

Vacant Building Program
4001 S. 6th Street
Milwaukee, WI 53221-1704

August 29, 2025

PASCUAL ISIDORO GUATZOZON
2651 N 49TH ST
MILWAUKEE, WI 53210

Record ID: VAC-23-00491

Re: 2651 N 49TH ST

The buildings at the above address were found to be vacant and subject to the Vacant Building Registration Program: SINGLE PRIMARY STRUCTURE. Because the building(s) remained vacant for a period of 6 months you are required to pay a vacant building inspection renewal fee of \$254.00 per building.

You are being charged \$1,270.00 additional because you had code violations at the time of the semi-annual vacant building registration renewal.

The total fee is \$1,270.00. This fee includes a 1.6% training and technology surcharge.

Please pay online at milwaukee.gov/lmspay

Checks should be made payable to City of Milwaukee and sent to:

Department of Neighborhood Services
Attn: Cashier
841 N. Broadway, Rm 105
Milwaukee, WI 53202

Any outstanding fees not paid by August 31, 2025 will automatically be assessed to your 2025 tax bill. For questions regarding this fee, call 414-286-2268. More information on this program is available at <http://www.city.milwaukee.gov/dns/vbr>

If you wish to appeal these charges you must file that appeal within 30 days of the date of this letter. It must be filed with: The Administrative Review Board of Appeals, Office of the City Clerk, Room 205 City Hall, 200 E. Wells Street, Milwaukee, Wisconsin 53202. 414-286-2231. Please contact them to obtain the proper application form. There is a \$25.00 fee required when filing the appeal.

Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

Detach

bottom portion and return along with check

(Please write taxkey on check)

8/29/2025

Vacant Building Inspection Payment Stub

Taxkey: 3280331000

Record ID: VAC-
23-00491

September 14, 2025

To whom it may concern my name is Pascual Isidoro-Guatizon I got a letter in the mail, the letter says I owed a penalty fee regarding my property 2651-2653 North 49th St 53210 Milwaukee Wisconsin.

I paid two penalty fee 294 each. I paid 508 dollars total but now I got a letter again and now I owe 1270 dollars, because the letter says that my house was found vacant and I have to pay the amount of 1270 for vacant. I don't know why that happened if I bought the property on December 13, 2023 and I rented it since then. The property has been rented. I have lived in this house since I bought it and the upper floor has been occupied from January first 2024 until now.

I didn't know I had to register the house in a program and the old owner never told me about the registration I am really sorry I didn't know, this is my first time buying a house.

I would like to have a refund of 508 dollar because if they are charging me those penalties is because they thought my house was vacant but it was not like that. All the income of this unit is in my taxes I can prove it

Feel free to call me if you need more information at 414, 299-9061 or 414-688-8117

Sincerely

Pascual Isidoro Guatizon



IMPORTANT NOTICE: A \$25 FILING FEE MUST ACCOMPANY THIS APPEAL, WITHIN THE DEADLINE REFERENCED BY THE BILL.

Checks should be made payable to: City of Milwaukee and a copy of the bill should be included with your appeal

IMPORTANT NOTICE FOR CUSTOMERS PAYING BY CHECK

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction.

IF THE CHARGES HAVE ALREADY APPEARED ON YOUR TAX BILL, THIS APPEAL CANNOT BE FILED.

TO: Administrative Review Board of Appeals
City Hall, Rm. 205
200 E. Wells St.
Milwaukee, WI 53202
(414) 286-2231

DATE: 09/14/2025

RE: 2651-2853 N. 49TH ST
Milwaukee WI 53210
(Address of property in question)

Under ch. 68, Wis. Stats., s. 320-11 of the Milwaukee Code of Ordinances, this is a written petition for appeal and hearing.

I am appealing the administrative procedure followed by Vacant Building Program
(Name of City Department)

Amount of the charges \$ 1270 dollar 4001 S. 6TH STREET Milwaukee
Charge relative to: WI 53221-1704

I feel the City's procedure was improper due to the following reasons and I have attached any supporting evidence, including city employee's names/dates which I spoke to regarding this issue and copies of any city orders received:

Signature

Pascual Isidoro Guatizon
Name (please print)

2651 N. 49TH ST
Milwaukee WI 53210
Mailing address and zip code

414-688-8117
Daytime phone number

Isidoro973643@gmail.com

E-Mail Address(es)

SCHEDULE E
(Form 1040)

Department of the Treasury
Internal Revenue Service

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

Attach to Form 1040, 1040-SR, 1040-NR, or 1041.

Go to www.irs.gov/ScheduleE for instructions and the latest information.

OMB No. 1545-0074

2024

Attachment
Sequence No. 13

Name(s) showing on

PASCUAL [REDACTED] ZOZON & MARIA ANTONIO NAVARRO

Part I Income or Loss From Rental Real Estate and Royalties

Note: If you are in the business of renting personal property, use Schedule C. See instructions. If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

- A Did you make any payments in 2024 that would require you to file Form(s) 1099? See instructions ☐ Yes ☒ No
B If "Yes," did you or will you file required Form(s) 1099? ☐ Yes ☐ No

1a Physical address of each property (street, city, state, ZIP code)

A	2651 N 49TH ST MILWAUKEE WI 53210
B	
C	

1b Type of Property (from list below)	2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.	Fair Rental Days	Personal Use Days	QJV
A 2		365	0	<input type="checkbox"/>
B				<input type="checkbox"/>
C				<input type="checkbox"/>

Type of Property:

- 1 Single Family Residence 3 Vacation/Short-Term Rental 5 Land 7 Self-Rental
2 Multi-Family Residence 4 Commercial 6 Royalties 8 Other (describe) _____

Income:		Properties:		
		A	B	C
3	Rents received	3	12,600.	
4	Royalties received	4		
Expenses:				
5	Advertising	5		
6	Auto and travel (see instructions)	6		
7	Cleaning and maintenance	7		
8	Commissions	8		
9	Insurance	9	2,792.	
10	Legal and other professional fees	10		
11	Management fees	11		
12	Mortgage interest paid to banks, etc. (see instructions)	12	11,784.	
13	Other interest	13		
14	Repairs	14	8,640.	
15	Supplies	15	6,917.	
16	Taxes	16	4,059.	
17	Utilities	17	1,540.	
18	Depreciation expense or depletion	18		
19	Other (list) _____	19		
20	Total expenses. Add lines 5 through 19	20	35,732.	
21	Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21	-23,132.	
22	Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22	(23,132.)	()
23a	Total of all amounts reported on line 3 for all rental properties	23a	12,600.	
b	Total of all amounts reported on line 4 for all royalty properties	23b		
c	Total of all amounts reported on line 12 for all properties	23c	11,784.	
d	Total of all amounts reported on line 18 for all properties	23d		
e	Total of all amounts reported on line 20 for all properties	23e	35,732.	
24	Income. Add positive amounts shown on line 21. Do not include any losses	24		
25	Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here	25	(23,132.)	
26	Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, and IV, and line 40 on page 2 do not apply to you, also enter this amount on Schedule 1 (Form 1040), line 5. Otherwise, include this amount in the total on line 41 on page 2	26	-23,132.	

SCHEDULE 3
(Form 1040)

Department of the Treasury
Internal Revenue Service

Additional Credits and Payments

Attach to Form 1040, 1040-SR, or 1040-NR.
Go to www.irs.gov/Form1040 for instructions and the latest information.

OMB No. 1545-0074

2024
Attachment
Sequence No. **03**

Name(s) shown on Form 1040, 1040-SR, or 1040-NR

PASCUAL BATZOZON & MARIA ANTONIO NAVARRO

Part I Nonrefundable Credits

1	Foreign tax credit. Attach Form 1116 if required		1	
2	Credit for child and dependent care expenses from Form 2441, line 11. Attach Form 2441		2	
3	Education credits from Form 8863, line 19		3	
4	Retirement savings contributions credit. Attach Form 8880		4	168.
5a	Residential clean energy credit from Form 5695, line 15		5a	
b	Energy efficient home improvement credit from Form 5695, line 32		5b	
6	Other nonrefundable credits:			
a	General business credit. Attach Form 3800	6a		
b	Credit for prior year minimum tax. Attach Form 8801	6b		
c	Adoption credit. Attach Form 8839	6c		
d	Credit for the elderly or disabled. Attach Schedule R	6d		
e	Reserved for future use	6e		
f	Clean vehicle credit. Attach Form 8936	6f		
g	Mortgage interest credit. Attach Form 8396	6g		
h	District of Columbia first-time homebuyer credit. Attach Form 8859	6h		
i	Qualified electric vehicle credit. Attach Form 8834	6i		
j	Alternative fuel vehicle refueling property credit. Attach Form 8911	6j		
k	Credit to holders of tax credit bonds. Attach Form 8912	6k		
l	Amount on Form 8978, line 14. See instructions	6l		
m	Credit for previously owned clean vehicles. Attach Form 8936	6m		
z	Other nonrefundable credits. List type and amount:	6z		
7	Total other nonrefundable credits. Add lines 6a through 6z		7	
8	Add lines 1 through 4, 5a, 5b, and 7. Enter here and on Form 1040, 1040-SR, or 1040-NR, line 20		8	168.

Part II Other Payments and Refundable Credits

9	Net premium tax credit. Attach Form 8962		9	
10	Amount paid with request for extension to file (see instructions)		10	
11	Excess social security and tier 1 RRTA tax withheld		11	
12	Credit for federal tax on fuels. Attach Form 4136		12	
13	Other payments or refundable credits:			
a	Form 2439	13a		
b	Section 1341 credit for repayment of amounts included in income from earlier years	13b		
c	Net elective payment election amount from Form 3800, Part III, line 6, column (j)	13c		
d	Deferred amount of net 965 tax liability (see instructions)	13d		
z	Other refundable credits (see instructions):	13z		
14	Total other payments or refundable credits. Add lines 13a through 13z		14	
15	Add lines 9 through 12 and 14. Enter here and on Form 1040, 1040-SR, or 1040-NR, line 31		15	

For Paperwork Reduction Act Notice, see your tax return instructions.

BAA REV 02/26/25 PRO

Schedule 3 (Form 1040) 2024

7:29

5G 31



Payment Confirmation for City of Milwaukee LMS Payment



Inbox



City of Milw... 8/31/2024

to me ▾



*** PLEASE DO NOT RESPOND TO THIS EMAIL ***

Thank you for your payment.

This email is to confirm your payment submitted on Aug-31-2024 for City of Milwaukee LMS Payment.

Confirmation Number: MILLMS001001354

Payment Amount: \$508.00

Scheduled Payment Date: Aug-31-2024

Amount Due: \$508.00

RecordNumber: VAC-23-00491

Payer Name: Pascual Isidoro guatzozon

Credit Card Number: *6943

Credit Card Type: VISA

Approval Code: 111324

Merchant: City of Milwaukee Land Management System

Website: <http://city.milwaukee.gov/LMSPaymentStatus4>

email: noreply@epymtservice.com

If you have questions about this payment or need

↩ Reply

➦ Forward



SCHEDULE E
(Form 1040)

Department of the Treasury
Internal Revenue Service

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

Attach to Form 1040, 1040-SR, 1040-NR, or 1041.

Go to www.irs.gov/ScheduleE for instructions and the latest information.

OMB No. 1545-0074

2024

Attachment
Sequence No. **13**

Name(s) shown on return

ROGUATZOZON & MARIA ANTONIO NAVARRO

Part I Income or Loss From Rental Real Estate and Royalties

Note: If you are in the business of renting personal property, use **Schedule C**. See instructions. If you are an individual, report farm rental income or loss from **Form 4835** on page 2, line 40.

- A** Did you make any payments in 2024 that would require you to file Form(s) 1099? See instructions ☐ Yes ☒ No
B If "Yes," did you or will you file required Form(s) 1099? ☐ Yes ☒ No

1a Physical address of each property (street, city, state, ZIP code)

A 2651 N 49TH ST MILWAUKEE WI 53210

B

C

1b Type of Property
(from list below)

A 2

B

C

2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.

Fair Rental Days

Personal Use Days

QJV

A

365

0

☐

B

☐

C

☐

Type of Property:

- 1 Single Family Residence 3 Vacation/Short-Term Rental 5 Land 7 Self-Rental
2 Multi-Family Residence 4 Commercial 6 Royalties 8 Other (describe) _____

Income:

3 Rents received

4 Royalties received

Expenses:

5 Advertising

6 Auto and travel (see instructions)

7 Cleaning and maintenance

8 Commissions

9 Insurance

10 Legal and other professional fees

11 Management fees

12 Mortgage interest paid to banks, etc. (see instructions)

13 Other interest

14 Repairs

15 Supplies

16 Taxes

17 Utilities

18 Depreciation expense or depletion

19 Other (list) _____

20 Total expenses. Add lines 5 through 19

21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file **Form 6198**

22 Deductible rental real estate loss after limitation, if any, on **Form 8582** (see instructions)

23a Total of all amounts reported on line 3 for all rental properties

b Total of all amounts reported on line 4 for all royalty properties

c Total of all amounts reported on line 12 for all properties

d Total of all amounts reported on line 18 for all properties

e Total of all amounts reported on line 20 for all properties

24 **Income.** Add positive amounts shown on line 21. **Do not** include any losses

25 **Losses.** Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here

26 **Total rental real estate and royalty income or (loss).** Combine lines 24 and 25. Enter the result here. If Parts II, III, and IV, and line 40 on page 2 do not apply to you, also enter this amount on Schedule 1 (Form 1040), line 5. Otherwise, include this amount in the total on line 41 on page 2

Properties:

A

B

C

12,600.

3

4

5

6

7

8

9

2,792.

10

11

12

11,784.

13

14

8,640.

15

6,917.

16

4,059.

17

1,540.

18

19

20

35,732.

21

-23,132.

22

(23,132.)

23a

12,600.

23b

23c

11,784.

23d

23e

35,732.

24

25

(23,132.)

26

-23,132.

SCHEDULE 3
(Form 1040)

Department of the Treasury

Additional Credits and Payments

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OMB No. 1545-0074

2024

Attachment
Sequence No. **03**

Form 1040, 1040-SR, or 1040-NR

PASCUAL ISIDORO GUATZOZON & MARIA ANTONIO NAVARRO

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b	Credit for prior year minimum tax. Attach Form 8801	6b		
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e	Reserved for future use	6e		
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Part II Other Payments and Refundable Credits

9	Net premium tax credit. Attach Form 8962		9	
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For Paperwork Reduction Act Notice, see your tax return instructions.

BAA

REV 02/26/25 PRO

Schedule 3 (Form 1040) 2024