

Re: Wantoch Woods Subdivision lot 5 (6945 W. Van Beck Ave.), lot 6 (6936 W. Van Beck Ave.) and lot 7 (6942 W. Van Beck Ave.) assessment rates for 2025.

Clark Wantoch
Roulette, Chad
Thu, Nov 20, 2025, 11:18 AM

Exhibit F

Hi Chad

Once again, I appreciate your response.

I see my three fully improved lot values totals \$538,000 and is in line with the calculated, fully improved lot value for 6960 W. Van Beck Ave. at \$518,000. The property at 6960 West Van Beck Ave. (landlocking my lots 5, 6 and 7) is adjacent to and directly west of lots 5, 6 and 7 having a similar total square footage. Detailed calculations for our 3 lots are shown again for comparison with the calculations for 6960 W. Van Beck.

The Land Influence adjustments for lots 5, 6 and 7 are 80% for being landlocked and 10% for an irregular shape both in 2024 and in 2025.

Lot 5 - 2025 assessment: \$19,300 gives an overall lot value of \$193,000 when fully improved.

Lot 6 - 2025 assessed: \$16,900 gives an overall lot value of \$169,000 when fully improved.

Lot 7 - 2025 assessed: \$17,600 gives an overall lot value of \$176,000 when fully improved.

The Land Influence adjustments for 6960 W. Van Beck went from 50% in 2024 having a land assessed value of \$64,000 to a Land Influence adjustment of 80% (changed to say raw land not developed) and a land value of \$103,600 giving an overall lot value of \$518,000 when fully improved.

Sincerely,
Clark Wantoch
414 327-5272

From: Roulette, Chad <croule@milwaukee.gov>

Sent: Tuesday, November 18, 2025 12:11 PM

To: Clark Wantoch <cwanto@hotmail.com>

Subject: RE: Wantoch Woods Subdivision lot 5 (6945 W. Van Beck Ave.), lot 6 (6936 W. Van Beck Ave.) and lot 7 (6942 W. Van Beck Ave.) assessment rates for 2025.

Hi. I think I addressed this in an earlier email.

The current assessed values you listed below are correct and you are correct that there are land influence modifiers in place for each parcel. Landlocked and irregular shape. The City's assessment software also has a factor that adjusts for lot size that is applied to all parcels.



Chad Roulette

Residential Property Appraiser 1

City of Milwaukee Assessor's Office

Office phone (direct): 414-286-3140

Hours: Monday-Friday 8:00am-4:45pm

<https://city.milwaukee.gov/assessor>