasha, WI 54952. Additional assessment information can be found on our website: www.accurateassessor.com.

If, after the Open Book session, you wish to object to the assessment, contact **Barbara Goeckner-Clerk at the Village Office, 262-250-4740** to file a "Form of Objection" and to schedule an appointment before the local Board of Review. You will need to file a written or oral intent to object with the Municipal Clerk at least 48 hours prior to the Board of Review. The **Board of Review** will be meeting at the Germantown Village Hall between **9:00 AM to 11:00 AM on Wednesday, September 17th, 2014.**

Appearances at the Board of Review are by prior appointment only. The Board of Review functions like a court in that it is required to evaluate evidence based on facts. You must provide factual information showing your property is incorrectly assessed.

Thank you,

ACCURATE APPRAISAL, LLC.

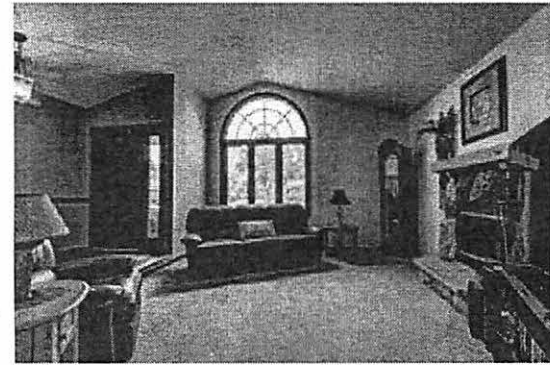


ColdwellBankerHomes.com

N109W16522 Scarlet Dr, Germantown, WI 53022

\$305,000 2930 SQ FT

For Sale | Active | Single Family | 3 Beds | 2 Full Baths | 2,930 Sq. Ft. | 2 Car Garage



Interior

Number of Rooms: 6

Interior Features: Natural Fireplace

Appliances: Dishwasher, Dryer, Microwave, Oven/Range, Refrigerator, Washer, Water Softener-owned

Rooms

BATHROOMS

Total Bathrooms: 2

Full Bathrooms: 2

Bathroom: Off Master Bedroom

BEDROOMS

Total Bedrooms: 3

Master Bedroom: 16 x 12, Main Level

Bedroom 2: 12 x 12, Main Level

Bedroom 3: 11 x 10, Main Level

OTHER ROOMS

Living Room: 19 x 21, Main Level

Family Room: 13 x 10, Main Level

Kitchen: 12 x 9, Main Level

Rec Room: 29 x 21, Lower Level

Other Room 1: Other

Exterior

Exterior Features: Deck

Parking

Garage: Yes

Attached garage: Yes

Garage Spaces: 2

Garage Description: Electric Door Opener

Location

County: Washington

Subdivision: Hawthorne Meadows

Driving Directions: Mequon Rd to Western, south on Western to Scarlet Dr.

School Information

School District: Germantown

Middle School: Kennedy

High School: Germantown

Heating & Cooling

Heating/Cooling: Natural Gas, Forced Air

Utilities

Water/Sewer: Municipal Sewer, Municipal Water

Structural Information

Architectural Style: Single Story, Ranch

Description/Design: Subdivision

Exterior Const.: Brick, Vinyl, Wood

Basement Desc.: Full, Partial Finished, Poured Concrete

Square Feet: 2,930

Year Built: 1989

Lot Features

Lot Size (Acres): 0.3

Zoning: RES

Financial Considerations

Tax Amount: \$4,015

Tax Year: 2018



\$325,000




[View Est. Payment](#)

House For Sale

3 bds | 2 ba | 2,212 sqft

[W143n9638 Amber Dr, Germantown...](#)



	<h2 style="margin:0;">Property Record Card</h2>		
Parcel Number: GTNV054991	Property Address: W188N13861 MAPLE RD	Municipality: Germantown Village of	
Owner Name: MICHAEL J LOFY W188N13861 MAPLE RD RICHFIELD WI 53076	Zoning: Not Applicable	Land Use: Residential	Date of Inspection:
Property Photograph: 		Legal Description: PT OF NE SE CSM 5926 LOT 1 DOC 1122059+1280410 SE C 5-9-20 6.78 AC	
Building Description			
Year Built:	2006	Exterior Wall:	01-Wood
Building Type/Style:	01-Ranch	Bedrooms:	3
Story:	1	Full Baths:	2
Grade:	B-	Half Baths:	1
CDU/Overall Condition:	(D) Average	Room Count:	7
Interior Condition:	2-Same	Basement Description:	Full
Kitchen Condition:	3-Average	Heating:	AC
Bath Condition:	3-Average	Type of Fuel:	1-Gas
		Type of System:	1-Warm Air
Square Footage / Attachments			
Basement: 2035		Total Square Footage: 2035	
First Story: 2035			
Attachment Description(s):			Area:
Open Frame Porch			192
Attached Frame Garage			484
Feature Description(s):			Units:
05-Metal Fireplace			1
Other Building Improvements			
Structure Type:	Year Built:	Area:	Condition:
RG1-Detached Frame Garage	9999	1440	(A) Average

Permit / Construction History						
<u>Date of Permit:</u>		<u>Permit Number:</u>		<u>Permit Amount:</u>		<u>Details of Permit:</u>
Ownership / Sales History						
<u>Date of Sale:</u> 0000-00-00		<u>Sale Amount:</u> 0		<u>Conveyance Type:</u>		
Land Data & Computations						
<u>Land Class</u>	<u>Total Square Footage:</u>	<u>Total Acreage:</u>	<u>Depth:</u>	<u>Actual Frontage:</u>	<u>Assessed Land Value:</u>	<u>Assessed Improvement:</u>
Residential	295337	6.78			\$78400	\$245600
Agricultural	295337	6.78			\$1200	\$0
Total Improvement Value						\$245600
Total Land Value						\$79600
Total Assessed Value						\$325200
Assessment History						
<u>Year:</u>	<u>Land:</u>	<u>Improvement:</u>	<u>Total:</u>			

Washington County

Owner (s):
HILGENDORF, ROBERT T
NETTESHEIM HILGENDORF, ANN

Location:
NE-SE, Sect. 5, T9N, R20E

Mailing Address:
ROBERT T HILGENDORF
ANN NETTESHEIM HILGENDORF
W188N13861 MAPLE RD
RICHFIELD, WI 53076

School District:
2058 - GERMANTOWN SCHOOL

Tax Parcel ID Number: Tax District: Status:
054991 GTNV-VILLAGE OF GERMANTOWN Active

Alternate Tax Parcel Number: Acres:
6.7800

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

PT OF NE SE CSM 5926 LOT 1 DOC 1415922

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*

W188N13861 MAPLE RD RICHFIELD, WI 53076

Tax Year: 2018

Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value
1	Residential	2	\$78,400	\$285,600	\$364,000
4	Agriculture	4.78	\$1,300	\$0	\$1,300
Total:		6.78	\$79,700	\$285,600	\$365,300

Estimated Fair Market Value:

-

Average Assessment Ratio:

0.935699556

** MFL and PFC values are not included in the total.*

Special Assessments

Assessment	Amount
------------	--------

Cedar Ln

Cedar Ln

Ni 40W19155
Cedar Lane

Maple Rd

Maple Rd

Maple Rd



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:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) JEROME RANDALL				Agent name (if applicable)			
Owner mailing address 10233 W. NORTH AVENUE				Agent mailing address			
City WAUKESHA		State WI	Zip 53226	City		State	Zip
Owner phone (414) 258 9515		Email		Owner phone () -		Email	

Section 2: Assessment Information and Opinion of Value		
Property address W 199 N 10398 APRWOOD AVE		Legal description or parcel no. (on changed assessment notice)
City GERMANTOWN	State WI	Zip
Assessment shown on notice - Total 347,300 + 62,108		Your opinion of assessed value - Total 200,000 + 50,000

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			
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) REDUCTION OF VALUE CAUSED BY DOT ROUNDABOUT & SEWER	Basis for your opinion of assessed value: (Attach additional sheets if needed) OBSERVATION & COMMON SENSE

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 (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): **I WILL BE OUT OF COUNTRY UNTIL 10-15-19**
 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 Jerome Randall	Date (mm-dd-yyyy) 9-26-19
--	-------------------------------------

Application for Real Property Assessment

In this section you will provide information about the property being assessed. This information will be used to determine the value of the property for assessment purposes.

Section 1: Property Owner's Name and Address

Property Owner's Name: BECKIE RALPH

Address: 1022 W. Main St.

City: Waukegan, IL

State: IL Zip: 60087

Section 2: Assessment Information and Opinion

Assessor's Name: _____

Assessor's Address: _____

Assessor's Phone: _____

Assessor's E-mail: _____

Section 3: Property Description

Legal Description: _____

Parcel ID: _____

Area: _____

Use: _____

Section 4: Other Property Information

Are there any other parcels owned by you in this area? Yes No

Are there any other parcels owned by you in this area? Yes No

Are there any other parcels owned by you in this area? Yes No

RECEIVED

SEP 30 2019

VILLAGE OF GERMANTOWN
CLERK'S OFFICE

W199N103 Appleton Avenue, tax key GTNV-293-956, tax key GTNV-293-993

For these properties the DOR confiscated several feet along the road as part of the roundabout.

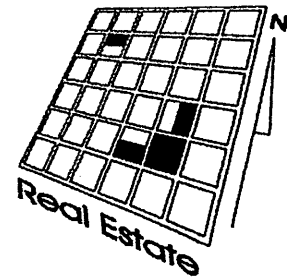
The DOT eliminated one of the two driveway approaches to the road leaving that driveway blocked and going nowhere and limiting access to the road. By creating the roundabout the DOT eliminated the stop sign at the intersection. The cars turning right from Lannon Road going north on 175 now whip around the corner as fast as they can giving less time for the tenants to see them. That hinders safe access to the highway by the tenants.

The biggest detriment to the value of these properties is caused by the roundabout. The DOT built a rain water sewer for the roundabout that collects all the storm water and then dumps it all onto my property. The formerly dry area Probably 10 acres is now wet most of the time. That makes it unusable for the tenants and makes it impossible to cut the grass and weeds and brush.

For these reasons, the increase of land value from \$150,900 to \$204,800 and \$57,700 to \$62,100 is unwarranted. If anything, the roundabout decreased the value of the land.

Associated Appraisal Consultants, Inc.

Appleton ■ Hurley



Jerome E. Randall
10233 W North Ave
Wauwatosa, WI 53226

Notice of Assessment

THIS IS NOT A TAX BILL

Under state law (Section 70.365 of the Wisconsin Statutes), your property assessment for 2019 is listed below.

Dear Property Owner:

August 26, 2019

To comply with state law, the assessor's office has completed a revaluation of all taxable property in the Village of Germantown as of January 1, 2019. The purpose of the revaluation is to ensure that all property is assessed on a uniform and equitable basis. Our goal is to bring your assessment to 100% fair market value. You are hereby notified of the assessed value of your property described below.

If you have any questions concerning your valuation, there will be an Open Book session held by Associated Appraisal Consultants where you can meet with an assessor individually to discuss your concerns. **Please call Associated Appraisal at 920-749-1995 for an Open Book appointment.** Please bring this assessment notice to your Open Book appointment.

Tax key number: GTNV-293-993 located in the Village of Germantown, Washington County

Property Location: State Highway 175

Legal description: PT SW SW SEC 29+NW NW SEC 32 V1246 P439

Year	General Property			PFC/MFL
	Land	Improvements	Total	Total
2018	\$57,700	\$0	\$57,700	\$0
2019	\$62,100	\$0	\$62,100	\$0
Net change in assessment			\$4,400	\$0

Reason for Change	Revaluation of All Property
--------------------------	-----------------------------

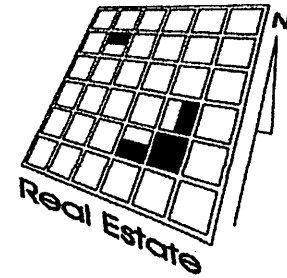
Open Book: Thursday, September 5, 2019 10 AM – 6 PM (please make an appt) Friday, September 6, 2019 9 AM – 3 PM (please make an appt) Location: Village Hall N112 W17001 Mequon Rd Germantown, WI 53022	Board of Review: Thursday, October 17, 2019 9 AM – 11 AM (By Appointment Only) Location: Germantown Community Library N112 W16957 Mequon Rd Germantown, WI 53022
---	---

If after discussing your assessment with the assessor you wish to file a formal appeal of the 2019 assessed value, you must contact the Village Clerk at 262-250-4740 at least 48 hours prior to the Board of Review to obtain an Objection Form and to make an appointment for the Board of Review. This form must be filled out in its entirety. Failure to provide 48 hours advance notice to the Clerk may result in denial of a hearing at the Board of Review.

(Over)

Associated Appraisal Consultants, Inc.

Appleton ■ Hurley



Jerome E. Randall
10233 W North Ave
Wauwatosa, WI 53226

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To comply with state law, the assessor's office has completed a revaluation of all taxable property in the Village of Germantown as of January 1, 2019. The purpose of the revaluation is to ensure that all property is assessed on a uniform and equitable basis. Our goal is to bring your assessment to 100% fair market value. You are hereby notified of the assessed value of your property described below.

If you have any questions concerning your valuation, there will be an Open Book session held by Associated Appraisal Consultants where you can meet with an assessor individually to discuss your concerns. **Please call Associated Appraisal at 920-749-1995 for an Open Book appointment.** Please bring this assessment notice to your Open Book appointment.

Tax key number: GTNV-293-956 located in the Village of Germantown, Washington County

Property Location: W199 N10398 Appleton Ave

Legal description: PT OF SE SW SEC 29 + PT NE NW SEC 32 V1246 P439 (HWY DOC 1382535)

Year	General Property			PFC/MFL
	Land	Improvements	Total	Total
2018	\$150,900	\$173,400	\$324,300	\$0
2019	\$204,800	\$142,500	\$347,300	\$0
Net change in assessment			\$23,000	\$0

Reason for Change	Revaluation of All Property
--------------------------	-----------------------------

Open Book: Thursday, September 5, 2019 10 AM – 6 PM (please make an appt) Friday, September 6, 2019 9 AM – 3 PM (please make an appt) Location: Village Hall N112 W17001 Mequon Rd Germantown, WI 53022	Board of Review: Thursday, October 17, 2019 9 AM – 11 AM (By Appointment Only) Location: Germantown Community Library N112 W16957 Mequon Rd Germantown, WI 53022
---	---

If after discussing your assessment with the assessor you wish to file a formal appeal of the 2019 assessed value, you must contact the Village Clerk at 262-250-4740 at least 48 hours prior to the Board of Review to obtain an Objection Form and to make an appointment for the Board of Review. This form must be filled out in its *entirety*. Failure to provide 48 hours advance notice to the Clerk may result in denial of a hearing at the Board of Review.

(Over)

Objection to Real Property Assessment

SEP 18 2019

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.

VILLAGE OF GERMANTOWN CLERK'S OFFICE

Complete all sections:

Section 1: Property Owner / Agent Information. * If agent, submit written authorization (Form PA-105) with this form. Includes fields for Property owner name, Agent name, Owner mailing address, Agent mailing address, City, State, Zip, Owner phone, and Email.

Section 2: Assessment Information and Opinion of Value. Includes fields for Property address, Legal description or parcel no., City, State, Zip, Assessment shown on notice - Total, and Your opinion of assessed value - Total.

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Table with 4 columns: Statutory Class, Acres, \$ Per Acre, Full Taxable Value. Rows include Residential total market value, Commercial total market value, Agricultural classification (tillable, pasture, specialty acres), Undeveloped classification, Agricultural forest classification, Forest classification, Class 7 "Other" total market value, and Managed forest land acres.

Section 3: Reason for Objection and Basis of Estimate. Includes Reason(s) for objection and Basis for your opinion of assessed value.

Section 4: Other Property Information. Includes questions A, B, C, and D regarding acquisition, changes, listing for sale, and appraisal.

Section 5: BOR Hearing Information. Includes questions A and B regarding BOR member removal and hearing time estimate.

Property owner or Agent signature and Date (mm-dd-yyyy).

D. Herrmann

Owner	Property Description	Districts	Class	Acres	Land	Impts	Total
1 Debra J. Raeck W209 N13497 Robinhood Dr Richfield, WI 53076	W209 N13497 Robinhood Dr PRCL 4 CSM 54 PT NW NE V629 P250+DOC 1234635+1293389+1440784 Section: 7 Acres: 1.530	Germantown Fire 2058 Germantown MATC	A Totals	1.530 1.530	\$93,300 \$93,300	\$172,500 \$172,500	\$265,800 \$265,800
2 Matthew D. Burkwald Angela R. Metzinger W209 N13475 Robinhood Dr Richfield, WI 53076	W209 N13475 Robinhood Dr PAR A CSM 53 PT NW NE DOC 1364190 Section: 7 Acres: 0.000	Germantown Fire 2058 Germantown MATC	A Totals	1.550 1.550	\$93,800 \$93,800	\$175,400 \$175,400	\$269,200 \$269,200
3 Bernard Trust W209 N13433 Robinhood Dr Richfield, WI 53076	W209 N13433 Robinhood Dr PT NW NE PRCL B CSM 53 V629 P495+DOC 1254155+1256302 Section: 7 Acres: 0.000	Germantown Fire 2058 Germantown MATC	A Totals	1.690 1.690	\$97,300 \$97,300	\$172,400 \$172,400	\$269,700 \$269,700
David R. Herrmann Virginia M. Herrmann W209 N13450 Robinhood Dr Richfield, WI 53076	W209 N13450 Robinhood Dr PRCL C CSM 53 PT NW NE V1118 P60 SEC 7-9-20 Section: 7 Acres: 0.000	Germantown Fire 2058 Germantown MATC	A Totals	1.540 1.540	\$93,500 \$93,500	\$200,000 \$200,000	\$293,500 \$293,500
4 Harry J. Weckwerth W209 N13422 Robinhood Dr Richfield, WI 53076	W209 N13422 Robinhood Dr PRCL D CSM 53 PT NW NE V496 P43 SEC 7-9-20 Section: 7 Acres: 0.000	Germantown Fire 2058 Germantown MATC	A Totals	1.540 1.540	\$93,500 \$93,500	\$181,500 \$181,500	\$275,000 \$275,000
5 Molly A. Gerber Scott C. Fedak W209 N13470 Robinhood Dr Richfield, WI 53076	W209 N13470 Robinhood Dr CSM 52 PT NW NE DOC 1432924 Section: 7 Acres: 0.000	Germantown Fire 2058 Germantown MATC	A Totals	1.540 1.540	\$93,500 \$93,500	\$174,000 \$174,000	\$267,500 \$267,500
6 Robert C. Klink Lynn M. Mayer W209 N13494 Robinhood Dr Richfield, WI 53076	W209 N13494 Robinhood Dr PT NW NE DOC 1012341 SEC 7-9-20 1.52 AC Section: 7 Acres: 1.520	Germantown Fire 2058 Germantown MATC	A Totals	1.520 1.520	\$93,000 \$93,000	\$163,600 \$163,600	\$256,600 \$256,600

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SEP 3 2019

VILLAGE OF GERMANTOWN
CLERK'S OFFICE

AVE
263.2
27%
\$30 THD
DIFF

OVER

D. HERRMANN

Owner	Property Description	Districts	Class	Acres	Land	Impts	Total
10 GTNV-071-994 Zachary L. Sowin Lillie L. Sowin W209 N13524 Robinhood Dr Richfield, WI 53076	W209 N13524 Robinhood Dr PT NW NE DOC 1449777 Section: 7 Acres: 1.520	Germantown Fire 2058 Germantown MATC	A Totals	1.520 1.520	\$93,000 \$93,000	\$192,000 \$192,000	\$285,000 \$285,000
11 GTNV-071-995 David P. Knickelbine Catherine Knickelbine W209 N13588 Robinhood Dr Richfield, WI 53076	W209 N13588 Robinhood Dr PT NW NE V1358 P537 Section: 7 Acres: 1.810	Germantown Fire 2058 Germantown MATC	A Totals	1.810 1.810	\$100,300 \$100,300	\$167,500 \$167,500	\$267,800 \$267,800
GTNV-071-997 Matthew Stephan Michelle Stephan N163 W20135 Ash Dr Jackson, WI 53037	Rockfield Rd W1/2 SW NE V1109 P377 SEC 7-9-20 20 AC Section: 7 Acres: 20.000	Germantown Fire 2058 Germantown MATC	5M D E Totals	3.000 16.500 0.500 20.000	\$12,800 \$4,300 \$100 \$17,200	\$0 \$0 \$0 \$0	\$12,800 \$4,300 \$100 \$17,200
GTNV-071-998 Glenn P Guenther Trust Beverly V Guenther Trust N132 W21188 Rockfield Rd Richfield, WI 53076	N132 W21188 Rockfield Rd E1/2 SW NE V976 P478+V1339 P93+DOC 817670 Section: 7 Acres: 19.750	Germantown Fire 2058 Germantown MATC	A D E Totals	2.000 17.500 0.250 19.750	\$105,000 \$4,200 \$100 \$109,300	\$323,000 \$0 \$0 \$323,000	\$428,000 \$4,200 \$100 \$432,300
GTNV-071-999 Glenn P Guenther Trust Beverly V Guenther Trust N132 W21188 Rockfield Rd Richfield, WI 53076	Rockfield Rd SE NE (EXC CSM 2010) V976 P478+V1339 P93+DOC 817670 Section: 7 Acres: 36.700	Germantown Fire 2058 Germantown MATC	D E Totals	34.000 2.700 36.700	\$8,200 \$900 \$9,100	\$0 \$0 \$0	\$8,200 \$900 \$9,100
GTNV-072-990 Skrober Family Living Trust N136 W21801 Bonniwell Rd Richfield, WI 53076	N136 W21801 Bonniwell Rd CSM 4184 PAR 2 PT W1/2 NW V1081 P162+DOC 1442908+1445145 Section: 7 Acres: 21.530	Germantown Fire 2058 Germantown MATC	5M A D E Totals	0.500 5.250 13.030 2.750 21.530	\$2,200 \$132,500 \$3,100 \$7,200 \$145,000	\$0 \$283,700 \$0 \$0 \$283,700	\$2,200 \$416,200 \$3,100 \$7,200 \$428,700
GTNV-072-992 Ralph Kohl Trust Dorothy Kohl Trust N136 W21171 Bonniwell Rd Richfield, WI 53076	Bonniwell Rd NE NW (EXC N 666.73F OF E392F) V1106 P554 (MFO-V1254 P318) Section: 7 Acres: 34.000	Germantown Fire 2058 Germantown MATC	5M D E Totals	4.000 20.250 9.750 34.000	\$15,000 \$5,000 \$45,100 \$65,100	\$0 \$0 \$0 \$0	\$15,000 \$5,000 \$45,100 \$65,100

RECEIVED
 18 2019

VILLAGE OF GERMANTOWN
 CLERK'S OFFICE
 P. J. O.

OVER

1	265
2	269
3	269
4	275
5	267
6	256
7	247
8	241
9	256
10	295
11	265

2895

263.200 AVERAGE

11 | 2895

22
 69
 66
 35
 33
 2

UNIFORM

AT
 NEW
 ASSESSMENTS



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:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice)				Agent name (if applicable)			
Owner mailing address				Agent mailing address			
City	State	Zip		City	State	Zip	
Owner phone () -	Email			Owner phone () -	Email		

Section 2: Assessment Information and Opinion of Value			
Property address		Legal description or parcel no. (on changed assessment notice)	
City	State	Zip	
Assessment shown on notice – Total		Your opinion of assessed value – Total	

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)	Basis for your opinion of assessed value: (Attach additional sheets if needed)

Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, provide acquisition price \$ _____ Date <u> - - </u> <input type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance (mm-dd-yyyy)	
B. Within the last 10 years, did you change this property (ex: remodel, addition)?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, describe _____	
Date of changes <u> - - </u> Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? <input type="checkbox"/> Yes <input type="checkbox"/> No (mm-dd-yyyy)	
C. Within the last five years, was this property listed/offered for sale?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, how long was the property listed (provide dates) <u> - - </u> to <u> - - </u> (mm-dd-yyyy) (mm-dd-yyyy)	
Asking price \$ _____ List all offers received _____	
D. Within the last five years, was this property appraised?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, provide: Date <u> - - </u> Value _____ Purpose of appraisal _____ (mm-dd-yyyy)	
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	Date (mm-dd-yyyy) - -
-----------------------------------	--------------------------

Objection to Real Property Assessment

RECEIVED

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:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105)			
Property owner name (on changed assessment notice) First Hope LLC				Agent name (if applicable)			
Owner mailing address P. O. Box 329				Agent mailing address			
City Richfield	State WI	Zip 53076	City	State	Zip	RECEIVED	
Owner phone (262) 783 - 4333	Email mike@burkhartconstruction.com	Owner phone () -	Email	OCT 15 2019			

Section 2: Assessment Information and Opinion of Value				VILLAGE OF GERMANTOWN CLERK'S OFFICE			
Property address W198 N10360 Appleton Avenue				Legal description or parcel no. (on changed assessment notice) PT of W1/2 of SE SW Lot 1 CSM 4521 V30 P166 DOC 1051411			
City Germantown	State WI	Zip 53022					
Assessment shown on notice - Total \$ 117,400				Your opinion of assessed value - Total \$ 353,050			

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) Assessment too low based on previous assessments from last 11 years from the Village of Germantown, WI	Basis for your opinion of assessed value: (Attach additional sheets if needed) Adjacent "For Sale" property and "For Sale" property on Holy Hill Road. Village of Germantown Assessment 2008-2018.

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 - - - - (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 	Date (mm-dd-yyyy) 10 - 14 - 2019
---------------------------------------	-------------------------------------

TABLE OF CONTENTS

1. Village of Germantown Objection to Real Property Assessment
 - A. Objection
2. Exhibits
 - A. Opinion of Value
 - B. Reason for Objection and Basis of Estimate
 - a. Grotta Appraisals, LLC. June 6, 2008 Notice of Assessment
 - b. Associated Appraisal Consultants, Inc. Open Book Assessment Notice Sept 19, 2019
 - c. Associated Appraisal Consultants, Inc. Re-evaluation Assessment August 26, 2019
 - d. Village of Germantown Tax Bills 2009 to 2018
 - e. Aerial View of Lot
 - f. "For Sale" Property Adjacent to 293-995
 - g. "For Sale" Property on Holy Hill Road
 - h. Property Purchase Agreement by Atty John Niebler dated January 14, 2004
 - i. Washington County filing of Warranty Deed to Property June 4, 2004
 - j. Washington County filing of Real Estate Mortgage to Property June 4, 2004
 - k. Washington County filing of Satisfaction of Mortgage May 28, 2009

OPINION OF VALUE

LAND: 1.49 acres x \$225,000/ac = \$335,250.00

IMPROVEMENTS: \$ 17,800.00

TOTAL: **\$353,050.00**

Grota Appraisals, LLC

N88 W16573 Main St
Menomonee Falls, WI 53051

Phone: (262)253-1142
Fax: (262)253-4098
Email: mike@wi-assessor.com

June 6, 2008

First Hope LLC
12800 W Silver Spring Dr
Butler, WI 53007

Notice of Assessment (this is not a tax bill)

In accordance with Section 70.365 of the Wisconsin Statutes, you are hereby notified of your assessment for the current year 2008 on the property described.

Tax key number: GTNV-293-995 in the Village of Germantown
Legal description: PT OF W 1/2 OF SE-SW LOT 1 - CSM 4521 V30 P166 DOC 1051411 SEC 29+32-9-20
1.49 AC

Year	Land	Bldgs/Improvements	Total
2007	\$74,200	\$12,800	\$87,000
2008	\$246,200	\$11,900	\$258,100
Net change in assessment			\$171,100

Reasons for Change	
Land	Revalue
Bldgs/Imprvmts	Revalue

Open Book: June 26, 2008/June 30, 2008/July 1, 2008 from Noon-4:30 PM and 6:00 PM to 8:30 PM.
June 27, 2008 from 9:00 AM to Noon and 1:30 PM to 5:00 PM. Meetings take place at the Germantown Village Hall located at N112 W17001 Mequon Rd. Appts are highly recommended. Call Grota Appraisals at 262-253-1142.

Board of Review: July 24, 2008 at the Village Hall from 9:00 AM to 11:00 AM **By appointment only, 48 hour notice prior to Board of Review is required.**

Objections: Contact the Clerk, Elizabeth Knaak, at 262-250-4740 to receive an "Objection to Real Property Assessment" form. Also read the Assessment Objection Procedure below.

Assessment Objection Procedure

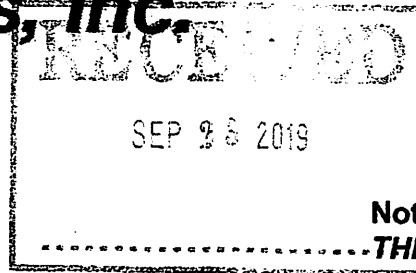
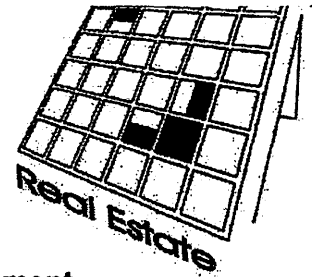
Wisconsin law requires assessors to assess at full market value. In order to determine if your assessment is fair, you must analyze it in relation to the Market. You may accomplish this by comparing your Assessment to Sales of similar properties, available at the Open Book Conferences.

If you feel your Assessment is unfair, discuss it with the Assessor. The Assessor can explain the assessment process, answer questions and make adjustments to the Assessment if warranted. If you still wish to object to the assessment, immediately contact the local clerk, file an objection form and arrange a Board of Review hearing. The appeal process is explained in the "Property Assessment Appeal Guide for Wisconsin Real Property Owners". If you would like a copy, please contact the Department of Revenue, Office of Assessment Practices, PO Box 8933, Madison, WI 53708-8933.

Boards of Review operate like a court. Their function is not one of valuation, but of deciding the validity of the facts presented orally before them. You or your representative may testify concerning your assessment objection. You must prove that your property is inequitably assessed when compared to market value.

Associated Appraisal Consultants, Inc.

EXHIBIT B.b.



First Hope LLC
PO Box 329
Richfield, WI 53076

Notice of Assessment

THIS IS NOT A TAX BILL

Under state law (Section 70.365 of the Wisconsin Statutes), your property assessment for 2019 is listed below.

OPEN BOOK ASSESSMENT NOTICE

Dear Property Owner:

September 19, 2019

The Village of Germantown Open Book session(s) have concluded for the 2019 assessment year. Consideration has been carefully given to the evidence submitted during the Open Book process. You are hereby notified of the reviewed assessed value of your property described below.

If you wish to engage in further discussion with the assessor, please call our office at 920-749-1995. If you wish to enter a formal appeal, you must notify the clerk at least 48 hours prior to the Board of Review of your intent to file an objection. Please call the clerk at 262-250-4740 at least 48 hours prior to the Board of Review to obtain an Objection Form and to make an appointment for the Board of Review. This form must be filled out in its entirety. Failure to provide 48 hours advance notice to the clerk may result in denial of a hearing at the Board of Review. The Board of Review functions like a court in that it is required to evaluate evidence based on facts. You must provide factual information showing your property is incorrectly assessed.

Tax key number: GTNV-293-995 located in the Village of Germantown, Washington County

Property Location: W198 N10360 Appleton Ave

Legal description: PT OF W1/2 OF SE SW LOT 1 CSM 4521 V30 P166 DOC 1051411

Year	General Property			PFC/MFL
	Land	Improvements	Total	Total
2018	\$246,200	\$11,900	\$258,100	\$0
2019	\$99,600	\$17,800	\$117,400	\$0
Net change in assessment			-\$140,700	\$0

Reason for Change	Revaluation of All Property – Open Book Review
--------------------------	--

Board of Review: Thursday, October 17, 2019 from 9:00 AM to 11:00 AM (By Appointment Only)

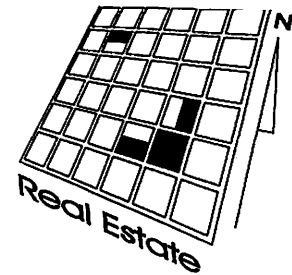
Location: Germantown Community Library
N112 W16957 Mequon Rd
Germantown, WI 53022

(Over)

Associated Appraisal Consultants, Inc.

Appleton ■ Hurley

EXHIBIT B.c.



First Hope LLC
PO Box 329
Richfield, WI 53076

Notice of Assessment

THIS IS NOT A TAX BILL

Under state law (Section 70.365 of the Wisconsin Statutes), your property assessment for 2019 is listed below.

Dear Property Owner:

August 26, 2019

To comply with state law, the assessor's office has completed a revaluation of all taxable property in the Village of Germantown as of January 1, 2019. The purpose of the revaluation is to ensure that all property is assessed on a uniform and equitable basis. Our goal is to bring your assessment to 100% fair market value. You are hereby notified of the assessed value of your property described below.

If you have any questions concerning your valuation, there will be an Open Book session held by Associated Appraisal Consultants where you can meet with an assessor individually to discuss your concerns. **Please call Associated Appraisal at 920-749-1995 for an Open Book appointment.** Please bring this assessment notice to your Open Book appointment.

Tax key number: GTNV-293-995 located in the Village of Germantown, Washington County

Property Location: W198 N10360 Appleton Ave

Legal description: PT OF W1/2 OF SE SW LOT 1 CSM 4521 V30 P166 DOC 1051411

Year	General Property			PFC/MFL
	Land	Improvements	Total	Total
2018	\$246,200	\$11,900	\$258,100	\$0
2019	\$99,600	\$16,900	\$116,500	\$0
Net change in assessment			-\$141,600	\$0

Reason for Change	Revaluation of All Property
--------------------------	-----------------------------

Open Book: Thursday, September 5, 2019 10 AM – 6 PM (please make an appt) Friday, September 6, 2019 9 AM – 3 PM (please make an appt) Location: Village Hall N112 W17001 Mequon Rd Germantown, WI 53022	Board of Review: Thursday, October 17, 2019 9 AM – 11 AM (By Appointment Only) Location: Germantown Community Library N112 W16957 Mequon Rd Germantown, WI 53022
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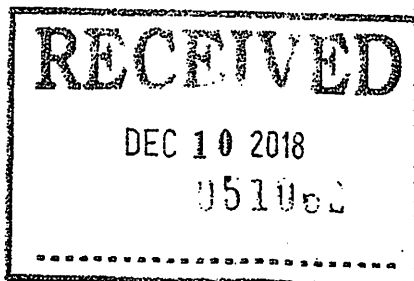
If after discussing your assessment with the assessor you wish to file a formal appeal of the 2019 assessed value, **you must contact the Village Clerk at 262-250-4740 at least 48 hours prior to the Board of Review** to obtain an Objection Form and to make an appointment for the Board of Review. This form must be filled out in its *entirety*. **Failure to provide 48 hours advance notice to the Clerk may result in denial of a hearing at the Board of Review.**

(Over)

VILLAGE OF GERMANTOWN
 N112W17001 MEQUON RD
 PO BOX 337
 GERMANTOWN WI 53022

WASHINGTON COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2018
 REAL ESTATE

FIRST HOPE LLC



Parcel Number: GTNV 293995
 Bill Number: 224234

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

224234/GTNV 293995
 FIRST HOPE LLC
 12800 W SILVER SPRING DR
 BUTLER WI 53007

Location of Property/Legal Description
 W198N10360 APPLETON AVE
 Sec. 29, T9N, R20E; Sec. 32, T9N, R20E
 PT OF W1/2 OF SE SW LOT 1 CSM 4521 V30 P166 DOC 1051411
 1.490 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 246,200	ASSESSED VALUE IMPROVEMENTS 11,900	TOTAL ASSESSED VALUE 258,100	AVERAGE ASSMT. RATIO 0.935699556	NET ASSESSED VALUE RATE 0.01740080 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 4425.96
ESTIMATED FAIR MARKET VALUE LAND 263,100	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 12,700	TOTAL ESTIMATED FAIR MARKET VALUE 275,800	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 423.16	
TAXING JURISDICTION	2017 EST. STATE AIDS ALLOCATED TAX DIST.	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2017 NET TAX	2018 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
WASHINGTON COUNTY	530,878	526,426	658.55	663.47	0.7%
VILLAGE OF GERMANTOWN	1,858,402	1,845,093	1,301.83	1,328.98	2.1%
GERMANTOWN SCHOOL	11,576,120	10,722,819	1,934.93	2,158.90	11.6%
MILW AREA TECH COL	2,565,144	2,591,029	332.54	339.80	2.2%
TOTAL	16,530,544	15,685,367	4,227.85	4,491.15	6.2%
FIRST DOLLAR CREDIT			-60.58	-65.19	7.6%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			4,167.27	4,425.96	6.2%

TOTAL DUE: \$4,425.96
 FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
JANUARY 31, 2019
 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
 Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
GERMANTOWN SCHOOL	1,921,150	197.37	2037				

PAY 1ST INSTALLMENT OF: \$2,213.96 BY JANUARY 31, 2019 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: VILLAGE OF GERMANTOWN PAYMENTS C/O US BANK PO BOX 78322 MILWAUKEE, WI 53278-8322 PIN# GTNV 293995 FIRST HOPE LLC BILL NUMBER: 224234	PAY 2ND INSTALLMENT OF: \$2,212.00 BY JULY 31, 2019 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: WASHINGTON COUNTY TREASURER 432 E WASHINGTON ST, PO BOX 1986 WEST BEND, WI 53095-7986 PIN# GTNV 293995 FIRST HOPE LLC BILL NUMBER: 224234	PAY FULL AMOUNT OF: \$4,425.96 BY JANUARY 31, 2019 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: VILLAGE OF GERMANTOWN PAYMENTS C/O US BANK PO BOX 78322 MILWAUKEE, WI 53278-8322 PIN# GTNV 293995 FIRST HOPE LLC BILL NUMBER: 224234
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VILLAGE OF GERMANTOWN
 N112W17001 MEQUON RD
 PO BOX 337
 GERMANTOWN WI 53022

WASHINGTON COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2017
 REAL ESTATE
 FIRST HOPE LLC

050160

Parcel Number: GTNV 293995
 Bill Number: 169690



RECEIVED

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

169690/GTNV 293995
 FIRST HOPE LLC
 12800 W SILVER SPRING DR
 BUTLER WI 53007

DEC 14 2017

Location of Property/Legal Description
 W198N10360 APPLETON AVE
 Sec. 29, T9N, R20E; Sec. 32, T9N, R20E
 PT OF W1/2 OF SE SW LOT 1 CSM 4521 V30 P166 DOC 1051411
 1.490 ACRES

*on reverse side of stub:
 P.O. Box 329*

Please inform treasurer of address changes. → *Richfield, WI 53076*

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
246,200	11,900	258,100	0.975499950	0.01638070	4167.27
(Does NOT reflect credits)					
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/>	School taxes also reduced by school levy tax credit	
252,400	12,200	264,600	A star in this box means unpaid prior year taxes.	421.17	
TAXING JURISDICTION	2016 EST. STATE AIDS ALLOCATED TAX DIST.	2017 EST. STATE AIDS ALLOCATED TAX DIST.	2016 NET TAX	2017 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	44.00	0.00	-100.0%
WASHINGTON COUNTY	496,050	530,878	668.31	658.55	-1.5%
VILLAGE OF GERMANTOWN	1,739,308	1,858,402	1,281.87	1,301.83	-1.6%
GERMANTOWN SCHOOL	11,074,935	11,576,120	1,879.22	1,934.93	3.0%
MILW AREA TECH COL	2,514,229	2,565,144	326.63	332.54	1.8%
TOTAL	15,824,522	16,530,544	4,200.03	4,227.85	0.7%
FIRST DOLLAR CREDIT			-58.64	-60.58	3.3%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			4,141.39	4,167.27	0.6%

TOTAL DUE: \$4,167.27
 FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
JANUARY 31, 2018
 Warning: If not paid by due dates, instalment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
 Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
GERMANTOWN SCHOOL	1,107,777	113.66	2036				

PAY 1ST INSTALLMENT OF: \$2,084.27
 BY JANUARY 31, 2018
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 VILLAGE OF GERMANTOWN
 PAYMENTS C/O US BANK
 PO BOX 78322
 MILWAUKEE, WI 53278-8322
 PIN# GTNV 293995
 FIRST HOPE LLC
 BILL NUMBER: 169690

PAY 2ND INSTALLMENT OF: \$2,083.00
 BY JULY 31, 2018
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 WASHINGTON COUNTY TREASURER
 432 E WASHINGTON ST, PO BOX 1986
 WEST BEND, WI 53095-7986
 PIN# GTNV 293995
 FIRST HOPE LLC
 BILL NUMBER: 169690

PAY FULL AMOUNT OF: \$4,167.27
 BY JANUARY 31, 2018
 AMOUNT ENCLOSED \$4,167.27
 MAKE CHECK PAYABLE AND MAIL TO:
 VILLAGE OF GERMANTOWN
 PAYMENTS C/O US BANK
 PO BOX 78322
 MILWAUKEE, WI 53278-8322
 PIN# GTNV 293995
 FIRST HOPE LLC
 BILL NUMBER: 169690



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

VILLAGE OF GERMANTOWN
 N112W17001 MEQUON RD
 PO BOX 337
 GERMANTOWN WI 53022

WASHINGTON COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2016
 REAL ESTATE
 FIRST HOPE LLC



049379

Parcel Number: GTNV 293995
 Bill Number: 95693

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

95693/GTNV 293995
 FIRST HOPE LLC
 12800 W SILVER SPRING DR
 BUTLER WI 53007

Location of Property/Legal Description
 W198N10360 APPLETON AVE
 Sec. 29, T9N, R20E; Sec. 32, T9N, R20E
 PT OF W1/2 OF SE SW LOT 1 CSM 4521 V30 P166 DOC 1051411
 1.490 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 246,200	ASSESSED VALUE IMPROVEMENTS 11,900	TOTAL ASSESSED VALUE 258,100	AVERAGE ASSMT. RATIO 0.990134592	NET ASSESSED VALUE RATE 0.01627290 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 4141.39
ESTIMATED FAIR MARKET VALUE LAND 248,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 12,000	TOTAL ESTIMATED FAIR MARKET VALUE 260,700	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 390.20	
TAXING JURISDICTION	2015 EST. STATE AIDS ALLOCATED TAX DIST.	2016 EST. STATE AIDS ALLOCATED TAX DIST.	2015 NET TAX	2016 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	44.07	44.00	-0.2%
WASHINGTON COUNTY	500,100	496,050	675.68	668.31	-1.1%
VILLAGE OF GERMANTOWN	1,699,874	1,739,308	1,316.16	1,281.87	-2.6%
GERMANTOWN SCHOOL	10,451,344	11,074,935	1,959.98	1,879.22	-4.1%
MILW AREA TECH COL	2,523,865	2,514,229	326.50	326.63	0.0%
TOTAL	15,175,183	15,824,522	4,322.39	4,200.03	-2.8%
FIRST DOLLAR CREDIT			-59.45	-58.64	-1.4%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			4,262.94	4,141.39	-2.9%

TOTAL DUE: \$4,141.39
 FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
JANUARY 31, 2017
 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
 Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends

PAY 1ST INSTALLMENT OF: \$2,071.39
 BY JANUARY 31, 2017
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 VILLAGE OF GERMANTOWN
 PAYMENTS C/O US BANK
 PO BOX 78322
 MILWAUKEE, WI 53278-8322
 PIN# GTNV 293995
 FIRST HOPE LLC
 BILL NUMBER: 95693

PAY 2ND INSTALLMENT OF: \$2,070.00
 BY JULY 31, 2017
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 WASHINGTON COUNTY TREASURER
 432 E WASHINGTON ST, PO BOX 1986
 WEST BEND, WI 53095-7986
 PIN# GTNV 293995
 FIRST HOPE LLC
 BILL NUMBER: 95693

PAY FULL AMOUNT OF: \$4,141.39
 BY JANUARY 31, 2017
 AMOUNT ENCLOSED \$ 4,141.39
 MAKE CHECK PAYABLE AND MAIL TO:
 VILLAGE OF GERMANTOWN
 PAYMENTS C/O US BANK
 PO BOX 78322
 MILWAUKEE, WI 53278-8322
 PIN# GTNV 293995
 FIRST HOPE LLC
 BILL NUMBER: 95693



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

VILLAGE OF GERMANTOWN
 N112W17001 MEQUON RD
 PO BOX 337
 GERMANTOWN WI 53022



WASHINGTON COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2015
 REAL ESTATE

FIRST HOPE LLC

048539

Parcel Number: GTNV 293995
 Bill Number: 35241

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
 W198N10360 APPLETON AVE

PT OF W1/2 OF SE SW LOT 1 - CSM 4521 V30 P166 DOC
 1051411 SEC 29+32-9-20 1.49 AC
 1.490 ACRES

35241/GTNV 2939951393 1393
 FIRST HOPE LLC
 12800 W SILVER SPRING DR
 BUTLER WI 53007

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE (Does NOT reflect credits)	NET PROPERTY TAX
246,200	11,900	258,100	0.996444344	0.01674702	4262.94
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	
247,100	11,900	259,000		414.98	
TAXING JURISDICTION	2014 EST. STATE AIDS ALLOCATED TAX DIST.	2015 EST. STATE AIDS ALLOCATED TAX DIST.	2014 NET TAX	2015 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	43.22	44.07	2.0%
WASHINGTON COUNTY	488,380	500,100	685.56	675.68	-1.4%
VILLAGE OF GERMANTOWN	1,736,818	1,699,874	1,283.64	1,316.16	2.5%
GERMANTOWN SCHOOL	10,667,424	10,451,344	2,031.56	1,959.98	-3.5%
MILW AREA TECH COL	576,435	2,523,865	323.50	326.50	0.9%
TOTAL	13,469,057	15,175,183	4,367.48	4,322.39	-1.0%
FIRST DOLLAR CREDIT			-61.72	-59.45	-3.7%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			4,305.76	4,262.94	-1.0%
PAY 1ST INSTALLMENT OF:	\$2,131.94	PAY 2ND INSTALLMENT OF:	\$2,131.00	PAY FULL AMOUNT OF:	\$4,262.94

TOTAL DUE: \$4,262.94
 FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
 JANUARY 31, 2016
 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
 Failure to pay on time. See reverse.

PAY 1ST INSTALLMENT OF: \$2,131.94
 BY JANUARY 31, 2016
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 VILLAGE OF GERMANTOWN
 PAYMENTS C/O US BANK
 PO BOX 78322
 MILWAUKEE, WI 53278-8322
 PIN# GTNV 293995
 FIRST HOPE LLC
 BILL NUMBER: 35241



INCLUDE THIS STUB WITH YOUR PAYMENT

PAY 2ND INSTALLMENT OF: \$2,131.00
 BY JULY 31, 2016
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 WASHINGTON COUNTY TREASURER
 432 E WASHINGTON ST, PO BOX 1986
 WEST BEND, WI 53095-7986
 PIN# GTNV 293995
 FIRST HOPE LLC
 BILL NUMBER: 35241



INCLUDE THIS STUB WITH YOUR PAYMENT

PAY FULL AMOUNT OF: \$4,262.94
 BY JANUARY 31, 2016
 AMOUNT ENCLOSED \$4,262.94
 MAKE CHECK PAYABLE AND MAIL TO:
 VILLAGE OF GERMANTOWN
 PAYMENTS C/O US BANK
 PO BOX 78322
 MILWAUKEE, WI 53278-8322
 PIN# GTNV 293995
 FIRST HOPE LLC
 BILL NUMBER: 35241



INCLUDE THIS STUB WITH YOUR PAYMENT

**STATE OF WISCONSIN--WASHINGTON COUNTY
PROPERTY TAX BILL FOR 2014
REAL ESTATE**

**** This is the ONLY notice you will receive ****

VILLAGE OF GERMANTOWN
N112W17001 MEQUON RD
PO BOX 337
GERMANTOWN WI 53022

FIRST HOPE LLC
12800 W SILVER SPRING DR
BUTLER WI 53007

FIRST HOPE LLC

Parcel No. **GTNV 293 995**

Bill No. 28517

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Legal Description/Location of Property
W198 N10360 APPLETON AVE
PT OF W1/2 OF SE SW
LOT 1 - CSM 4521 V30 P166
DOC 1051411
SEC 29+32-9-20 1.49 AC

RECEIVED

DEC 12 2014

Please inform the treasurer of any address change

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT RATIO	NET ASSESSED VALUE RATE (Does NOT Reflect Credits)	NET PROPERTY TAX 4,305.76
246,200	11,900	258,100	1.0118	16.9217/M	
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes	School taxes also reduced by school levy tax credit	\$386.49
243,300	11,800	255,100			
TAXING JURISDICTION	2013 ESTIMATED STATE AIDS ALLOCATED TO TAX DISTRICT	2014 ESTIMATED STATE AIDS ALLOCATED TO TAX DISTRICT	2013 NET TAX	2014 NET TAX	%TAX CHANGE
STATE TAX			39.30	43.22	10.0%
COUNTY TAX	465,897	488,380	663.08	685.56	3.4%
VILLAGE TAX	1,671,016	1,736,818	1,202.93	1,283.64	6.7%
GERMANTN SCH 2058	10,562,134	10,667,424	1,904.47	2,031.56	6.7%
MATC	575,286	576,435	492.66	323.50	-34.3%
Totals	13,274,333	13,469,057	4,302.44	4,367.48	1.5%
1st Dollar Credit			63.00	61.72	-2.0%
Lottery and Gaming Credit(0)					
Net Tax			4,239.44	4,305.76	1.6%

TOTAL DUE: 4,305.76
For Full Payment, Pay to Local Treasurer by
JANUARY 31, 2015
WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and applicable penalty.
Failure to pay on time. See reverse.

Credit/Debit Card: 2.39% of the payment amount (minimum fee \$1.00) plus applicable processing fee.

There is also a link on the Village Website. www.village.germantown.wi.us

Second installment payments should be made through Washington County's Online service.

DROP BOX LOCATION: Through February 6th, 2015 - Front door of Village Hall, (Door under the Clock Tower) use the Recreation Department receptacle. Receipts are collected at the beginning of each business day. Payment receipt date will be the prior business day.

Payments will be credited on the date received. Should questions of delinquency arise, the date of the postmark by the U.S. Postal Service will be deemed final. Payments received at the Village Hall or US Bank Drop Box after business hours will be attributed to the prior business day.

Reminder: Refund checks will be mailed under separate cover and will take up to three weeks

**STATE OF WISCONSIN--WASHINGTON COUNTY
PROPERTY TAX BILL FOR 2013
REAL ESTATE**

**** This is the ONLY notice you will receive ****

VILLAGE OF GERMANTOWN
VILLAGE HALL
N112W17001 MEQUON RD
GERMANTOWN WI 53022

FIRST HOPE LLC
Parcel No. **GTNV 293 995**
Bill No. **27549**

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Legal Description/Location of Property
W198 N10360 APPLETON AVE
PT OF W1/2 OF SE SW
LOT 1 - CSM 4521 V30 P166
DOC 1051411
SEC 29+32-9-20 1.49 AC

FIRST HOPE LLC
12800 W SILVER SPRING DR
BUTLER WI 53007

Please inform the treasurer of any address change

(Handwritten mark)

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT RATIO	NET ASSESSED VALUE RATE (Does NOT Reflect Credits)	NET PROPERTY TAX 4,239.44
246,200	11,900	258,100	1.1145	16.6697/M	
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes	School taxes also reduced by school levy tax credit	\$375.25
220,900	10,700	231,600			
TAXING JURISDICTION	2012 ESTIMATED STATE AIDS ALLOCATED TO TAX DISTRICT	2013 ESTIMATED STATE AIDS ALLOCATED TO TAX DISTRICT	2012 NET TAX	2013 NET TAX	%TAX CHANGE
STATE TAX			40.63	39.30	-3.3%
COUNTY TAX	484,504	465,897	689.29	663.08	-3.8%
VILLAGE TAX	1,612,004	1,671,016	1,201.04	1,202.93	.2%
GERMANTN SCH 2058	9,670,300	10,562,134	2,082.52	1,904.47	-8.5%
MATC	569,629	575,286	507.14	492.66	-2.9%
Totals	12,336,437	13,274,333	4,520.62	4,302.44	-4.8%
1st Dollar Credit		610,200	68.03	63.00	-7.4%
Lottery and Gaming Credit(0) Net Tax ⁷			4,452.59	4,239.44	-4.8%
TOTAL DUE: 4,239.44					
For Full Payment, Pay to Local Treasurer by JANUARY 31, 2014					
WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and applicable penalty.					
Failure to pay on time. See reverse.					

PAY 1ST INSTALLMENT OF: **\$2,120.44**
BY JANUARY 31, 2014

Amount Enclosed _____
TO LOCAL TREASURER

Make Check Payable to:

VILLAGE OF GERMANTOWN
PAYMENTS C/O US BANK
PO BOX 78322
MILWAUKEE WI 53278-8322

Parcel No. GTNV 293 995

Bill No. 27549

FIRST HOPE LLC

AND PAY 2ND INSTALLMENT OF: **\$2,119.00**
BY JULY 31, 2014

Balance Due _____
TO COUNTY TREASURER

Make Check Payable to:

WASHINGTON COUNTY TREASURER
JANE C MERTEN
432 E. WASHINGTON ST
PO BOX 1986
WEST BEND WI 53095

Parcel No. GTNV 293 995

Bill No. 27549

FIRST HOPE LLC

**STATE OF WISCONSIN--WASHINGTON COUNTY
PROPERTY TAX BILL FOR 2012
REAL ESTATE**

**** This is the ONLY notice you will receive ****

VILLAGE OF GERMANTOWN
VILLAGE HALL
N112W17001 MEQUON RD
GERMANTOWN WI 53022

FIRST HOPE LLC

Parcel No. **GTNV 293 995**

Bill No. **25978**

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Legal Description/Location of Property
W198 N10360 APPLETON AVE
PT OF W1/2 OF SE SW
LOT 1 - CSM 4521 V30 P166
DOC 1051411
SEC 29+32-9-20 1.49 AC

FIRST HOPE LLC
12800 W SILVER SPRING DR
BUTLER WI 53007

5012

Please inform the treasurer of any address change

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT RATIO	NET ASSESSED VALUE RATE <small>(Does NOT Reflect Credits)</small>	NET PROPERTY TAX 4,452.59
246,200	11,900	258,100	1.0781	17.5150/M	
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes	School taxes also reduced by school levy tax credit	\$385.33
228,400	11,000	239,400			
TAXING JURISDICTION	2011 ESTIMATED STATE AIDS ALLOCATED TO TAX DISTRICT	2012 ESTIMATED STATE AIDS ALLOCATED TO TAX DISTRICT	2011 NET TAX	2012 NET TAX	%TAX CHANGE
STATE TAX			42.68	40.63	-4.8%
COUNTY TAX	472,375	484,504	718.57	689.29	-4.1%
VILLAGE TAX	1,546,101	1,612,004	1,203.56	1,201.04	-2%
GERMANTN SCH 2058	9,715,842	9,670,300	2,160.66	2,082.52	-3.6%
MATC	567,721	569,629	489.44	507.14	3.6%
Totals	12,302,039	12,336,437	4,614.91	4,520.62	-2.0%
1st Dollar Credit			68.88	68.03	-1.2%
Lottery and Gaming Credit(0)					
Net Tax			4,546.03	4,452.59	-2.1%
TOTAL DUE: 4,452.59					
For Full Payment, Pay to Local Treasurer by					
JANUARY 31, 2013					
WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and applicable penalty.					
Failure to pay on time. See reverse.					

PAY 1ST INSTALLMENT OF: **\$2,226.59**
BY JANUARY 31, 2013

Amount Enclosed _____
TO LOCAL TREASURER

Make Check Payable to:

VILLAGE OF GERMANTOWN
PAYMENTS C/O FIRST BANK
PO BOX 100
GERMANTOWN WI 53022

Parcel No. GTNV 293 995

Bill No. 25978

FIRST HOPE LLC

Include This Stub With Your Payment

AND PAY 2ND INSTALLMENT OF: **\$2,226.00**
BY JULY 31, 2013

Balance Due _____
TO COUNTY TREASURER

Make Check Payable to:

WASHINGTON COUNTY TREASURER
JANE C MERTEN
432 E. WASHINGTON ST
PO BOX 1986
WEST BEND WI 53095

Parcel No. GTNV 293 995

Bill No. 25978

FIRST HOPE LLC

Include This Stub With Your Payment

OR PAY FULL AMOUNT OF: **\$4,452.59**
BY JANUARY 31, 2013

TO LOCAL TREASURER

Make Check Payable to:

VILLAGE OF GERMANTOWN
PAYMENTS C/O FIRST BANK
PO BOX 100
GERMANTOWN WI 53022

Parcel No. GTNV 293 995

Bill No. 25978

FIRST HOPE LLC

Include This Stub With Your Payment

**STATE OF WISCONSIN--WASHINGTON COUNTY
PROPERTY TAX BILL FOR 2011
REAL ESTATE**

**** This is the ONLY notice you will receive ****

VILLAGE OF GERMANTOWN
VILLAGE HALL
N112W17001 MEQUON RD
GERMANTOWN WI 53022

FIRST HOPE LLC
Parcel No. **GTNV 293 995**
Bill No. 35532

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Legal Description/Location of Property
W198 N10360 APPLETON AVE
PT OF W1/2 OF SE SW
LOT 1 - CSM 4521 V30 P166
DOC 1051411
SEC 29+32-9-20 1.49 AC

FIRST HOPE LLC
12800 W SILVER SPRING DR
BUTLER WI 53007

Please inform the treasurer of any address change

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT RATIO	NET ASSESSED VALUE RATE (Does NOT Reflect Credits)	NET PROPERTY TAX 4,546.03
246,200	11,900	258,100	1.0261	17.8804/M	
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes	School taxes also reduced by school levy tax credit	\$387.04
239,900	11,600	251,500			
TAXING JURISDICTION	2010 ESTIMATED STATE AIDS ALLOCATED TO TAX DISTRICT	2011 ESTIMATED STATE AIDS ALLOCATED TO TAX DISTRICT	2010 NET TAX	2011 NET TAX	%TAX CHANGE
STATE TAX			43.09	42.68	-1.0%
COUNTY TAX	524,216	472,375	725.65	718.57	-1.0%
VILLAGE TAX	1,700,709	1,546,101	1,190.58	1,203.56	1.1%
GERMANTN SCH 2058	10,779,307	9,715,842	2,227.94	2,160.66	-3.0%
MATC	798,291	567,721	487.26	489.44	.4%
Totals	13,802,523	12,302,039	4,674.52	4,614.91	-1.3%
1st Dollar Credit			70.95	68.88	-2.9%
Lottery and Gaming Credit(0)					
Net Tax			4,603.57	4,546.03	-1.2%
TOTAL DUE: 4,546.03					
For Full Payment, Pay to Local Treasurer by					
JANUARY 31, 2012					
WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and applicable penalty.					
Failure to pay on time. See reverse.					

PAY 1ST INSTALLMENT OF: **\$2,273.03**
BY JANUARY 31, 2012

Amount Enclosed _____
TO LOCAL TREASURER

Make Check Payable to:

VILLAGE OF GERMANTOWN
PAYMENTS C/O FIRST BANK
PO BOX 100
GERMANTOWN WI 53022

Parcel No. GTNV 293 995

Bill No. 35532

FIRST HOPE LLC

Include This Stub With Your Payment

AND PAY 2ND INSTALLMENT OF: **\$2,273.00**
BY JULY 31, 2012

Balance Due _____
TO COUNTY TREASURER

Make Check Payable to:

WASHINGTON COUNTY TREASURER
JANICE GETTELMAN
432 E. WASHINGTON ST
PO BOX 1986
WEST BEND WI 53095

Parcel No. GTNV 293 995

Bill No. 35532

FIRST HOPE LLC

Include This Stub With Your Payment

OR PAY FULL AMOUNT OF: **\$4,546.03**
BY JANUARY 31, 2012

TO LOCAL TREASURER

Make Check Payable to:

VILLAGE OF GERMANTOWN
PAYMENTS C/O FIRST BANK
PO BOX 100
GERMANTOWN WI 53022

Parcel No. GTNV 293 995

Bill No. 35532

FIRST HOPE LLC

Include This Stub With Your Payment

STATE OF WISCONSIN--WASHINGTON COUNTY PROPERTY TAX BILL FOR 2010 REAL ESTATE

VILLAGE OF GERMANTOWN
VILLAGE HALL
N112W17001 MEQUON RD
GERMANTOWN WI 53022

FIRST HOPE LLC

Parcel No. **GTNV 293 995**

Bill No. **28553**

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Legal Description/Location of Property
W198 N10360 APPLETON AVE
PT OF W1/2 OF SE SW
LOT 1 - CSM 4521 V30 P166
DOC 1051411
SEC 29+32-9-20 1.49 AC

FIRST HOPE LLC
12800 W SILVER SPRING DR
BUTLER WI 53007

Please inform the treasurer of any address change

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT RATIO	NET ASSESSED VALUE RATE <small>(Does NOT Reflect Credits)</small>	NET PROPERTY TAX
246,200	11,000	258,100	1.0165	18.1113/M	4,603.57
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes	School taxes also reduced by school levy tax credit	\$383.08
242,200	11,700	253,900			
TAXING JURISDICTION	2009 ESTIMATED STATE TAXES ALLOCATED TO TAX DISTRICT	2010 ESTIMATED STATE TAXES ALLOCATED TO TAX DISTRICT	2009 NET TAX	2010 NET TAX	%TAX CHANGE
STATE TAX			44.03	43.09	-2.1%
COUNTY TAX	531,346	524,216	720.46	725.65	.7%
VILLAGE TAX	1,666,382	1,700,709	1,180.30	1,190.58	.9%
GERMANTN SCH 2058	10,842,769	10,779,307	2,105.88	2,227.94	5.8%
MATC	769,916	798,291	495.78	487.26	-1.7%
Totals	13,810,413	13,802,523	4,546.45	4,674.52	2.8%
1st Dollar Credit			68.08	70.95	4.2%
Lottery and Gaming Credit(0)					
Net Tax			4,478.37	4,603.57	2.8%

TOTAL DUE: 4,603.57

For Full Payment, Pay to Local Treasurer by
JANUARY 31, 2011

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and applicable penalty.
Failure to pay on time. See reverse.

HOW TO PAY YOUR TAXES

Reminder: Refund checks will be mailed under separate cover, they will not be issued at the same time the tax payment is made. It will take up to three weeks for a refund check to be issued.

BY MAIL: (January 31 Due Date): Please use the enclosed envelope for your **TAX PAYMENT ONLY**. receipts will be returned to you by mail within a few business days. Checks should be made payable to Village of Germantown.

(August 1 Due Date): Send payments to Washington County, Treasurer, PO Box 1986, West Bend, WI 53095-7986

IN PERSON: (January 31 Due Date): at Germantown Village Hall, N112 W17001 Mequon Road, from 8:00 AM to 4:30 PM, Monday through Friday, with the exception of the following dates:

Thursday & Friday December 23rd & 24th
Friday, December 31st

CLOSED
CLOSED

STATE OF WISCONSIN--WASHINGTON COUNTY PROPERTY TAX BILL FOR 2009 REAL ESTATE

VILLAGE OF GERMANTOWN
ATTN: TREASURER
P.O. BOX 1170
MILWAUKEE WI 53201-1170

FIRST HOPE LLC
Parcel No. **GTNV 293 995**
Bill No. **16447**

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Legal Description/Location of Property
W198 N10360 APPLETON AVE
PT OF W1/2 OF SE SW
LOT 1 - CSM 4521 V30 P166
DOC 1051411
SEC 29+32-9-20 1.49 AC

FIRST HOPE LLC
12800 W SILVER SPRING DR
BUTLER WI 53007

Please inform the treasurer of any address change

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT RATIO	NET ASSESSED VALUE RATE <small>(Does NOT Reflect Credits)</small>	NET PROPERTY TAX 4,478.37
246,200	11,900	258,100	.9947	17.6151/M	
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes	School taxes also reduced by school levy tax credit	\$382.11
247,500	12,000	259,500			
TAXING JURISDICTION	2008 ESTIMATED STATE AIDS ALLOCATED TO TAX DISTRICT	2009 ESTIMATED STATE AIDS ALLOCATED TO TAX DISTRICT	2008 NET TAX	2009 NET TAX	%TAX CHANGE
STATE TAX			44.39	44.03	-.8%
COUNTY TAX	554,144	531,346	708.94	720.46	1.6%
VILLAGE TAX	1,649,596	1,666,382	1,157.28	1,180.30	2.0%
GERMANTN SCH 2058	11,631,870	10,842,769	1,944.11	2,105.88	8.3%
MATC	740,994	769,916	480.08	495.78	3.3%
Totals	14,576,604	13,810,413	4,334.80	4,546.45	4.9%
1st Dollar Credit			34.98	68.08	94.6%
Lottery and Gaming Credit(0)					
Net Tax			4,299.82	4,478.37	4.2%

040764

TOTAL DUE: 4,478.37

For Full Payment, Pay to Local Treasurer by
JANUARY 31, 2010

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and applicable penalty.

Failure to pay on time. See reverse.

PAY 1ST INSTALLMENT OF: **\$2,239.37**
BY JANUARY 31, 2010

Amount Enclosed _____
TO LOCAL TREASURER

Make Check Payable to:

VILLAGE OF GERMANTOWN
ATTN: TREASURER
P.O. BOX 1170
MILWAUKEE WI 53201-1170

Parcel No. GTNV 293 995

Bill No. 16447

FIRST HOPE LLC

Include This Stub With Your Payment

AND PAY 2ND INSTALLMENT OF: **\$2,239.00**
BY JULY 31, 2010

Balance Due _____
TO COUNTY TREASURER

Make Check Payable to:
WASHINGTON COUNTY TREASURER
JANICE GETTELMAN
432 E. WASHINGTON ST
PO BOX 1986
WEST BEND WI 53095

Parcel No. GTNV 293 995

Bill No. 16447

FIRST HOPE LLC

Include This Stub With Your Payment

OR PAY FULL AMOUNT OF: **\$4,478.37**
BY JANUARY 31, 2010

TO LOCAL TREASURER

Make Check Payable to:

VILLAGE OF GERMANTOWN
ATTN: TREASURER
P.O. BOX 1170
MILWAUKEE WI 53201-1170

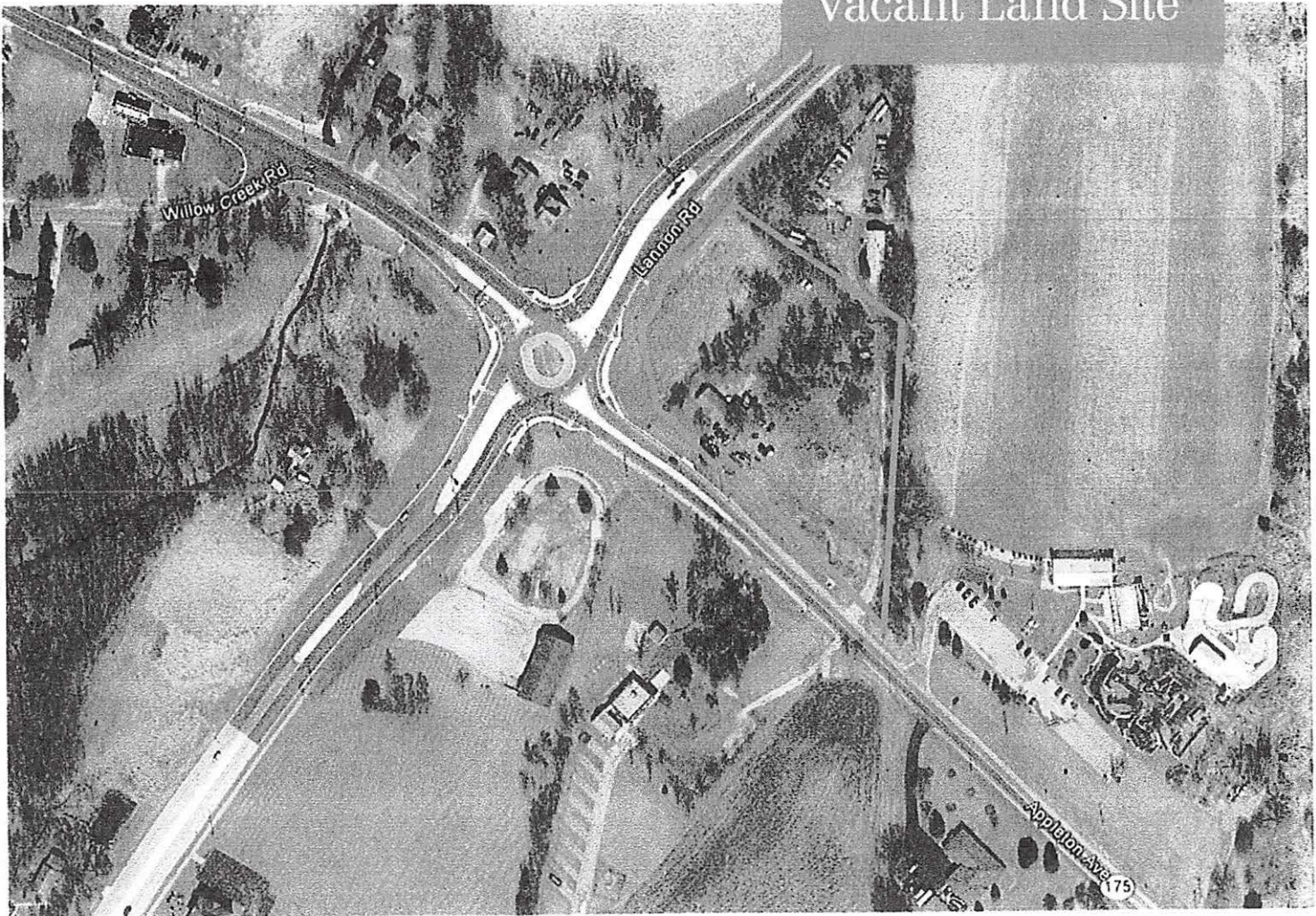
Parcel No. GTNV 293 995

Bill No. 16447

FIRST HOPE LLC

Include This Stub With Your Payment

For Sale

**Commercial
Vacant Land Site**


Appleton Ave. & Lannon Rd. Germantown, WI

Property Details

Parcel Size: ±3.92 Acres (Combined)

Zoning: RS-4

Tax Key #'s: GTNV 322952, GTNV 322976,
GTVN 322951 & GTNV 322973

2017 Taxes: \$7,250.17 (Combined)

Sale Price: **\$1,250,000.00**

Property Features

- Prime corner for retail development
- 9,900 VPD on Appleton Avenue & 11,400 VPD on Lannon Road
- Village of Germantown is open to rezoning

For more information:

Barry Chavin, SIOR

414 395 4676
bsc@mlgcommercial.com

Stephen Provancher

414 395 4689
sp@mlgcommercial.com

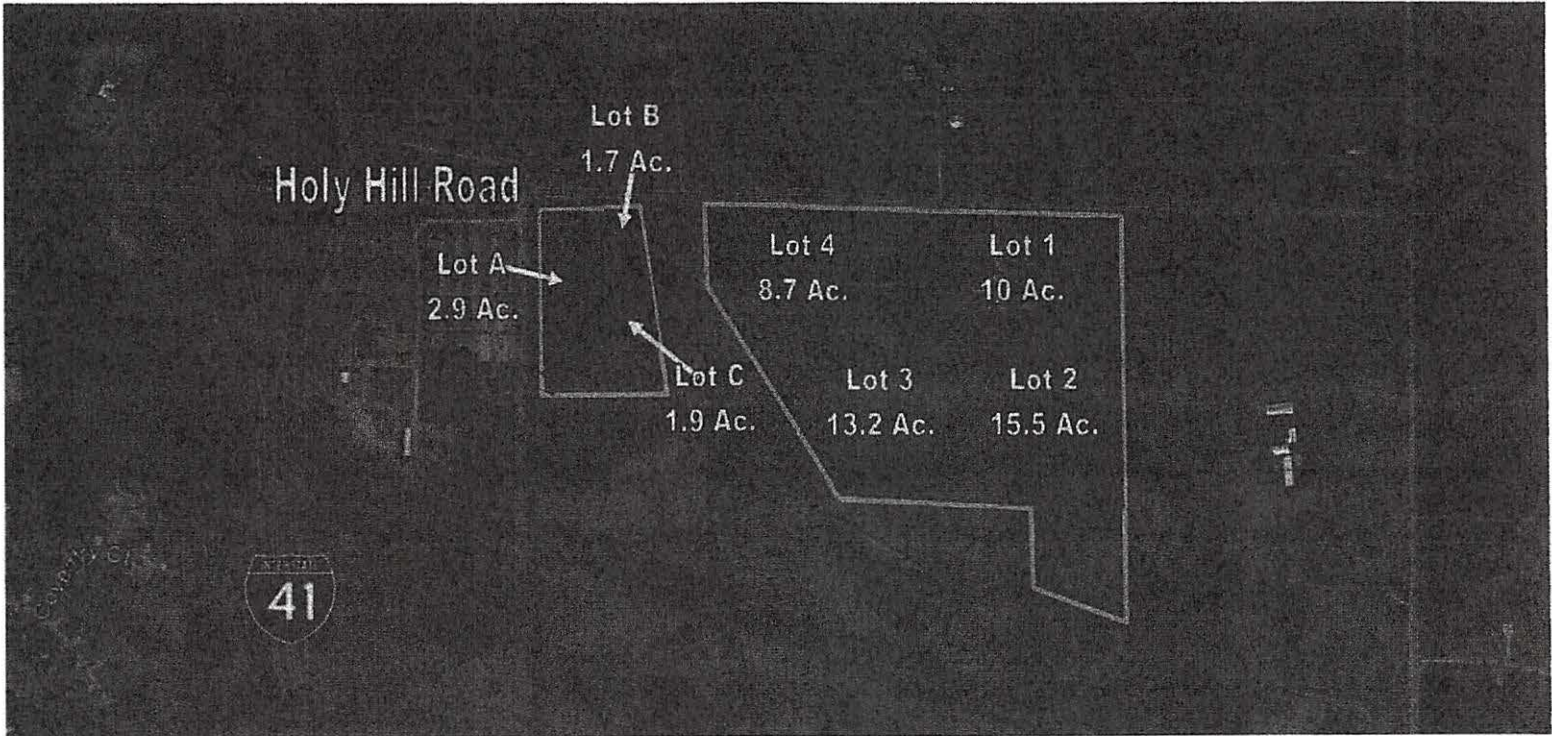
757 N Broadway, Suite 700
Milwaukee, WI 53202
414 347 9400

mlgcommercial.com

Offices in Milwaukee and Madison, WI

COMMERCIAL & BUSINESS PARK LAND FOR SALE

HOLY HILL ROAD | GERMANTOWN, WI

**PARCEL SIZE:**

±2.9 Acres - Lot A
 ±1.7 Acres - Lot B
 ±1.9 Acres - Lot C
 ±10 Acres - Lot 1
 ±15.5 Acres - Lot 2
 ±13.2 Acres - Lot 3
 ±8.7 Acres - Lot 4

ZONING:

A-2 (To Be Rezoned)

TAX KEY #:

GTNV182984 & GTNV181987

2018 TAXES:

\$4,043.14 (Combined)

SALE PRICE:

\$250,000/Acre (Lots A-C)

\$99,900/Acre (Lots 1-4)

For information, please contact:

BARRY CHAVIN, SIOR

414.395.4676

barry.chavin@ngkf.com

VACANT LAND FOR SALE**PROPERTY HIGHLIGHTS:**

- Convenient to I-41/Hwy 45
- Located within a growth area
- Great campus setting
- Located across the street from Briggs & Stratton distribution facility (currently under construction)

NIEBLER, PYZYK, KLAVER & WAGNER LLP

ATTORNEYS AT LAW

JOHN H. NIEBLER
ROBERT G. PYZYK
ROBERT F. KLAVER, JR.
ROY E. WAGNER
JAMES J. CARRIG

MATTHEW R. JELENCHICK
RYAN M. BENSON

CHESTER J. NIEBLER (1915-1994)

N94 W17900 APPLETON AVENUE
POST OFFICE BOX 444
MENOMONEE FALLS, WISCONSIN
53052-0444

TELEPHONE 262/251-5330
FACSIMILE 262/251-1823
e-mail npkw@npkwlaw.com

January 14, 2004

Mr. Don Siebert
1765 Swindon Court
Richfield, Wisconsin 53076

Mr. William Burkhart
Skyline Development Corp.
9400 North 107th Street
Milwaukee, Wisconsin 53224

RE: 1.49 Acre Parcel in Germantown

Dear Don and Bill:

From our meeting last week, I understood that you had the basic ingredients to make a deal for the sale of Don's 1.49 acres. I have ordered the title insurance commitment, but I will need the name of the buyer entity. As I understand from our discussions, the purchase price will be \$225,000 with \$25,000 down. Bill proposed a term of 5 years with a balloon payment at an interest rate of 5% and a 10 year amortization.

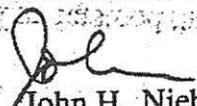
In order to get started, I have prepared a sample Mortgage Note based upon an amortization schedule with those figures. If Don approves in proceeding in this fashion, I will prepare a Deed and a Mortgage Note which would serve as the first lien on the property.

Don, please give me a call after you have looked over these papers so that we can determine what you want to do next. Bill, please get me the name of your proposed entity so that I can get it to the title company.

My very best personal regards to both of you.

Very truly yours,

NIEBLER, PYZYK, KLAVER & WAGNER LLP


John H. Niebler
(jniebler@npkwlaw.com)

JHN\db
Enclosure

DOC#: 1051411



STATE BAR OF WISCONSIN FORM 1 - 2000

WARRANTY DEED

Document Number

This Deed, made between Donald G. Siebert

Grantor, and First Hope LLC

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Washington County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum): Lot One of CERTIFIED SURVEY MAP NO. 4521, being part of the Southwest One-quarter (1/4) of Section Twenty-nine (29), in Township Nine (9) North, Range Twenty (20) East, and the Northwest One-quarter (1/4) of Section Thirty-two (32), in Township Nine (9) North, Range Twenty (20) East, in the Village of Germantown, County of Washington, State of Wisconsin, recorded in the Office of the Register of Deeds for Washington County on July 20, 1995 in Volume 30 of Certified Survey Maps at Pages 166 to 167 inclusive, as Document No. 695766.

Also, an Easement for the benefit of Lot 1 of CSM No. 4521 for ingress and egress across the Eastern 35 feet of Lot 2 of CSM No. 4521.

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general transfer tax in the year of closing.

Dated this 27th day of May, 2004.

GTNV 293-995
Parcel Identification Number (PIN)
This is not homestead property.

(is) (is not)

TRANSFER
\$ 675.00
FEE

* Donald G. Siebert
[Signature]

*

AUTHENTICATION

Signature(s) of Donald G. Siebert

authenticated this 27th day of May, 2004

[Signature]
* John H. Niebler

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
John H. Niebler

(Signatures may be authenticated or acknowledged. Both are not necessary.)

*
*
*

ACKNOWLEDGMENT

STATE OF)
) ss.
County)

Personally came before me this day of
the above named

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*
Notary Public, State of
My Commission is permanent. (If not, state expiration date:)

* Names of persons signing in any capacity must be typed or printed below their signature.

DOC#: 1051412



Recorded
JUNE 04, 2004 AT 10:00AM
SHARON A. MARTIN
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
Fee Amount: \$15.00

REAL ESTATE MORTGAGE

(For Consumer or Business Mortgage Transactions)

First Hope LLC, a Wisconsin limited liability
company ("Mortgagor,"

whether one or more) mortgages, conveys, assigns, grants a security interest in and warrants to
Donald G. Siebert

_____, ("Lender")

in consideration of the sum of Two Hundred Thousand and 00/100
_____ Dollars

(\$ 200,000.00), loaned or to be loaned to
First Hope LLC

("Borrower," whether one or more), evidenced by Borrower's note(s) or agreement dated
May 27, 2004

_____, the real estate described below, together with all
privileges, hereditaments, easements and appurtenances, all rents, leases, issues and profits, all
claims, awards and payments made as a result of the exercise of the right of eminent domain, and
all existing and future improvements and fixtures (all called the "Property") to secure the Obligations
described in paragraph 5 on the reverse side, including but not limited to repayment of the sum stated
above plus certain future advances made by Lender.

Recording Area

Name and Return Address 15-3
John H. Niebler
Niebler, Pyzyk, Klaver & Wagner LL
P.O. Box 444
Menomonee Falls, WI 53052-0444

1. Description of Property. (This Property is not ~~is~~ the homestead of Mortgagor.)
YES (is not)

GINV 293-995

Parcel Identifier No.

- If checked here, description continues or appears on attached sheet.
- If checked here, this Mortgage is a construction mortgage.
- If checked here, Condominium Rider is attached.

2. Title. Mortgagor warrants title to the Property, excepting only restrictions and easements of record, municipal and zoning ordinances, current taxes
assessments not yet due and none other

3. Escrow. Interest will not ~~will~~ be paid on escrowed funds if an escrow is required under paragraph 8(a) on the reverse side.
NO (will not)

4. Additional Provisions. Mortgagor agrees to the Additional Provisions on the reverse side, which are incorporated herein.
The undersigned acknowledges receipt of an exact copy of this Mortgage.

NOTICE TO CUSTOMER IN A TRANSACTION GOVERNED BY THE WISCONSIN CONSUMER ACT

- (a) DO NOT SIGN THIS BEFORE YOU READ THE WRITING ON THE REVERSE SIDE, EVEN IF OTHERWISE ADVISED.
- (b) DO NOT SIGN THIS IF IT CONTAINS ANY BLANK SPACES.
- (c) YOU ARE ENTITLED TO AN EXACT COPY OF ANY AGREEMENT YOU SIGN.
- (d) YOU HAVE THE RIGHT AT ANY TIME TO PAY IN ADVANCE THE UNPAID BALANCE DUE UNDER THIS AGREEMENT AND YOU MAY BE ENTITLED TO A PARTIAL REFUND OF FINANCE CHARGE.

Signed and Sealed May 27, 2004
_____ (Date)

First Hope LLC (SEAL)
a Wisconsin limited liability company
_____ (Type of Organization)

By: William S. Burkhart
William S. Burkhart, Member
_____ (Title)

By: Michael R. Spanheimer (SEAL)
Michael R. Spanheimer, Member
_____ (Title)

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)



State Bar of Wisconsin Form 29-2003
SATISFACTION OF MORTGAGE

Recorded
May 28, 2009 AT 09:30AM
SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: \$11.00

Document Number

Document Name

The undersigned certifies that Donald G. Siebert
is the present owner of a Mortgage executed by First Hope LLC
to Donald G. Siebert

to secure payment of \$ 200,000.00, dated May 27, 2004,
recorded on June 4, 2004, in the Office of the Register of Deeds
for Washington County, Wisconsin, in (Reel) (Vol.)
of Records, at (Images) (Pages), as Document No. 1051412,
and further certifies that the undersigned has a right to satisfy the same, and hereby
satisfies the above-described Mortgage on the following described real estate located
in said county ("Property") (if more space is needed, please attach addendum):

Lot One (1) of Certified Survey Map No. 4521, being part of the Southwest One-
quarter (1/4) of Section Twenty-nine (29), in Township Nine (9) North, Range
Twenty (20) East, and the Northwest One-quarter (1/4) of Section Thirty-two
(32), in Township Nine (9) North, Range Twenty (20) East, in the Village of
Germantown, County of Washington, State of Wisconsin. Recorded in the Office
of the Register of Deeds for Washington County on July 20, 1995 in Volume 30
of Certified Survey Maps on pages 166 to 167 inclusive, as Document No.

~~695755.~~ 695766.

Easement for the benefit of Lot 1 of CSM No. 4521 for ingress and egress across
the eastern 35 feet of Lot 2 of CSM No. 4521

Dated May 26, 2009

Recording Area

11-1

Name and Return
FIRST HOPE, LLC
12800 W. SILVER SPRING DR.
BUTLER, WI 53007-1010

GTNV 293-995

Parcel Identification Number (PIN)

Donald G. Siebert (SEAL)
* Donald G. Siebert (SEAL)

AUTHENTICATION

Signature(s) of Donald G. Siebert
authenticated on May 26, 2009

John H. Niebler
* John H. Niebler
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by Wis. Stat. § 706.06)

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY)

Personally came before me on
the above-named
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:
John H. Niebler of Niebler, Pyzyk, Roth & Carrig LLP

*
Notary Public, State of Wisconsin
My Commission (is permanent) (expires:)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

Note: Only one mortgage may be described in this document.

* Type name below signatures.



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:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) Kevin Will				Agent name (if applicable)			
Owner mailing address W196 N 11346 Shadow Wood Dr				Agent mailing address			
City Germantown		State WI	Zip 53022	City		State	Zip
Owner phone (414) 445-1345		Email		Owner phone () -		Email	

Section 2: Assessment Information and Opinion of Value			
Property address W196 N 11346 Shadow Wood Dr		Legal description or parcel no. (on changed assessment notice) GTNV 203208002	
City Germantown		State WI	Zip 53022
Assessment shown on notice - Total 287,000		Your opinion of assessed value - Total 199,900	

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) Purchase Price + age	Basis for your opinion of assessed value: (Attach additional sheets if needed)

Section 4: Other Property Information

A. Within the last 10 years, did you acquire the property? Yes No
 If Yes, provide acquisition price \$ 199,900 Date 11-05-2013 Purchase Trade Gift Inheritance

B. Within the last 10 years, did you change this property (ex: remodel, addition)? Yes No
 If Yes, describe Counter top + Back splash
 Date of changes 7-30-2019 Cost of changes \$ 5,000 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) - - to - -
 Asking price \$ List all offers received

D. Within the last five years, was this property appraised? Yes No
 If Yes, provide: Date - - 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 30 minutes.

Property owner or Agent signature Kevin Will	Date (mm-dd-yyyy) 10-14-2019
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Gimbel • Reilly • Guerin • Brown

LLP

Writer's Direct E-mail
lrave@grgblaw.com

April 12, 2019

Via E-mail: dbraunschweig@village.germantown.wi.us
and Certified Mail

Ms. Deanna Braunschweig, Village Clerk
Office of the Clerk – Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

Re: 2019 Request for Waiver of Board of Review (BOR) Hearing
Property Owner: Meridian Germantown LLC (leased by Wal-Mart)
Property Address: W190 N9855 Appleton Avenue
Parcel Number: 324960

Dear Ms. Braunschweig:

Enclosed please find an Agent Authorization signed by our client, Meridian Germantown LLC regarding the above referenced property, which is leased by Wal-Mart. Please also find the completed Request for Waiver of Board of Review (BOR) Hearing and the Objection to Real Property Assessment.

We would like to waive the hearing of the attached objection as there are matters for 2017 & 2018 pending in Circuit Court. If the Waiver of Hearing is denied, we would like to request a telephone hearing with the Board of Review and have therefore enclosed a Request to Testify by Telephone.

Please let us know if you have any questions or require anything further from us. Thank you for your attention to this matter.

Very truly yours,



Lisa M. Rave
Paralegal

Enclosures

Agent Authorization for Property Assessment Appeals

If an agent is representing the property owner or municipality, the property owner or municipality must provide prior written authorization for the agent to represent the company or municipality when contacting the reviewing authority.

Section 1: Property Owner and Property Information

Company/property owner name Meridian Germantown LLC			Taxation district (Check one) <input type="checkbox"/> Town <input checked="" type="checkbox"/> Village <input type="checkbox"/> City		County Washington
Mailing address 1301 SE 10th Street, MS 0655			Street address of property W190 N9855 Appleton Avenue		
City Bentonville	State AR	Zip 72716	City Germantown	State WI	Zip 53022
Parcel number GTNV324960	Phone (479) 204-3835		Email Brandon.Caplena@walmart.com		Fax () -

Section 2: Authorized Agent Information

Name / title Attorney Christopher L. Strohbehn			Company name Gimbel, Reilly, Guerin & Brown LLP		
Mailing address 330 E. Kilbourn Ave., Suite 1170			Phone (414) 271 - 1400	Fax (414) 271 - 7680	
City Milwaukee	State WI	Zip 53202	Email cstrohbehn@grgblaw.com		

Section 3: Agent Authorization

Agent Authorized for: (check all that apply) <input type="checkbox"/> Manufacturing property assessment appeals (BOA) <input type="checkbox"/> Access to manufacturing assessment system (MAS) <input checked="" type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals <input checked="" type="checkbox"/> Municipal Board of Review <input checked="" type="checkbox"/> Other <u>Claim for excessive assessment</u>	Enter Tax Years of Authorization <u>2017, 2018, 2019</u> _____ _____ _____
Authorization expires: <u>12_31_2020</u> (unless rescinded in writing prior to expiration) <small>(mm - dd - yyyy)</small>	
Send notices and other written communications to: (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/> Property Owner	

Section 4: Agreement/Acceptance

I understand, agree and accept:

- The assessor's office may divulge any information it may have on file concerning this property
- My agent has the authority and my permission to accept a subpoena concerning this property on my behalf
- I will provide all information I have that will assist in the discussion and resolution of any assessment appeal of this property
- Signing this document does not relieve me of personal responsibility for timely reporting changes to my property and paying taxes, or penalties for failure to do so, as provided under Wisconsin tax law
- A photocopy and/or faxed copy of this completed form has the same authority as a signed original
- If signed by a corporate officer, partner, or fiduciary on behalf of the owner, I certify that I have the power to execute this Agent Authorization form

Section 5: Owner Grants Authorization

Owner Sign Here ▶	Owner name (please print) Wal-Mart
	Owner signature
	Company or title Brandon Caplena, Senior Manager Property Tax Department
Date (mm-dd-yyyy) 04-12-2019	

Request for Waiver of Board of Review (BOR) Hearing

Section 70.47 (8m), Wis. Stats., states, "The board may, at the request of the taxpayer or assessor, or at its own discretion, waive the hearing of an objection under sub. (8) or, in a 1st class city, under sub. (16) and allow the taxpayer to have the taxpayer's assessment reviewed under sub. (13). For purposes of this subsection, the board shall submit the notice of decision under sub. (12) using the amount of the taxpayer's assessment as the finalized amount. For purposes of this subsection, if the board waives the hearing, the waiver disallows the taxpayer's claim on excessive assessment under sec. 74.37(3) and notwithstanding the time period under sec. 74.37(3)(d), the taxpayer has 60 days from the notice of hearing waiver in which to commence an action under sec. 74.37(3)(d)."

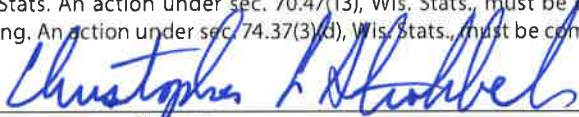
NOTE: The legal requirements of the Notice of Intent to Appear must be satisfied and the Objection Form must be completed and submitted as required by law prior to the Request for Waiver of Board of Review Hearing being submitted.

NOTE: Request for Waiver must be presented prior to the commencement of the hearing.

Municipality Village of Germantown	County Washington
Requestor's name Meridian Germantown LLC	Agent name (if applicable) * Christopher L. Strohbahn
Requestor's mailing address 1301 SE 10th Street, MS 0655 Bentonville, AR 72716	Agent's mailing address Gimbel, Reilly, Guerin & Brown, LLP 330 E. Kilbourn Ave., Milwaukee, WI 53202
Requestor's telephone number (479) 204 - 3835	Agent's telephone number (414) 271 - 1400
<input checked="" type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone	<input checked="" type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone
Requestor's email address Brandon.Caplana@walmart.com	Agent's email address cstrohbahn@grgblaw.com

Property address W190 N9855 Appleton Avenue, Germantown, WI 53022	
Legal description or parcel number GTNV324960	
Taxpayer's assessment as established by assessor - Value as determined due to waiving of BOR hearing \$ 14,929,200	
Property owner's opinion of value \$ 7,000,000	
Basis for request Pending matters for 2017 & 2018 in Circuit Court	
Date Notice of Intent to Appear at BOR was given 4 - 12 - 19	Date Objection Form was completed and submitted 4 - 12 - 19

All parties to the hearing understand that in granting of this waiver there can be no appeal to the Department of Revenue under sec. 70.85, Wis. Stats. An action under sec. 70.47(13), Wis. Stats., must be commenced within 90 days of the receipt of the notice of the waiving of the hearing. An action under sec. 74.37(3)(d), Wis. Stats., must be commenced within 60 days of the receipt of the notice of the waiving of the hearing.



Requestor's / Agent's Signature

*** If agent, attach signed Agent Authorization Form, PA-105**

Decision

Approved Denied

Reason _____

Board of Review Chairperson's Signature _____

Date _____

Taxpayer advised _____
Date _____

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:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) Meridian Germantown LLC				Agent name (if applicable) Christopher L. Strohbahn, Gimbel, Reilly, Guerin & Brown			
Owner mailing address 1301 SE 10th Street, MS 0655				Agent mailing address 330 E. Kilbourn Ave., Suite 1170			
City Bentonville	State AR	Zip 72716	City Milwaukee	State WI	Zip 53202		
Owner phone (479) 204 - 3835	Email Brandon.Caplena@walmart.com			Owner phone (414) 271 - 1440	Email cstrohbahn@grgblaw.com		

Section 2: Assessment Information and Opinion of Value			
Property address N190 W9855 Appleton			Legal description or parcel no. (on changed assessment notice) GTNV324960
City Germantown	State WI	Zip 53022	
Assessment shown on notice - Total \$ 14,929,200			Your opinion of assessed value - Total \$ 7,000,000

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			14,929,000
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) Value is excessive based on other comparable big box stores and appraisals.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Based on other comparable big box stores and appraisals.

Section 4: Other Property Information

A. How was this property acquired: (check the box that applies) Purchase Trade Gift Inheritance
 Acquisition price \$ N/A Date - - N/A Leased
(mm-dd-yyyy)

B. Were there any changes made to this property (ex: improvement, remodeling, addition) since acquiring it? Yes No
 If Yes, describe Remodeling
 Date of changes - - 2011 Cost of changes \$ N/A Does this cost include the value of all labor (including your own)? Yes No
(mm-dd-yyyy)

C. During the last five years, was this property listed/offered for sale? Yes No
 If Yes, how long was the property listed (provide dates) - - to - -
(mm-dd-yyyy) (mm-dd-yyyy)
 Asking price \$ _____ List all offers received _____

D. Was this property appraised within the last five years? Yes No
 If Yes, provide: Date - - Value _____ Purpose of appraisal _____
(mm-dd-yyyy)
 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 15 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 04 - 12 - 2019
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Request to Testify by Telephone or Submit a Sworn Written Statement at the Board of Review (BOR)

Section 70.47(8), Wis. Stats., states "...Instead of appearing in person at the hearing, the board **may** allow the property owner, or the property owner's representative, at the request of either person, to appear before the board, under oath, by telephone or to submit written statements, under oath, to the board. ..."

NOTE: The legal requirements of the Notice of Intent to Appear at the BOR must be satisfied and the Objection Form must be completed and submitted to the BOR as required by law prior to the Request to Testify by Telephone or Submit Sworn Written Statement form being submitted.

Municipality Village of Germantown	County Washington
Property owner's name Meridian Germantown LLC	Agent name (if applicable) Christopher L. Strohbahn
Owner's mailing address 1301 SE 10th Street, MS 0655 Bentonville, AR 72716	Agent's mailing address Gimbel, Reilly, Guerin & Brown, LLP 330 East Kilbourn Avenue, Suite 1170, Milw., WI 53202
Owner's telephone number (479) 204 - 3835	Agent's telephone number (414) 271 - 1400
<input checked="" type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone	<input checked="" type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone
Owner's email address Brandon.Caplena@walmart.com	Agent's email address cstrohbahn@grgblaw.com

Please provide the following information on the property and the assessment to which you are objecting. (Attach additional sheets, if necessary.)

1. Property address W190 N9855 Appleton Avenue, Germantown, WI 53022

2. Legal description or parcel number from the current assessment roll GTNV324960

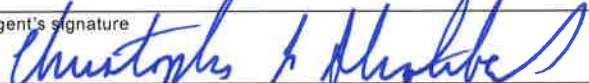
3. Total Property Assessment \$ 14,929,200

4. If agent, attach signed Agent Authorization form, PA-105

Testify by telephone* Submit sworn written statement

Basis for request To take matter directly to Circuit Court. (2017 & 2018 matters currently pending in Circuit Court.)

* If the request is approved, provide the best telephone number to reach you (414) 271 - 1400

Owner's or Agent's signature 	Date 04 - 12 - 2019
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For Board Use Only

Approved Denied

Reason _____

Taxpayer advised _____

Date

ADDENDUM

LIST OF ADDITIONAL AUTHORIZED AGENTS

<u>Name</u>	<u>Title</u>	<u>Company Name</u>	<u>Mailing Address</u>	<u>Email</u>	<u>Phone</u>
Christopher L. Strohbehn	Attorney	Gimbel, Reilly, Guerin & Brown	330 E. Kilbourn Ave., Suite 1170, Milwaukee, WI 53202	cstrohbehn@grgblaw.com	414-224-3643
Russell J. Karnes	Attorney	Gimbel, Reilly, Guerin & Brown	330 E. Kilbourn Ave., Suite 1170, Milwaukee, WI 53202	rkarnes@grgblaw.com	414-224-8735
Lisa M. Rave	Paralegal	Gimbel, Reilly, Guerin & Brown	330 E. Kilbourn Ave., Suite 1170, Milwaukee, WI 53202	lrave@grgblaw.com	414-271-7126
Ellsbeth V. McGowan	Paralegal	Gimbel, Reilly, Guerin & Brown	330 E. Kilbourn Ave., Suite 1170, Milwaukee, WI 53202	emcgowan@grgblaw.com	414-224-8739
Robert Hill	Attorney	Robert Hill Law, LTD.	1161 Wayzata Blvd East, Suite 399, Wayzata, MN 55391	bob@roberthilllaw.com	952-426-7373
Michael Wedl	Consultant	Robert Hill Law, LTD.	1161 Wayzata Blvd East, Suite 399, Wayzata, MN 55391	mike@usapta.com	763-259-3613