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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes Metropolitan Associates and 27th & Loomis Development Association, owners of parcels 553-0701-000, 553-0605-110 and 553-0501-111 (the "Properties"), in Milwaukee, Wisconsin, by Claimants' attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimants are the owners of the Property which are located in the City as follows:

   a. 2802 W. Howard Avenue; Tax Key No. 553-0701-000
   b. 3889 S. Miner Street; Tax Key No. 553-0605-110
   c. 3801-3831 S. Miner Street; Tax Key No. 553-0501-111

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

Claim for 2802 W. Howard Avenue; Tax Key No. 553-0701-000

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $22,979,500. Timely objection was filed.

4. In September, 2025, the Commissioner of Assessments sent a letter dismissing the appeal due to "failure to provide income and expense information". However, income and expense information was provided at the time of filing the objection.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $477,960.59 on the Property.

7. The value of the Property for 2025 is no higher than $14,903,600. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $310,039.59.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $167,921.00 was imposed on the Property.

11. On January 12, 2026, Claimant paid the first installment of 2025 taxes on the Property in the amount of $51,869.52.

3889 S. Miner Street; Tax Key No. 553-0605-110

12. The 2025 assessment of the Property was set by the Commissioner of Assessments at $3,415,200. Timely objection was filed.

13. In September, 2025, the Commissioner of Assessments sent a letter dismissing the appeal due to "failure to provide income and expense information". However, income and expense information was provided at the time of filing the objection.

14. The Board of Review has not held an evidentiary hearing on Claimant's objection.

15. Based on the 2025 assessment as set by the City, the City imposed a net tax of $70,897.94 on the Property.

16. The value of the Property for 2025 is no higher than $2,276,900. This value is derived from the income and expenses generated by the Property.

17. The correct net tax on the Property for 2025 should be no higher than $47,366.35.

18. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

19. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $23,531.59 was imposed on the Property.

20. On January 12, 2026, Claimant paid the first installment of 2025 taxes on the Property in the amount of $7,739.99.

3801-3831 S. Miner Street; Tax Key No. 553-0501-111

21. The 2025 assessment of the Property was set by the Commissioner of Assessments at $4,944,100. Timely objection was filed.

22. In September, 2025, the Commissioner of Assessments sent a letter dismissing the appeal due to "failure to provide income and expense information". However, income and expense information was provided at the time of filing the objection.

23. The Board of Review has not held an evidentiary hearing on Claimant's objection.

24. Based on the 2025 assessment as set by the City, the City imposed a net tax of $102,766.36 on the Property.

25. The value of the Property for 2025 is no higher than $3,518,900. This value is derived from the income and expenses generated by the Property.

26. The correct net tax on the Property for 2025 should be no higher than $73,203.68.

27. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

28. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $29,562.68 was imposed on the Property.

29. On January 12, 2026, Claimant paid the first installment of 2025 taxes on the Property in the amount of $11,137.96.

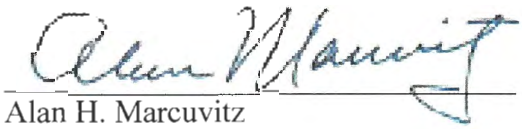
30. The amount of this claim for 2025, plus interest thereon, by property is:

a. 2802 W. Howard Avenue	$167,921.00
b. 3889 S. Miner Street	$23,531.59
c. 3801-3831 S. Miner Street	$29,562.68
TOTAL	$221,015.27

31. The total amount of this claim, plus interest thereon, is $221,015.27.

Dated at Milwaukee, Wisconsin this 2nd day of February, 2026.

von BRIESEN & ROPER, s.c.



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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes McDonalds Corp. ("Claimant") owner of parcel 626-9993-111 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 191 W. Layton Avenue, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $3,422,600. Timely objection was filed.

4. In August, 2025, the Commissioner of Assessments sent a letter dismissing the appeal due to "failure to provide income and expense information". However, timely response was provided in response to the request for a PR-323.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $71,114.29 on the Property.

7. The value of the Property for 2025 is no higher than $1,677,200. This value is derived from last year's assessed value.

8. The correct net tax on the Property for 2025 should be no higher than $34,890.79.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

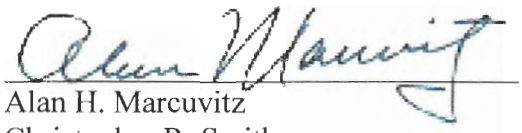
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $36,223.50 was imposed on the Property.

11. On January 12, 2026, Claimant paid the first installment of the 2025 taxes on the Property and special assessments in the amount of $10,679.87 and will continue to make timely payments on future installments.

12. The total amount of this claim for 2025 is $36,223.50, plus interest thereon.

Dated at Milwaukee, Wisconsin this 2nd day of February, 2026.

von BRIESEN & ROPER, s.c.



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2026-02-02 STEREN (191) - 2025 REFUND CLAIM(43849556.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes Archland Property I LLC ("Claimant") owner of parcel 669-0911-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 5890 S. 27th Street, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $2,701,800. Timely objection was filed.

4. In August, 2025, the Commissioner of Assessments sent a letter dismissing the appeal due to "failure to provide income and expense information". However, timely response was provided in response to the request for a PR-323.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $56,119.34 on the Property.

7. The value of the Property for 2025 is no higher than $1,494,700. This value is derived from las year's assessed value.

8. The correct net tax on the Property for 2025 should be no higher than $31,094.24.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

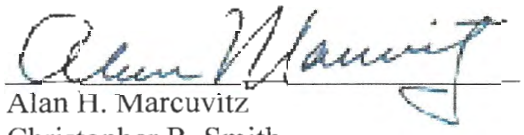
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $25,025.10 was imposed on the Property.

11. On January 12, 2026, Claimant paid the first installment of the 2025 taxes on the Property and special assessments in the amount of $7,626.68 and will continue to make timely payments on future installments.

12. The total amount of this claim for 2025 is $25,025.10, plus interest thereon.

Dated at Milwaukee, Wisconsin this 2nd day of February, 2026.

von BRIESEN & ROPER, s.c.



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2026-02-02 STEREN (5890) - 2025 REFUND CLAIM(43849612.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes McDonald's Corp AMF O'Hare ("Claimant") owner of parcel 688-0041-100 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 6262 S. 13th Street, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $2,904,400. Timely objection was filed.

4. In August, 2025, the Commissioner of Assessments sent a letter dismissing the appeal due to "failure to provide income and expense information". However, timely response was provided in response to the request for a PR-323.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $60,334.06 on the Property.

7. The value of the Property for 2025 is no higher than $780,200. This value is derived from last year's assessed value.

8. The correct net tax on the Property for 2025 should be no higher than $16,230.50.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

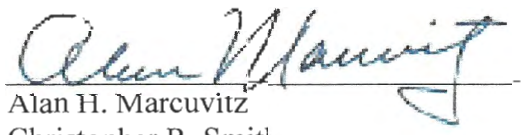
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $44,103.56 was imposed on the Property.

11. On January 12, 2026, Claimant paid the first installment of the 2025 taxes on the Property and special assessments in the amount of $9,061.44 and will continue to make timely payments on future installments.

12. The total amount of this claim for 2025 is $44,103.56, plus interest thereon.

Dated at Milwaukee, Wisconsin this 2nd day of February, 2026.

von BRIESEN & ROPER, s.c.



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2026-02-02 STEREN (6262) - 2025 REFUND CLAIM(43849632.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes Francishe Rlty Interstate ("Claimant") owner of parcel 499-2037-120 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 830 E. Potter Avenue, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $3,208,200. Timely objection was filed.

4. In August, 2025, the Commissioner of Assessments sent a letter dismissing the appeal due to "failure to provide income and expense information". However, timely response was provided in response to the request for a PR-323.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $66,654.08 on the Property.

7. The value of the Property for 2025 is no higher than $728,700. This value is derived from last year's assessed value.

8. The correct net tax on the Property for 2025 should be no higher than $15,159.15.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

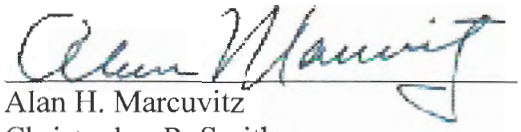
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $51,494.93 was imposed on the Property.

11. On January 12, 2026, Claimant paid the first installment of the 2025 taxes on the Property and special assessments in the amount of $7,276.87 and will continue to make timely payments on future installments.

12. The total amount of this claim for 2025 is $51,494.93, plus interest thereon.

Dated at Milwaukee, Wisconsin this 2nd day of February, 2026.

von BRIESEN & ROPER, s.c.



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2026-02-02 STEREN (830) - 2025 REFUND CLAIM(43849695.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes Mc Donald Corp ("Claimant") owner of parcel 431-1109-110 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 707 S. 1st Street, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $1,664,000. Timely objection was filed.

4. In August, 2025, the Commissioner of Assessments sent a letter dismissing the appeal due to "failure to provide income and expense information". However, timely response was provided in response to the request for a PR-323.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $34,529.77 on the Property.

7. The value of the Property for 2025 is no higher than $1,219,900. This value is derived from last year's assessed value.

8. The correct net tax on the Property for 2025 should be no higher than $25,377.58.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $9,152.19 was imposed on the Property.

11. On January 12, 2026, Claimant paid the first installment of the 2025 taxes on the Property and special assessments in the amount of $3,769.84 and will continue to make timely payments on future installments.

12. The total amount of this claim for 2025 is $9,152.19, plus interest thereon.

Dated at Milwaukee, Wisconsin this 2nd day of February, 2026.

von BRIESEN & ROPER, s.c.

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2026-02-02 STEREN (707) - 2025 REFUND CLAIM(43849717.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes McDonalds Corp ("Claimant") owner of parcel 320-1532-110 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 1614 E. North Avenue, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $2,302,600. Timely objection was filed.

4. In August, 2025, the Commissioner of Assessments sent a letter dismissing the appeal due to "failure to provide income and expense information". However, timely response was provided in response to the request for a PR-323.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $47,814.68 on the Property.

7. The value of the Property for 2025 is no higher than $982,500. This value is derived from last year's assessed value.

8. The correct net tax on the Property for 2025 should be no higher than $20,438.95.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

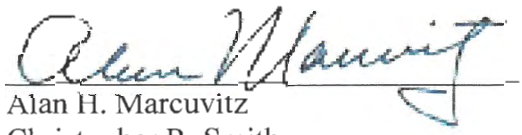
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $27,375.73 was imposed on the Property.

11. On January 12, 2026, Claimant paid the first installment of the 2025 taxes on the Property and special assessments in the amount of $10,220.25 and will continue to make timely payments on future installments.

12. The total amount of this claim for 2025 is $27,375.73, plus interest thereon.

Dated at Milwaukee, Wisconsin this 2nd day of February, 2026.

von BRIESEN & ROPER, s.c.



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2026-02-02 STEREN (1614) - 2025 REFUND CLAIM(43849726.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes McDonald's Corp (127-48) ("Claimant") owner of parcel 183-0222-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 11313 W. Silver Spring Drive, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $3,335,800. Timely objection was filed.

4. In August, 2025, the Commissioner of Assessments sent a letter dismissing the appeal due to "failure to provide income and expense information". However, timely response was provided in response to the request for a PR-323.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $69,308.57 on the Property.

7. The value of the Property for 2025 is no higher than $791,300. This value is derived from last year's assessed value.

8. The correct net tax on the Property for 2025 should be no higher than $16,461.41.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

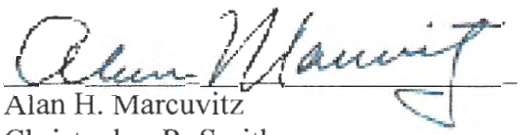
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $52,847.16 was imposed on the Property.

11. On January 19, 2026 and January 28, 2026, Claimant paid two installments totaling the full amount of the 2025 taxes on the Property and special assessments in the amount of $70,167.55.

12. The total amount of this claim for 2025 is $52,847.16, plus interest thereon.

Dated at Milwaukee, Wisconsin this 2nd day of February, 2026.

von BRIESEN & ROPER, s.c.



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2026-02-02 HURTIGMAT (11313) - 2025 REFUND CLAIM(43849804.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes McDonald's USA LLC ("Claimant") owner of parcel 119-0013-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 7130 N. 76th Street, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $2,379,500. Timely objection was filed.

4. In August, 2025, the Commissioner of Assessments sent a letter dismissing the appeal due to "failure to provide income and expense information". However, timely response was provided in response to the request for a PR-323.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $49,414.46 on the Property.

7. The value of the Property for 2025 is no higher than $1,549,300. This value is derived from last year's assessed value.

8. The correct net tax on the Property for 2025 should be no higher than $32,230.09.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

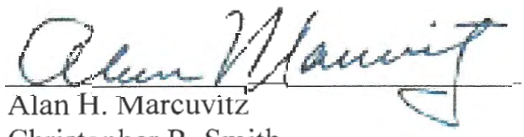
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $17,184.37 was imposed on the Property.

11. On January 28, 2026, Claimant paid the first installment of the 2025 taxes on the Property and special assessments in the amount of $10,186.44 and will continue to make timely payments on future installments.

12. The total amount of this claim for 2025 is $17,184.37, plus interest thereon.

Dated at Milwaukee, Wisconsin this 2nd day of February, 2026.

von BRIESEN & ROPER, s.c.



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2026-02-02 HURTIGMAT (7130) - 2025 REFUND CLAIM(43849828.1).DOCX

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von Briesen & Roper, s.c. Attorneys at Law
TAGLaw International Lawyers

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes Archland Property I LLC ("Claimant") owner of parcel 213-1002-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 8220 W. Hampton Avenue, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $2,501,200. Timely objection was filed.

4. In August, 2025, the Commissioner of Assessments sent a letter dismissing the appeal due to "failure to provide income and expense information". However, timely response was provided in response to the request for a PR-323.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $51,946.22 on the Property.

7. The value of the Property for 2025 is no higher than $1,110,600. This value is derived from last year's assessed value.

8. The correct net tax on the Property for 2025 should be no higher than $23,103.81.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

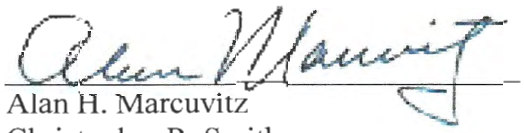
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $28,842.41 was imposed on the Property.

11. On January 19, 2026, Claimant paid the first installment of the 2025 taxes on the Property and special assessments in the amount of $5,642.86 and will continue to make timely payments on future installments.

12. The total amount of this claim for 2025 is $28,842.41, plus interest thereon.

Dated at Milwaukee, Wisconsin this 2nd day of February, 2026.

von BRIESEN & ROPER, s.c.



Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-02-02 HURTIGMAT (8220) - 2025 REFUND CLAIM(43849857.1).DOCX

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von Briesen & Roper, s.c. | Attorneys at Law

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes Layton Grove Apartments LLC ("Claimant") owner of parcel 598-9980-222 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 4523-4575 S. 23rd Street, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $20,276,400. Timely objection was filed.

4. In September, 2025, the Commissioner of Assessments sent a letter dismissing the appeal due to "failure to provide income and expense information". However, income and expense information was provided at the time of filing the objection.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $421,727.43 on the Property.

7. The value of the Property for 2025 is no higher than $10,975,700. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $228,327.49.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $193,399.94 was imposed on the Property.

11. On January 12, 2026, Claimant paid the first installment of 2025 taxes on the Property in the amount of $45,775.02.

12. The total amount of this claim for 2025 is $193,399.94, plus interest thereon.

Dated at Milwaukee, Wisconsin this 2nd day of February, 2026.

von BRIESEN & ROPER, s.c.

Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-02-02 LAYTON GROVE - 2025 REFUND CLAIM(43850164.1).DOCX

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January 29, 2026

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CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26
1245pm

Dear Mr. Owczarski: Re: Parcel No. 361-2212-000

Now comes Claimant, SP Milwaukee Propco1, LLC, owner of parcel 361-2212-000 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 235 W. Galena Street within the City and is identified in the City's records as Parcel No 361-2212-000.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $20,874,400.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. Upon information and belief, the City's Board of Assessors reviewed Claimant's objection and sustained the assessment at $20,874,400. The City's Board of Assessor's failed to timely provide notice to Claimant, among numerous other taxpayers, of such action. However, despite not receiving such notice, Claimant requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $434,254.52.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025 was no higher than $10,000,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $9,993,649.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $207,898.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $226,357.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $226,357, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $226,357, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Respectfully,

Shawn E. Lovell
Agent for Claimant

60542516

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January 29, 2026

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CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26
1245 PM

Dear Mr. Owczarski: Re: Parcel No. 361-1954-110

Now comes Claimant, SP Milwaukee Propco1, LLC, owner of parcel 361-1954-110 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 215 W. Pleasant Street within the City and is identified in the City's records as Parcel No 361-1954-110.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $3,611,200.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. Upon information and belief, the City's Board of Assessors reviewed Claimant's objection and sustained the assessment at $3,611,200. The City's Board of Assessor's failed to timely provide notice to Claimant, among numerous other taxpayers, of such action. However, despite not receiving such notice, Claimant requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $75,124.55.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025 was no higher than $2,300,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $2,298,539.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $47,817.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $27,308.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $27,308, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $27,308, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Respectfully,

Shawn E. Lovell
Agent for Claimant

60543204

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January 29, 2026

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CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26
1345 PM

Dear Mr. Owczarski: Re: Parcel No. 361-1962-100

Now comes Claimant, SP Milwaukee Propco1, LLC, owner of parcel 361-1962-100 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 1500 N. 2nd Street within the City and is identified in the City's records as Parcel No 361-1962-100.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $2,396,400.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. Upon information and belief, the City's Board of Assessors reviewed Claimant's objection and sustained the assessment at $2,396,400. The City's Board of Assessor's failed to timely provide notice to Claimant, among numerous other taxpayers, of such action. However, despite not receiving such notice, Claimant requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $49,852.81.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025 was no higher than $1,500,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $1,499,047.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $31,185.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $18,668.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $18,668, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $18,668, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Respectfully,

Shawn E. Lovell
Agent for Claimant

60548602

Reinhart

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January 29, 2026

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CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26
1245 PM

Dear Mr. Owczarski. Re: Parcel No. 361-1844-000

Now comes Claimant, SP Milwaukee Propco1, LLC, owner of parcel 361-1844-000 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 101 W. Pleasant Street within the City and is identified in the City's records as Parcel No 361-1844-000.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $6,620,700.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. Upon information and belief, the City's Board of Assessors reviewed Claimant's objection and sustained the assessment at $6,620,700. The City's Board of Assessor's failed to timely provide notice to Claimant, among numerous other taxpayers, of such action. However, despite not receiving such notice, Claimant requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $137,731.80.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025 was no higher than $5,400,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $5,396,571.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $112,265.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $25,467.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $25,467, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $25,467, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Respectfully,

Shawn E. Lovell
Agent for Claimant

60550237

Reinhart

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January 29, 2026

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CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1:30:26pm
1/30/26

Dear Mr. Owczarski: Re: Parcel No. 361-1841-110

Now comes Claimant, SP Milwaukee Propco1, LLC, owner of parcel 361-1841-110 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 1610 N. 2nd Street within the City and is identified in the City's records as Parcel No 361-1841-110.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $10,798,200.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. Upon information and belief, the City's Board of Assessors reviewed Claimant's objection and sustained the assessment at $10,798,200. The City's Board of Assessor's failed to timely provide notice to Claimant, among numerous other taxpayers, of such action. However, despite not receiving such notice, Claimant requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $224,637.22.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025 was no higher than $8,000,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $7,994,920.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $166,318.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $58,319.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $58,319, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $58,319, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Respectfully,

Shawn E. Lovell
Agent for Claimant

60543749

Reinhart

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January 29, 2026

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CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26
1245 PM

Dear Mr. Owczarski: Re: Parcel No. 361-1842-000

Now comes Claimant, SP Milwaukee Propco1, LLC, owner of parcel 361-1842-000 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 111-119 W. Pleasant Street within the City and is identified in the City's records as Parcel No 361-1842-000

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $5,295,300.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. Upon information and belief, the City's Board of Assessors reviewed Claimant's objection and sustained the assessment at $5,295,300. The City's Board of Assessor's failed to timely provide notice to Claimant, among numerous other taxpayers, of such action. However, despite not receiving such notice, Claimant requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $110,159.25.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025 was no higher than $3,400,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $3,397,841.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $70,685.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $39,474.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $39,474, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $39,474, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Respectfully,

Shawn E. Lovell
Agent for Claimant

60549215

Reinhart

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January 29, 2026

Shawn E. Lovell
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CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26
1245 pm

Dear Mr. Owczarski: Re: Parcel No. 361-0184-112

Now comes Claimant, SP Milwaukee Propco1, LLC, owner of parcel 361-0184-112 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 1505-1555 N. Rivercenter Drive within the City and is identified in the City's records as Parcel No 361-0184-112.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $52,830,100.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. Upon information and belief, the City's Board of Assessors reviewed Claimant's objection and sustained the assessment at $52,830,100. The City's Board of Assessor's failed to timely provide notice to Claimant, among numerous other taxpayers, of such action. However, despite not receiving such notice, Claimant requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $1,099,035.66.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025 was no higher than $35,100,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $35,077,710.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $729,722.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $369,314.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $369,314, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $369,314, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Respectfully,

Shawn E. Lovell
Agent for Claimant

60547837

Reinhart

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January 29, 2026

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CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26 12:45 pm

Dear Mr. Owczarski: Re: Parcel No. 361-0108-110

Now comes Claimant, SP Milwaukee Propco1, LLC, owner of parcel 361-0108-110 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 100 W. Pleasant Street within the City and is identified in the City's records as Parcel No. 361-0108-110.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $2,317,500.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. Upon information and belief, the City's Board of Assessors reviewed Claimant's objection and sustained the assessment at $2,317,500. The City's Board of Assessor's failed to timely provide notice to Claimant, among numerous other taxpayers, of such action. However, despite not receiving such notice, Claimant requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $48,211.43.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025 was no higher than $1,300,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $1,299,174.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $27,027.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $21,185.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $21,185, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $21,185, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Respectfully,

Shawn E. Lovell
Agent for Claimant

60551140

Reinhart

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January 29, 2026

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CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26
1245PM

Dear Mr. Owczarski: Re: Parcel No. 514-0303-100

Now comes Claimant, Walgreen Co., tenant of parcel 514-0303-100 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the tenant of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 6030 W. Oklahoma Avenue within the City and is identified in the City's records as Parcel No. 514-0303-100.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $3,591,000.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to $3,199,900. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $66,568.19.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025 or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $2,000,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $1,998,730.

14 Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $41,580.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $24,989.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $24,989, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $24,989, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Yours very truly,

Don M. Millis
Agent for Claimant

60647459

Reinhart

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January 29, 2026

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CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26
12:45 PM

Dear Mr. Owczarski: Re: Parcel No. 533-1101-000

Now comes Claimant, Walgreen Co., tenant of parcel 533-1101-000 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the tenant of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 3233 S. 27th Street within the City and is identified in the City's records as Parcel No. 533-1101-000.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $3,706,900.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to $3,305,800. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $68,771.25.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025 or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $2,000,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $1,998,730.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $41,580.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $27,192.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $27,192, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $27,192, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Yours very truly,

Don M. Millis
Agent for Claimant

60647464

Reinhart

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January 29, 2026

Don M. Millis
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dmillis@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26 1245 PM

Dear Mr. Owczarski: Re: Parcel No. 549-0884-100

Now comes Claimant, Walgreen Co., tenant of parcel 549-0884-100 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the tenant of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 3701 S. Howell Avenue within the City and is identified in the City's records as Parcel No. 549-0884-100.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $3,718,400.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to $3,131,700. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $65,149.41.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025 or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $1,400,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $1,399,111.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $29,106.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $36,044.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $36,044, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $36,044, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Yours very truly,

Don M. Millis
Agent for Claimant

60647619

Reinhart

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January 29, 2026

Shawn E. Lovell
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slovell@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26
12:45 PM

Dear Mr. Owczarski: Re: Parcel No. 552-0319-110

Now comes Claimant, Southport Apartments, LLC, owner of parcel 552-0319-110 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 2536 W. Warnimont Avenue within the City and is identified in the City's records as Parcel No. 552-0319-110.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $8,190,200.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. Upon information and belief, the City's Board of Assessors reviewed Claimant's objection without justification unlawfully denied Claimant a hearing and dismissed its objection.

10. The City imposed tax on the Property in the amount of $170,382.45.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025 was no higher than $7,300,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $7,295,364.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $151,765.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $18,617.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

17 Claimant is entitled to a refund of 2025 tax in the amount of $18,617, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $18,617, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Respectfully,

Shawn E. Lovell
Agent for Claimant

60692216

Reinhart

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January 29, 2026

Shawn E. Lovell
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slovell@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26
1245 PM

Dear Mr. Owczarski: Re: Parcel No. 595-9860-211

Now comes Claimants, Landing TIC 1, LLC and Landing TIC 2, LLC, owners of parcel 595-9860-211 (the "Property") in Milwaukee, Wisconsin, by Claimants' attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimants.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimants by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimants are the owners of the Property, are responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and are authorized to bring this claim in their own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 4614 S. 1st Street within the City and is identified in the City's records as Parcel No. 595-9860-211.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $1,946,900.

8. Claimants appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimants' objection and sustained the assessment at $1,946,900. Claimants timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $40,501.77.

11. Claimants timely paid the property taxes imposed by the City on the Property for 2025, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025 was no higher than $1,500,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $1,499,047.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $31,185.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $9,317.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

17. Claimants are entitled to a refund of 2025 tax in the amount of $9,317, or such greater amount as may be determined to be due to Claimants, plus statutory interest.

18. The amount of this claim is $9,317, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Respectfully,

Shawn E. Lovell
Agent for Claimants

60691747

Reinhart

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
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January 29, 2026

Shawn E. Lovell
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OFFICE OF THE CITY ATTO
9 FEB '26 AM11:45

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26
12:45 PM

CITY OF MILWAUKEE
2026 JAN 30 P 1:19
CITY CLERK'S OFFICE

Dear Mr. Owczarski: Re: Parcel No. 595-9860-311

Now comes Claimants, Landing TIC 1, LLC and Landing TIC 2, LLC, owners of parcel 595-9860-311 (the "Property") in Milwaukee, Wisconsin, by Claimants' attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimants.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimants by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimants are the owners of the Property, are responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and are authorized to bring this claim in their own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 4601 S. 1st Street within the City and is identified in the City's records as Parcel No. 595-9860-311.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $9,989,200.

8. Claimants appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimants' objection and sustained the assessment at $9,989,200. Claimants timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $207,807.43.

11. Claimants timely paid the property taxes imposed by the City on the Property for 2025, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025 was no higher than $7,750,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $7,745,078.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $161,121.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $46,687.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

17. Claimants are entitled to a refund of 2025 tax in the amount of $46,687, or such greater amount as may be determined to be due to Claimants, plus statutory interest.

18. The amount of this claim is $46,687, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Respectfully,

Shawn E. Lovell
Agent for Claimants

60692186

Reinhart

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

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January 29, 2026

Don M. Millis
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dmillis@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26 2:45 pm

Dear Mr. Owczarski: Re: Parcel No. 623-9842-111

Now comes Claimant, Walgreen Co., tenant of parcel 623-9842-111 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the tenant of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 4730 S. 27th Street within the City and is identified in the City's records as Parcel No. 623-9842-111.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $3,445,800.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to $3,075,000. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $63,969.88.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025 or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $1,900,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $1,898,793.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $39,501.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $24,469.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $24,469, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $24,469, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Yours very truly,

Don M. Millis
Agent for Claimant

60647552

Reinhart

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

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January 29, 2026

Don M. Millis
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CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26
12:45 PM

Dear Mr. Owczarski: Re: Parcel No. 690-0941-100

Now comes Claimant, Walgreen Co., tenant of parcel 690-0941-100 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the tenant of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 6292 S. 27th Street within the City and is identified in the City's records as Parcel No. 690-0941-100.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $2,940,600.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to $2,607,000. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $54,233.97.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025 or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $1,700,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $1,698,920.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $35,343.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $18,891.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $18,891, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $18,891, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Yours very truly,

Don M. Millis
Agent for Claimant

60647526

Reinhart

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

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reinhartlaw.com

January 29, 2026

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26
1245 PM

Dear Mr. Owczarski: Re: Parcel No. 387-0755-110

Now comes Claimant, Walgreen Co., tenant of parcel 387-0755-110 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the tenant of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 3522 W. Wisconsin Avenue within the City and is identified in the City's records as Parcel No. 387-0755-110.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $3,591,000.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to $3,202,300. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $66,618.12.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025 or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $2,000,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $1,998,730.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $41,580.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $25,039.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $25,039, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $25,039, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Yours very truly,

Don M. Millis
Agent for Claimant

60647419

Reinhart

Reinhart Boerner Van Deuren s.c.
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January 29, 2026

Don M. Millis
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dmillis@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26 1245 pm

Dear Mr. Owczarski: Re: Parcel No. 396-0252-100

Now comes Claimants, 875 East 1, LLC 875 East 2, LLC, 875 East 3, LLC, 875 East 4, LLC, 875 East 5, LLC, 875 East 6, LLC, 875 East 7, LLC, 875 East 8, LLC, 875 East 9, LLC, 875 East 11, LLC, 875 East 12, LLC, 875 East 13, LLC, 875 East 15, LLC, 875 East 17, LLC, 875 East 18, LLC, 875 East 19, LLC, 875 East 20, LLC, 875 East 21, LLC, 875 East 22, LLC, 875 East 25, LLC, 875 East 26, LLC, 875 East 27, LLC, 875 East 28, LLC, 875 East 29, LLC, 875 East 30, LLC, 875 East 32, LLC, 875 East 33, LLC, 875 East 34, LLC, 875 East 35, LLC, 875 East 36, LLC and 875 East 37, LLC, owners of parcel 396-0252-100 (the "Property") in Milwaukee, Wisconsin, by Claimants' attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimants.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimants by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimants are the owners of the Property, are responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and are authorized to bring this claim in their own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 875 E. Wisconsin Avenue within the City and is identified in the City's records as Parcel No 396-0252-100 0.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $56,563,000.

8. Claimants appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimants' objection and sustained the assessment at $56,563,000. Claimants timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $1,176,691.97.

11. Claimants timely paid the property taxes imposed by the City on the Property for 2025, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $42,500,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $42,473,010.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $883,566.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $293,126.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimants are entitled to a refund of 2025 tax in the amount of $293,126, or such greater amount as may be determined to be due to Claimants, plus statutory interest.

18. The amount of this claim is $293,126, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Sincerely,

Don M. Millis
Agent for Claimants

60594496

Reinhart

Reinhart Boerner Van Deuren s.c.
1000 North Water Street, Suite 1700
Milwaukee, WI 53202-3197

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reinhartlaw.com

January 29, 2026

Sara S. Rapkin
Direct Dial: 414-298-8206
srapkin@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26
1:45 PM

Dear Mr. Owczarski: Re: Parcel No. 397-0421-000

Now comes Claimant, NWC 331 Commercial, LLC, owner of parcel 397-0421-000 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 331 W. Wisconsin Avenue within the City and is identified in the City's records as Parcel No. 397-0421-000.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $10,012,700.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and sustained the assessment at $10,012,700. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $208,296.30.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $3,200,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $3,197,968.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $66,527.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $141,769.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $141,769, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $141,769, plus interest thereon.

Dated at Milwaukee, Wisconsin, on this 29th day of January, 2026.

Yours very truly,

Sara S. Rapkin

60370467

Reinhart

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

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January 29, 2026

OFFICE OF THE CITY ATTO
3 FEB '26 AM11:45

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26 12:45 pm

CITY CLERK'S OFFICE
2026 JAN 30 P 1:20
CITY OF MILWAUKEE

Dear Mr. Owczarski: Re: Parcel No. 467-1602-000

Now comes Claimant, Becher Office 1, LLC, owner of parcel 467-1602-000 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 210 W. Becher Street within the City and is identified in the City's records as Parcel No 467-1602-000.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $43,761,200.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to $41,968,800. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $873,085.77.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $32,000,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $31,979,678.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $665,273.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $207,813.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $69,314, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $69,314, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Sincerely,

Don M. Millis
Agent for Claimant

60615568

Reinhart

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

Telephone: 608.229.2200
Facsimile: 608.229.2100
reinhartlaw.com

January 29, 2026

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1:30.26 pm

Dear Mr. Owczarski: Re: Parcel No. 226-1181-000

Now comes Claimant, Walgreen Co., tenant of parcel 226-1181-000 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the tenant of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 6727 W. Hampton Avenue within the City and is identified in the City's records as Parcel No. 226-1181-000.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025 the City's assessor set the assessment of the Property at $2,924,900.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to $2,771,900. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $57,645.69.

11 Claimant timely paid the property taxes imposed by the City on the Property for 2025 or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $2,000,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $1,998,730.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $41,580.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $16,066.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $16,066, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $16,066, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Yours very truly,

Don M. Millis
Agent for Claimant

60647364

Reinhart

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

Telephone: 608.229.2200
Facsimile: 608.229.2100
reinhartlaw.com

January 29, 2026

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26 1:45 pm

CITY OF MILWAUKEE
2026 JAN 30 P 1:2
CITY CLERK'S OFFICE

Dear Mr. Owczarski: Re: Parcel No. 313-2391-000

Now comes Claimant, Walgreen Co., tenant of parcel 313-2391-000 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the tenant of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 2826 Martin Luther King Jr. Blvd. within the City and is identified in the City's records as Parcel No. 313-2391-000.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $3,283,000.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to $3,109,900. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $64,695.90.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025 or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $2,000,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $1,998,730.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $41,580.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $23,116.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $23,116, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $23,116, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Yours very truly,

Don M. Millis
Agent for Claimant

60647400

Reinhart

Reinhart Boerner Van Deuren s.c.
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CITY OF MILWAUKEE
2026 JAN 30 P 1:25
CITY CLERK'S OFFICE

January 29, 2026

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street. Room 205
Milwaukee, WI 53202

1-30-26 1245pm

Dear Mr. Owczarski: Re: Parcel No. 316-1871-000

Now comes Claimant, Walgreen Co., tenant of parcel 316-1871-000 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the tenant of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 2950 N. Oakland Avenue within the City and is identified in the City's records as Parcel No. 316-1871-000.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $3,520,500.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to $3,138,700. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $65,295.03.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025 or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $2,000,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $1,998,730.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $41,580.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $23,715.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $23,715, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $23,715, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Yours very truly,

Don M. Millis
Agent for Claimant

60647410

Reinhart

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
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reinhartlaw.com

January 29, 2026

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1:38:26 PM
1245

CITY OF MILWAUKEE
2026 JAN 30 P 1:23
CITY CLERK'S OFFICE

Dear Mr. Owczarski: Re: Parcel No. 245-0216-110

Now comes Claimant, Walgreen Co., tenant of parcel 245-0216-110 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the tenant of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 2222 W. Capitol Drive within the City and is identified in the City's records as Parcel No. 245-0216-110.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $2,906,000.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and sustained the assessment at $2,906,000. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $60,454.13.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025 or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $2,000,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $1,998,730.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $41,580.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $18,875.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $18,875, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $18,875, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Yours very truly,

Don M. Millis
Agent for Claimant

60647375

Reinhart

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

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Facsimile: 608.229.2100
reinhartlaw.com

January 29, 2026

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26
1:34 PM

Dear Mr. Owczarski: Re: Parcel No. 349-1106-110

Now comes Claimant, Walgreen Co., tenant of parcel 349-1106-110 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the tenant of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 2727 W. North Avenue within the City and is identified in the City's records as Parcel No. 349-1106-110.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $3,194,400.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to $2,842,300. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $59,128.96.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025 or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $1,750,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $1,748,889.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $36,382.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $22,747.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $22,747, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $22,747, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Yours very truly,

Don M. Millis
Agent for Claimant

60647497

Reinhart

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
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reinhartlaw.com

CITY OF MILWAUKEE
2026 JAN 30 P 1:20
CITY CLERK'S OFFICE

January 29, 2026

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26
1245 PM

Dear Mr. Owczarski: Re: Parcel No. 469-3271-000

Now comes Claimant, Walgreen Co., tenant of parcel 469-3271-000 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the tenant of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 1433 W. Burnham Street within the City and is identified in the City's records as Parcel No. 469-3271-000.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $3,557,500.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to $3,171,700. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $65,981.55.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025 or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $2,000,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $1,998,730.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $41,580.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $24,402.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $24,402, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $24,402, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Yours very truly,

Don M. Millis
Agent for Claimant

60647452

Reinhart

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

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Facsimile: 608.229.2100
reinhartlaw.com

CITY OF MILWAUKEE
2026 JAN 30 P 1:20
CITY CLERK'S OFFICE

January 29, 2026

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26 12:45 PM

Dear Mr. Owczarski: Re: Parcel No. 507-0938-100

Now comes Claimant, Walgreen Co., tenant of parcel 507-0938-100 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the tenant of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 620 W. Oklahoma Avenue within the City and is identified in the City's records as Parcel No. 507-0938-100.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $3,206,300.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to $2,858,700. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $59,470.13.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025 or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $1,750,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $1,748,889.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $36,382.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $23,088.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $23,088, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $23,088, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Yours very truly,

Don M. Millis
Agent for Claimant

60647515

Reinhart

Reinhart Boerner Van Deuren s.c.
1000 North Water Street, Suite 1700
Milwaukee, WI 53202-3197

Telephone: 414.298.1000
Facsimile: 414.298.8097
reinhartlaw.com

January 29, 2026

Sara S. Rapkin
Direct Dial: 414-298-8206
srapkin@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1:30 pm 1/31/5

CITY OF MILWAUKEE
2026 JAN 30 P 1:20
CITY CLERK'S OFFICE

Dear Mr. Owczarski: Re: Parcel No. 393-0971-000

Now comes Claimant, Northwestern Mutual Life Insurance Company, owner of parcel 393-0971-000 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 800 East Wisconsin Avenue within the City and is identified in the City's records as Parcel No. 393-0971-000.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $393,755,100.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and sustained the assessment at $393,755,100. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $8,191,370.04.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $299,200,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $299,009,992.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $6,220,305.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $1,971,065.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $1,971,065, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $1,971,065, plus interest thereon.

Dated at Milwaukee, Wisconsin, on this 29th day of January, 2026.

Yours very truly,

Sara S. Rapkin

Sara S. Rapkin

60273455

Reinhart

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

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January 29, 2026

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1:30:30 PM
1345

CITY CLERK'S OFFICE
2026 JAN 30 P 1:20
CITY OF MILWAUKEE

Dear Mr. Owczarski: Re: Parcel No. 108-0481-100

Now comes Claimant, Walgreen Co., tenant of parcel 108-0481-100 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the tenant of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 9040 W. Good Hope Road within the City and is identified in the City's records as Parcel No 108-0481-100.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $3,573,900.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to $3,187,000. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $66,299.84.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025 or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $2,000,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $1,998,730.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $41,580.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $24,720.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $24,720, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $2[illegible],720. plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Yours very truly,

Don M. Millis
Agent for Claimant

60647285

Reinhart

Reinhart Boerner Van Deuren s.c.
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January 29, 2026

Don M. Millis
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CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26
1:45 pm

CITY OF MILWAUKEE
2026 JAN 30 P 1:21
CITY CLERK'S OFFICE

Dear Mr. Owczarski: Re: Parcel No. 526-9938-111

Now comes Claimant, Walgreen Co., tenant of parcel 526-9938-111 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the tenant of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 9100 W. Beloit Road within the City and is identified in the City's records as Parcel No. 526-9938-111.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $3,028,100.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to $2,699,900. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $56,166.59.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025 or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $2,000,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $1,998,730.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $41,580.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $14,587.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $14,587, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $14,587, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Yours very truly,

Don M. Millis
Agent for Claimant

60647461

Reinhart

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January 29, 2026

Shawn E. Lovell
Direct Dial: 608-229-2265
slovell@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1:30:26 PM
1/30/26

CITY OF MILWAUKEE
2026 JAN 30 P 1:21
CITY CLERK'S OFFICE

Dear Mr. Owczarski: Re: Parcel No. 355-0002-000

Now comes Claimant, Royal Plaza, LLC, owner of parcel 355-0002-000 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 1725-1729 N. Prospect Avenue within the City and is identified in the City's records as Parcel No. 355-0002-000.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $14,826,900.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. Upon information and belief, the City's Board of Assessors reviewed Claimant's objection and sustained the assessment at $14,826,900. The City's Board of Assessor's failed to timely provide notice to Claimant, among numerous other taxpayers, of such action. However, despite not receiving such notice, Claimant requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $308,447.12.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025 was no higher than $11,000,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $10,993,014.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $228,688.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $79,759.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $79,759, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $79,759, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Respectfully,

Shawn E. Lovell
Agent for Claimant

60593697

Reinhart

Reinhart Boerner Van Deuren s.c.
1000 North Water Street, Suite 1700
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January 29, 2026

Sara S. Rapkin
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CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26
1245 pm

CITY OF MILWAUKEE
2026 JAN 30 P 1:21
CITY CLERK'S OFFICE

Dear Mr. Owczarski: Re: Parcel No. 361-0776-114

Now comes Claimant, Regal Rexnord Corporation, tenant of parcel 361-0776-114 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys, Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the tenant of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 105 – 111 West Michigan Street within the City and is identified in the City's records as Parcel No. 361-0776-114.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $79,019,200.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment at $73,600,000. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $1,531,116.26.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $33,652,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $33,630,629.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $699,618.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $831,498.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $831,498, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $831,498, plus interest thereon.

Dated at Milwaukee, Wisconsin, on this 29th day of January, 2026.

Yours very truly,

Sara Stellpflug Rapkin

Sara Stellpflug Rapkin

60262846

Reinhart

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January 29, 2026

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26 12:45PM

CITY OF MILWAUKEE
2026 JAN 30 P 1:21
CITY CLERK'S OFFICE

Dear Mr. Owczarski: Re: Parcel No. 467-1604-000

Now comes Claimant, Becher1st Street, LLC, owner of parcel 467-1604-000 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City") pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 2033 S 1st Street within the City and is identified in the City's records as Parcel No 467-1604-000.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property

7. For 2025, the City's assessor set the assessment of the Property at $14,133,300.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to $13,683,700. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $284,664.89.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $8,000,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $7,994,920.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $166,318.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $118,347.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $118,347, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $118,347, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Sincerely,

Don M. Millis
Agent for Claimant

60620606

Reinhart

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

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Facsimile: 608.229.2100
reinhartlaw.com

January 29, 2026

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1:30:26 pm

CITY OF MILWAUKEE
2026 JAN 30 PM 1:21
CITY CLERK'S OFFICE

Dear Mr. Owczarski: Re: Parcel No. 467-1605-000

Now comes Claimant, Becher1st Street, LLC, owner of parcel 467-1605-000 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 2035 S 1st Street within the City and is identified in the City's records as Parcel No 467-1605-000.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $11,266,400.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to $10,000,200. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $208,036.26.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $6,000,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $5,996,190.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $124,739.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $83,298.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $83,298, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $83,298, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Sincerely,

Don M. Millis
Agent for Claimant

60621245

Reinhart

Reinhart Boerner Van Deuren s.c.
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Madison, WI 53703

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Facsimile: 608.229.2100
reinhartlaw.com

January 29, 2026

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26 12:45 pm

CITY OF MILWAUKEE
2026 JAN 30 P 1:22
CITY CLERK'S OFFICE

Dear Mr. Owczarski: Re: Parcel No. 123-0328-100

Now comes Claimant, Walgreen Co., tenant of parcel 123-0328-100 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the tenant of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 7171 N Teutonia within the City and is identified in the City's records as Parcel No 123-0328-100.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $3,717,5500.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to $3,054,400. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $63,541.31.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025 or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $1,100,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $1,099,301.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $22,869.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $40,673.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at-market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $40,673, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $40,673, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Yours very truly,

Don M. Millis
Agent for Claimant

60647311

Reinhart

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reinhartlaw.com

January 29, 2026

Shawn E. Lovell
Direct Dial: 608-229-2265
slovell@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

CITY OF MILWAUKEE
2026 JAN 30 P 1:22
CITY CLERK'S OFFICE

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26
1:25 pm

Dear Mr. Owczarski: Re: Parcel No. 111-0021-000

Now comes Claimant, Melrose Milwaukee Holdings LLC, owner of parcel 111-0021-000 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 11200-11270 West Park Place within the City and is identified in the City's records as Parcel No. 111-0021-000.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $24,396,300.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and sustained the assessment at $21,873,900. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $455,047.34.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025 was no higher than $18,000,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $17,988,569.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $374,216.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $80,831.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $80,831, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $80,831, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Respectfully,

Shawn E. Lovell
Agent for Claimant

60596491

Reinhart

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22 East Mifflin Street, Suite 700
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January 29, 2026

Shawn E. Lovell
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CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26 1245 pm

Dear Mr. Owczarski: Re: Parcel No. 141-0813-000

Now comes Claimant, Mill Road MKE, LLC, owner of parcel 141-0813-000 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 6406 N. 76th Street within the City and is identified in the City's records as Parcel No. 141-0813-000.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $6,924,300.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. Upon information and belief, the City's Board of Assessors reviewed Claimant's objection and sustained the assessment at $6,924,300. The City's Board of Assessor's failed to timely provide notice to Claimant, among numerous other taxpayers, of such action. However, despite not receiving such notice, Claimant requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $144,047.66.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025 was no higher than $5,500,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $5,496,507.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $114,344.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $29,704.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $29,704, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $29,704, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Respectfully,

Shawn E. Lovell
Agent for Claimant

60594095

Reinhart

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January 29, 2026

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1:30:26 PM
1345

CITY OF MILWAUKEE
2026 JAN 30 P 1:22
CITY CLERK'S OFFICE

Dear Mr. Owczarski: Re: Parcel No. 141-0814-000

Now comes Claimant, Walgreen Co., tenant of parcel 141-0814-000 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the tenant of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 6442 N. 76th Street within the City and is identified in the City's records as Parcel No 141-0814-000.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $3,422,100.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to $2,882,100. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $59,956.92.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025 or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $2,000,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $1,998,730.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $41,580.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $18,377.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $18,377, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $18,377, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Yours very truly,

Don M. Millis
Agent for Claimant

60647337

Reinhart

Reinhart Boerner Van Deuren s.c.
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Madison, WI 53703

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Facsimile: 608.229.2100
reinhartlaw.com

CITY CLERK'S OFFICE
2026 JAN 30 P 1:22
CITY OF MILWAUKEE

January 29, 2026

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Jim Owczarski, Clerk
City of Milwaukee
200 East Wells Street, Room 205
Milwaukee, WI 53202

1-30-26 1245 pm

Dear Mr. Owczarski: Re: Parcel No. 215-9989-113

Now comes Claimant, Walgreen Co., tenant of parcel 215-9989-113 (the "Property") in Milwaukee, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2025, plus statutory interest, with respect to the Property.

2. Claimant is the tenant of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 200 East Wells Street in the City.

4. The Property is located at 5183 N. 91st Street within the City and is identified in the City's records as Parcel No 215-9989-113.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.9364947% as of January 1, 2025.

6. For 2025, property tax was imposed on property in the City at the rate of $20.803 per $1,000 for the assessed value for the Property.

7. For 2025, the City's assessor set the assessment of the Property at $2,935,500.

8. Claimant appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to $2,781,000. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of $57,853.73.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2025 or the required installment thereof.

12. The fair market value of the Property as of January 1, 2025, was no higher than $2,000,000.

13. Based on the aggregate ratio 99.9364947%, the correct assessment of the Property for 2025 should be no higher than $1,998,730.

14. Based on the tax rate of $20.803 per $1,000 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $41,580.

15. The 2025 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2025 was excessive in at least the amount of $16,247.

16. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

17. Claimant is entitled to a refund of 2025 tax in the amount of $16,247, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is $16,247, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2026.

Yours very truly,

Don M. Millis
Agent for Claimant

60647358

von Briesen
von Briesen & Roper, s.c. Attorneys at Law
TAGLaw International Lawyers

Alan H. Marcuvitz
Direct Telephone
414-287-1401
alan.marcuvitz@vonbriesen.com

CITY OF MILWAUKEE
2026 JAN 30 P 12:
CITY CLERK'S OFFICE

CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes 828 Broadway Owner LLC ("Claimant") owner of parcel 392-1335-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 828 N. Broadway, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $16,362,600. Timely objection was filed.

4. In October, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $340,307.82 on the Property.

7. The value of the Property for 2025 is no higher than $8,950,800. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $186,203.49.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $154,104.33 was imposed on the Property.

11. On January 28, 2026, Claimant paid the first installment of the 2025 taxes on the Property and special assessments in the amount of $57,353.99 and will continue to make timely payments of future installments.

12. The total amount of this claim for 2025 is $154,104.33, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.

Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-28 828 BROADWAY OWNER - 2025 REFUND CLAIM(43832358.1).DOCX

von Briesen
von Briesen & Roper, s.c. | Attorneys at Law
TAGLaw International Lawyers

Alan H. Marcuvitz
Direct Telephone
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alan.marcuvitz@vonbriesen.com

CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes 7650 Inc. ("Claimant") owner of parcel 252-9982-200 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 7646 W. Appleton Avenue, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $1,048,800. Timely objection was filed.

4. In September, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the revised 2025 assessment as set by the City, the City imposed a net tax of $21,731.63 on the Property.

7. The value of the Property for 2025 is no higher than $655,000. This value is derived from a recent appraisal of the Property.

8. The correct net tax on the Property for 2025 should be no higher than $13,625.97.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $8,105.66 was imposed on the Property.

11. On December 17, 2025, Claimant paid the full amount of the 2025 taxes on the Property and special assessments in the amount of $22,003.68.

12. The total amount of this claim for 2025 is $8,105.66, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.

Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-29 7650 INC. - 2025 REFUND CLAIM(43836968.1).DOCX

von Briesen
von Briesen & Roper, s.c. Attorneys at Law
TAGLaw International Lawyers

Alan H. Marcuvitz
Direct Telephone
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alan.marcuvitz@vonbriesen.com

CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

CITY OF MILWAUKEE
2026 JAN 20 PM 12:27
CITY CLERK'S OFFICE

Now comes Ascent MKE SPE LLC ("Claimant") owner of parcel 393-0761-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 700 E. Kilbourn Avenue, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $112,579,400. Timely objection was filed.

4. In September, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $2,341,926.12 on the Property.

7. The value of the Property for 2025 is no higher than $80,870,400. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $1,682,346.93.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

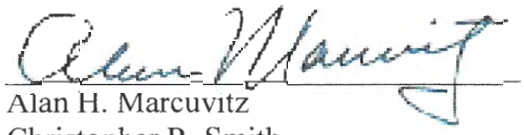
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $659,579.19 was imposed on the Property.

11. On January 30, 2026, Claimant paid the first installment of the 2025 taxes on the Property and special assessments in the amount of $253,884.43 and will continue to make timely payments on future installments.

12. The total amount of this claim for 2025 is $659,579.19, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.



Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-30 ASCENT MKE - 2025 REFUND CLAIM(43842505.1).DOCX

von Briesen
von Briesen & Roper, s.c. | Attorneys at Law
TAGLaw International Lawyers

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alan.marcuvitz@vonbriesen.com

CITY OF MILWAUKEE
2026 JAN 30 P 1:28
CITY CLERK'S OFFICE

CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes GS Family Ltd Ptn No 3 ("Claimant") owner of parcel 359-0266-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 1479-1495 N. Farwell Avenue, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $3,268,400. Timely objection was filed.

4. In September, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $67,906.43 on the Property.

7. The value of the Property for 2025 is no higher than $2,769,600. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $57,615.99.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

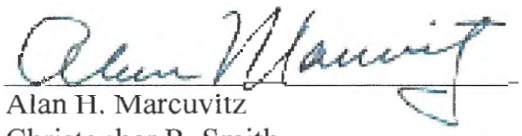
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $10,290.44 was imposed on the Property.

11. On January 30, 2026, Claimant paid the first installment of the 2025 taxes on the Property and special assessments in the amount of $7,413.54 and will continue to make timely payments on future installments.

12. The total amount of this claim for 2025 is $10,290.44, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.



Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-30 SUMMERFIELD - 2025 REFUND CLAIM(43842474.1).DOCX

von Briesen
von Briesen & Roper, s.c. Attorneys at Law
TAGLaw International Lawyers

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

CITY OF MILWAUKEE
2026 JAN 30 PM 2:24
CITY CLERK'S OFFICE

Now comes Oklahoma Avenue Real Estate Revoc Trt U/A DTD 03-31-92 ("Claimant"), owner of parcel 528-0010-111 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 6901-6913 W. Oklahoma Avenue, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $1,298,900. Timely objection was filed.

4. In July, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $26,934.52 on the Property.

7. The value of the Property for 2025 is no higher than $668,400. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $13,904.73.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

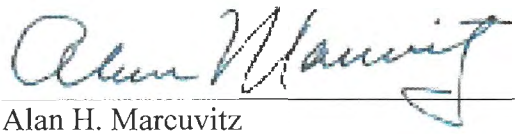
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $13,029.79 was imposed on the Property.

11. On December 21, 2025, Claimant paid the full amount of the 2025 taxes on the Property and special assessments in the amount of $27,147.60.

12. The total amount of this claim for 2025 is $13,029.79, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.



Alan H. Marcuvitz
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2026-01-27 WAVE MANAGEMENT_KOPLIN - 2025 REFUND CLAIM(43822792.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes Cathedral Square Limited ("Claimant") owner of parcel 392-1391-220 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 418-432 E. Wells Street, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $1,708,300. Timely objection was filed.

4. In October, 2025, the Board of Assessors revised the assessment to $1,530,200. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 revised assessment as set by the City, the City imposed a net tax of $31,746.29 on the Property.

7. The value of the Property for 2025 is no higher than $634,900. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $13,207.82.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

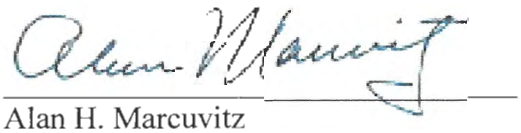
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $18,538.47 was imposed on the Property.

11. On January 29, 2026, Claimant paid the full amount of the 2025 taxes on the Property and special assessments in the amount of $35,038.02.

12. The total amount of this claim for 2025 is $18,538.47, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.



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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes Old World Third Street LLC ("Claimant") owner of parcel 361-0657-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City") pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 730-734 N. Martin L King Jr Drive, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $3,463,200. Timely objection was filed.

4. In October, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $71,958.88 on the Property.

7. The value of the Property for 2025 is no higher than $2,448,500. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $50,936.15.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

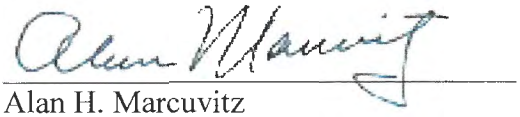
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $21,022.73 was imposed on the Property.

11. On December 31, 2025, Claimant paid the full amount of the 2025 taxes on the Property and special assessments in the amount of $73,873.26.

12. The total amount of this claim for 2025 is $21,022.73, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.



Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-29 OLD WORLD THIRD STREET - 2025 REFUND CLAIM(43838210.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

CITY OF MILWAUKEE
2026 JAN 30 PM 2:14
CITY CLERK'S OFFICE

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes Trio Apartments ("Claimant") owner of parcel 431-1321-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 124 W. Washington Street, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $23,533,000. Timely objection was filed.

4. In October, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $489,475.16 on the Property.

7. The value of the Property for 2025 is no higher than $18,186,900. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $378,342.08.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

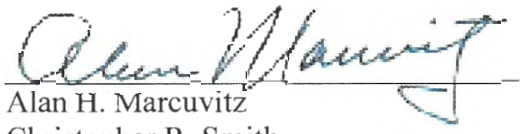
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $111,133.08 was imposed on the Property.

11. On January 15, 2026, Claimant paid the first installment of the 2025 taxes on the Property and special assessments in the amount of $53,252.30 and will continue to make timely payments on future installments.

12. The total amount of this claim for 2025 is $111,133.08, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.



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Ryan R. Simatic

2026-01-27 TRIO - 2025 REFUND CLAIM(43822362.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes Rhythm LLC ("Claimant") owner of parcel 360-1841-110 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 1632-1640 N. Water Street, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $24,692,900. Timely objection was filed.

4. In October, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $513,604.81 on the Property.

7. The value of the Property for 2025 is no higher than $19,903,800. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $414,058.75.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

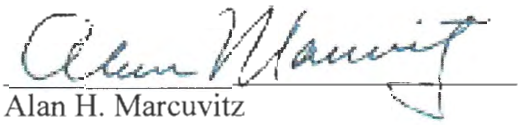
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $99,546.06 was imposed on the Property.

11. On January 12, 2026, Claimant paid the first installment of the 2025 taxes on the Property and special assessments in the amount of $55,823.62 and will continue to make timely payments on future installments.

12. The total amount of this claim for 2025 is $99,546.06, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.



Alan H. Marcuvitz
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Ryan R. Simatic

2026-01-27 RHYTHM - 2025 REFUND CLAIM(43822188.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes Get Jackson LLC ("Claimant") owner of parcel 360-1871-110 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

CITY OF MILWAUKEE
2026 DEC 30 P 1:24
CITY CLERK'S OFFICE

1. Claimant is the owner of Property located at 1623-1639 N. Jackson Street, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $7,773,900. Timely objection was filed.

4. In September, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $161,635.30 on the Property.

7. The value of the Property for 2025 is no higher than $6,071,600. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $126,307.49.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

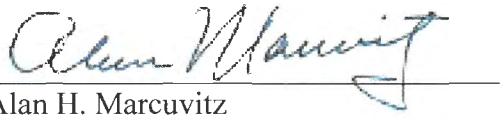
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $35,327.81 was imposed on the Property.

11. On January 15, 2026, Claimant paid the first installment of the 2025 taxes on the Property and special assessments in the amount of $17,614.53 and will continue to make timely payments of future installments.

12. The total amount of this claim for 2025 is $35,327.81, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.



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2026-01-29 GET JACKSON - 2025 REFUND CLAIM(43837608.1).DOCX

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CITY OF MILWAUKEE
CITY CLERK'S OFFICE
2026 JAN 29 P 12:24

CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes At 1933, LLC ("Claimant") owner of parcel 355-0468-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 1933 N. Prospect Avenue, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $3,017,300. Timely objection was filed.

4. In October, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $62,682.75 on the Property.

7. The value of the Property for 2025 is no higher than $2,587,800. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $53,834.00.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

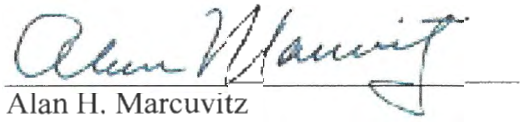
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $8,848.75 was imposed on the Property.

11. On December 23, 2025 and January 27, 2026, Claimant paid two installments totaling the full amount of the 2025 taxes on the Property and special assessments in the amount of $63,509.16.

12. The total amount of this claim for 2025 is $8,848.75, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.



Alan H. Marcuvitz
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2026-01-29 PROSPECTIVE - 2025 REFUND CLAIM(43837674.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

CITY OF MILWAUKEE
2026 JAN 30 P 1:24
CITY CLERK'S OFFICE

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes 1525 Royall LLC ("Claimant") owner of parcel 355-0017-100 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 1525-1533 E. Royall Place, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $2,842,000. Timely objection was filed.

4. In October, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $59,035.96 on the Property.

7. The value of the Property for 2025 is no higher than $2,722,200. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $56,529.93.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $2,506.03 was imposed on the Property.

11. On January 27, 2026, Claimant paid the first installment of the 2025 taxes on the Property and special assessments in the amount of $6,445.08 and will continue to make timely payments of future installments.

12. The total amount of this claim for 2025 is $2,506.03, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.

Alan H. Marcuvitz
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Ryan R. Simatic

2026-01-28 ROYALL VILLAS - 2025 REFUND CLAIM(43825502.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes Jefferson Block LLC ("Claimant") owner of parcel 429-0432-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City") pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 144 N. Jefferson Street, Unit 2, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $53,260,200. Timely objection was filed.

4. In September, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $1,107,896.35 on the Property.

7. The value of the Property for 2025 is no higher than $49,326,000. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $1,026,128.78.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

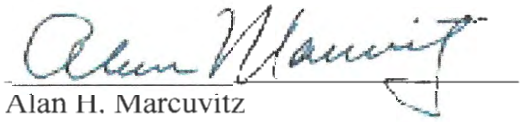
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $81,767.57 was imposed on the Property.

11. On January 20, 2026, Claimant paid the full amount of the 2025 taxes on the Property in the amount of $1,107,896.35.

12. The total amount of this claim for 2025 is $81,767.57, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.



Alan H. Marcuvitz
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Ryan R. Simatic

2026-01-26 JEFFERSON BLOCK - 2025 REFUND CLAIM(43815791.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes NOVA LLC ("Claimant") owner of parcel 360-0911-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 1237 N. Van Buren Street, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $66,893,400. Timely objection was filed.

4. In September, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $1,391,510.67 on the Property.

7. The value of the Property for 2025 is no higher than $35,775,500. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $744,237.73.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $647,272.94 was imposed on the Property.

11. On January 14, 2026, Claimant paid the first installment of the 2025 taxes and special assessments on the Property in the amount of $152,875.49 and will continue to make timely payments on future installments.

12. The total amount of this claim for 2025 is $647,272.94, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.

Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-26 NOVA - 2025 REFUND CLAIM(43815775.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes New Land Invs No 8 LLC ("Claimant") owner of parcel 359-2271-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 1580 N. Farwell Avenue, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $11,596,000. Timely objection was filed.

4. In September, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $241,147.24 on the Property.

7. The value of the Property for 2025 is no higher than $9,114,400. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $189,606.86.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

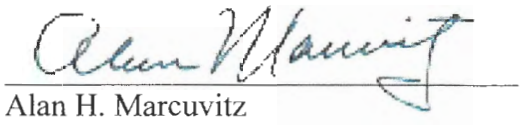
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $51,540.38 was imposed on the Property.

11. On December 23, 2025 and January 27, 2026, Claimant paid two installments totaling the full amount of the 2025 taxes and special assessments on the Property in the amount of $241,906.95.

12. The total amount of this claim for 2025 is $51,540.38, plus interest thereon.

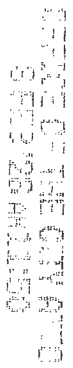
Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.



Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-26 NEW LAND_LONDON HOUSE - 2025 REFUND CLAIM(43815002.1).DOCX



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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes North End Phase V LLC ("Claimant") owner of parcel 392-1809-1[illegible] (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City") pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 1500-1524 N. Milwaukee Street, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $19,973,500. Timely objection was filed.

4. In October, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $415,426.13 on the Property.

7. The value of the Property for 2025 is no higher than $15,349,000. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $319,305.25.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $96,120.88 was imposed on the Property.

11. On January 15, 2026, Claimant paid the first installment of the 2025 taxes and special assessments on the Property in the amount of $45,092.08 and will continue to make timely payments of future installments.

12. The total amount of this claim for 2025 is $96,120.88, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.

Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-23 MANDEL_NEP V - 2025 REFUND CLAIM(43808989.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes North End Phase IV LLC ("Claimant") owner of parcel 360-1283-100 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City") pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 1501-1511 N. Water Street, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $41,669,900. Timely objection was filed.

4. In October, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $866,780.90 on the Property.

7. The value of the Property for 2025 is no higher than $31,189,000. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $648,824.77.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

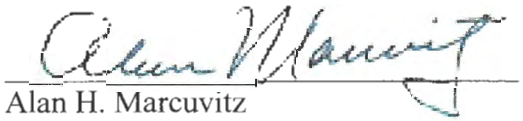
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $217,956.13 was imposed on the Property.

11. On January 15, 2026, Claimant paid the first installment of the 2025 taxes and special assessments on the Property in the amount of $94,213.40 and will continue to make timely payments of future installments.

12. The total amount of this claim for 2025 is $217,956.13, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.



Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-23 MANDEL_NEP IV - 2025 REFUND CLAIM(43808976.1).DOCX

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CITY CLERK'S OFFICE
2026 JAN 30 PM 2:50
CITY OF MILWAUKEE

CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes North End Three LLC ("Claimant") owner of parcel 360-1851-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 1635 N. Water Street, Unit 1, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $38,919,800. Timely objection was filed.

4. In October, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $809,569.99 on the Property.

7. The value of the Property for 2025 is no higher than $31,668,000. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $658,789.40.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

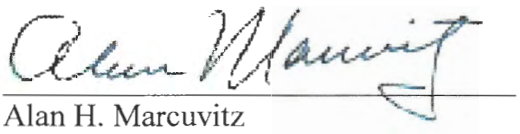
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $150,780.59 was imposed on the Property.

11. On January 15, 2026, Claimant paid the first installment of the 2025 taxes and special assessments on the Property in the amount of $88,008.96 and will continue to make timely payments of future installments.

12. The total amount of this claim for 2025 is $150,780.59, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.



Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-23 MANDEL_NEP I - 2025 REFUND CLAIM(43808844.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes North End Phase II LLC ("Claimant") owner of parcel 360-1823-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 455 E. Pleasant Street, Unit 3, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $32,430,300. Timely objection was filed.

4. In October, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $674,567.55 on the Property.

7. The value of the Property for 2025 is no higher than $24,437,000. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $508,362.91.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

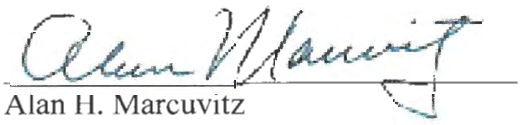
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $166,204.64 was imposed on the Property.

11. On January 24, 2026, Claimant paid the full amount of the 2025 taxes on the Property in the amount of $674,567.55.

12. The total amount of this claim for 2025 is $166,204.64, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.



Alan H. Marcuvitz
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2026-01-26 MANDEL_NEP II - 2025 REFUND CLAIM(43814329.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes North End One LLC ("Claimant") owner of parcel 360-1821-000- (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 1551 N. Water Street, Unit 1, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $20,765,100. Timely objection was filed.

4. In October, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $431,893.96 on the Property.

7. The value of the Property for 2025 is no higher than $16,856,000. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $350,655.37.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

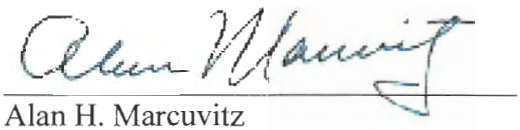
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $81,238.59 was imposed on the Property.

11. On January 15, 2026, Claimant paid the first installment of the 2025 taxes on the Property in the amount of $46,808.49 and will continue to make timely payments of future installments.

12. The total amount of this claim for 2025 is $81,238.59, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.



Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-23 MANDEL_NEP I - 2025 REFUND CLAIM(43808844.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes Gaslight Square Apartments ("Claimant") owner of parcel 429-0422-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City") pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 425 E. Menomonee Street, Unit [illegible] Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $35,755,500. Timely objection was filed.

4. In October, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $743,742.40 on the Property.

7. The value of the Property for 2025 is no higher than $30,085,000. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $625,858.26.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $117,884.14 was imposed on the Property.

11. On January 15, 2026, Claimant paid the first installment of the 2025 taxes and special assessments on the Property in the amount of $80,893.07 and will continue to make timely payments of future installments.

12. The total amount of this claim for 2025 is $117,884.14, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.

Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-23 MANDEL_GASLIGHT SQUARE - 2025 REFUND CLAIM(43808760.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes TCR MRC Phase I Ltd Ptnrshp ("Claimant") owner of parcels 360-0659-110, 360-0507-114 and 360-0617-110 (the "Properties") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Properties which are located in Milwaukee, Wisconsin as follows:

   a. 716 E. Ogden Avenue; Tax Key No. 360-0659-110
   b. 916 E. Ogden Avenue; Tax Key No. 360-0507-114
   c. 802-830 E. Ogden Avenue; Tax Key No. 360-0617-110

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

Claim for 716 E. Ogden Avenue; Tax Key No. 360-0659-110

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $20,307,000. Timely objection was filed.

4. In October, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $422,364.01 on the Property.

7. The value of the Property for 2025 is no higher than $16,798,000. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $349,448.79.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $72,915.22 was imposed on the Property.

11. On January 15, 2026, Claimant paid the first installment of the 2025 taxes and special assessments on the Property in the amount of $45,873.32 and will continue to make timely payments of future installments.

Claim for 916 E. Ogden Avenue; Tax Key No. 360-0507-114

12. The 2025 assessment of the Property was set by the Commissioner of Assessments at $20,307,000. Timely objection was filed.

13. In October, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

14. The Board of Review has not held an evidentiary hearing on Claimant's objection.

15. Based on the 2025 assessment as set by the City, the City imposed a net tax of $422,364.01 on the Property.

16. The value of the Property for 2025 is no higher than $16,798,000. This value is derived from the income and expenses generated by the Property.

17. The correct net tax on the Property for 2025 should be no higher than $349,448.79.

18. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

19. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $72,915.22 was imposed on the Property.

20. On January 15, 2026, Claimant paid the first installment of the 2025 taxes and special assessments on the Property in the amount of $45,899.54 and will continue to make timely payments of future installments.

Claim for 802-830 E. Ogden Avenue; Tax Key No. 360-0617-110

21. The 2025 assessment of the Property was set by the Commissioner of Assessments at $7,320,900. Timely objection was filed.

22. In October, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

23. The Board of Review has not held an evidentiary hearing on Claimant's objection.

24. Based on the 2025 assessment as set by the City, the City imposed a net tax of $152,211.44 on the Property.

25. The value of the Property for 2025 is no higher than $6,056,000. This value is derived from the income and expenses generated by the Property.

26. The correct net tax on the Property for 2025 should be no higher than $125,982.97.

27. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

28. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $26,228.47 was imposed on the Property.

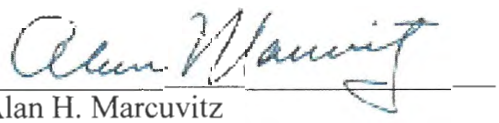
29. On January 15, 2026, Claimant paid the first installment of the 2025 taxes on the Property in the amount of $16,496.76 and will continue to make timely payments of future installments.

30. The total amount of this claim for 2025, plus interest thereon, by property is:

a. 716 E. Ogden Avenue	$72,915.22
b. 916 E. Ogden Avenue	$72,915.22
c. 802-830 E. Ogden Avenue	$26,228.47
TOTAL:	$172,058.91

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.



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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes Gaslight Square Apts II LLC ("Claimant") owner of parcel 429-0116-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City") pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 444 E. Corcoran Avenue, Unit 2, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $17,206,800. Timely objection was filed.

4. In September, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $357,869.90 on the Property.

7. The value of the Property for 2025 is no higher than $15,080,000. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $313,709.24.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

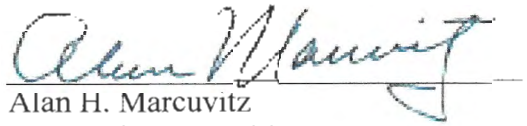
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $44,160.66 was imposed on the Property.

11. On January 15, 2026, Claimant paid the first installment of the 2025 taxes and special assessments on the Property in the amount of $39,095.80 and will continue to make timely payments of future installments.

12. The total amount of this claim for 2025 is $44,160.66, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.



Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-23 MANDEL_CORCORAN - 2025 REFUND CLAIM(43808241.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes Mandel/Fifth Ward Holdings I LLC ("Claimant") owner of parcel 429-0031-111 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 318 S. Water Street, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $3,650,100. Timely objection was filed.

4. In September, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $75,847.03 on the Property.

7. The value of the Property for 2025 is no higher than $2,471,700. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $51,418.78.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $24,428.25 was imposed on the Property.

11. On January 16, 2026, Claimant paid the first installment of the 2025 taxes and special assessments on the Property in the amount of $8,280.33 and will continue to make timely payments of future installments.

12. The total amount of this claim for 2025 is $24,428.25, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.

Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-23 MANDEL_HARBOR YARDS - 2025 REFUND CLAIM(43808803.1).DOCX

von Briesen
von Briesen & Roper, s.c. | Attorneys at Law
TAGLaw International Lawyers

Alan H. Marcuvitz
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alan.marcuvitz@vonbriesen.com

CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes LCM Funds 35 Offices LLC ("Claimant") owner of parcel 428-1112-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City") pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 228 S. 1st Street, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $2,067,600. Timely objection was filed.

4. In September, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $42,925.95 on the Property.

7. The value of the Property for 2025 is no higher than $951,308. This value is derived from last year's assessment as the Property is vacant.

8. The correct net tax on the Property for 2025 should be no higher than $19,790.06.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $23,135.89 was imposed on the Property.

11. On December 31, 2025, Claimant paid the full amount of the 2025 taxes on the Property and special assessments in the amount of $43,483.57.

12. The total amount of this claim for 2025 is $23,135.89, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.

Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-27 LCM FUNDS 35 - 2025 REFUND CLAIM(43822851.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes LCM Funds 29 Oregon LLC ("Claimant") owner of parcel 429-0481-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 221 E. Oregon Street, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $18,528,900. Timely objection was filed.

4. In September, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $385,373.81 on the Property.

7. The value of the Property for 2025 is no higher than $15,520,900. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $322,881.28.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

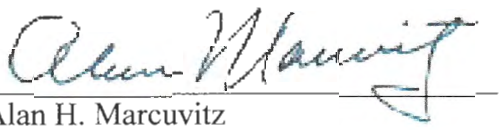
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $62,492.53 was imposed on the Property.

11. On January 15, 2026, Claimant paid the first installment of the 2025 taxes and special assessments on the Property in the amount of $41,835.14 and will continue to make timely payments of future installments.

12. The total amount of this claim for 2025 is $62,492.53, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.



Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-26 LCM FUNDS 29 - 2025 REFUND CLAIM(43814862.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes LCM Funds 23 Bridgeview LLC ("Claimant") owner of parcel 428-1123-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 235 E. Pittsburg Avenue, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $14,347,000. Timely objection was filed.

4. In September, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $298,376.88 on the Property.

7. The value of the Property for 2025 is no higher than $10,226,800. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $212,748.12.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $85,628.76 was imposed on the Property.

11. On January 27, 2026, Claimant paid the first installment of the 2025 taxes on the Property and special assessments in the amount of $32,406.37 and will continue to make timely payments of future installments.

12. The total amount of this claim for 2025 is $85,628.76, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.

Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-28 LCM FUNDS 23 - 2025 REFUND CLAIM(43832263.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

CITY OF MILWAUKEE
2026 JAN 30 P 1:23
CITY CLERK'S OFFICE

Now comes Kulbir Sra ("Claimant") owner of parcel 031-0431-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 6800 W. Brown Deer Road, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $1,830,900. Timely objection was filed.

4. In August, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the revised 2025 assessment as set by the City, the City imposed a net tax of $38,001.82 on the Property.

7. The value of the Property for 2025 is no higher than $685,000. This value is derived from a recent appraisal of the Property.

8. The correct net tax on the Property for 2025 should be no higher than $14,250.06.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $23,751.76 was imposed on the Property.

11. On December 31, 2025, Claimant paid the first installment of the 2025 taxes on the Property and special assessments in the amount of $9,385.24 and will continue to make timely payments of future installments.

12. The total amount of this claim for 2025 is $23,751.76, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.

Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-29 SRA_ KULBIR - 2025 REFUND CLAIM(43836673.1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes Jackson Square LLC ("Claimant") owner of parcel 392-1167-111, (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 159-189 N. Jackson Street, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $21,126,200. Timely objection was filed.

4. In September, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $439,406.00 on the Property.

7. The value of the Property for 2025 is no higher than $18,165,000. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $377,886.50.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

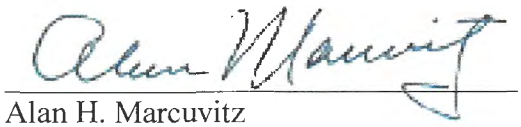
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $61,519.50 was imposed on the Property.

11. On December 29, 2025, Claimant paid the full amount of the 2025 taxes and special assessments on the Property in the amount of $440,089.51.

12. The total amount of this claim for 2025 is $61,519.50, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.



Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-26 JOSEPH PROPERTY_JACKSON SQUARE - 2025 REFUND CLAIM(43814922.1).DOCX

von Briesen
von Briesen & Roper, s.c. | Attorneys at Law
TAGLaw International Lawyers

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes Third Ward Lofts LLC ("Claimant") owner of parcel 396-0542-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City") pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 323 N. Jefferson Street, Unit 2, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $18,672,300. Timely objection was filed.

4. In October, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $388,356.99 on the Property.

7. The value of the Property for 2025 is no higher than $15,636,200. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $325,279.87.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $63,077.12 was imposed on the Property.

11. On January 19, 2026, Claimant paid the first installment of the 2025 taxes on the Property and special assessments in the amount of $45,332.68 and will continue to make timely payments on future installments.

12. The total amount of this claim for 2025 is $63,077.12, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.

Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-26 JOSEPH PROPERTY_THIRD WARD LOFTS - 2025 REFUND CLAIM(43822130.1).DOCX

von Briesen
von Briesen & Roper, s.c. | Attorneys at Law
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CITY OF MILWAUKEE
2026 JAN 30 P
CITY CLERK'S OFFICE

CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes Warehouse 170 LLC ("Claimant") owner of parcel 428-0242-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 170 S. 2nd Street, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $9,366,100. Timely objection was filed.

4. In October, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $194,758.17 on the Property.

7. The value of the Property for 2025 is no higher than $7,010,200. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $145,833.19.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

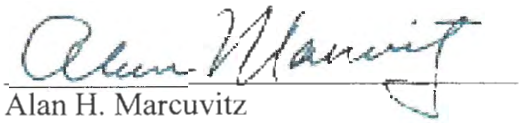
10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $48,924.98 was imposed on the Property.

11. On January 19, 2026, Claimant paid the first installment of the 2025 taxes on the Property and special assessments in the amount of $21,281.91 and will continue to make timely payments on future installments.

12. The total amount of this claim for 2025 is $48,924.98, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.



Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-27 WAREHOUSE 170 - 2025 REFUND CLAIM(43822685 1).DOCX

von Briesen
von Briesen & Roper, s.c. | Attorneys at Law
TAGLaw International Lawyers

Alan H. Marcuvitz
Direct Telephone
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alan.marcuvitz@vonbriesen.com

CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

CITY OF MILWAUKEE
2026 JAN 29 P 2:
CITY CLERK'S OFFICE

Now comes RJ 1800 LLC ("Claimant") owner of parcel 319-1431-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 2310 N. Oakland Avenue, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $9,013,500. Timely objection was filed.

4. In September, 2025, the Board of Assessors revised the assessment to $8,535,300. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 revised assessment as set by the City, the City imposed a net tax of $177,474.86 on the Property.

7. The value of the Property for 2025 is no higher than $6,799,200. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $141,443.76.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $36,031.10 was imposed on the Property.

11. On December 29, 2025, Claimant paid the first installment of the 2025 taxes on the Property and special assessments in the amount of $22,290.49 and will continue to make timely payments of future installments.

12. The total amount of this claim for 2025 is $36,031.10, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.

Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-27 JOSEPH PROPERTY_RJ 1800 - 2025 REFUND CLAIM(43822948 1).DOCX

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CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes Chapel Garden Apartments LLC ("Claimant") owner of parcel 458-1732-000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 1495 S. Layton Boulevard, Milwaukee, Wisconsin.

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $3,343,600. Timely objection was filed.

4. In September, 2025, the Board of Assessors sustained the assessment. Timely appeal was filed.

5. In January, 2026, the Board of Review held an evidentiary hearing on Claimant's objection, sustaining the assessment.

6. Based on the 2025 assessment as set by the City, the City imposed a net tax of $69,740.83 on the Property.

7. The value of the Property for 2025 is no higher than $1,443,000. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $30,018.73.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $39,722.10 was imposed on the Property.

11. On December 31, 2025, Claimant paid the full amount of the 2025 taxes on the Property in the amount of $69,470.83.

12. The total amount of this claim for 2025 is $39,722.10, plus interest thereon.

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.

Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

2026-01-29 CHAPEL GARDENS - 2025 REFUND CLAIM(43837115.1).DOCX

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant, Jonathan K Tourzan Revocable Living Trust c/o Wal-Mart, by its attorneys Mallery s.c., asserts it is the tenant of parcel number 2740412000 (the Property) located at 401 E. Capitol Drive, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the tenant of the property, located at 401 E. Capitol Drive, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $10,614,100.

4. Claimant made a timely objection to the Board of Assessor's and Board of Review.

5. Based on this assessment, the City imposed a tax of $226,607.81 on the Property, which has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $4,930,000. This value is derived from sales of comparable properties and appraisal of property. Additionally, the Property was not assessed uniformly in compliance with Article VIII, Section 1 of the Wisconsin Constitution.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $4,930,000, and the correct tax on the Property for 2025 should be no higher than $102,558.79.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $124,049.02 was imposed on the Property.

9. The amount of this claim is $124,049.02, plus interest thereon at the applicable statutory rate.

Dated this 28th day of January, 2026.

MALLERY, s.c.

By: 

CHRISTOPHER L. STROHBEHN
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731 North Jackson Street, Suite 900
Milwaukee, Wisconsin 53202
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Fax: (414) 271-8678

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 2740412000 BILL # 52143
LOCATION OF PROPERTY: 401 E CAPITOL DR
LEGAL DESCRIPTION: NEIGHBORHOOD 6451 PLAT PAGE 274/17
CERTIFIED SURVEY MAP NO 5904 IN NW 1/4 SEC 9-7-22
PARCEL 2 BID #25

JONATHAN K TOURZAN REVOCABLE LIVING
TRUS
560 LAUREL ST
MENLO PARK, CA 94025

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
SPECIAL MERCANTILE	1,509,800	9,104,300	10,614,100
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	1,510,706	9,109,766	10,620,472
School taxes reduced by school levy tax credit			17,111.95

Detail of Special Assessments and Other Charges	
FORESTRY ENCROACHMENT	557.13
DNS MISCELLANEOUS	966.48
FIRE PREVENTION INSPECTION	683.51
DNS-HEALTH ABATEMENT	180.13
BID #25 RIVERWORKS	3,500.00
TOTAL	5,887.25

Net Assessed Value Rate Before Credits 20.803

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			14,800.84	13,108.41	-11.435
Public Schools	734,822,627	870,341,380	95,814.87	85,373.55	-10.897
Tech. College	31,558,078	31,156,756	9,578.28	8,109.17	-15.338
County Govt.	30,204,588	30,914,484	37,586.47	33,407.88	-11.117
City Govt.	282,441,064	291,765,300	89,390.49	80,808.33	-9.601
Total	1,079,026,357	1,224,177,920	247,170.95	220,807.34	-10.666
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			247,083.91	220,720.56	-10.670
Special Assessments and Charges				5,887.25	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 226,607.81 ◀

Monthly Installment Payment Due February through June	24,160.24	Monthly Installment Payment Due August and September	17,995.43	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026** **226,607.81**
Monthly Installment Payment Due July	24,160.13	Monthly Installment Payment Due October	17,995.10	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026** **27,660.52**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

Barron
Corporate Tax Solutions

128 S. County Farm Rd., Suite E
Wheaton, IL 60187
Tel: **(630) 942-8100**
Fax: (630) 942-9901
www.barrontax.com

January 23, 2026

VIA SERVICE DELIVERY

1-30-26 1250pm

Name: _____
Date: ____/____/____
Time: ____:____ AM / PM

CITY OF MILWAUKEE
2026 JAN 30 P 1:14
CITY CLERK'S OFFICE

City of Milwaukee Clerk
Milwaukee City Hall
200 E. Wells Street, Room 205
Milwaukee, WI 53202

Re: **Advenir Mob@Milwaukee LLC**
Tax Key No. 355-1572-000

To Whom It May Concern:

On behalf of Advenir Mob@Milwaukee LLC ("Advenir"), and pursuant to Wis. Stat § 74.37, we hereby file this protective claim for an excessive assessment against the City of Milwaukee ("City") to recover that amount of the general property tax imposed on the above-referenced parcel ("Property") because the City's January 1, 2025 assessment (the "2025 Assessment") was excessive. The City's 2025 Assessment exceeded the Property's true assessment based on its actual fair market value by no less than $1,000,000. Accordingly, Advenir's refund claim is in the amount of no less than $21,000, plus any interest as provided by law.

Advenir has complied with the procedures for objecting to the 2025 Assessment under Wis. Stat. § 70.47 and, in particular, timely appealed the assessment to the Board of Review. The Board of Review has not yet scheduled a hearing, but Advenir plans to appear and provide testimony under oath regarding the value of the property, providing evidence comprised of an income approach analysis using the actual lease and market data as well as a comparable sales analysis which were provided to the Board of Assessors. Advenir has not contested the 2025 Assessment of the Property under Wis. Stat. §§ 70.47(13) (action for certiorari) or 70.85 (review by the Wisconsin Department of Revenue). Despite the excessive assessment of the Property, Advenir has or will timely pay the tax alleged to be due, either in full or installments if allowed.

By this letter, Advenir has stated a valid claim to recover taxes paid with respect to an excessive assessment on the Property for the 2025 tax year. Advenir respectfully requests that the City act on this claim within 90 days from the date of service thereof. Advenir also requests that you notify Barron Corporate Tax Solutions at the address above within 10 days of when this matter is acted upon. If you have any questions, or to discuss further, please contact me at (630) 942-8100 x330. Thank you for your prompt attention to this matter.

Sincerely,

Todd R. Barron
President

OFFICE OF THE CITY ATTO
2 FEB '26 PM12:59

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			Taxation district (Check one) ☐ Town ☐ Village ☒ City		County
ADVENIR MOB@MILWAUKEE LLC			Enter municipality → Milwaukee		Milwaukee
Mailing address			Street address of property		
4040 VINCENNES CIR			1121 E NORTH AVE		
City	State	Zip	City	State	Zip
Indianapolis	IN	46268	Milwaukee	WI	53212
Parcel number	Phone		Email		Fax
3551572000	( ) -				( ) -

Section 2: Authorized Agent Information

Name / title			Company name	
Todd Barron et al, Agent			Barron Corporate Tax Solutiosn	
Mailing address			Phone	Fax
PO Box 1588			(630) 942 - 8100	(630) 942 - 9901
City	State	Zip	Email	
Wheaton	IL	60187	tbarron@barrontax.com	

Section 3: Agent Authorization

Agent Authorized for: *(check all that apply)*

Enter Tax Years of Authorization

- ☐ Manufacturing property assessment appeals (BOA) _____
- ☒ Wisconsin Department of Revenue 70.85 appeals — until revoked by owner
- ☒ Municipal Board of Review — until revoked by owner
- ☒ Other Classification (sec. 70.995) — until revoked by owner

Authorization expires: - - (unless rescinded in writing prior to expiration)
(mm - dd - yyyy)

Send notices and other written communications to: *(check one or both)* ☒ Authorized Agent ☒ 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)* Stephen Vecchitto	
	Owner signature	
	Company or title Managing Director	Date *(mm-dd-yyyy)* 01 - 29 - 2026

von Briesen
von Briesen & Roper, s.c. | Attorneys at Law
TAGLaw International Lawyers

Alan H. Marcuvitz
Direct Telephone
414-287-1401
alan.marcuvitz@vonbriesen.com

CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Milwaukee
200 East Wells Street
Milwaukee, Wisconsin 53202

Now comes 140 Pleasant LLC ("Claimant") owner of parcels 361-2161-000, 361-2162-000 and 361-2163-000 (the "Properties") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Properties which are located in Milwaukee, Wisconsin as follows:

   a. 1710 N. Commerce Street, Unit 1; Tax Key No. 361-2161-000
   b. 1710 N. Commerce Street, Unit 2; Tax Key No. 361-2162-000
   c. 1720 N. Commerce Street, Unit 3; Tax Key No. 361-2163-000

2. For 2025, property in the City was assessed at 99.94% of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value.

Claim for 1710 N. Commerce Street, Unit 1; Tax Key No. 361-2161-000

3. The 2025 assessment of the Property was set by the Commissioner of Assessments at $3,339,300. Timely objection was filed.

4. In October, 2025, the Board of Assessors revised the assessment to $3,043,500. Timely appeal was filed.

5. The Board of Review has not held an evidentiary hearing on Claimant's objection.

6. Based on the 2025 revised assessment as set by the City, the City imposed a net tax of $63,227.79 on the Property.

7. The value of the Property for 2025 is no higher than $2,522,300. This value is derived from the income and expenses generated by the Property.

8. The correct net tax on the Property for 2025 should be no higher than $52,471.41.

9. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

10. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $10,756.38 was imposed on the Property.

11. On December 31, 2025, Claimant paid the full amount of the 2025 taxes and special assessments on the Property in the amount of $63,987.06.

Claim for 1710 N. Commerce Street, Unit 2; Tax Key No. 361-2162-000

12. The 2025 assessment of the Property was set by the Commissioner of Assessments at $3,217,500. Timely objection was filed.

13. In October, 2025, the Board of Assessors revised the assessment to $2,972,600. Timely appeal was filed.

14. The Board of Review has not held an evidentiary hearing on Claimant's objection.

15. Based on the 2025 revised assessment as set by the City, the City imposed a net tax of $61,752.85 on the Property.

16. The value of the Property for 2025 is no higher than $2,432,700. This value is derived from the income and expenses generated by the Property.

17. The correct net tax on the Property for 2025 should be no higher than $50,607.46.

18. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

19. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $11,145.39 was imposed on the Property.

20. On December 31, 2025, Claimant paid the full amount of the 2025 taxes on the Property in the amount of $61,752.85.

Claim for 1720 N. Commerce Street, Unit 3; Tax Key No. 361-2163-000

21. The 2025 assessment of the Property was set by the Commissioner of Assessments at $1,898,100. Timely objection was filed.

22. In October, 2025, the Board of Assessors revised the assessment to $1,748,400. Timely appeal was filed.

23. The Board of Review has not held an evidentiary hearing on Claimant's objection.

24. Based on the 2025 revised assessment as set by the City, the City imposed a net tax of $36,285.55 on the Property.

25. The value of the Property for 2025 is no higher than $1,433,500. This value is derived from the income and expenses generated by the Property.

26. The correct net tax on the Property for 2025 should be no higher than $29,821.10.

27. Upon information and belief, the 2025 assessment of the Property is not uniform with the 2025 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.

28. As a result of the excessive assessment of the Property for 2025, excess tax in at least the amount of $6,464.45 was imposed on the Property.

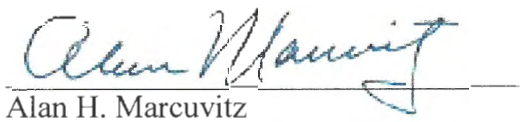
29. On December 31, 2025, Claimant paid the full amount of the 2025 taxes and special assessments on the Property in the amount of $36,539.55.

30. The total amount of this claim for 2025, plus interest thereon, by property is:

a. 1710 N. Commerce Street, Unit 1	$10,756.38
b. 1710 N. Commerce Street, Unit 2	$11,145.39
c. 1720 N. Commerce Street, Unit 3	$6,464.45
TOTAL:	$28,366.22

Dated at Milwaukee, Wisconsin this 30th day of January, 2026.

von BRIESEN & ROPER, s.c.



Alan H. Marcuvitz
Christopher R. Smith
Nicholas S. Cerwin
Ryan R. Simatic

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant Wisconsin & Milwaukee Hotel, by its attorneys Mallery s.c., asserts it is the owner of parcel number 3960471000 (the Property) located at 625 N. Milwaukee St./323 E. Wisconsin Street, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 625 N. Milwaukee St./323 E. Wisconsin Street, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $34,800,000.

4. Claimant made a timely objection to the Board of Assessor's and Board of Review.

5. Based on this assessment, the City imposed a tax of $777,437.13 on the Property, which has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $19,730,000. This value is derived from sales of comparable properties and appraisal of property. Additionally, the Property was not assessed uniformly in compliance with Article VIII, Section 1 of the Wisconsin Constitution.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $19,730,000, and the correct tax on the Property for 2025 should be no higher than $410,443.19.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $366,993.94 was imposed on the Property.

9. The amount of this claim is $366,993.94, plus interest thereon at the applicable statutory rate.

Dated this 27th day of January, 2026.

MALLERY, s.c.

By: Christopher L Strohbehn

CHRISTOPHER L. STROHBEHN
State Bar No. 1041495
E: cstrohbehn@mallerysc.com
RUSSELL J. KARNES
State Bar No. 1054982
E: rkarnes@mallerysc.com
Attorneys for Claimant

POST OFFICE ADDRESS:
Mallery s.c.
731 North Jackson Street, Suite 900
Milwaukee, Wisconsin 53202
Phone: (414) 271-2424
Fax: (414) 271-8678

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 3960471000 BILL # 100413
LOCATION OF PROPERTY: 625 N MILWAUKEE ST
LEGAL DESCRIPTION: NEIGHBORHOOD 6475 PLAT PAGE 396/35
WISCONSIN & MILWAUKEE CONDOMINIUM IN THE SW 1/4 SE
C 28-7-22 UNIT 1 & 95% UNDIV INT IN COMMON ELEMENT

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

WISCONSIN & MILWAUKEE HOTEL LLC
731 N JACKSON ST UNIT 420
MILWAUKEE, WI 53202

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
SPECIAL MERCANTILE	2,484,000	32,316,000	34,800,000
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	2,485,491	32,335,401	34,820,892
School taxes reduced by school levy tax credit			56,104.21

Net Assessed Value Rate Before Credits 20.803

Detail of Special Assessments and Other Charges	
BID #21 DOWNTOWN MGNT DIST	53,572.20
TOTAL	53,572.20

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			47,767.95	42,978.00	-10.028
Public Schools	734,822,627	870,341,380	309,231.01	279,910.67	-9.482
Tech. College	31,558,078	31,156,756	30,912.77	26,587.20	-13.993
County Govt.	30,204,588	30,914,484	121,305.82	109,533.00	-9.705
City Govt.	282,441,064	291,765,300	288,497.12	264,942.84	-8.164
Total	1,079,026,357	1,224,177,920	797,714.67	723,951.71	-9.247
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			797,627.63	723,864.93	-9.248
Special Assessments and Charges				53,572.20	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 777,437.13 ◀

Monthly Installment Payment Due February through June	78,451.85	Monthly Installment Payment Due August and September	58,234.06
Monthly Installment Payment Due July	78,451.82	Monthly Installment Payment Due October	58,233.73

FULL PAYMENT DUE ON OR BEFORE 01/31/2026 777,437.13

FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026 132,024.21

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant, JSWD Commerce LLC, by its attorneys Mallery s.c., asserts it is the owner of parcel number 3922961000 (the Property) located at 744-754 North Vel R Phillips Avenue, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 744-754 North Vel R Phillips Avenue, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $18,361,200.

4. Claimant made a timely objection to the Board of Assessor's and Board of Review.

5. Based on this assessment, the City imposed a tax of $642,796.31 on the Property, which has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $8,900,000. This value is derived from sales of comparable properties and appraisal of property. Additionally, the Property was not assessed uniformly in compliance with Article VIII, Section 1 of the Wisconsin Constitution.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $8,900,000, and the correct tax on the Property for 2025 should be no higher than $185,146.70.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $457,649.61 was imposed on the Property.

9. The amount of this claim is $457,649.61, plus interest thereon at the applicable statutory rate.

Dated this 27th day of January, 2026.

MALLERY, s.c.

By: Christopher L Strohbehn

CHRISTOPHER L. STROHBEHN
State Bar No. 1041495
E: cstrohbehn@mallerysc.com
RUSSELL J. KARNES
State Bar No. 1054982
E: rkarnes@mallerysc.com
Attorneys for Claimant

POST OFFICE ADDRESS:
Mallery s.c.
731 North Jackson Street, Suite 900
Milwaukee, Wisconsin 53202
Phone: (414) 271-2424
Fax: (414) 271-8678

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 3922961000 BILL # 99474
LOCATION OF PROPERTY: 744 754 N VEL R PHILLIPS AV
LEGAL DESCRIPTION: NEIGHBORHOOD 6475 PLAT PAGE 392/29
CERTIFIED SURVEY MAP NO 8744 IN NE 1/4 SEC 29-7-22
LOT 1 BID #21

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

JSWD COMMERCE LLC
731 N JACKSON ST UNIT 420
MILWAUKEE, WI 53202

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
SPECIAL MERCANTILE	3,426,000	14,935,200	18,361,200
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	3,428,057	14,944,166	18,372,223
School taxes reduced by school levy tax credit			29,601.74

Detail of Special Assessments and Other Charges	
PACE LOAN	229,391.28
PACE ADMIN CHARGES	1,000.00
DNS MISCELLANEOUS	1,570.60
FIRE PREVENTION INSPECTION	683.51
BID #21 DOWNTOWN MGNT DIST	28,265.80
TOTAL	260,911.19

Net Assessed Value Rate Before Credits 20.803

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			24,347.71	22,676.08	-6.866
Public Schools	734,822,627	870,341,380	157,617.52	147,686.66	-6.301
Tech. College	31,558,078	31,156,756	15,756.48	14,027.96	-10.970
County Govt.	30,204,588	30,914,484	61,830.55	57,791.88	-6.532
City Govt.	282,441,064	291,765,300	147,049.29	139,789.32	-4.937
Total	1,079,026,357	1,224,177,920	406,601.55	381,971.90	-6.057
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			406,514.51	381,885.12	-6.059
Special Assessments and Charges				260,911.19	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 642,796.31 ◀

Monthly Installment Payment Due February through June	64,652.93	Monthly Installment Payment Due August and September	53,986.74	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026**	**642,796.31**
Monthly Installment Payment Due July	64,652.83	Monthly Installment Payment Due October	53,986.43	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026**	**92,918.92**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant Wisconsin & Milwaukee Hotel, by its attorneys Mallery s.c., asserts it is the owner of parcel number 3960471000 (the Property) located at 625 N. Milwaukee St./323 E. Wisconsin Street, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 625 N. Milwaukee St./323 E. Wisconsin Street, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $34,800,000.

4. Claimant made a timely objection to the Board of Assessor's and Board of Review.

5. Based on this assessment, the City imposed a tax of $777,437.13 on the Property, which has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $19,730,000. This value is derived from sales of comparable properties and appraisal of property. Additionally, the Property was not assessed uniformly in compliance with Article VIII, Section 1 of the Wisconsin Constitution.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $19,730,000, and the correct tax on the Property for 2025 should be no higher than $410,443.19.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $366,993.94 was imposed on the Property.

9. The amount of this claim is $366,993.94, plus interest thereon at the applicable statutory rate.

Dated this 27th day of January, 2026.

MALLERY, s.c.

By: Christopher L Strohbehn

CHRISTOPHER L. STROHBEHN
State Bar No. 1041495
E: cstrohbehn@mallerysc.com
RUSSELL J. KARNES
State Bar No. 1054982
E: rkarnes@mallerysc.com
Attorneys for Claimant

POST OFFICE ADDRESS:
Mallery s.c.
731 North Jackson Street, Suite 900
Milwaukee, Wisconsin 53202
Phone: (414) 271-2424
Fax: (414) 271-8678

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 3960471000 BILL # 100413
LOCATION OF PROPERTY: 625 N MILWAUKEE ST
LEGAL DESCRIPTION: NEIGHBORHOOD 6475 PLAT PAGE 396/35
WISCONSIN & MILWAUKEE CONDOMINIUM IN THE SW 1/4 SE
C 28-7-22 UNIT 1 & 95% UNDIV INT IN COMMON ELEMENT

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

WISCONSIN & MILWAUKEE HOTEL LLC
731 N JACKSON ST UNIT 420
MILWAUKEE, WI 53202

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
SPECIAL MERCANTILE	2,484,000	32,316,000	34,800,000
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	2,485,491	32,335,401	34,820,892
School taxes reduced by school levy tax credit			56,104.21

Net Assessed Value Rate Before Credits 20.803

Detail of Special Assessments and Other Charges	
BID #21 DOWNTOWN MGNT DIST	53,572.20
TOTAL	53,572.20

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			47,767.95	42,978.00	-10.028
Public Schools	734,822,627	870,341,380	309,231.01	279,910.67	-9.482
Tech. College	31,558,078	31,156,756	30,912.77	26,587.20	-13.993
County Govt.	30,204,588	30,914,484	121,305.82	109,533.00	-9.705
City Govt.	282,441,064	291,765,300	288,497.12	264,942.84	-8.164
Total	1,079,026,357	1,224,177,920	797,714.67	723,951.71	-9.247
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			797,627.63	723,864.93	-9.248
Special Assessments and Charges				53,572.20	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 777,437.13 ◀

Monthly Installment Payment Due February through June	78,451.85	Monthly Installment Payment Due August and September	58,234.06
Monthly Installment Payment Due July	78,451.82	Monthly Installment Payment Due October	58,233.73

FULL PAYMENT DUE ON OR BEFORE 01/31/2026 777,437.13

FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026 132,024.21

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant, Fox & Owl Enterprises Inc., by its attorneys Mallery s.c., asserts it is the owner of parcel number 3921150100 (the Property) located at 3120 N. Riverland Drive, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 3120 N. Riverland Drive, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $3,402,600.

4. Claimant made a timely objection to the Board of Assessor's and Board of Review.

5. Based on this assessment, the City imposed a tax of $76,034.66 on the Property, which has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $2,000,000. This value is derived from sales of comparable properties and appraisal of property. Additionally, the Property was not assessed uniformly in compliance with Article VIII, Section 1 of the Wisconsin Constitution.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $2,000,000, and the correct tax on the Property for 2025 should be no higher than $41,606.00.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $34,428.66 was imposed on the Property.

9. The amount of this claim is $34,428.66, plus interest thereon at the applicable statutory rate.

Dated this 28th day of January, 2026.

MALLERY, s.c.

By: Christopher L Strohbehn

CHRISTOPHER L. STROHBEHN
State Bar No. 1041495
E: cstrohbehn@mallerysc.com
RUSSELL J. KARNES
State Bar No. 1054982
E: rkarnes@mallerysc.com
Attorneys for Claimant

POST OFFICE ADDRESS:
Mallery s.c.
731 North Jackson Street, Suite 900
Milwaukee, Wisconsin 53202
Phone: (414) 271-2424
Fax: (414) 271-8678

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 3921150100 BILL # 98854
LOCATION OF PROPERTY: 200 N JEFFERSON ST
LEGAL DESCRIPTION: NEIGHBORHOOD 6296 PLAT PAGE 396/19
PLAT OF MILWAUKEE IN SECS (28-29-33)-7-22 BLOCK 45
LOT 7 & S 40' LOT 8 BID #02

FOX & OWL ENTERPRISES INC
3120 N RIVERLAND DR
MEQUON, WI 53092
USA

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
LOCAL MERCANTILE	420,000	2,982,600	3,402,600
Avg. Assmt. Ratio	Est. Fair Mkt.-Land	Est. Fair Mkt.-Improvements	Total Est .Fair Market
0.9994	420,252	2,984,391	3,404,643
School taxes reduced by school levy tax credit			5,485.64

Detail of Special Assessments and Other Charges	
FIRE PREVENTION INSPECTION	558.17
BID #2 HISTORIC THIRD WARD	4,778.28
TOTAL	5,336.45

Net Assessed Value Rate Before Credits 20.803

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			4,483.84	4,202.21	-6.281
Public Schools	734,822,627	870,341,380	29,026.62	27,368.50	-5.712
Tech. College	31,558,078	31,156,756	2,901.69	2,599.59	-10.411
County Govt.	30,204,588	30,914,484	11,386.63	10,709.68	-5.945
City Govt.	282,441,064	291,765,300	27,080.39	25,905.01	-4.340
Total	1,079,026,357	1,224,177,920	74,879.17	70,784.99	-5.468
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			74,792.13	70,698.21	-5.474
Special Assessments and Charges				5,336.45	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 76,034.66 ◀

Monthly Installment Payment Due February through June	7,718.04	Monthly Installment Payment Due August and September	5,743.42	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026**	**76,034.66**
Monthly Installment Payment Due July	7,718.00	Monthly Installment Payment Due October	5,743.02	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026**	**12,496.60**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant, Wal-Mart Real Estate Business Trust, by its attorneys Mallery s.c. asserts it is the owner of parcel number 5331111000 (the Property) located at 3355 South 27th Street, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 3355 South 27th Street, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $11,431,000.

4. Claimant made a timely objection to the Board of Assessor's and Board of Review.

5. Based on this assessment, the City imposed a tax of $303,577.85 on the Property, which has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $9,050,000. This value is derived from sales of comparable properties and appraisal of property. Additionally, the Property was not assessed uniformly in compliance with Article VIII, Section 1 of the Wisconsin Constitution.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $9,050,000, and the correct tax on the Property for 2025 should be no higher than $188,267.15.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $115,310.70 was imposed on the Property.

9. The amount of this claim is $115,310.70, plus interest thereon at the applicable statutory rate.

Dated this 29th day of January, 2026.

MALLERY, s.c.

By: 

CHRISTOPHER L. STROHBEHN
State Bar No. 1041495
E: cstrohbehn@mallerysc.com
RUSSELL J. KARNES
State Bar No. 1054982
E: rkarnes@mallerysc.com
Attorneys for Claimant

POST OFFICE ADDRESS:
Mallery s.c.
731 North Jackson Street, Suite 900
Milwaukee, Wisconsin 53202
Phone: (414) 271-2424
Fax: (414) 271-8678

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 5331111000 BILL # 137408
LOCATION OF PROPERTY: 3355 S 27TH ST
LEGAL DESCRIPTION: NEIGHBORHOOD 6451 PLAT PAGE 533/03
CERTIFIED SURVEY MAP NO 8430 IN NE 1/4 SEC 13-6-21
LOT 1 BID #43

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

WAL-MART REAL ESTATE
BUSINESS TR, PROP TAX #0555
PO BOX 8050 MS 0555
BENTONVILLE, AR 72716

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
SPECIAL MERCANTILE	3,150,200	11,280,800	14,431,000
Avg. Assmt. Ratio	Est. Fair Mkt.-Land	Est. Fair Mkt.-Improvements	Total Est .Fair Market
0.9994	3,152,091	11,287,573	14,439,664
School taxes reduced by school levy tax credit			23,265.51

Net Assessed Value Rate Before Credits 20.803

Detail of Special Assessments and Other Charges	
DNS MISCELLANEOUS	1,270.00
FIRE PREVENTION INSPECTION	683.51
BID #43 SOUTH 27TH STREET	1,500.00
TOTAL	3,453.51

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			20,123.19	17,822.29	-11.434
Public Schools	734,822,627	870,341,380	130,269.65	116,074.45	-10.897
Tech. College	31,558,078	31,156,756	13,022.61	11,025.28	-15.337
County Govt.	30,204,588	30,914,484	51,102.46	45,421.57	-11.117
City Govt.	282,441,064	291,765,300	121,535.09	109,867.53	-9.600
Total	1,079,026,357	1,224,177,920	336,053.00	300,211.12	-10.666
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			335,965.96	300,124.34	-10.668
Special Assessments and Charges				3,453.51	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 303,577.85 ◀

Monthly Installment Payment Due February through June	32,722.58	Monthly Installment Payment Due August and September	24,340.00
Monthly Installment Payment Due July	32,722.49	Monthly Installment Payment Due October	24,339.65

FULL PAYMENT DUE ON OR BEFORE 01/31/2026 303,577.85

FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026 34,222.81

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant Sam's Real Estate Business Trust, by its attorneys Mallery s.c., asserts it is the owner of parcel number 0750001100 (the Property) located at 8010 N. 124th Street, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 8010-8100 N. 124th Street, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $14,987,200.

4. Claimant made a timely objection to the Board of Assessor's and Board of Review.

5. Based on this assessment, the City imposed a tax of $312,490.36 on the Property, which has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $10,500,000. This value is derived from sales of comparable properties and appraisal of property. Additionally, the Property was not assessed uniformly in compliance with Article VIII, Section 1 of the Wisconsin Constitution.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $10,500,000, and the correct tax on the Property for 2025 should be no higher than $218,431.50.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $94,058.86 was imposed on the Property.

9. The amount of this claim is $94,058.86, plus interest thereon at the applicable statutory rate.

Dated this 29th day of January, 2026.

MALLERY, s.c.

By: Christopher L Strohbehn

CHRISTOPHER L. STROHBEHN
State Bar No. 1041495
E: cstrohbehn@mallerysc.com
RUSSELL J. KARNES
State Bar No. 1054982
E: rkarnes@mallerysc.com
Attorneys for Claimant

POST OFFICE ADDRESS:
Mallery s.c.
731 North Jackson Street, Suite 900
Milwaukee, Wisconsin 53202
Phone: (414) 271-2424
Fax: (414) 271-8678

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 0750001100 BILL # 4077
LOCATION OF PROPERTY: 8010 8100 N 124TH ST
LEGAL DESCRIPTION: NEIGHBORHOOD 6451 PLAT PAGE 075/02
CSM #8686 IN SW 1/4 SEC 7-8-21 LOT 1 EXC PORTIONS DEDICATED TO DOT ROW STH 145 PER DOC #10592951

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

SAM'S REAL ESTATE
BUSINESS TRUST
PO BOX 8050 MS 0555
BENTONVILLE, AR 72716

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
SPECIAL MERCANTILE	4,768,800	10,218,400	14,987,200
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	4,771,663	10,224,535	14,996,198
School taxes reduced by school levy tax credit			24,162.21

Net Assessed Value Rate Before Credits 20.803

Detail of Special Assessments and Other Charges	
DNS MISCELLANEOUS	111.76
FIRE PREVENTION INSPECTION	683.51
TOTAL	795.27

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			20,898.96	18,509.19	-11.435
Public Schools	734,822,627	870,341,380	135,291.68	120,548.20	-10.898
Tech. College	31,558,078	31,156,756	13,524.65	11,450.22	-15.338
County Govt.	30,204,588	30,914,484	53,072.51	47,172.21	-11.117
City Govt.	282,441,064	291,765,300	126,220.39	114,102.05	-9.601
Total	1,079,026,357	1,224,177,920	349,008.19	311,781.87	-10.666
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			348,921.15	311,695.09	-10.669
Special Assessments and Charges				795.27	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 312,490.36 ◀

Monthly Installment Payment Due February through June	33,860.78	Monthly Installment Payment Due August and September	25,155.03	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026** **312,490.36**
Monthly Installment Payment Due July	33,860.71	Monthly Installment Payment Due October	25,154.71	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026** **33,860.98**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant 401 W Michigan Street – Milwaukee LLC and Claimant CA/Phoenix 401 Property Owner, LLC do hereby jointly and collectively assert as follows:

1. Claimant 401 W Michigan Street - LLC is the fee title owner of the property located at 401 W. Michigan Street, Milwaukee, Wisconsin, parcel number 3610799110 (the Property).

2. Claimant 401 W Michigan Street – Milwaukee LLC is also the Landlord under that certain Lease Agreement with respect to the Property (herein "the Lease").dated as of November 21, 2014 with CA/Phoenix 401 Property Owner, LLC, a Delaware limited liability company, as Tenant.

3. Claimant CA/Phoenix 401 Property Owner, LLC holds all of the right, title and interest of the tenant under the Lease.

4. Under the terms and provisions of Paragraph 6 (a) of the Lease, Claimant CA/Phoenix 401 Property Owner, LLC "shall pay, as additional Rent, all Property Taxes " which are due and payable with respect to the Property. The terms and provisions of Paragraph 6(e) of the Lease further provide that Claimant CA/Phoenix 410 Property Owner, LLC "shall have the right to contest the amount or validity , in whole or in part, of any Property Tax ". In addition, Paragraph 6(e) of the Lease further expressly provides that, to the extent required by law, Claimant 401 W Michigan Street- Milwaukee LLC shall permit the contest of Property Taxes to be brought in its name" by the Tenant, Claimant CA/Phoenix 401 Property Owner, LLC. Paragraph 6 (e) of the Lease also further provides "Landlord agrees to provide, at Tenant's expense, whatever assistance Tenant may reasonably require in connection with any such contest."

5. Claimant CA/Phoenix 401 Property Owner, LLC, by its agents Ryan, LLC, files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37 jointly and severally in the name of Claimant 401 W Michigan Street – Milwaukee, LLC and in the name of Claimant CA/Phoenix 401 Property Owner, LLC.

6. Claimant CA/Phoenix 401 Property Owner, LLC is the entity which is legally responsible for and actually pays all the taxes on both the land and building components of the Property.

7. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

8. For the 2025 tax year, the value of the Property was set by the Assessor's office at $44,691,100.

9. Claimant CA/Phoenix 401 Property Owner, LLC, by its agents Ryan, LLC, made timely objection to the Board of Assessors and Board of Review in the name of 401 W Michigan Street – Milwaukee, LLC as authorized under the terms and provisions of paragraph 6(e) of the Lease.

10. Based on this assessment, the City imposed a tax of $929,631.57 on the Property, of which the first installment has been paid by Claimant. CA/Phoenix 401 Property Owner, LLC

11. The assessed value of the Property as of January 1, 2025, should be no higher than $33,560,000. This value is derived from the income approach valuation using the Property's actual income and expense information and high vacancy.

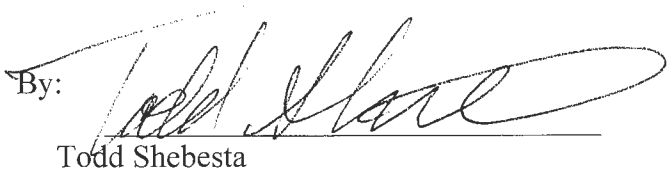
12. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $33,560,000.00, and the correct tax on the Property for 2025 should be no higher than $702,194.95.

13. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $231,482.89 was imposed on the Property.

14. The amount of this claim is $231,482.89, plus interest thereon at the applicable statutory rate.

Dated this 29th day of January, 2026.

Ryan, LLC:

By: 

Todd Shebesta

Email: todd.shebesta@ryan.com
Authorized Agent for
Claimant 401 W Michigan Street –Milwaukee LLC
and
Claimant CA/Phoenix 401 Property Owner, LLC

POST OFFICE ADDRESS:
11223 North Port Washington Road, Suite 200
Mequon, WI 53092

Exhibit A

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 3610799110 BILL # 93138
LOCATION OF PROPERTY: 401 W MICHIGAN ST
LEGAL DESCRIPTION: NEIGHBORHOOD 3972 PLAT PAGE 697/4
ORIGINAL PLAT OF THE TOWN OF MILW WEST OF THE RIVE
R IN SECS (20 & 29)-7-22 BLOCK 77 LOTS 1 THRU 8 &

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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401 W MICHIGAN STREET - MILWAUKEE LLC
C/O ISTAR FINANCIAL INC
1114 AVENUE OF THE AMERICAS 39
NEW YORK, NY 10036

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
APARTMENTS	2,940,900	41,750,200	44,691,100
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	2,942,666	41,775,265	44,717,931
School taxes reduced by school levy tax credit			72,050.54

Detail of Special Assessments and Other Charges	
DNS MISCELLANEOUS	3,327.76
FIRE PREVENTION INSPECTION	683.51
DNS-HEALTH ABATEMENT	35.00
TOTAL	4,046.27

Net Assessed Value Rate Before Credits 20.803

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			47,097.89	55,193.51	+17.189
Public Schools	734,822,627	870,341,380	304,893.27	359,468.85	+17.900
Tech. College	31,558,078	31,156,756	30,479.14	34,144.00	+12.024
County Govt.	30,204,588	30,914,484	119,604.20	140,665.24	+17.609
City Govt.	282,441,064	291,765,300	284,450.23	340,246.75	+19.616
Total	1,079,026,357	1,224,177,920	786,524.73	929,718.35	+18.206
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			786,437.69	929,631.57	+18.208
Special Assessments and Charges				4,046.27	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 933,677.84 ◀

Monthly Installment Payment Due February through June	101,157.28	Monthly Installment Payment Due August and September	75,192.36	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026**	**933,677.84**
Monthly Installment Payment Due July	101,157.22	Monthly Installment Payment Due October	75,191.93	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026**	**101,157.57**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE TAX KEY / ACCOUNT NO. 3610799110 BILL # 93138
LOCATION OF PROPERTY: 401 W MICHIGAN ST

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

☐ ASSESSMENT APPEAL PENDING PAID UNDER PROTEST

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
PO BOX 78776
MILWAUKEE, WI 53278-8776

FULL PAYMENT DUE ON OR BEFORE 01/31/2026 933,677.84
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026 101,157.57
PLEASE WRITE IN AMOUNT ENCLOSED
$

401 W MICHIGAN STREET - MILWAUKEE LLC
C/O ISTAR FINANCIAL INC
1114 AVENUE OF THE AMERICAS 39
NEW YORK, NY 10036

20A2025E000931AL00933L22AU1001011152525L

Bill 93138 | Year 2025 | Type REGULAR/ORIGINAL

Installments

Installment	Due date	Amount billed	Payments	Interest	Amount due
1	01/31/2026	101,157.57	101,157.57	0.00	0.00
2	02/28/2026	101,157.28	0.00	0.00	101,157.28
3	03/31/2026	101,157.28	0.00	0.00	101,157.28
4	04/30/2026	101,157.28	0.00	0.00	101,157.28
5	05/31/2026	101,157.28	0.00	0.00	101,157.28
6	06/30/2026	101,157.28	0.00	0.00	101,157.28
7	07/31/2026	101,157.22	0.00	0.00	101,157.22
8	08/31/2026	75,192.36	0.00	0.00	75,192.36
9	09/30/2026	75,192.36	0.00	0.00	75,192.36
10	10/31/2026	75,191.93	0.00	0.00	75,191.93

Payments

Posted date	Reference/paid by	Amount
01/13/2026	0113 OVERNIGHTS	101,157.57

Charges and adjustments

Description	Taxable value	Tax rate	Charge amount
CITY GOVERNMENT	44,691,100.00	7.6133	315,746.03
COUNTY GOVERNMENT	44,691,100.00	3.1475	130,535.71
SEWERAGE DISTRICT.	44,691,100.00	1.235	51,218.75
PUBLIC SCHOOLS	44,691,100.00	9.6556	400,445.52
TECHNICAL COLLEGE	44,691,100.00	0.764	31,685.56
DNS MISCELLANEOUS	0.00	0	3,327.76
FIRE PREVENTION INSPECTION	0.00	0	683.51
DNS-HEALTH ABATEMENT	0.00	0	35.00
Abatement - SCHOOL LEVY CREDIT - MILWAUKEE	0.00	0	-72,050.54
Abatement - FIRST DOLLAR CREDIT-MILWAUKEE	0.00	0	-86.78

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			Taxation district (Check one) ☐ Town ☐ Village ☒ City	County
CA/Phoenix 401 Property Owner, LLC			Enter municipality → Milwaukee	Milwaukee
Mailing address			Street address of property	
200 N Kimall Ave Suite 221, Box #1144			401 W. Michigan Street	
City	State	Zip	City	State / Zip
Southlake	TX	76092	Milwaukee	WI / 53203
Parcel number	Phone		Email	Fax
3610799110	( ) -			( ) -

Section 2: Authorized Agent Information

Name /title			Company name	
Todd Shebesta, Director			Ryan, LLC	
Mailing address			Phone	Fax
11223 North Port Washington Road, Suite 200			(414) 379 - 8133	(972) 960 - 0613
City	State	Zip	Email	
Mequon	WI	53092	todd.shebesta@ryan.com	

Section 3: Agent Authorization

Agent Authorized for: *(check all that apply)*

Enter Tax Years of Authorization

- ☐ Manufacturing property assessment appeals (BOA) _____
- ☐ Wisconsin Department of Revenue 70.85 appeals _____
- ☒ Municipal Board of Review 2025 and 2026
- ☒ Other Section 74.37 excessive assnt 2025 and 2026

Authorization expires: 12 - 31 - 2027 *(mm - dd - yyyy)* (unless rescinded in writing prior to expiration)

Send notices and other written communications to: *(check one or both)* ☒ Authorized Agent ☒ 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 name *(please print)*	
Owner Sign Here ▶	CA/Phoenix 401 Property Owner, LLC	
	Owner signature	
	Company or title: Authorized Signatory	Date *(mm-dd-yyyy)* 01-28-2026

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			Taxation district (Check one) ☐ Town ☐ Village ☒ City	County
401 W Michigan Street - Milwaukee LLC			Enter municipality → Milwaukee	Milwaukee
Mailing address			Street address of property	
1114 Avenue of the Americas 39th Floor			401 W Michigan Street	
City	State	Zip	City	State / Zip
New York	NY	10036	Milwaukee	WI
Parcel number	Phone		Email	Fax
3610799110	( ) -			( ) -

Section 2: Authorized Agent Information

Name / title			Company name	
Todd Shebesta, Director/ Ryan Miller, Sr Mgr / Andre Dyslin, Sr Consultant			Ryan LLC	
Mailing address			Phone	Fax
500 W Silver Spring Drive, Suite K200			(414) 379 - 8133	( ) -
City	State	Zip	Email	
Glendale	WI	53217	todd.shebesta@ryan.com; ryan.miller@ryan.com; andre.dyslin@ryan.com	

Section 3: Agent Authorization

Agent Authorized for: *(check all that apply)*

Enter Tax Years of Authorization

- ☒ Manufacturing property assessment appeals (BOA) _____
- ☒ Wisconsin Department of Revenue 70.85 appeals _____
- ☒ Municipal Board of Review 2025
- ☐ Other _____ _____

Authorization expires: 12 - 31 - 2025 *(mm - dd - yyyy)* (unless rescinded in writing prior to expiration)

Send notices and other written communications to: *(check one or both)* ☐ Authorized Agent ☐ 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 name *(please print)*	
Owner Sign Here ▶	Benjamin Ehnat	
	Owner signature	
	Company or title: Authorized Signatory	Date *(mm-dd-yyyy)*: 04/30/2025

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant Point Loomis Station LLC, by its authorized agent, Ryan Law Firm, PLLC, asserts it was the owner of parcel number 5530781000 (the Property) located at 3701 S. 27th Street, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant was the owner of the property, located at 3701 S. 27th Street, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $14,041,800.

4. Claimant made a timely objection to the Board of Assessor's and Board of Review.

5. Based on this assessment, the City imposed a tax of $292,027.74, excluding special assessments and charges on the Property, which has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $4,950,000. This value is derived from an analysis of the property's actual income and expenses. This valuation analysis is also fully supported by the actual sale of the center which includes the Property and other parcels not included in this claim for $9,600,000 in a transaction which closed on October 15, 2025, more than nine months after the assessment date in issue.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $4,947,030, and the correct tax on the Property for 2025 should be no higher than $102,913.07.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $189,114.68 was imposed on the Property.

9. The amount of this claim is $189,114.68, plus interest thereon at the applicable statutory rate.

Dated this 28th day of January 2026.

Ryan Law Firm, PLLC:

By: *electronically signed by*
/s/ Thomas R. Wilhelmy

Thomas R. Wilhelmy
State Bar No. 1103896
Email: Thomas.wilhelmy@ryanlawyers.com
Attorneys for Claimant

POST OFFICE ADDRESS:
7760 France Ave. S., 11th Floor
Bloomington, MN 55435

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 5530781000 BILL # 146018
LOCATION OF PROPERTY: 3701 S 27TH ST Unit
LEGAL DESCRIPTION: NEIGHBORHOOD 6451 PLAT PAGE 553/14
CERTIFIED SURVEY MAP NO 9371 IN SE 1/4 SEC 13-6-21
LOT 1 BID #43

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

LOOMIS POINT LLC
PO BOX 38
ARLINGTON HEIGHTS, IL 60006

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
SPECIAL MERCANTILE	2,455,600	11,586,200	14,041,800
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	2,457,074	11,593,156	14,050,230
School taxes reduced by school levy tax credit			22,638.05

Detail of Special Assessments and Other Charges	
FIRE PREVENTION INSPECTION	683.51
BID #43 SOUTH 27TH STREET	1,500.00
TOTAL	2,183.51

Net Assessed Value Rate Before Credits 20.803

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			19,580.66	17,341.62	-11.435
Public Schools	734,822,627	870,341,380	126,757.52	112,943.95	-10.898
Tech. College	31,558,078	31,156,756	12,671.52	10,727.94	-15.338
County Govt.	30,204,588	30,914,484	49,724.72	44,196.57	-11.118
City Govt.	282,441,064	291,765,300	118,258.45	106,904.44	-9.601
Total	1,079,026,357	1,224,177,920	326,992.87	292,114.52	-10.666
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			326,905.83	292,027.74	-10.669
Special Assessments and Charges				2,183.51	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 294,211.25 ◀

Monthly Installment Payment Due February through June	31,718.09	Monthly Installment Payment Due August and September	23,561.65	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026**	**294,211.25**
Monthly Installment Payment Due July	31,717.97	Monthly Installment Payment Due October	23,561.28	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026**	**33,218.25**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

3701 S 27TH ST Unit | 5530781000

Billing | Bill history | Assessment overview | Assessment history

Account ID 123658

Owner primary contact
LOOMIS POINT LLC

Location
3701 S 27TH ST Unit

Account status
Paid

Amount due

$0.00

You won't be charged yet

Balance summary

Total balance	View details	$0.00
Interest as of	01/29/2026	$0.00
Past due		$0.00

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			Taxation district (Check one) ☐ Town ☐ Village ☒ City		County
Point Loomis Station LLC			Enter municipality → Milwaukee		Milwaukee
Mailing address			Street address of property		
11501 Northlake Dr.			3701 S. 27th St.		
City	State	Zip	City	State	Zip
Cincinnati	OH	45249	Milwaukee	WI	53221
Parcel number	Phone		Email		Fax
5530781000	( ) -				( ) -

Section 2: Authorized Agent Information

Name / title			Company name	
Thomas R. Wilhelmy			Ryan Law Firm PLLC	
Mailing address			Phone	Fax
7760 France Ave. S., 11th Floor			(612) 501 - 0234	(972) 250 - 3599
City	State	Zip	Email	
Bloomington	MN	55435	Thomas.Wilhelmy@ryanlawyers.com	

Section 3: Agent Authorization

Agent Authorized for: *(check all that apply)*

Enter Tax Years of Authorization

- ☐ Manufacturing property assessment appeals (BOA) _____
- ☒ Wisconsin Department of Revenue 70.85 appeals 2025
- ☒ Municipal Board of Review 2025
- ☒ Other Section 74.37 excessive assmt. 2025

Authorization expires: 12 - 31 - 2028 *(mm - dd - yyyy)* (unless rescinded in writing prior to expiration)

Send notices and other written communications to: *(check one or both)* ☒ Authorized Agent ☒ 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 name *(please print)*	
Owner Sign Here ▶	Joe Schlosser	
	Owner signature	
	Company or title: Executive Vice President, Chief Operating Officer	Date *(mm-dd-yyyy)*: 01-28-2026

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			Taxation district (Check one) ☐ Town ☐ Village ☒ City		County
Loomis Point LLC			Enter municipality → Milwaukee		Milwaukee
Mailing address			Street address of property		
PO Box 38			3701 S. 27th St.		
City	State	Zip	City	State	Zip
Arlington Heights	IL	60006	Milwaukee	WI	53221
Parcel number	Phone		Email		Fax
5530781000	( ) -				( ) -

Section 2: Authorized Agent Information

Name / title			Company name	
Thomas R. Wilhelmy			Ryan Law Firm, PLLC	
Mailing address			Phone	Fax
7760 France Ave. S., 11th Floor			(612) 501 - 0234	(972) 250 - 3599
City	State	Zip	Email	
Bloomington	MN	55435	Thomas.Wilhelmy@ryanlawyers.com	

Section 3: Agent Authorization

Agent Authorized for: *(check all that apply)*

Enter Tax Years of Authorization

- ☐ Manufacturing property assessment appeals (BOA)
- ☒ Wisconsin Department of Revenue 70.85 appeals — 2025
- ☒ Municipal Board of Review — 2025
- ☒ Other Section 74.37 excessive assmt. — 2025

Authorization expires: 12 - 31 - 2028 *(mm - dd - yyyy)* (unless rescinded in writing prior to expiration)

Send notices and other written communications to: *(check one or both)* ☒ Authorized Agent ☒ 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)* Kostos Fotos	
	Owner signature	
	Company or title Manager	Date *(mm-dd-yyyy)* 01 - 28 2026

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant Freshwater Apartments, LLC by its attorneys Ryan Law Firm, PLLC, asserts it is the owner of parcel number 4311303000 (the Property) located at 1320 S. 1st Street, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 1320 S. 1st Street, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $21,064,400.

4. Claimant made a timely objection to the Board of Assessor's and Board of Review.

5. Based on this assessment, the City imposed a tax of $438,120.35, excluding special assessments and charges, on the Property, which will be timely paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $14,609,861. This value is derived from an analysis of the property's actual income and expenses.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $14,609,861, and the correct tax on the Property for 2025 should be no higher than $303,928.94.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $134,191.41 was imposed on the Property.

9. The amount of this claim is $134,191.41, plus interest thereon at the applicable statutory rate.

Dated this 28th day of January 2026.

Ryan Law Firm, PLLC:

By: *electronically signed by*
/s/ Thomas R. Wilhelmy

Thomas R. Wilhelmy
State Bar No. 1103896
Email: Thomas.wilhelmy@ryanlawyers.com
Attorney for Claimant

POST OFFICE ADDRESS:
7760 France Ave. S., 11th Floor
Bloomington, MN 55435

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 4311303000 BILL # 107722
LOCATION OF PROPERTY: 1320 S 1ST ST
LEGAL DESCRIPTION: NEIGHBORHOOD 4310 PLAT PAGE 697/8
CERTIFIED SURVEY MAP NO 8731 IN SE 1/4 SEC 32-7-2
2 LOT 3 TID # 81; BID #51; NID #08

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

FRESHWATER APARTMENTS LLC
11223 N PORT WASHINGTON RD STE 200
MEQUON, WI 53092

EXHIBIT
A

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
APARTMENTS	209,300	20,855,100	21,064,400
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	209,426	20,867,621	21,077,047
School taxes reduced by school levy tax credit			33,959.82

Net Assessed Value Rate Before Credits 20.803

Detail of Special Assessments and Other Charges	
DNS MISCELLANEOUS	736.60
BID #51 HARBOR DISTRICT	5,000.00
TOTAL	5,736.60

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			23,175.88	26,014.53	+12.248
Public Schools	734,822,627	870,341,380	150,031.61	169,429.60	+12.929
Tech. College	31,558,078	31,156,756	14,998.15	16,093.20	+7.301
County Govt.	30,204,588	30,914,484	58,854.73	66,300.20	+12.651
City Govt.	282,441,064	291,765,300	139,972.01	160,369.60	+14.573
Total	1,079,026,357	1,224,177,920	387,032.38	438,207.13	+13.222
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			386,945.34	438,120.35	+13.225
Special Assessments and Charges				5,736.60	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 443,856.95 ◀

Monthly Installment Payment Due February through June	47,556.78	Monthly Installment Payment Due August and September	35,319.93	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026**	**443,856.95**
Monthly Installment Payment Due July	47,556.70	Monthly Installment Payment Due October	35,319.63	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026**	**52,556.86**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE
LOCATION OF PROPERTY: 1320 S 1ST ST
TAX KEY / ACCOUNT NO. 4311303000 BILL # 107722

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

☐ ASSESSMENT APPEAL PENDING PAID UNDER PROTEST

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
PO BOX 78776
MILWAUKEE, WI 53278-8776

FULL PAYMENT DUE ON OR BEFORE 01/31/2026	**443,856.95**
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026	**52,556.86**
PLEASE WRITE IN AMOUNT ENCLOSED	
$	

FRESHWATER APARTMENTS LLC
11223 N PORT WASHINGTON RD STE 200
MEQUON, WI 53092

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			Taxation district (Check one) ☐ Town ☐ Village ☒ City	County
Freshwater Apartments LLC			Enter municipality → Milwaukee	Milwaukee
Mailing address			Street address of property	
11223 N Port Washington Rd Suite 200			1320 S. 1st St.	
City	State	Zip	City	State	Zip
Mequon	WI	53092	Milwaukee	WI	53204
Parcel number	Phone		Email		Fax
4311303000	( ) -				( ) -

Section 2: Authorized Agent Information

Name / title			Company name	
Thomas R. Wilhelmy			Ryan Law Firm PLLC	
Mailing address			Phone	Fax
7760 France Ave. S., 11th Floor			(612) 501 - 0234	(972) 250 - 3599
City	State	Zip	Email	
Bloomington	MN	55435	Thomas.Wilhelmy@ryanlawyers.com	

Section 3: Agent Authorization

Agent Authorized for: *(check all that apply)*

Enter Tax Years of Authorization

☐ Manufacturing property assessment appeals (BOA)	
☒ Wisconsin Department of Revenue 70.85 appeals	2025
☒ Municipal Board of Review	2025
☒ Other Section 74.37 excessive assmt.	2025

Authorization expires: 12 - 31 - 2028 *(mm - dd - yyyy)* (unless rescinded in writing prior to expiration)

Send notices and other written communications to: *(check one or both)* ☒ Authorized Agent ☒ 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 name *(please print)*	
Owner Sign Here ▶	Kurt J. Bender	
	Owner signature	
	Company or title: Principal	Date *(mm-dd-yyyy)*: 01-28-2026

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant EMA MKE Hotel RE Owner LLC, by its agents Ryan, LLC, asserts it is the owner of parcel number 3610649100 (the Property) located at 174-184 W. Wisconsin Avenue, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 174-184 W. Wisconsin Avenue, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $10,352,500.

4. Claimant made a timely objection to the Board of Assessor's and Board of Review.

5. Based on this assessment, the City imposed a tax of $215,278.45 on the Property, which will be timely paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $8,169,900. This value is derived from a fee simple income approach valuation using market information.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $8,169,900.00, and the correct tax on the Property for 2025 should be no higher than $169,871.65.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $45,406.80 was imposed on the Property.

9. The amount of this claim is $45,406.80, plus interest thereon at the applicable statutory rate.

Dated this 27th day of January, 2026.

Ryan, LLC:

By: _____

Todd Shebesta
Email: todd.shebesta@ryan.com
Authorized Agent for Claimant

POST OFFICE ADDRESS:
11223 North Port Washington Road, Suite 200
Mequon, WI 53092

Exhibit A

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 3610649100 BILL # 93104
LOCATION OF PROPERTY: 174 184 W WISCONSIN AV
LEGAL DESCRIPTION: NEIGHBORHOOD 6475 PLAT PAGE 392/26
ORIGINAL PLAT OF THE TOWN OF MILWAUKEE WEST OF THE RIVER IN SECS (20 & 29)-7-22 BLOCK 59 LOTS 10 & 1

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

EMA MKE HOTEL RE OWNER LLC
1131 N PROSPECT AVE
ITASCA, IL 60143

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
SPECIAL MERCANTILE	1,350,000	9,002,500	10,352,500
Avg. Assmt. Ratio	Est. Fair Mkt.-Land	Est. Fair Mkt.-Improvements	Total Est .Fair Market
0.9994	1,350,810	9,007,905	10,358,715
School taxes reduced by school levy tax credit			16,690.20

Net Assessed Value Rate Before Credits 20.803

Detail of Special Assessments and Other Charges	
DELINQUENT WATER ACCOUNT	13.20
DNS MISCELLANEOUS	1,432.00
FIRE PREVENTION INSPECTION	683.51
BID #21 DOWNTOWN MGNT DIST	15,936.96
TOTAL	18,065.67

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			13,837.41	12,785.34	-7.603
Public Schools	734,822,627	870,341,380	89,577.99	83,269.40	-7.043
Tech. College	31,558,078	31,156,756	8,954.81	7,909.31	-11.675
County Govt.	30,204,588	30,914,484	35,139.85	32,584.49	-7.272
City Govt.	282,441,064	291,765,300	83,571.80	78,816.69	-5.690
Total	1,079,026,357	1,224,177,920	231,081.86	215,365.23	-6.801
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			230,994.82	215,278.45	-6.804
Special Assessments and Charges				18,065.67	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 233,344.12 ◀

Monthly Installment Payment Due February through June	23,544.58	Monthly Installment Payment Due August and September	17,531.78	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026 233,344.12**
Monthly Installment Payment Due July	23,544.47	Monthly Installment Payment Due October	17,531.44	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026 39,481.75**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE TAX KEY / ACCOUNT NO. 3610649100 BILL # 93104
LOCATION OF PROPERTY: 174 184 W WISCONSIN AV

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

☐ ASSESSMENT APPEAL PENDING PAID UNDER PROTEST

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
PO BOX 78776
MILWAUKEE, WI 53278-8776

FULL PAYMENT DUE ON OR BEFORE 01/31/2026 233,344.12
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026 39,481.75
PLEASE WRITE IN AMOUNT ENCLOSED
$

EMA MKE HOTEL RE OWNER LLC
1131 N PROSPECT AVE
ITASCA, IL 60143

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			Taxation district (Check one) ☐ Town ☐ Village ☒ City	County
EMA MKE Hotel RE Owner LLC			Enter municipality → Milwaukee	Milwaukee
Mailing address			Street address of property	
1131 N Propect Ave			174-184 W Wisconsin	
City	State	Zip	City	State	Zip
Itasca	IL	60143	Milwaukee	WI	53203
Parcel number	Phone		Email	Fax	
3610649100	( ) -			( ) -	

Section 2: Authorized Agent Information

Name / title			Company name	
Todd Shebesta, Director			Ryan, LLC	
Mailing address			Phone	Fax
11223 North Port Washington Road, Suite 200			(414) 379 - 8133	(972) 960 - 0613
City	State	Zip	Email	
Mequon	WI	53092	todd.shebesta@ryan.com	

Section 3: Agent Authorization

Agent Authorized for: *(check all that apply)*

Enter Tax Years of Authorization

- ☐ Manufacturing property assessment appeals (BOA) _____
- ☐ Wisconsin Department of Revenue 70.85 appeals _____
- ☒ Municipal Board of Review 2025 and 2026
- ☒ Other Section 74.37 excessive assnt 2025 and 2026

Authorization expires: 12 - 31 - 2027 *(mm - dd - yyyy)* (unless rescinded in writing prior to expiration)

Send notices and other written communications to: *(check one or both)* ☒ Authorized Agent ☒ 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)* Jigar Patel	
	Owner signature Jigar Patel	
	Company or title President	Date *(mm-dd-yyyy)* 1/29/2026

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant Milwaukee Center Mgmt LLC by its attorneys Ryan Law Firm, PLLC asserts it is the owner of parcel number 3922361000 (the Property) located at 107-111 E. Kilbourn Avenue, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 107-111 E. Kilbourn Avenue, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $67,500,000.

4. Claimant made a timely objection to the Board of Assessor's and Board of Review.

5. Based on this assessment, the City imposed a tax of $1,404,129.89, excluding special assessments and charges, on the Property, which has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $48,900,000. This value is derived from an appraisal completed by the Appraisal Resource Group as of 1.1.25.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $48,900,000, and the correct tax on the Property for 2025 should be no higher than $1,017,266.70.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $386,863.19 was imposed on the Property.

9. The amount of this claim is $386,863.19, plus interest thereon at the applicable statutory rate.

Dated this 28th day of January 2026.

Ryan Law Firm, PLLC:

By: *electronically signed by*
/s/ Thomas R. Wilhelmy

Thomas R. Wilhelmy
State Bar No. 1103896
Email: Thomas.wilhelmy@ryanlawyers.com
Attorney for Claimant

POST OFFICE ADDRESS:
7760 France Ave. S., 11th Floor
Bloomington, MN 55435

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 3922361000 BILL # 99124
LOCATION OF PROPERTY: 107 111 E KILBOURN AV
LEGAL DESCRIPTION: NEIGHBORHOOD 6460 PLAT PAGE 392/09
CERTIFIED SURVEY MAP NO 4762 IN NE 1/4 SEC 29-7-22
PARCEL 1 & LANDS ADJ E OF MILW RIVER 25-06 BID #1

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

MILWAUKEE CENTER MGMT LLC
11223 N PORT WASHINGTON RD STE 200
MEQUON, WI 53092

EXHIBIT
A

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
SPECIAL MERCANTILE	2,219,300	65,280,700	67,500,000
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	2,220,632	65,319,892	67,540,524
School taxes reduced by school levy tax credit			108,822.83

Detail of Special Assessments and Other Charges	
FIRE PREVENTION INSPECTION	683.51
BID #15 MILWAUKEE RIVER WALKS	25,474.66
BID #21 DOWNTOWN MGNT DIST	103,911.59
TOTAL	130,069.76

Net Assessed Value Rate Before Credits 20.803

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			87,013.42	83,362.50	-4.196
Public Schools	734,822,627	870,341,380	563,290.82	542,930.17	-3.615
Tech. College	31,558,078	31,156,756	56,310.26	51,570.00	-8.418
County Govt.	30,204,588	30,914,484	220,968.95	212,456.25	-3.852
City Govt.	282,441,064	291,765,300	525,522.25	513,897.75	-2.212
Total	1,079,026,357	1,224,177,920	1,453,105.70	1,404,216.67	-3.364
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			1,453,018.66	1,404,129.89	-3.365
Special Assessments and Charges				130,069.76	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶1,534,199.65 ◀

Monthly Installment Payment Due February through June	152,246.72	Monthly Installment Payment Due August and September	113,028.90	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026**	**1,534,199.65**
Monthly Installment Payment Due July	152,246.64	Monthly Installment Payment Due October	113,028.50	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026**	**281,633.11**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE TAX KEY / ACCOUNT NO. 3922361000 BILL # 99124
LOCATION OF PROPERTY: 107 111 E KILBOURN AV

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

☐ ASSESSMENT APPEAL PENDING PAID UNDER PROTEST

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
PO BOX 78776
MILWAUKEE, WI 53278-8776

FULL PAYMENT DUE ON OR BEFORE 01/31/2026	**1,534,199.65**
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026	**281,633.11**
PLEASE WRITE IN AMOUNT ENCLOSED	
$	

MILWAUKEE CENTER MGMT LLC
11223 N PORT WASHINGTON RD STE 200
MEQUON, WI 53092

Bill 99124 | Year 2025 | Type REGULAR/ORIGINAL

Installments

Installment	Due date	Amount billed	Payments	Interest	Amount due
1	01/31/2026	281,633.11	281,633.11	0.00	0.00
2	02/28/2026	152,246.72	152,246.72	0.00	0.00
3	03/31/2026	152,246.72	152,246.72	0.00	0.00
4	04/30/2026	152,246.72	152,246.72	0.00	0.00
5	05/31/2026	152,246.72	152,246.72	0.00	0.00
6	06/30/2026	152,246.72	152,246.72	0.00	0.00
7	07/31/2026	152,246.64	152,246.64	0.00	0.00
8	08/31/2026	113,028.90	113,028.90	0.00	0.00
9	09/30/2026	113,028.90	113,028.90	0.00	0.00
10	10/31/2026	113,028.50	113,028.50	0.00	0.00

Payments

Posted date	Reference/paid by	Amount
01/02/2026	Milwaukee Center Management LLC	1,534,199.65

Charges and adjustments

Description	Taxable value	Tax rate	Charge amount
CITY GOVERNMENT	67,500,000.00	7.6133	476,907.69
COUNTY GOVERNMENT	67,500,000.00	3.1475	197,163.16
SEWERAGE DISTRICT.	67,500,000.00	1.235	77,361.58
PUBLIC SCHOOLS	67,500,000.00	9.6556	604,839.10
TECHNICAL COLLEGE	67,500,000.00	0.764	47,858.36
FIRE PREVENTION INSPECTION	0.00	0	683.51
BID #15 MILWAUKEE RIVER WALKS	0.00	0	25,474.66
BID #21 DOWNTOWN MGNT DIST	0.00	0	103,911.59
Abatement - SCHOOL LEVY CREDIT - MILWAUKEE	0.00	0	-108,822.83
Abatement - FIRST DOLLAR CREDIT-MILWAUKEE	0.00	0	-86.78

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			Taxation district (Check one) ☐ Town ☐ Village ☒ City Enter municipality → Milwaukee		County
Milwaukee Center Management LLC					Milwaukee
Mailing address			Street address of property		
433 Main Stop #8538			107-111 E. Kilbourn Ave		
City	State	Zip	City	State	Zip
Green Bay	WI	54301	Milwaukee	WI	53202
Parcel number	Phone		Email		Fax
3922361000	( ) -				( ) -

Section 2: Authorized Agent Information

Name / title			Company name	
Thomas R. Wilhelmy			Ryan Law Firm PLLC	
Mailing address			Phone	Fax
7760 France Ave. S., 11th Floor			(612) 501 - 0234	(972) 250 - 3599
City	State	Zip	Email	
Bloomington	MN	55435	Thomas.Wilhelmy@ryanlawyers.com	

Section 3: Agent Authorization

Agent Authorized for: *(check all that apply)*

Enter Tax Years of Authorization

- ☐ Manufacturing property assessment appeals (BOA) _____
- ☒ Wisconsin Department of Revenue 70.85 appeals 2025
- ☒ Municipal Board of Review 2025
- ☒ Other Section 74.37 excessive assmt. 2025

Authorization expires: 12 - 31 - 2028 *(mm - dd - yyyy)* (unless rescinded in writing prior to expiration)

Send notices and other written communications to: *(check one or both)* ☒ Authorized Agent ☒ 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 name *(please print)*	
Owner Sign Here ▶	Owner signature	
	Company or title: SVP	Date *(mm-dd-yyyy)*: 01-28-2026

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant Schwer, Pflicht & Werkzeug Properties LLC (Milwaukee Electric Tool Corp), by its agents Ryan, LLC, asserts it is the owner of parcel number 3610814122 (the Property) located at 551 N. 5th Street, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 551 N. 5th Street, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $117,358,600.

4. Claimant made a timely objection to the Board of Assessor's. The assessment was sustained at the Board of Assessors (BOA). The Board of Assessors failed to provide agent written notice of its determination as required under Wis. Stat. § 70.07. As the agent authorization indicates, notices were to be sent to both authorized agent and property owner. This impacted multiple taxpayers in the City of Milwaukee. Despite the lack of notice, the taxpayer proactively requested a hearing before the Board of Review on October 14th once the issue was discovered. The taxpayer timely paid all real property taxes for the 2025–26 tax year.

5. Based on this assessment, the City imposed a real estate tax of $2,441,348.82 on the Property, which has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $91,542,000. This value is derived from a fee simple income approach valuation using market information.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $91,542,000.00, and the correct real estate tax on the Property for 2025 should be no higher than $1,904,261.45.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $537,000.60 was imposed on the Property.

9. The amount of this claim is $537,000.60, plus interest thereon at the applicable statutory rate.

Dated this 29th day of January 2026.

Ryan, LLC:

By: _____

Todd Shebesta
Email: todd.shebesta@ryan.com
Authorized Agent for Claimant

POST OFFICE ADDRESS:
11223 North Port Washington Road, Suite 200
Mequon, WI 53092

Exhibit A

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.

SCHWER, PFLICHT & WERKZEUG
PROPERTIES LL
13135 W LISBON RD
BROOKFIELD, WI 53005

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
SPECIAL MERCANTILE	5,108,700	112,249,900	117,358,600
Avg. Assmt. Ratio	Est. Fair Mkt.-Land	Est. Fair Mkt.-Improvements	Total Est .Fair Market
0.9994	5,111,767	112,317,290	117,429,057
School taxes reduced by school levy tax credit			189,204.36

Detail of Special Assessments and Other Charges	
DNS MISCELLANEOUS	1,680.00
FIRE PREVENTION INSPECTION	683.51
BID #5 WESTOWN	12,600.00
BID #21 DOWNTOWN MGNT DIST	180,665.47
TOTAL	195,628.98

Net Assessed Value Rate Before Credits 20.803

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			124,327.63	144,937.87	+16.577
Public Schools	734,822,627	870,341,380	804,848.44	943,963.34	+17.285
Tech. College	31,558,078	31,156,756	80,457.95	89,661.97	+11.440
County Govt.	30,204,588	30,914,484	315,727.70	369,386.19	+16.995
City Govt.	282,441,064	291,765,300	750,883.47	893,486.23	+18.991
Total	1,079,026,357	1,224,177,920	2,076,245.19	2,441,435.60	+17.589
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			2,076,158.15	2,441,348.82	+17.590
Special Assessments and Charges				195,628.98	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶2,636,977.80 ◀

Monthly Installment Payment Due February through June	264,827.58	Monthly Installment Payment Due August and September	196,639.88	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026**	**2,636,977.80**
Monthly Installment Payment Due July	264,827.49	Monthly Installment Payment Due October	196,639.45	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026**	**458,093.20**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE
LOCATION OF PROPERTY: 551 N 5TH ST

TAX KEY / ACCOUNT NO. 3610814122 BILL # 93140

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER

FULL PAYMENT DUE ON OR BEFORE 01/31/2026 2,636,977.80

FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026 458,093.20

PLEASE WRITE IN AMOUNT ENCLOSED

Bill 93140 | Year 2025 | Type REGULAR/ORIGINAL

Installments

Installment	Due date	Amount billed	Payments	Interest	Amount due
1	01/31/2026	458,093.20	458,093.20	0.00	0.00
2	02/28/2026	264,827.58	264,827.58	0.00	0.00
3	03/31/2026	264,827.58	264,827.58	0.00	0.00
4	04/30/2026	264,827.58	264,827.58	0.00	0.00
5	05/31/2026	264,827.58	264,827.58	0.00	0.00
6	06/30/2026	264,827.58	264,827.58	0.00	0.00
7	07/31/2026	264,827.49	264,827.49	0.00	0.00
8	08/31/2026	196,639.88	196,639.88	0.00	0.00
9	09/30/2026	196,639.88	196,639.88	0.00	0.00
10	10/31/2026	196,639.45	196,639.45	0.00	0.00

Payments

Posted date	Reference/paid by	Amount
01/06/2026	Milwaukee Electric Tool Corp	2,636,977.80

Charges and adjustments

Description	Taxable value	Tax rate	Charge amount
CITY GOVERNMENT	117,358,600.00	7.6133	829,195.39
COUNTY GOVERNMENT	117,358,600.00	3.1475	342,805.92
SEWERAGE DISTRICT.	117,358,600.00	1.235	134,507.93
PUBLIC SCHOOLS	117,358,600.00	9.6556	1,051,628.65
TECHNICAL COLLEGE	117,358,600.00	0.764	83,210.93
DNS MISCELLANEOUS	0.00	0	1,680.00
FIRE PREVENTION INSPECTION	0.00	0	683.51
BID #5 WESTOWN	0.00	0	12,600.00
BID #21 DOWNTOWN MGNT DIST	0.00	0	180,665.47
Abatement - SCHOOL LEVY CREDIT - MILWAUKEE	0.00	0	-189,204.36
Abatement - FIRST DOLLAR CREDIT-MILWAUKEE	0.00	0	-86.78

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			Taxation district (Check one) ☐ Town ☐ Village ☒ City Enter municipality → Milwaukee	County
Milwaukee Electric Tool Corp				Milwaukee
Mailing address			Street address of property	
115 Innovation Way			551 N 5th Street	
City	State	Zip	City	State	Zip
Anderson	SC	29621	Milwaukee	WI	53203
Parcel number	Phone		Email	Fax
361-0814-122	(864) 231 - 5467		ttitaxdepartment@ttigroupna.com	( ) -

Section 2: Authorized Agent Information

Name / title			Company name	
Todd Shebesta, Director/ Ryan Miller, Sr Mgr / Andre Dyslin, Sr Consultant			Ryan LLC	
Mailing address			Phone	Fax
500 W Silver Spring Drive, Suite K200			( ) -	( ) -
City	State	Zip	Email	
Glendale	WI	53217	todd.shebesta@ryan.com; ryan.miller@ryan.com; andre.dyslin@ryan.com	

Section 3: Agent Authorization

Agent Authorized for: *(check all that apply)*

Enter Tax Years of Authorization

- ☒ Manufacturing property assessment appeals (BOA) _____
- ☒ Wisconsin Department of Revenue 70.85 appeals _____
- ☒ Municipal Board of Review 2025
- ☐ Other _____ _____

Authorization expires: _____ (unless rescinded in writing prior to expiration)
(mm - dd - yyyy)

Send notices and other written communications to: *(check one or both)* ☒ Authorized Agent ☒ 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 name *(please print)*	
	Claire Locy	
Owner Sign Here ▶	Owner signature Claire Locy	
	Company or title VP of Indirect Tax	Date *(mm-dd-yyyy)* 05 - 06 - 2025

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant MLG/LF TROSTEL INVESTMENT LLC, by its agents Ryan, LLC, asserts it is the owner of parcel number 3541054200 (the Property) located at 1818 N. Commerce Street, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 1818 N. Commerce Street, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $348,900.

4. The assessment was sustained at the Board of Assessors (BOA). The Board of Assessors failed to provide timely written notice of its determination as required under Wis. Stat. § 70.07. This impacted multiple taxpayers in the City of Milwaukee. No decision letter was received by the Claimant. Despite the lack of notice, the Claimant proactively requested a hearing before the Board of Review once the issue was discovered.

5. Based on this assessment, the City imposed a tax of $7,171.46 on the Property, which has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $316,545.49. This value is derived from a recent arm's-length transaction of the Property, allocated to the Property based on its proportion of the combined 2025 assessed value of the three parcels included in the transaction.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $316,545.49, and the correct tax on the Property for 2025 should be no higher than $6,585.10.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $586.36 was imposed on the Property.

9. The amount of this claim is $586.36, plus interest thereon at the applicable statutory rate.

Dated this 28th day of January, 2026.

Ryan, LLC:

By: _____

Ryan Miller
Email: ryan.miller@ryan.com
Agent for Claimant

POST OFFICE ADDRESS:
11223 North Port Washington Road, Suite 200
Mequon, WI 53092

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 3541054200 BILL # 88955
LOCATION OF PROPERTY: 1818 N COMMERCE ST
LEGAL DESCRIPTION: NEIGHBORHOOD 3604 PLAT PAGE 697/4
CSM NUMBER 6882 IN NE 1/4 SEC 20 & W 1/2 SEC 21 (7 -22) PT OF PARCEL 4 BOUNDED BY E VINE ST, N CAPE S

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

MLG/LF TROSTEL INVESTMENT LLC
MLG/PF TROSTEL INVESTMENT LLC
19000 W BLUEMOUND RD
BROOKFIELD, WI 53045

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
APARTMENTS	280,000	68,900	348,900
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	280,168	68,941	349,109
School taxes reduced by school levy tax credit			562.49

Detail of Special Assessments and Other Charges	
SPECIAL PRIVILEGE	109.73
TOTAL	109.73

Net Assessed Value Rate Before Credits 20.803

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			440.26	430.89	-2.128
Public Schools	734,822,627	870,341,380	2,850.05	2,806.35	-1.533
Tech. College	31,558,078	31,156,756	284.91	266.56	-6.441
County Govt.	30,204,588	30,914,484	1,118.02	1,098.16	-1.776
City Govt.	282,441,064	291,765,300	2,658.96	2,656.28	-0.101
Total	1,079,026,357	1,224,177,920	7,352.20	7,258.24	-1.278
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			7,265.16	7,171.46	-1.290
Special Assessments and Charges				109.73	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 7,281.19 ◀

Monthly Installment Payment Due February through June	788.23	Monthly Installment Payment Due August and September	587.92	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026**	**7,281.19**
Monthly Installment Payment Due July	788.13	Monthly Installment Payment Due October	587.59	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026**	**788.48**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE TAX KEY / ACCOUNT NO. 3541054200 BILL # 88955
LOCATION OF PROPERTY: 1818 N COMMERCE ST

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

☐ ASSESSMENT APPEAL PENDING PAID UNDER PROTEST

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
PO BOX 78776
MILWAUKEE, WI 53278-8776

FULL PAYMENT DUE ON OR BEFORE 01/31/2026	**7,281.19**
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026	**788.48**
PLEASE WRITE IN AMOUNT ENCLOSED	
$	

MLG/LF TROSTEL INVESTMENT LLC
MLG/PF TROSTEL INVESTMENT LLC
19000 W BLUEMOUND RD
BROOKFIELD, WI 53045

20A2025500044956000000728A1199000000728A4A9

1818 N COMMERCE ST | 3541054200

Billing | Bill history | Assessment overview | Assessment history

Account ID 40120331

Owner/primary contact
MLG/LF TROSTEL INVESTMENT LLC

Location
1818 N COMMERCE ST

Account status
Paid

Amount due

$0.00

You won't be charged yet

Balance summary

Total balance View details	$0.00
Interest as of 01/29/2026	$0.00
Past due	$0.00

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant MLG/LF TROSTEL INVESTMENT LLC, by its agents Ryan, LLC, asserts it is the owner of parcel number 3541054300 (the Property) located at 410 E. Ship Street, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 310 E. Ship Street, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $12,576,200.

4. The assessment was sustained at the Board of Assessors (BOA). The Board of Assessors failed to provide timely written notice of its determination as required under Wis. Stat. § 70.07. This impacted multiple taxpayers in the City of Milwaukee. No decision letter was received by the Claimant. Despite the lack of notice, the Claimant proactively requested a hearing before the Board of Review once the issue was discovered.

5. Based on this assessment, the City imposed a tax of $261,538.56 on the Property, which has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $11,409,972.60. This value is derived from a recent arm's-length transaction of the Property, allocated to the Property based on its proportion of the combined 2025 assessed value of the three parcels included in the transaction.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $11,409,972.60, and the correct tax on the Property for 2025 should be no higher than $237,361.66.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $24,176.90 was imposed on the Property.

9. The amount of this claim is $24,176.90, plus interest thereon at the applicable statutory rate.

Dated this 28th day of January, 2026.

Ryan, LLC:

By: _____

Ryan Miller
Email: ryan.miller@ryan.com
Agent for Claimant

POST OFFICE ADDRESS:
11223 North Port Washington Road, Suite 200
Mequon, WI 53092

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 3541054300 BILL # 88956
LOCATION OF PROPERTY: 410 E SHIP ST
LEGAL DESCRIPTION: NEIGHBORHOOD 3604 PLAT PAGE 697/4
CSM NUMBER 6882 IN NE 1/4 SEC 20 & W 1/2 SEC 21 (7 -22) PT OF PARCEL 4 BOUNDED BY E SHIP ST, E DOCK S

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

MLG/LF TROSTEL INVESTMENT LLC
MLG/PF TROSTEL INVESTMENT LLC
19000 W BLUEMOUND RD
BROOKFIELD, WI 53045

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
APARTMENTS	606,900	11,969,300	12,576,200
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	607,264	11,976,486	12,583,750
School taxes reduced by school levy tax credit			20,275.22

Detail of Special Assessments and Other Charges	
DELINQUENT WATER ACCOUNT	13.20
FIRE PREVENTION INSPECTION	683.51
TOTAL	696.71

Net Assessed Value Rate Before Credits 20.803

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			13,867.89	15,531.61	+11.997
Public Schools	734,822,627	870,341,380	89,775.28	101,155.54	+12.676
Tech. College	31,558,078	31,156,756	8,974.53	9,608.22	+7.061
County Govt.	30,204,588	30,914,484	35,217.24	39,583.59	+12.398
City Govt.	282,441,064	291,765,300	83,755.86	95,746.38	+14.316
Total	1,079,026,357	1,224,177,920	231,590.80	261,625.34	+12.969
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			231,503.76	261,538.56	+12.974
Special Assessments and Charges				696.71	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 262,235.27 ◀

Monthly Installment Payment Due February through June	28,415.01	Monthly Installment Payment Due August and September	21,110.15	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026**	**262,235.27**
Monthly Installment Payment Due July	28,414.94	Monthly Installment Payment Due October	21,109.73	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026**	**28,415.25**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE
LOCATION OF PROPERTY: 410 E SHIP ST
TAX KEY / ACCOUNT NO. 3541054300 BILL # 88956

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

☐ ASSESSMENT APPEAL PENDING PAID UNDER PROTEST

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
PO BOX 78776
MILWAUKEE, WI 53278-8776

FULL PAYMENT DUE ON OR BEFORE 01/31/2026 262,235.27
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026 28,415.25
PLEASE WRITE IN AMOUNT ENCLOSED
$

MLG/LF TROSTEL INVESTMENT LLC
MLG/PF TROSTEL INVESTMENT LLC
19000 W BLUEMOUND RD
BROOKFIELD, WI 53045

20A2025500008A95LA0026223527A0002841525 5

410 E SHIP ST | 3541054300

Billing | Bill history | Assessment overview | Assessment history

Account ID 40120332

Owner/primary contact
MLG/LF TROSTEL INVESTMENT LLC

Location
410 E SHIP ST

Account status
Paid

Amount due

$0.00

You won't be charged yet

Balance summary

Total balance View details	$0.00
Interest as of 01/29/2026	$0.00
Past due	$0.00

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant MLG/LF TROSTEL INVESTMENT LLC, by its agents Ryan, LLC, asserts it is the owner of parcel number 3541054100 (the Property) located at 415 E. Vine Street, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 415 E. Vine Street, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $11,599,100.

4. The assessment was sustained at the Board of Assessors (BOA). The Board of Assessors failed to provide timely written notice of its determination as required under Wis. Stat. § 70.07. This impacted multiple taxpayers in the City of Milwaukee. No decision letter was received by the Claimant. Despite the lack of notice, the Claimant proactively requested a hearing before the Board of Review once the issue was discovered.

5. Based on this assessment, the City imposed a tax of $241,211.74 on the Property, which has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $10,523,481.91. This value is derived from a recent arm's-length transaction of the Property, allocated to the Property based on its proportion of the combined 2025 assessed value of the three parcels included in the transaction.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $10,523,481.91, and the correct tax on the Property for 2025 should be no higher than $218,919.99.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $22,291.75 was imposed on the Property.

9. The amount of this claim is $22,291.75, plus interest thereon at the applicable statutory rate.

Dated this 28th day of January, 2026.

Ryan, LLC:

By: _____

Ryan Miller
Email: ryan.miller@ryan.com
Agent for Claimant

POST OFFICE ADDRESS:
11223 North Port Washington Road, Suite 200
Mequon, WI 53092

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 3541054100 BILL # 88954
LOCATION OF PROPERTY: 415 E VINE ST
LEGAL DESCRIPTION: NEIGHBORHOOD 3604 PLAT PAGE 697/4
CSM NUMBER 6882 IN NE 1/4 SEC 20 & W 1/2 SEC 21-7-22 PART OF PARCEL 4 S OF E VINE ST & N OF 18' ALL

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

MLG/LF TROSTEL INVESTMENT LLC
MLG/PF TROSTEL INVESTMENT LLC
19000 W BLUEMOUND RD
BROOKFIELD, WI 53045

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
APARTMENTS	571,200	11,027,900	11,599,100
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	571,543	11,034,521	11,606,064
School taxes reduced by school levy tax credit			18,699.95

Detail of Special Assessments and Other Charges	
DNS MISCELLANEOUS	406.40
FIRE PREVENTION INSPECTION	683.51
TOTAL	1,089.91

Net Assessed Value Rate Before Credits 20.803

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			12,824.15	14,324.89	+11.702
Public Schools	734,822,627	870,341,380	83,018.51	93,296.32	+12.380
Tech. College	31,558,078	31,156,756	8,299.08	8,861.71	+6.779
County Govt.	30,204,588	30,914,484	32,566.69	36,508.17	+12.103
City Govt.	282,441,064	291,765,300	77,452.14	88,307.43	+14.015
Total	1,079,026,357	1,224,177,920	214,160.57	241,298.52	+12.672
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			214,073.53	241,211.74	+12.677
Special Assessments and Charges				1,089.91	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 242,301.65 ◀

Monthly Installment Payment Due February through June	26,251.34	Monthly Installment Payment Due August and September	19,514.21	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026**	**242,301.65**
Monthly Installment Payment Due July	26,251.26	Monthly Installment Payment Due October	19,513.77	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026**	**26,251.50**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE
LOCATION OF PROPERTY: 415 E VINE ST
TAX KEY / ACCOUNT NO. 3541054100 BILL # 88954

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

☐ ASSESSMENT APPEAL PENDING PAID UNDER PROTEST

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
PO BOX 78776
MILWAUKEE, WI 53278-8776

FULL PAYMENT DUE ON OR BEFORE 01/31/2026	**242,301.65**
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026	**26,251.50**
PLEASE WRITE IN AMOUNT ENCLOSED	
$	

MLG/LF TROSTEL INVESTMENT LLC
MLG/PF TROSTEL INVESTMENT LLC
19000 W BLUEMOUND RD
BROOKFIELD, WI 53045

20A2025500008A954300242301L530000262515O4

415 E VINE ST | 3541054100

Billing | Bill history | Assessment overview | Assessment history

Account ID 40120330

Owner/primary contact
MLG/LF TROSTEL INVESTMENT LLC

Location
415 E VINE ST

Account status
Paid

Amount due

$0.00

You won't be charged yet

Balance summary

Total balance	View details	$0.00
Interest as of	01/29/2026	$0.00
Past due		$0.00

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant HSRE Marquette LLC, by its agents Ryan, LLC, asserts it is the owner of parcel number 3900109000 (the Property) located at 811 N. 14th Street, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 811 N. 14th Street, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $20,267,400.

4. The assessment was sustained at the Board of Assessors (BOA). The Board of Assessors failed to provide timely written notice of its determination as required under Wis. Stat. § 70.07. This impacted multiple taxpayers in the City of Milwaukee. No decision letter was received by the Claimant. Despite the lack of notice, the Claimant proactively requested a hearing before the Board of Review once the issue was discovered.

5. Based on this assessment, the City imposed a tax of $421,540.20 on the Property, of which at least the 1st installment has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $16,873,400. This value is derived from an analysis of the property's actual income and expenses.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $16,873,400.00, and the correct tax on the Property for 2025 should be no higher than $351,017.34.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $70,522.86 was imposed on the Property.

9. The amount of this claim is $70,522.86, plus interest thereon at the applicable statutory rate.

Dated this 28th day of January, 2026.

Ryan, LLC:

By: _____

Ryan Miller
Email: ryan.miller@ryan.com
Agent for Claimant

POST OFFICE ADDRESS:
11223 North Port Washington Road, Suite 200
Mequon, WI 53092

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 3900109000 BILL # 98315
LOCATION OF PROPERTY: 811 N 14TH ST
LEGAL DESCRIPTION: NEIGHBORHOOD 3900 PLAT PAGE 697/7
ELDRED'S ADDN IN NE 1/4 SEC 30-7-22 BLOCK 211 LOTS 7 & 8 & LOTS 7 & 8 ADJ BID #10

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3160
www.milwaukee.gov/treasurer

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.

SSC MILWAUKEE APARTMENTS LLC FKA
HSRE MA
ATTN: MOLLY RICH
811 N 14TH ST
MILWAUKEE, WI 53233

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
APARTMENTS	111,000	20,156,400	20,267,400
Avg. Assmt. Ratio	Est. Fair Mkt.-Land	Est. Fair Mkt.-Improvements	Total Est .Fair Market
0.9994	111,067	20,168,501	20,279,568
School taxes reduced by school levy tax credit			32,674.90

Detail of Special Assessments and Other Charges	
DNS MISCELLANEOUS	200.00
FIRE PREVENTION INSPECTION	683.51
BID #10 AVENUES WEST	3,648.13
TOTAL	4,531.64

Net Assessed Value Rate Before Credits 20.803

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			24,381.07	25,030.24	+2.663
Public Schools	734,822,627	870,341,380	157,833.48	163,019.01	+3.285
Tech. College	31,558,078	31,156,756	15,778.07	15,484.29	-1.862
County Govt.	30,204,588	30,914,484	61,915.26	63,791.64	+3.031
City Govt.	282,441,064	291,765,300	147,250.77	154,301.80	+4.788
Total	1,079,026,357	1,224,177,920	407,158.65	421,626.98	+3.553
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			407,071.61	421,540.20	+3.554
Special Assessments and Charges				4,531.64	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 426,071.84 ◀

Monthly Installment Payment Due February through June	45,774.53	Monthly Installment Payment Due August and September	34,000.76	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026**	**426,071.84**
Monthly Installment Payment Due July	45,774.38	Monthly Installment Payment Due October	34,000.45	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026**	**49,422.84**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE
LOCATION OF PROPERTY: 811 N 14TH ST
TAX KEY / ACCOUNT NO. 3900109000 BILL # 98315

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

☐ ASSESSMENT APPEAL PENDING PAID UNDER PROTEST

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
PO BOX 78776
MILWAUKEE, WI 53278-8776

FULL PAYMENT DUE ON OR BEFORE 01/31/2026 426,071.84
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026 49,422.84
PLEASE WRITE IN AMOUNT ENCLOSED
$

SSC MILWAUKEE APARTMENTS LLC FKA
HSRE MA
ATTN: MOLLY RICH
811 N 14TH ST
MILWAUKEE, WI 53233

3D4303E5000984315E00452L071A41000494224A3

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant MILWAUKEE DERMOND LLC, by its agents Ryan, LLC, asserts it is the owner of parcel number 4661661000 (the Property) located at 2202 S. Kinnickinnic Avenue, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 2202 S. Kinnickinnic Avenue, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $14,047,800.

4. The assessment was sustained at the Board of Assessors (BOA). The Board of Assessors failed to provide timely written notice of its determination as required under Wis. Stat. § 70.07. This impacted multiple taxpayers in the City of Milwaukee. No decision letter was received by the Claimant. Despite the lack of notice, the Claimant proactively requested a hearing before the Board of Review once the issue was discovered.

5. Based on this assessment, the City imposed a tax of $292,152.56 on the Property, of which at least the 1st installment has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $11,627,000. This value is derived from an analysis of the property's actual income and expenses.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $11,627,000.00, and the correct tax on the Property for 2025 should be no higher than $241,876.48.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $50,276.08 was imposed on the Property.

9. The amount of this claim is $50,276.08, plus interest thereon at the applicable statutory rate.

Dated this 28th day of January, 2026.

Ryan, LLC:

By: _____

Ryan Miller
Email: ryan.miller@ryan.com
Agent for Claimant

AGENT POST OFFICE ADDRESS:
11223 North Port Washington Road, Suite 200
Mequon, WI 53092

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 4661661000 BILL # 116231
LOCATION OF PROPERTY: 2202 S KINNICKINNIC AV
LEGAL DESCRIPTION: NEIGHBORHOOD 4661 PLAT PAGE 697/9
CERTIFIED SURVEY MAP 8725 IN SW 1/4 SEC 4-6-22 LOT 1 BID #44

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

MILWAUKEE DERMOND LLC
2202 S KINNICKINNIC AVE
MILWAUKEE, WI 53207

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
APARTMENTS	276,000	13,771,800	14,047,800
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	276,166	13,780,068	14,056,234
School taxes reduced by school levy tax credit			22,647.72

Detail of Special Assessments and Other Charges	
DNS MISCELLANEOUS	1,525.20
SNOW REMOVAL CHARGE	60.00
FIRE PREVENTION INSPECTION	683.51
TOTAL	2,268.71

Net Assessed Value Rate Before Credits 20.803

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			16,026.20	17,349.03	+8.254
Public Schools	734,822,627	870,341,380	103,747.38	112,992.22	+8.911
Tech. College	31,558,078	31,156,756	10,371.27	10,732.52	+3.483
County Govt.	30,204,588	30,914,484	40,698.25	44,215.45	+8.642
City Govt.	282,441,064	291,765,300	96,791.13	106,950.12	+10.496
Total	1,079,026,357	1,224,177,920	267,634.23	292,239.34	+9.194
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			267,547.19	292,152.56	+9.197
Special Assessments and Charges				2,268.71	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 294,421.27 ◀

Monthly Installment Payment Due February through June	31,890.13	Monthly Installment Payment Due August and September	23,730.21
Monthly Installment Payment Due July	31,890.08	Monthly Installment Payment Due October	23,729.86

FULL PAYMENT DUE ON OR BEFORE 01/31/2026 294,421.27

FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026 31,890.26

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE TAX KEY / ACCOUNT NO. 4661661000 BILL # 116231
LOCATION OF PROPERTY: 2202 S KINNICKINNIC AV

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

☐ ASSESSMENT APPEAL PENDING PAID UNDER PROTEST

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
PO BOX 78776
MILWAUKEE, WI 53278-8776

FULL PAYMENT DUE ON OR BEFORE 01/31/2026 294,421.27

FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026 31,890.26

PLEASE WRITE IN AMOUNT ENCLOSED

$

MILWAUKEE DERMOND LLC
2202 S KINNICKINNIC AVE
MILWAUKEE, WI 53207

20A2025500011162312002944212760000318902b2

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant Broderson Properties of Milw, by its agents Ryan, LLC, asserts it is the owner of parcel number 2730202000 (the Property) located at 207 E. Capitol Drive, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 207 E. Capitol Drive, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $1,434,400.

4. The Claimant timely filed a 2025 real property assessment appeal with the City of Milwaukee Board of Assessors (BOA). The appeal was subsequently dismissed; however, the City failed to provide timely written notice of the dismissal as required under Wis. Stat. § 70.07. The Claimant's authorized agent did not receive written notice of the dismissal.

5. Based on this assessment, the City imposed a tax of $33,696.23 on the Property, of which at least the 1st installment has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $676,100. This value is derived from an analysis of comparable sales.

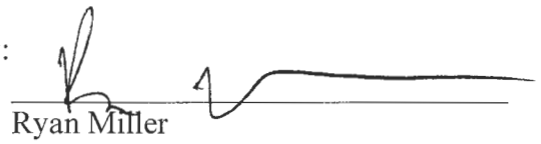
7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $676,100.00, and the correct tax on the Property for 2025 should be no higher than $18,008.02.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $15,688.21 was imposed on the Property.

9. The amount of this claim is $15,688.21, plus interest thereon at the applicable statutory rate.

Dated this 28th day of January, 2026.

Ryan, LLC:

By: 

Ryan Miller
Email: ryan.miller@ryan.com
Agent for Claimant

POST OFFICE ADDRESS:
11223 North Port Washington Road, Suite 200
Mequon, WI 53092

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 2730202000 BILL # 51558 386
LOCATION OF PROPERTY: 207 E CAPITOL DR
LEGAL DESCRIPTION: NEIGHBORHOOD 6440 PLAT PAGE 273/01
ISLAND AVENUE LAND COMPANY'S SUBD NO 1 IN NE 1/4 S
EC 8-7-22 BLOCK 1 LOTS 3 TO 9 INCL & S 2' LOT 2 BI

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

BRODERSEN PROPERTIES OF MILW
101 W CAPITOL DR
MILWAUKEE, WI 53212

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
SPECIAL MERCANTILE	378,400	1,056,000	1,434,400
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	378,627	1,056,634	1,435,261
School taxes reduced by school levy tax credit			2,312.53

Detail of Special Assessments and Other Charges	
FIRE PREVENTION INSPECTION	235.30
POLICE BOARD UPS	207.60
BID #25 RIVERWORKS	3,500.00
TOTAL	3,942.90

Net Assessed Value Rate Before Credits 20.803

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			782.50	1,771.48	+126.387
Public Schools	734,822,627	870,341,380	5,065.58	11,537.46	+127.762
Tech. College	31,558,078	31,156,756	506.39	1,095.88	+116.410
County Govt.	30,204,588	30,914,484	1,987.13	4,514.77	+127.201
City Govt.	282,441,064	291,765,300	4,725.93	10,920.52	+131.077
Total	1,079,026,357	1,224,177,920	13,067.53	29,840.11	+128.353
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			12,980.49	29,753.33	+129.216
Special Assessments and Charges				3,942.90	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE 33,696.23

Monthly Installment Payment Due February through June	3,268.93	Monthly Installment Payment Due August and September	2,437.92	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026**	**33,696.23**
Monthly Installment Payment Due July	3,268.88	Monthly Installment Payment Due October	2,437.63	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026**	**6,769.23**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE
LOCATION OF PROPERTY: 207 E CAPITOL DR
TAX KEY / ACCOUNT NO. 2730202000 BILL # 51558

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

☐ ASSESSMENT APPEAL PENDING PAID UNDER PROTEST

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
PO BOX 78776
MILWAUKEE, WI 53278-8776

FULL PAYMENT DUE ON OR BEFORE 01/31/2026	**33,696.23**
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026	**6,769.23**
PLEASE WRITE IN AMOUNT ENCLOSED	
$	

BRODERSEN PROPERTIES OF MILW
101 W CAPITOL DR
MILWAUKEE, WI 53212

386

30A2025500051555A500033L9L23A00000L7L923L

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant Broderson Capitol Property, LLC, by its agents Ryan, LLC, asserts it is the owner of parcel number 2460404000 (the Property) located at 2910 W. Capitol Drive, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 2910 W. Capitol Drive, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $2,290,700.

4. The Claimant timely filed a 2025 real property assessment appeal with the City of Milwaukee Board of Assessors (BOA). The appeal was subsequently dismissed; however, the City failed to provide timely written notice of the dismissal as required under Wis. Stat. § 70.07. The Claimant's authorized agent did not receive written notice of the dismissal.

5. Based on this assessment, the City imposed a tax of $52,469.23 on the Property, of which at least the 1st installment has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $1,079,730. This value is derived from an analysis of comparable sales.

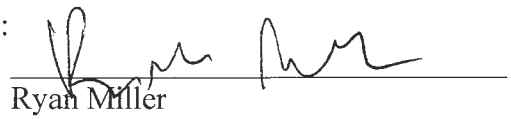
7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $1,079,730.00, and the correct tax on the Property for 2025 should be no higher than $27,363.72.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $25,105.51 was imposed on the Property.

9. The amount of this claim is $25,105.51, plus interest thereon at the applicable statutory rate.

Dated this 28th day of January, 2026.

Ryan, LLC:

By: 

Ryan Miller
Email: ryan.miller@ryan.com
Agent for Claimant

POST OFFICE ADDRESS:
11223 North Port Washington Road, Suite 200
Mequon, WI 53092

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 2460404000 BILL # 39217 386
LOCATION OF PROPERTY: 2910 W CAPITOL DR
LEGAL DESCRIPTION: NEIGHBORHOOD 6440 PLAT PAGE 246/08
RE-SUBD OF CAPITOL DEVELOPMENT SUBD IN SE 1/4 SEC 1-7-21 BLOCK 2 LOTS 1-2-3 & E 20' LOT 4 BID #37

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

BRODERSEN CAPITOL PROPERTY
LLC
101 W CAPITOL DR
MILWAUKEE, WI 53212

Class	Assessment-Land	Assmt.-Improvements	Total Assessment	Detail of Special Assessments and Other Charges
SPECIAL MERCANTILE	494,500	1,796,200	2,290,700	BID #37 30TH STREET INDUSTRIAL CORRIDOR 4,902.10
Avg. Assmt. Ratio	Est. Fair Mkt.-Land	Est. Fair Mkt.-Improvements	Total Est .Fair Market	
0.9994	494,797	1,797,278	2,292,075	
School taxes reduced by school levy tax credit			3,693.04	TOTAL 4,902.10

Net Assessed Value Rate Before Credits 20.803

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			1,166.88	2,829.01	+142.442
Public Schools	734,822,627	870,341,380	7,553.93	18,425.04	+143.913
Tech. College	31,558,078	31,156,756	755.14	1,750.09	+131.757
County Govt.	30,204,588	30,914,484	2,963.27	7,209.98	+143.312
City Govt.	282,441,064	291,765,300	7,047.44	17,439.79	+147.463
Total	1,079,026,357	1,224,177,920	19,486.66	47,653.91	+144.546
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			19,399.62	47,567.13	+145.196
Special Assessments and Charges				4,902.10	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 52,469.23 ◀

Monthly Installment Payment Due February through June	5,155.28	Monthly Installment Payment Due August and September	3,826.72	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026**	**52,469.23**
Monthly Installment Payment Due July	5,155.23	Monthly Installment Payment Due October	3,826.44	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026**	**10,057.72**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE TAX KEY / ACCOUNT NO. 2460404000 BILL # 39217
LOCATION OF PROPERTY: 2910 W CAPITOL DR

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

☐ ASSESSMENT APPEAL PENDING PAID UNDER PROTEST

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
PO BOX 78776
MILWAUKEE, WI 53278-8776

FULL PAYMENT DUE ON OR BEFORE 01/31/2026	**52,469.23**
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026	**10,057.72**
PLEASE WRITE IN AMOUNT ENCLOSED	
$	

BRODERSEN CAPITOL PROPERTY
LLC
101 W CAPITOL DR
MILWAUKEE, WI 53212

386

20A2025500039217500005246923600010057727

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant ANGIE EUN JO REVOCABLE LIVING TRUST, by its agents Ryan, LLC, asserts it is the owner of parcel number 5950843000 (the Property) located at 580 W. Layton Avenue, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 580 W. Layton Avenue, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $2,048,700.

4. The Claimant timely filed a 2025 real property assessment appeal with the City of Milwaukee Board of Assessors (BOA). The appeal was subsequently dismissed; however, the City failed to provide timely written notice of the dismissal as required under Wis. Stat. § 70.07. The Claimant's authorized agent did not receive written notice of the dismissal.

5. Based on this assessment, the City imposed a tax of $44,814.33 on the Property, of which at least the 1st installment has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $775,000. This value is derived from an analysis of comparable sales.

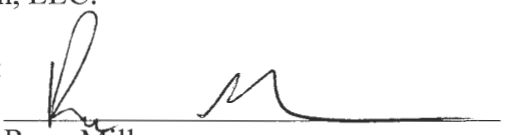
7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $775,000.00, and the correct tax on the Property for 2025 should be no higher than $18,403.90.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $26,410.44 was imposed on the Property.

9. The amount of this claim is $26,410.44, plus interest thereon at the applicable statutory rate.

Dated this 28th day of January, 2026.

Ryan, LLC:

By: 

Ryan Miller
Email: ryan.miller@ryan.com
Agent for Claimant

POST OFFICE ADDRESS:
11223 North Port Washington Road, Suite 200
Mequon, WI 53092

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 5950843000 BILL # 153696
LOCATION OF PROPERTY: 580 W LAYTON AV
LEGAL DESCRIPTION: NEIGHBORHOOD 6440 PLAT PAGE 595/24
CERTIFIED SURVEY MAP NO 7622 IN SE 1/4 SEC 20-6-22
PARCEL 3 BID #40

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

ANGIE EUN JO REVOCABLE
LIVING TRUST
1719 BANK ST
SOUTH PASADENA, CA 91030

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
SPECIAL MERCANTILE	341,100	1,707,600	2,048,700
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	341,305	1,708,625	2,049,930
School taxes reduced by school levy tax credit			3,302.89

Detail of Special Assessments and Other Charges	
DNS MISCELLANEOUS	200.00
FIRE PREVENTION INSPECTION	336.08
BID #40 AIRPORT GATEWAY	1,745.49
TOTAL	2,281.57

Net Assessed Value Rate Before Credits 20.803

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			1,411.92	2,530.14	+79.199
Public Schools	734,822,627	870,341,380	9,140.25	16,478.54	+80.285
Tech. College	31,558,078	31,156,756	913.72	1,565.21	+71.301
County Govt.	30,204,588	30,914,484	3,585.56	6,448.28	+79.840
City Govt.	282,441,064	291,765,300	8,527.40	15,597.37	+82.909
Total	1,079,026,357	1,224,177,920	23,578.85	42,619.54	+80.753
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			23,491.81	42,532.76	+81.054
Special Assessments and Charges				2,281.57	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 44,814.33 ◀

Monthly Installment Payment Due February through June	4,663.29	Monthly Installment Payment Due August and September	3,475.33	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026**	**44,814.33**
Monthly Installment Payment Due July	4,663.16	Monthly Installment Payment Due October	3,475.01	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026**	**6,409.05**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 5950843000 BILL # 153696
LOCATION OF PROPERTY: 580 W LAYTON AV

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

☐ ASSESSMENT APPEAL PENDING PAID UNDER PROTEST

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
PO BOX 78776
MILWAUKEE, WI 53278-8776

FULL PAYMENT DUE ON OR BEFORE 01/31/2026	**44,814.33**
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026	**6,409.05**
PLEASE WRITE IN AMOUNT ENCLOSED	
$	

ANGIE EUN JO REVOCABLE
LIVING TRUST
1719 BANK ST
SOUTH PASADENA, CA 91030

?0A?025500153696000044814333000006409056

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant 4601 WEST NORTH LLC, by its agents Ryan, LLC, asserts it is the owner of parcel number 3471211000 (the Property) located at 4601 W. North Avenue, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 4601 W. North Avenue, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $1,419,300.

4. The Claimant timely filed a 2025 real property assessment appeal with the City of Milwaukee Board of Assessors (BOA). The appeal was subsequently dismissed; however, the City failed to provide timely written notice of the dismissal as required under Wis. Stat. § 70.07. The Claimant's authorized agent did not receive written notice of the dismissal.

5. Based on this assessment, the City imposed a tax of $37,478.21 on the Property, of which at least the 1st installment has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $744,000. This value is derived from an analysis of comparable sales.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $744,000.00, and the correct tax on the Property for 2025 should be no higher than $23,516.41.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $13,961.80 was imposed on the Property.

9. The amount of this claim is $13,961.80, plus interest thereon at the applicable statutory rate.

Dated this 28th day of January, 2026.

Ryan, LLC:

By: 

Ryan Miller
Email: ryan.miller@ryan.com
Agent for Claimant

POST OFFICE ADDRESS:
11223 North Port Washington Road, Suite 200
Mequon, WI 53092

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 3471211000 BILL # 84788
LOCATION OF PROPERTY: 4601 W NORTH AV
LEGAL DESCRIPTION: NEIGHBORHOOD 6440 PLAT PAGE 347/12
CERTIFIED SURVEY MAP NUMBER 7526 IN NE 1/4 SEC 23-7-21 LOT 1 BID #16

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3160
www.milwaukee.gov/treasurer

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.

4601 WEST NORTH LLC
ATTN: LEGAL DEPARTMENT
3309 COLLINS LN
LOUISVILLE, KY 40245-0000

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
SPECIAL MERCANTILE	217,800	1,201,500	1,419,300
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	217,931	1,202,221	1,420,152
School taxes reduced by school levy tax credit			2,288.18

Detail of Special Assessments and Other Charges	
FIRE PREVENTION INSPECTION	232.83
BID #16 WEST NORTH AVENUE	7,806.15
TOTAL	8,038.98

Net Assessed Value Rate Before Credits 20.803

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			888.20	1,752.84	+97.347
Public Schools	734,822,627	870,341,380	5,749.87	11,416.01	+98.544
Tech. College	31,558,078	31,156,756	574.79	1,084.35	+88.652
County Govt.	30,204,588	30,914,484	2,255.57	4,467.25	+98.054
City Govt.	282,441,064	291,765,300	5,364.34	10,805.56	+101.433
Total	1,079,026,357	1,224,177,920	14,832.77	29,526.01	+99.059
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			14,745.73	29,439.23	+99.646
Special Assessments and Charges				8,038.98	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 37,478.21 ◀

Monthly Installment Payment Due February through June	3,213.89	Monthly Installment Payment Due August and September	2,391.65	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026 37,478.21**
Monthly Installment Payment Due July	3,213.84	Monthly Installment Payment Due October	2,391.25	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026 11,020.37**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE
LOCATION OF PROPERTY: 4601 W NORTH AV
TAX KEY / ACCOUNT NO. 3471211000 BILL # 84788

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

☐ ASSESSMENT APPEAL PENDING PAID UNDER PROTEST

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
PO BOX 78776
MILWAUKEE, WI 53278-8776

FULL PAYMENT DUE ON OR BEFORE 01/31/2026 37,478.21
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026 11,020.37
PLEASE WRITE IN AMOUNT ENCLOSED
$

4601 WEST NORTH LLC
ATTN: LEGAL DEPARTMENT
3309 COLLINS LN
LOUISVILLE, KY 40245-0000

20A2025500004A47AA900037247A2111000111020377

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant ARC CAFEUSA001 LLC, by its agents Ryan, LLC, asserts it is the owner of parcel number 2650030100 (the Property) located at 6213-6235 W. Capitol Drive, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 6213-6235 W. Capitol Drive, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $1,653,400.

4. The Claimant timely filed a 2025 real property assessment appeal with the City of Milwaukee Board of Assessors (BOA). The appeal was subsequently dismissed; however, the City failed to provide timely written notice of the dismissal as required under Wis. Stat. § 70.07. The Claimant's authorized agent did not receive written notice of the dismissal.

5. Based on this assessment, the City imposed a tax of $34,309.26 on the Property, of which at least the 1st installment has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $779,340. This value is derived from an analysis of comparable sales.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $779,340.00, and the correct tax on the Property for 2025 should be no higher than $16,212.61.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $18,096.65 was imposed on the Property.

9. The amount of this claim is $18,096.65, plus interest thereon at the applicable statutory rate.

Dated this 28th day of January, 2026.

Ryan, LLC:

By: _____

Ryan Miller
Email: ryan.miller@ryan.com
Agent for Claimant

POST OFFICE ADDRESS:
11223 North Port Washington Road, Suite 200
Mequon, WI 53092

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 2650030100 BILL # 46144
LOCATION OF PROPERTY: 6213 6235 W CAPITOL DR
LEGAL DESCRIPTION: NEIGHBORHOOD 6440 PLAT PAGE 265/11
CAPITOL LAWNS IN NE 1/4 SEC 10-7-21 BLOCK 2 LOTS 3 TO 7 INCL

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3160
www.milwaukee.gov/treasurer

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.

ARC CAFEUSA001 LLC
C/O BRIDGEMAN FOODS II INC
3309 COLLINS LN
LOUISVILLE, KY 40245

Class	Assessment-Land	Assmt.-Improvements	Total Assessment	Detail of Special Assessments and Other Charges
SPECIAL MERCANTILE	307,400	1,346,000	1,653,400	
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**	
0.9994	307,585	1,346,808	1,654,393	
School taxes reduced by school levy tax credit			2,665.59	0.00

Net Assessed Value Rate Before Credits 20.803

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			1,062.41	2,041.95	+92.200
Public Schools	734,822,627	870,341,380	6,877.63	13,298.98	+93.366
Tech. College	31,558,078	31,156,756	687.53	1,263.20	+83.730
County Govt.	30,204,588	30,914,484	2,697.97	5,204.08	+92.889
City Govt.	282,441,064	291,765,300	6,416.48	12,587.83	+96.180
Total	1,079,026,357	1,224,177,920	17,742.02	34,396.04	+93.868
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			17,654.98	34,309.26	+94.332
Special Assessments and Charges				0.00	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 34,309.26 ◀

Monthly Installment Payment Due February through June	3,718.43	Monthly Installment Payment Due August and September	2,760.16	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026**	**34,309.26**
Monthly Installment Payment Due July	3,718.38	Monthly Installment Payment Due October	2,759.83	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026**	**3,718.58**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE TAX KEY / ACCOUNT NO. 2650030100 BILL # 46144
LOCATION OF PROPERTY: 6213 6235 W CAPITOL DR

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

☐ ASSESSMENT APPEAL PENDING PAID UNDER PROTEST

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
PO BOX 78776
MILWAUKEE, WI 53278-8776

FULL PAYMENT DUE ON OR BEFORE 01/31/2026	**34,309.26**
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026	**3,718.58**
PLEASE WRITE IN AMOUNT ENCLOSED	
$	

ARC CAFEUSA001 LLC
C/O BRIDGEMAN FOODS II INC
3309 COLLINS LN
LOUISVILLE, KY 40245

208202550004614420003430926000003718582

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant 4601 WEST NORTH LLC, by its agents Ryan, LLC, asserts it is the owner of parcel number 0430413000 (the Property) located at 8331 W. Brown Deer Road, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 8331 W. Brown Deer Road, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $1,852,100.

4. The Claimant timely filed a 2025 real property assessment appeal with the City of Milwaukee Board of Assessors (BOA). The appeal was subsequently dismissed; however, the City failed to provide timely written notice of the dismissal as required under Wis. Stat. § 70.07. The Claimant's authorized agent did not receive written notice of the dismissal.

5. Based on this assessment, the City imposed a tax of $44,043.66 on the Property, of which at least the 1st installment has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $872,960. This value is derived from an analysis of comparable sales.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $872,960.00, and the correct tax on the Property for 2025 should be no higher than $23,761.02.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $20,282.64 was imposed on the Property.

9. The amount of this claim is $20,282.64, plus interest thereon at the applicable statutory rate.

Dated this 28th day of January, 2026.

Ryan, LLC:

By: 

Ryan Miller
Email: ryan.miller@ryan.com
Agent for Claimant

POST OFFICE ADDRESS:
11223 North Port Washington Road, Suite 200
Mequon, WI 53092

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 0430413000 BILL # 2284
LOCATION OF PROPERTY: 8331 W BROWN DEER RD
LEGAL DESCRIPTION: NEIGHBORHOOD 6440 PLAT PAGE 043/02
CERTIFIED SURVEY MAP NO 2609 ETC, IN NE 1/4 SEC 9-8-21 PARCEL 3 BID #17, #48

4601 WEST NORTH LLC
3309 COLLINS LN
LOUISVILLE, KY 40245

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
SPECIAL MERCANTILE	405,700	1,446,400	1,852,100
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	405,944	1,447,268	1,853,212
School taxes reduced by school levy tax credit			2,985.94

Net Assessed Value Rate Before Credits 20.803

Detail of Special Assessments and Other Charges	
FIRE PREVENTION INSPECTION	303.82
BID #48 GRANVILLE	5,297.01
TOTAL	5,600.83

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			881.61	2,287.34	+159.450
Public Schools	734,822,627	870,341,380	5,707.21	14,897.20	+161.024
Tech. College	31,558,078	31,156,756	570.53	1,415.00	+148.015
County Govt.	30,204,588	30,914,484	2,238.84	5,829.48	+160.379
City Govt.	282,441,064	291,765,300	5,324.54	14,100.59	+164.823
Total	1,079,026,357	1,224,177,920	14,722.73	38,529.61	+161.702
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			14,635.69	38,442.83	+162.665
Special Assessments and Charges				5,600.83	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 44,043.66 ◀

Monthly Installment Payment Due February through June	4,196.81	Monthly Installment Payment Due August and September	3,123.08	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026**	**44,043.66**
Monthly Installment Payment Due July	4,196.69	Monthly Installment Payment Due October	3,122.75	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026**	**9,494.01**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE TAX KEY / ACCOUNT NO. 0430413000 BILL # 2284
LOCATION OF PROPERTY: 8331 W BROWN DEER RD

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

☐ ASSESSMENT APPEAL PENDING PAID UNDER PROTEST

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
PO BOX 78776
MILWAUKEE, WI 53278-8776

FULL PAYMENT DUE ON OR BEFORE 01/31/2026	**44,043.66**
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026	**9,494.01**
PLEASE WRITE IN AMOUNT ENCLOSED	
$	

4601 WEST NORTH LLC
3309 COLLINS LN
LOUISVILLE, KY 40245

208202550000228480004404366900009494014

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant ARC CAFEUSA001 LLC, by its agents Ryan, LLC, asserts it is the owner of parcel number 5051124100 (the Property) located at 3042-3072 S. Chase Avenue, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 3042-3072 S. Chase Avenue, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $1,913,200.

4. The Claimant timely filed a 2025 real property assessment appeal with the City of Milwaukee Board of Assessors (BOA). The appeal was subsequently dismissed; however, the City failed to provide timely written notice of the dismissal as required under Wis. Stat. § 70.07. The Claimant's authorized agent did not receive written notice of the dismissal.

5. Based on this assessment, the City imposed a tax of $40,027.77 on the Property, of which at least the 1st installment has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $906,750. This value is derived from an analysis of comparable sales.

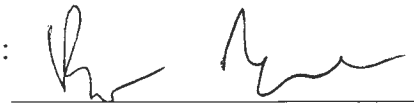
7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $906,750.00, and the correct tax on the Property for 2025 should be no higher than $19,176.97.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $20,850.80 was imposed on the Property.

9. The amount of this claim is $20,850.80, plus interest thereon at the applicable statutory rate.

Dated this 28th day of January, 2026.

Ryan, LLC:

By: 

Ryan Miller
Email: ryan.miller@ryan.com
Agent for Claimant

POST OFFICE ADDRESS:
11223 North Port Washington Road, Suite 200
Mequon, WI 53092

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 5051124100 BILL # 128617
LOCATION OF PROPERTY: 3042 3072 S CHASE AV
LEGAL DESCRIPTION: NEIGHBORHOOD 6440 PLAT PAGE 505/15
SOUTH MILWAUKEE IN SW 1/4 9 & SE 1/4 SEC 8-6-22 BL
OCK 5 E 71' LOTS 21 TO 28 INCL EXC THAT PART LOT 2
INCOMPLETE LEGAL DESCRIPTION SEE TAX ROLL FOR COMPLETE LEGAL

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

ARC CAFEUSA001 LLC
33309 COLLINS LANE
LOUISVILLE, KY 40245

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
SPECIAL MERCANTILE	274,600	1,638,600	1,913,200
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	274,765	1,639,584	1,914,349
School taxes reduced by school levy tax credit			3,084.44

Detail of Special Assessments and Other Charges	
FIRE PREVENTION INSPECTION	313.85
TOTAL	313.85

Net Assessed Value Rate Before Credits 20.803

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			753.26	2,362.80	+213.677
Public Schools	734,822,627	870,341,380	4,876.28	15,388.65	+215.582
Tech. College	31,558,078	31,156,756	487.47	1,461.68	+199.850
County Govt.	30,204,588	30,914,484	1,912.88	6,021.80	+214.803
City Govt.	282,441,064	291,765,300	4,549.33	14,565.77	+220.174
Total	1,079,026,357	1,224,177,920	12,579.22	39,800.70	+216.400
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			12,492.18	39,713.92	+217.910
Special Assessments and Charges				313.85	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 40,027.77 ◀

Monthly Installment Payment Due February through June	4,335.55	Monthly Installment Payment Due August and September	3,226.32	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026** **40,027.77**
Monthly Installment Payment Due July	4,335.43	Monthly Installment Payment Due October	3,226.04	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026** **4,335.91**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE TAX KEY / ACCOUNT NO. 5051124100 BILL # 128617
LOCATION OF PROPERTY: 3042 3072 S CHASE AV

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

☐ ASSESSMENT APPEAL PENDING PAID UNDER PROTEST

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
PO BOX 78776
MILWAUKEE, WI 53278-8776

FULL PAYMENT DUE ON OR BEFORE 01/31/2026	**40,027.77**
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026	**4,335.91**
PLEASE WRITE IN AMOUNT ENCLOSED	
$	

ARC CAFEUSA001 LLC
33309 COLLINS LANE
LOUISVILLE, KY 40245

208202550012861780004002777300004335915

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant SPIROS BOSNOS, by its agents Ryan, LLC, asserts it is the owner of parcel number 4930001000 (the Property) located at 2310 S. 43rd Street, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 2310 S. 43rd Street, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $1,932,300.

4. The Claimant timely filed a 2025 real property assessment appeal with the City of Milwaukee Board of Assessors (BOA). The appeal was subsequently dismissed; however, the City failed to provide timely written notice of the dismissal as required under Wis. Stat. § 70.07. The Claimant's authorized agent did not receive written notice of the dismissal.

5. Based on this assessment, the City imposed a tax of $40,428.25 on the Property, of which at least the 1st installment has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $872,960. This value is derived from an analysis of comparable sales.

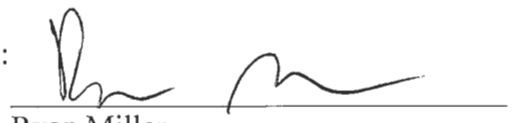
7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $872,960.00, and the correct tax on the Property for 2025 should be no higher than $18,477.17.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $21,951.08 was imposed on the Property.

9. The amount of this claim is $21,951.08, plus interest thereon at the applicable statutory rate.

Dated this 28th day of January, 2026.

Ryan, LLC:

By: 

Ryan Miller
Email: ryan.miller@ryan.com
Agent for Claimant

POST OFFICE ADDRESS:
11223 North Port Washington Road, Suite 200
Mequon, WI 53092

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 4930001000 BILL # 121387
LOCATION OF PROPERTY: 2310 S 43RD ST
LEGAL DESCRIPTION: NEIGHBORHOOD 6440 PLAT PAGE 493/06
CERTIFIED SURVEY MAP NO 4550 IN NW 1/4 SEC 12-6-21
PARCEL 1

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

SPIROS BOSNOS
C/O BRIDGEMAN FOODS II INC
3309 COLLINS LN
LOUISVILLE, KY 40245

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
SPECIAL MERCANTILE	451,000	1,481,300	1,932,300
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	451,271	1,482,189	1,933,460
School taxes reduced by school levy tax credit			3,115.23

Detail of Special Assessments and Other Charges	
FIRE PREVENTION INSPECTION	316.98
TOTAL	316.98

Net Assessed Value Rate Before Credits 20.803

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			993.63	2,386.39	+140.169
Public Schools	734,822,627	870,341,380	6,432.39	15,542.29	+141.625
Tech. College	31,558,078	31,156,756	643.02	1,476.28	+129.585
County Govt.	30,204,588	30,914,484	2,523.31	6,081.91	+141.029
City Govt.	282,441,064	291,765,300	6,001.10	14,711.18	+145.141
Total	1,079,026,357	1,224,177,920	16,593.45	40,198.05	+142.253
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			16,506.41	40,111.27	+143.004
Special Assessments and Charges				316.98	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 40,428.25 ◀

Monthly Installment Payment Due February through June	4,378.93	Monthly Installment Payment Due August and September	3,258.61	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026**	**40,428.25**
Monthly Installment Payment Due July	4,378.88	Monthly Installment Payment Due October	3,258.26	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026**	**4,379.24**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE
LOCATION OF PROPERTY: 2310 S 43RD ST
TAX KEY / ACCOUNT NO. 4930001000 BILL # 121387

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

☐ ASSESSMENT APPEAL PENDING PAID UNDER PROTEST

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
PO BOX 78776
MILWAUKEE, WI 53278-8776

FULL PAYMENT DUE ON OR BEFORE 01/31/2026 40,428.25
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026 4,379.24
PLEASE WRITE IN AMOUNT ENCLOSED
$

SPIROS BOSNOS
C/O BRIDGEMAN FOODS II INC
3309 COLLINS LN
LOUISVILLE, KY 40245

208202550012138750004042825200004379244

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant Kaplan Investment Properties, by its agents Ryan, LLC, asserts it is the owner of parcel number 2690101100 (the Property) located at 2725 W. Capitol Drive, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 2725 W. Capitol Drive, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $1,706,100.

4. The Claimant timely filed a 2025 real property assessment appeal with the City of Milwaukee Board of Assessors (BOA). The appeal was subsequently dismissed; however, the City failed to provide timely written notice of the dismissal as required under Wis. Stat. § 70.07. The Claimant's authorized agent did not receive written notice of the dismissal.

5. Based on this assessment, the City imposed a tax of $39,336.49 on the Property, of which at least the 1st installment has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $709,280. This value is derived from an analysis of comparable sales.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $709,280.00, and the correct tax on the Property for 2025 should be no higher than $18,686.07.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $20,650.42 was imposed on the Property.

9. The amount of this claim is $20,650.42, plus interest thereon at the applicable statutory rate.

Dated this 28th day of January, 2026.

Ryan, LLC:

By: _____

Ryan Miller
Email: ryan.miller@ryan.com
Agent for Claimant

POST OFFICE ADDRESS:
11223 North Port Washington Road, Suite 200
Mequon, WI 53092

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 2690101100 BILL # 48894
LOCATION OF PROPERTY: 2725 W CAPITOL DR
LEGAL DESCRIPTION: NEIGHBORHOOD 6440 PLAT PAGE 269/01
CONRAD-THOMA SUBD NO 1 IN NE 1/4 SEC 12-7-21 BLOCK 1 LOTS 1 THRU 6 BID #37,TID #74

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

KAPLAN INVESTMENT PROPERTIES
70 PROSECCO
RANCHO MIRAGE, CA 92270

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
SPECIAL MERCANTILE	426,600	1,279,500	1,706,100
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	426,856	1,280,268	1,707,124
School taxes reduced by school levy tax credit			2,750.56

Net Assessed Value Rate Before Credits 20.803

Detail of Special Assessments and Other Charges	
FIRE PREVENTION INSPECTION	279.87
BID #37 30TH STREET INDUSTRIAL CORRIDOR	3,651.05
TOTAL	3,930.92

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			895.34	2,107.03	+135.333
Public Schools	734,822,627	870,341,380	5,796.08	13,722.86	+136.761
Tech. College	31,558,078	31,156,756	579.41	1,303.46	+124.963
County Govt.	30,204,588	30,914,484	2,273.70	5,369.95	+136.177
City Govt.	282,441,064	291,765,300	5,407.46	12,989.05	+140.206
Total	1,079,026,357	1,224,177,920	14,951.99	35,492.35	+137.375
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			14,864.95	35,405.57	+138.182
Special Assessments and Charges				3,930.92	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 39,336.49 ◀

Monthly Installment Payment Due February through June	3,865.22	Monthly Installment Payment Due August and September	2,876.33	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026**	**39,336.49**
Monthly Installment Payment Due July	3,865.14	Monthly Installment Payment Due October	2,876.05	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026**	**7,516.54**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE TAX KEY / ACCOUNT NO. 2690101100 BILL # 48894
LOCATION OF PROPERTY: 2725 W CAPITOL DR

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

☐ ASSESSMENT APPEAL PENDING PAID UNDER PROTEST

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
PO BOX 78776
MILWAUKEE, WI 53278-8776

FULL PAYMENT DUE ON OR BEFORE 01/31/2026	**39,336.49**
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026	**7,516.54**
PLEASE WRITE IN AMOUNT ENCLOSED	
$	

KAPLAN INVESTMENT PROPERTIES
70 PROSECCO
RANCHO MIRAGE, CA 92270

208202550004889400003933649000007516545

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant JB PROPERTIES LTD PRTNSHP, by its agents Ryan, LLC, asserts it is the owner of parcel number 1830231000 (the Property) located at 11201 W. Silver Spring Drive, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 11201 W. Silver Spring Drive, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $1,867,800.

4. The Claimant timely filed a 2025 real property assessment appeal with the City of Milwaukee Board of Assessors (BOA). The appeal was subsequently dismissed; however, the City failed to provide timely written notice of the dismissal as required under Wis. Stat. § 70.07. The Claimant's authorized agent did not receive written notice of the dismissal.

5. Based on this assessment, the City imposed a tax of $39,075.85 on the Property, of which at least the 1st installment has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $818,400. This value is derived from an analysis of comparable sales.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $818,400.00, and the correct tax on the Property for 2025 should be no higher than $17,331.58.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $21,744.27 was imposed on the Property.

9. The amount of this claim is $21,744.27, plus interest thereon at the applicable statutory rate.

Dated this 28th day of January, 2026.

Ryan, LLC:

By: _____

Ryan Miller
Email: ryan.miller@ryan.com
Agent for Claimant

POST OFFICE ADDRESS:
11223 North Port Washington Road, Suite 200
Mequon, WI 53092

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 1830231000 BILL # 19097
LOCATION OF PROPERTY: 11201 W SILVER SPRING DR
LEGAL DESCRIPTION: NEIGHBORHOOD 6440 PLAT PAGE 183/08
CERTIFIED SURVEY MAP NO 4156 IN NE 1/4 SEC 31-8-21
PARCEL 1

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

JB PROPERTIES LTD PRTNSHP
3309 COLLINS LN
LOUISVILLE, KY 40245

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
SPECIAL MERCANTILE	370,100	1,497,700	1,867,800
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	370,322	1,498,599	1,868,921
School taxes reduced by school levy tax credit			3,011.25

Net Assessed Value Rate Before Credits 20.803

Detail of Special Assessments and Other Charges	
FIRE PREVENTION INSPECTION	306.40
TOTAL	306.40

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			842.76	2,306.73	+173.711
Public Schools	734,822,627	870,341,380	5,455.71	15,023.48	+175.372
Tech. College	31,558,078	31,156,756	545.39	1,427.00	+161.648
County Govt.	30,204,588	30,914,484	2,140.18	5,878.90	+174.692
City Govt.	282,441,064	291,765,300	5,089.91	14,220.12	+179.379
Total	1,079,026,357	1,224,177,920	14,073.95	38,856.23	+176.086
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			13,986.91	38,769.45	+177.184
Special Assessments and Charges				306.40	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 39,075.85 ◀

Monthly Installment Payment Due February through June	4,232.47	Monthly Installment Payment Due August and September	3,149.62	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026**	**39,075.85**
Monthly Installment Payment Due July	4,232.38	Monthly Installment Payment Due October	3,149.32	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026**	**4,232.56**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE TAX KEY / ACCOUNT NO. 1830231000 BILL # 19097
LOCATION OF PROPERTY: 11201 W SILVER SPRING DR

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

☐ ASSESSMENT APPEAL PENDING PAID UNDER PROTEST

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
PO BOX 78776
MILWAUKEE, WI 53278-8776

FULL PAYMENT DUE ON OR BEFORE 01/31/2026	**39,075.85**
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026	**4,232.56**
PLEASE WRITE IN AMOUNT ENCLOSED	
$	

JB PROPERTIES LTD PRTNSHP
3309 COLLINS LN
LOUISVILLE, KY 40245

208202550001909750003907585800004232567

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant Brady and Water LLC, by its agents Ryan, LLC, asserts it is the owner of parcel number 3600082000 (the Property) located at 1693 N. Water Street, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 1693 N. Water Street, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $420,000.

4. The assessment was sustained at the Board of Assessors (BOA). The Board of Assessors failed to provide timely written notice of its determination as required under Wis. Stat. § 70.07. This impacted multiple taxpayers in the City of Milwaukee. No decision letter was received by the Claimant. The Claimant timely paid the first installment real property taxes for the 2025–26 tax year.

5. Based on this assessment, the City imposed a tax of $8,737.35 on the Property, of which the first installment has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $300,000. This value is derived from recent land sales and the estimated cost to remediate environmental issues associated with the Property.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $300,000.00, and the correct tax on the Property for 2025 should be no higher than $6,240.90.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $2,496.45 was imposed on the Property.

9. The amount of this claim is $2,496.45, plus interest thereon at the applicable statutory rate.

Dated this 29th day of January 2026.

Ryan, LLC:

By: _____

Todd Shebesta
Email: todd.shebesta@ryan.com
Authorized Agent for Claimant

POST OFFICE ADDRESS:
11223 North Port Washington Road, Suite 200
Mequon, WI 53092

Exhibit A

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 3600082000 BILL # 92191
LOCATION OF PROPERTY: 1693 N WATER ST
LEGAL DESCRIPTION: NEIGHBORHOOD 3603 PLAT PAGE 697/4
HATHAWAY'S SUBD OF N PART OF W 1/2 IN SW 1/4 SEC 2
1-7-22 BLOCK F LOTS 1 & 2 TID #79

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

BRADY & WATER LLC
1200 N MAYFAIR RD SUITE 410
MILWAUKEE, WI 53226

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
APARTMENTS	420,000	0	420,000
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	420,252	0	420,252
School taxes reduced by school levy tax credit			677.12

Net Assessed Value Rate Before Credits 20.803

Detail of Special Assessments and Other Charges	
DNS MISCELLANEOUS	4.00
BUILDING REINSPECTION	250.00
TOTAL	254.00

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			576.58	518.70	-10.039
Public Schools	734,822,627	870,341,380	3,732.53	3,378.23	-9.492
Tech. College	31,558,078	31,156,756	373.13	320.88	-14.003
County Govt.	30,204,588	30,914,484	1,464.20	1,321.95	-9.715
City Govt.	282,441,064	291,765,300	3,482.26	3,197.59	-8.175
Total	1,079,026,357	1,224,177,920	9,628.70	8,737.35	-9.257
First Dollar Credit			0.00	0.00	+0.000
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			9,628.70	8,737.35	-9.257
Special Assessments and Charges				254.00	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 8,991.35 ◀

Monthly Installment Payment Due February through June	972.35	Monthly Installment Payment Due August and September	728.31	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026**	**8,991.35**
Monthly Installment Payment Due July	972.33	Monthly Installment Payment Due October	728.08	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026**	**972.57**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 3600082000 BILL # 92191
LOCATION OF PROPERTY: 1693 N WATER ST

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

☐ ASSESSMENT APPEAL PENDING PAID UNDER PROTEST

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
PO BOX 78776
MILWAUKEE, WI 53278-8776

FULL PAYMENT DUE ON OR BEFORE 01/31/2026 8,991.35
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026 972.57
PLEASE WRITE IN AMOUNT ENCLOSED
$

BRADY & WATER LLC
1200 N MAYFAIR RD SUITE 410
MILWAUKEE, WI 53226

208202550009219160000899135800000972570

Bill 92191 | Year 2025 | Type REGULAR/ORIGINAL

Installments

Installment	Due date	Amount billed	Payments	Interest	Amount due
1	01/31/2026	972.57	972.57	0.00	0.00
2	02/28/2026	972.35	0.00	0.00	972.35
3	03/31/2026	972.35	0.00	0.00	972.35
4	04/30/2026	972.35	0.00	0.00	972.35
5	05/31/2026	972.35	0.00	0.00	972.35
6	06/30/2026	972.35	0.00	0.00	972.35
7	07/31/2026	972.33	0.00	0.00	972.33
8	08/31/2026	728.31	0.00	0.00	728.31
9	09/30/2026	728.31	0.00	0.00	728.31
10	10/31/2026	728.08	0.00	0.00	728.08

Payments

Posted date	Reference/paid by	Amount
01/23/2026	01/23 lockbox	972.57

Charges and adjustments

Description	Taxable value	Tax rate	Charge amount
CITY GOVERNMENT	420,000.00	7.6133	2,967.62
COUNTY GOVERNMENT	420,000.00	3.1475	1,226.87
SEWERAGE DISTRICT.	420,000.00	1.235	481.39
PUBLIC SCHOOLS	420,000.00	9.6556	3,763.67
TECHNICAL COLLEGE	420,000.00	0.764	297.80
DNS MISCELLANEOUS	0.00	0	4.00
BUILDING REINSPECTION	0.00	0	250.00
Abatement - SCHOOL LEVY CREDIT - MILWAUKEE	0.00	0	-677.12

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			Taxation district (Check one) ☐ Town ☐ Village ☒ City		County
Brady and Water LLC			Enter municipality → Milwaukee		Milwaukee
Mailing address			Street address of property		
1200 N Mayfair Rd, Suite 410			1693, 1701-1729 N Water St		
City	State	Zip	City	State	Zip
Milwaukee	WI	53226	Milwaukee	WI	53202
Parcel number	Phone		Email		Fax
360-0082-000 & 354-0920-100	( ) -		todd.shebesta@ryan.com; ryan.miller@ryan.com; andre.dyslin@ryan.com		( ) -

Section 2: Authorized Agent Information

Name / title			Company name	
Todd Shebesta, Sr Mgr / Ryan Miller, Sr Mgr / Andre Dyslin, Consultant			Ryan LLC	
Mailing address			Phone	Fax
500 W Silver Spring Drive, Suite K200			( ) -	( ) -
City	State	Zip	Email	
Glendale	WI	53217	todd.shebesta@ryan.com; ryan.miller@ryan.com; andre.dyslin@ryan.com	

Section 3: Agent Authorization

Agent Authorized for: *(check all that apply)*

- ☒ Manufacturing property assessment appeals (BOA)
- ☒ Wisconsin Department of Revenue 70.85 appeals
- ☒ Municipal Board of Review
- ☐ Other _____

Enter Tax Years of Authorization

2024 & Forward

Authorization expires: 12 - 31 - 2027 *(mm - dd - yyyy)* (unless rescinded in writing prior to expiration)

Send notices and other written communications to: *(check one or both)* ☒ Authorized Agent ☒ 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 name *(please print)*	
Owner Sign Here ▶	Brady and Water LLC	
	Owner signature	
	Company or title	Date *(mm-dd-yyyy)*
	CFO - Agent for Owners	05 - 14 - 2025

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant Brady and Water LLC, by its agents Ryan, LLC, asserts it is the owner of parcel number 3540920100 (the Property) located at 1701-1729 N. Water Street, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 1701-1729 N. Water Street, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $5,912,600.

4. Claimant made a timely objection to the Board of Assessor's and Board of Review.

5. Based on this assessment, the City imposed a tax of $122,914.29 on the Property, of which the first installment has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $3,200,000. This value is derived from recent land sales and the estimated cost to remediate environmental issues associated with the Property.

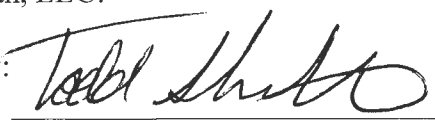
7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $3,200,000.00, and the correct tax on the Property for 2025 should be no higher than $66,482.82.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $56,431.47 was imposed on the Property.

9. The amount of this claim is $56,431.47, plus interest thereon at the applicable statutory rate.

Dated this 29th day of January 2026.

Ryan, LLC:

By: 

Todd Shebesta
Email: todd.shebesta@ryan.com
Authorized Agent for Claimant

POST OFFICE ADDRESS:
11223 North Port Washington Road, Suite 200
Mequon, WI 53092

Exhibit A

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 3540920100 BILL # 88892
LOCATION OF PROPERTY: 1701 1729 N WATER ST
LEGAL DESCRIPTION: NEIGHBORHOOD 3542 PLAT PAGE 697/4
WATER LOTS ON MIL RIVER (HUBBARD & PEARSON'S ADDN)
IN NW 1/4 SEC 21-7-22 WATER LOTS 42,43,44,45,46
INCOMPLETE LEGAL DESCRIPTION SEE TAX ROLL FOR COMPLETE LEGAL

BRADY AND WATER LLC
1200 N MAYFAIR RD STE 410
MILWAUKEE, WI 53226

Class	Assessment-Land	Assmt.-Improvements	Total Assessment	Detail of Special Assessments and Other Charges
APARTMENTS	5,912,500	100	5,912,600	
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**	
0.9994	5,916,050	100	5,916,150	
School taxes reduced by school levy tax credit			9,532.23	0.00

Net Assessed Value Rate Before Credits 20.803

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			5,491.89	7,302.06	+32.961
Public Schools	734,822,627	870,341,380	35,552.33	47,557.47	+33.768
Tech. College	31,558,078	31,156,756	3,554.04	4,517.23	+27.101
County Govt.	30,204,588	30,914,484	13,946.54	18,609.91	+33.437
City Govt.	282,441,064	291,765,300	33,168.55	45,014.40	+35.714
Total	1,079,026,357	1,224,177,920	91,713.35	123,001.07	+34.115
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			91,626.31	122,914.29	+34.147
Special Assessments and Charges				0.00	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 122,914.29 ◀

Monthly Installment Payment Due February through June	13,321.37	Monthly Installment Payment Due August and September	9,888.33	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026**	**122,914.29**
Monthly Installment Payment Due July	13,321.27	Monthly Installment Payment Due October	9,888.04	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026**	**13,321.47**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE TAX KEY / ACCOUNT NO. 3540920100 BILL # 88892
LOCATION OF PROPERTY: 1701 1729 N WATER ST

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

☐ ASSESSMENT APPEAL PENDING PAID UNDER PROTEST

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
PO BOX 78776
MILWAUKEE, WI 53278-8776

FULL PAYMENT DUE ON OR BEFORE 01/31/2026	**122,914.29**
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026	**13,321.47**
PLEASE WRITE IN AMOUNT ENCLOSED	
$	

BRADY AND WATER LLC
1200 N MAYFAIR RD STE 410
MILWAUKEE, WI 53226

208202550008889250012291429400013321476

Bill 88892 | Year 2025 | Type REGULAR/ORIGINAL

Installments

Installment	Due date	Amount billed	Payments	Interest	Amount due
1	01/31/2026	13,321.47	13,321.47	0.00	0.00
2	02/28/2026	13,321.37	0.00	0.00	13,321.37
3	03/31/2026	13,321.37	0.00	0.00	13,321.37
4	04/30/2026	13,321.37	0.00	0.00	13,321.37
5	05/31/2026	13,321.37	0.00	0.00	13,321.37
6	06/30/2026	13,321.37	0.00	0.00	13,321.37
7	07/31/2026	13,321.27	0.00	0.00	13,321.27
8	08/31/2026	9,888.33	0.00	0.00	9,888.33
9	09/30/2026	9,888.33	0.00	0.00	9,888.33
10	10/31/2026	9,888.04	0.00	0.00	9,888.04

Payments

Posted date	Reference/paid by	Amount
01/23/2026	01/23 lockbox	13,321.47

Charges and adjustments

Description	Taxable value	Tax rate	Charge amount
CITY GOVERNMENT	5,912,600.00	7.6133	41,747.41
COUNTY GOVERNMENT	5,912,600.00	3.1475	17,259.20
SEWERAGE DISTRICT.	5,912,600.00	1.235	6,772.05
PUBLIC SCHOOLS	5,912,600.00	9.6556	52,946.22
TECHNICAL COLLEGE	5,912,600.00	0.764	4,189.41
Abatement - SCHOOL LEVY CREDIT - MILWAUKEE	0.00	0	-9,532.23
Abatement - FIRST DOLLAR CREDIT-MILWAUKEE	0.00	0	-86.78

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			Taxation district (Check one) ☐ Town ☐ Village ☒ City		County
Brady and Water LLC			Enter municipality → Milwaukee		Milwaukee
Mailing address			Street address of property		
1200 N Mayfair Rd, Suite 410			1693, 1701-1729 N Water St		
City	State	Zip	City	State	Zip
Milwaukee	WI	53226	Milwaukee	WI	53202
Parcel number	Phone		Email		Fax
360-0082-000 & 354-0920-100	( ) -		todd.shebesta@ryan.com; ryan.miller@ryan.com; andre.dyslin@ryan.com		( ) -

Section 2: Authorized Agent Information

Name / title			Company name	
Todd Shebesta, Sr Mgr / Ryan Miller, Sr Mgr / Andre Dyslin, Consultant			Ryan LLC	
Mailing address			Phone	Fax
500 W Silver Spring Drive, Suite K200			( ) -	( ) -
City	State	Zip	Email	
Glendale	WI	53217	todd.shebesta@ryan.com; ryan.miller@ryan.com; andre.dyslin@ryan.com	

Section 3: Agent Authorization

Agent Authorized for: *(check all that apply)*

- ☒ Manufacturing property assessment appeals (BOA)
- ☒ Wisconsin Department of Revenue 70.85 appeals
- ☒ Municipal Board of Review
- ☐ Other _____

Enter Tax Years of Authorization

2024 & Forward

Authorization expires: 12 - 31 - 2027 *(mm - dd - yyyy)* (unless rescinded in writing prior to expiration)

Send notices and other written communications to: *(check one or both)* ☒ Authorized Agent ☒ 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 name *(please print)*	
Owner Sign Here ▶	Brady and Water LLC	
	Owner signature	
	Company or title	Date *(mm-dd-yyyy)*
	CFO - Agent for Owners	05 - 14 - 2025

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Milwaukee
200 East Wells Street
Milwaukee, WI 53202

Claimant Layton Village Apartments, by its agents Ryan, LLC, asserts it is the owner of parcel number 5989944110 (the Property) located at 2126 W. Layton Avenue, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 2126 W. Layton Avenue, Milwaukee, Wisconsin, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.

2. For the 2025 tax year, property in the City was assessed at 0.9994 of its fair market value as of January 1, 2025, and was taxed at $20.803 per $1,000 of assessed value. A copy of the 2025 tax bill is attached as Exhibit A.

3. For the 2025 tax year, the value of the Property was set by the Assessor's office at $8,212,000.

4. Claimant made a timely objection to the Board of Assessor's and Board of Review.

5. Based on this assessment, the City imposed a tax of $170,749.19 on the Property, which has been paid.

6. The assessed value of the Property as of January 1, 2025, should be no higher than $6,269,700. This value is derived from a fee simple income approach valuation using market information.

7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2025 assessment should be no higher than $6,269,700.00, and the correct tax on the Property for 2025 should be no higher than $130,341.79.

8. As a result of the excessive assessment of the Property for the 2025 tax year, an excess tax in at least the amount of $40,320.62 was imposed on the Property.

9. The amount of this claim is $40,407.40, plus interest thereon at the applicable statutory rate.

Dated this 29th day of January 2026.

Ryan, LLC:

By: _____

Todd Shebesta
Email: todd.shebesta@ryan.com
Authorized Agent for Claimant

POST OFFICE ADDRESS:
11223 North Port Washington Road, Suite 200
Mequon, WI 53092

Exhibit A

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

Spencer Coggs
CITY TREASURER
CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240
TDD: (414) 286-2025
FAX: (414) 286-3186
www.milwaukee.gov/treasurer

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.

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 5989944110 BILL # 154390 374
LOCATION OF PROPERTY: 2126 W LAYTON AV
LEGAL DESCRIPTION: NEIGHBORHOOD 5982 PLAT PAGE 698/0
LANDS IN SW 1/4 SEC 19-6-22 COM S LI & 356.36' W O
F SE COR SD 1/4 SEC-TH N 660'-TH W 330.25'-TH S 20
INCOMPLETE LEGAL DESCRIPTION SEE TAX ROLL FOR COMPLETE LEGAL

LAYTON VILLAGE APARTMENTS
C/O BIECK MANAGEMENT INC
9800 BLUEMOUND RD STE 200
WAUWATOSA, WI 53226

Class	Assessment-Land	Assmt.-Improvements	Total Assessment
APARTMENTS	358,000	7,854,000	8,212,000
Avg. Assmt. Ratio	**Est. Fair Mkt.-Land**	**Est. Fair Mkt.-Improvements**	**Total Est .Fair Market**
0.9994	358,215	7,858,715	8,216,930
School taxes reduced by school levy tax credit			13,239.30

Net Assessed Value Rate Before Credits 20.803

Detail of Special Assessments and Other Charges	
WALK AND DRIVEWAY REPLACEMENT	118.03
SPECIAL ASSESSMENT INTEREST	49.57
HAZARDOUS TREE REMOVAL	88.41
DNS MISCELLANEOUS	227.00
FIRE PREVENTION INSPECTION	683.51
TOTAL	1,166.52

Tax Levy	2024 Est. State Aids	2025 Est. State Aids	2024 Net Tax	2025 Net Tax	% Change
Sewerage Dist.			8,911.39	10,141.82	+13.807
Public Schools	734,822,627	870,341,380	57,688.88	66,052.49	+14.498
Tech. College	31,558,078	31,156,756	5,766.96	6,273.97	+8.792
County Govt.	30,204,588	30,914,484	22,630.32	25,847.27	+14.215
City Govt.	282,441,064	291,765,300	53,820.85	62,520.42	+16.164
Total	1,079,026,357	1,224,177,920	148,818.40	170,835.97	+14.795
First Dollar Credit			-87.04	-86.78	-0.299
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			148,731.36	170,749.19	+14.804
Special Assessments and Charges				1,166.52	

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

TOTAL DUE ▶ 171,915.71 ◀

Monthly Installment Payment Due February through June	18,622.30	Monthly Installment Payment Due August and September	13,853.22	**FULL PAYMENT DUE ON OR BEFORE 01/31/2026** **171,915.71**
Monthly Installment Payment Due July	18,622.25	Monthly Installment Payment Due October	13,852.86	**FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026** **18,622.66**

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

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

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.
WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

2025 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE TAX KEY / ACCOUNT NO. 5989944110 BILL # 154390
LOCATION OF PROPERTY: 2126 W LAYTON AV

☐ CHANGE IN MAILING ADDRESS (COMPLETE REVERSE SIDE)

☐ ASSESSMENT APPEAL PENDING PAID UNDER PROTEST

Make Check Payable to:
CITY OF MILWAUKEE
OFFICE OF THE CITY TREASURER
PO BOX 78776
MILWAUKEE, WI 53278-8776

FULL PAYMENT DUE ON OR BEFORE 01/31/2026 **171,915.71**
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2026 **18,622.66**
PLEASE WRITE IN AMOUNT ENCLOSED
$

LAYTON VILLAGE APARTMENTS
C/O BIECK MANAGEMENT INC
9800 BLUEMOUND RD STE 200
WAUWATOSA, WI 53226

374

208202550015439090017191571300018622662

Bill 154390 | Year 2025 | Type REGULAR/ORIGINAL

Installments

Installment	Due date	Amount billed	Payments	Interest	Amount due
1	01/31/2026	18,622.66	18,622.66	0.00	0.00
2	02/28/2026	18,622.30	18,622.30	0.00	0.00
3	03/31/2026	18,622.30	18,622.30	0.00	0.00
4	04/30/2026	18,622.30	18,622.30	0.00	0.00
5	05/31/2026	18,622.30	18,622.30	0.00	0.00
6	06/30/2026	18,622.30	18,622.30	0.00	0.00
7	07/31/2026	18,622.25	18,622.25	0.00	0.00
8	08/31/2026	13,853.22	13,853.22	0.00	0.00
9	09/30/2026	13,853.22	13,853.22	0.00	0.00
10	10/31/2026	13,852.86	13,852.86	0.00	0.00

Payments

Posted date	Reference/paid by	Amount
12/22/2025	Real Estate Trust Account for Layton Village Apt	153,293.05
12/18/2025	Real Estate Trust Account for Layton Village Apt	18,622.66

Charges and adjustments

Description	Taxable value	Tax rate	Charge amount
CITY GOVERNMENT	8,212,000.00	7.6133	57,994.36
COUNTY GOVERNMENT	8,212,000.00	3.1475	23,976.02
SEWERAGE DISTRICT.	8,212,000.00	1.235	9,407.55
PUBLIC SCHOOLS	8,212,000.00	9.6556	73,551.45
TECHNICAL COLLEGE	8,212,000.00	0.764	5,819.81
WALK AND DRIVEWAY REPLACEMENT	0.00	0	118.03
SPECIAL ASSESSMENT INTEREST	0.00	0	49.57
HAZARDOUS TREE REMOVAL	0.00	0	88.41
DNS MISCELLANEOUS	0.00	0	227.00
FIRE PREVENTION INSPECTION	0.00	0	683.51
Abatement - SCHOOL LEVY CREDIT - MILWAUKEE	0.00	0	-13,239.30
Abatement - FIRST DOLLAR CREDIT-MILWAUKEE	0.00	0	-86.78

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			Taxation district (Check one) ☐ Town ☐ Village ☒ City		County
Layton Village Apartments, C/O Bieck Management			Enter municipality → Milwaukee		Milwaukee
Mailing address			Street address of property		
9800 W Bluemound Road, Ste. 200			2126 W Layton Ave		
City	State	Zip	City	State	Zip
Wauwatosa	WI	53226	Milwaukee	WI	53221
Parcel number	Phone		Email		Fax
598-9944-110	(414)961 - 7400				( ) -

Section 2: Authorized Agent Information

Name / title			Company name	
Todd Shebesta, Director			Ryan, LLC	
Mailing address			Phone	Fax
11223 North Port Washington Road, Suite 200			(414) 379 - 8133	(972) 960 - 0613
City	State	Zip	Email	
Mequon	WI	53092	todd.shebesta@ryan.com	

Section 3: Agent Authorization

Agent Authorized for: *(check all that apply)*

Enter Tax Years of Authorization

- ☐ Manufacturing property assessment appeals (BOA) _____
- ☐ Wisconsin Department of Revenue 70.85 appeals _____
- ☒ Municipal Board of Review 2025 and 2026
- ☒ Other Section 74.37 excessive assnt 2025 and 2026

Authorization expires: 12 - 31 - 2027 *(mm - dd - yyyy)* (unless rescinded in writing prior to expiration)

Send notices and other written communications to: *(check one or both)* ☒ Authorized Agent ☒ 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 name *(please print)*	
Owner Sign Here ▶	DENNIS J. MIKOLEC	
	Owner signature Dennis J Mikolec AGENT FOR OWNER	
	Company or title EXECUTIVE V.P. BIECK MANAGEMENT LLC	Date *(mm-dd-yyyy)* 1/28/26

FOLEY
FOLEY & LARDNER LLP

150 E GILMAN ST
SUITE 5000
MADISON, WI 53703-1482
608.257.5035 TEL
608.258.4258 FAX
FOLEY.COM

WRITER'S DIRECT LINE
608.258.4270
ehatchell@foley.com

January 27, 2026

Name: _____
Date: ____/____/____
Time: _____:_____ AM / PM

VIA PERSONAL SERVICE

1-28-26
1235 PM

Mr. Jim Owczarski, Clerk
City of Milwaukee
200 E. Wells Street, Room 205
Milwaukee, WI 53202

CITY OF MILWAUKEE
2026 JAN 28 P 12:46
CITY CLERK'S OFFICE

Re: ELM Holdings 3 LLC
ELM Holdings 4 LLC
5655 S. 27th Street; Tax Key #6680060110
2025 Protective Claim for Excessive Assessment

Dear Mr. Owczarski:

On behalf of ELM Holdings 3 LLC and ELM Holdings 4 LLC ("Claimant"), we are hereby filing this protective claim for excessive assessment for the tax year 2025 pursuant to Wis. Stat. § 74.37 with respect to the above-described property located at 5655 S. 27th Street, Tax Key #6680060110 (the "Subject Property").

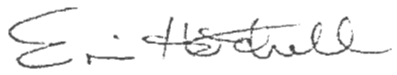
For the 2025 tax year, the City of Milwaukee ("City") assessed the Subject Property at a total assessed value of $5,871,600. Claimant timely filed an objection to the 2025 assessment and requested a Board of Review hearing. As of the filing of this letter, there is no Board of Review hearing currently scheduled to consider Claimant's 2025 objection.

The 2025 assessment exceeded the fair market value of the Subject Property. As of January 1, 2025, the Claimant contends the value of the Subject Property did not exceed $4,000,000.

The City's excessive assessment of the Subject Property resulted in total 2025 property taxes in the amount of $124,244.86. Thus, the City's excessive assessment of the Subject Property has resulted in the imposition of excessive taxes in the amount of at least $39,028.51, plus statutory interest.

Claimant has or will timely pay the disputed 2025 taxes and has satisfied all conditions to filing this claim. Claimant hereby requests a refund of 2025 taxes in the amount of $39,028.51, or such other amount as the evidence supports, plus statutory interest.

Sincerely,



Eric J. Hatchell

FOLEY
FOLEY & LARDNER LLP

150 E GILMAN ST
SUITE 5000
MADISON, WI 53703-1482
608.257.5035 TEL
608.258.4258 FAX
FOLEY.COM

WRITER'S DIRECT LINE
608.258.4270
ehatchell@foley.com

January 27, 2026

Name: _____
Date: ____/____/____
Time: _____:_____ AM / PM

1-28-26 12:35 PM

CITY OF MILWAUKEE
2026 JAN 28 P 12:46
CITY CLERK'S OFFICE

VIA PERSONAL SERVICE

Mr. Jim Owczarski, Clerk
City of Milwaukee
200 E. Wells Street, Room 205
Milwaukee, WI 53202

Re: BREG507 LLC
507 525 E. Michigan St.; Tax Key #3920848100
2025 Protective Claim for Excessive Assessment

Dear Mr. Owczarski:

On behalf of BREG507 LLC ("Claimant"), we are hereby filing this protective claim for excessive assessment for the tax year 2025 pursuant to Wis. Stat. § 74.37 with respect to the above-described property located at 507 525 E. Michigan St., Tax Key #3920848100 (the "Subject Property").

For the 2025 tax year, the City of Milwaukee ("City") assessed the Subject Property at a total assessed value of $31,824,100. Claimant timely filed an objection to the 2025 assessment and requested a Board of Review hearing. As of the filing of this letter, there is no Board of Review hearing currently scheduled to consider Claimant's 2025 objection.

The 2025 assessment exceeded the fair market value of the Subject Property. In recent litigation regarding the Subject Property with the City, the Milwaukee County Circuit Court, Judge McAdams presiding, determined that the assessed value of the Subject Property for the 2024 tax year equaled $16,480,000. As of January 1, 2025, the Subject Property was vacant with no meaningful interest in occupancy. Accordingly, the 2025 assessed value is *less* than the value determined by the court for the 2024 tax year (when the property was leased) and the value did not exceed $11,000,000.

The City's excessive assessment of the Subject Property resulted in total 2025 property taxes in the amount of $712,873.73. The City's excessive assessment also resulted in a BID #21 special assessment in the total amount of $48,991.01. The special assessment is imposed by the City on the tax bill and collected by the City on the BID's behalf.

The City's excessive assessment of the Subject Property has resulted in the imposition of excessive taxes in the amount of at least $433,203.75, plus statutory interest. The City's excessive assessment has also resulted in the imposition of excessive BID #21 special assessments in the amount of at least $32,057.27, plus statutory interest.

Claimant has paid the disputed 2025 taxes and special assessments as assessed and has satisfied all conditions to filing this claim. Claimant hereby requests a refund of 2025 taxes and BID special assessments in the collective amount of $465,261.03, or such other amount as the evidence supports, plus statutory interest.

Sincerely,

Eric J. Hatchell

FOLEY
FOLEY & LARDNER LLP

150 E GILMAN ST
SUITE 5000
MADISON, WI 53703-1482
608.257.5035 TEL
608.258.4258 FAX
FOLEY.COM

WRITER'S DIRECT LINE
608.258.4270
ehatchell@foley.com

CLIENT/MATTER NUMBER
126035-0107

Name: _____
Date: ____/____/____
Time: _____:_____ AM / PM

1-28-26
1235 PM

CITY OF MILWAUKEE
2026 JAN 28 P 12:45
CITY CLERK'S OFFICE

January 27, 2026

VIA PERSONAL SERVICE

Mr. Jim Owczarski, Clerk
City of Milwaukee
200 E. Wells Street, Room 205
Milwaukee, WI 53202

Re: SixSibs LLC
195 S. Rite-Hite Way; Tax Key #4281161000
200 S. Rite-Hite Way; Tax Key #4281163000
2025 Protective Claim for Excessive Assessment

Dear Mr. Owczarski:

On behalf of SixSibs LLC ("Claimant"), we are hereby filing this protective claim for excessive assessment for the tax year 2025 pursuant to Wis. Stat. § 74.37 with respect to the above-described properties.

For the 2025 tax year, the City of Milwaukee ("City") assessed parcel -1000 at a total assessed value of $80,831,100 and parcel -3000 at $68,813,800 (collectively the "Subject Parcels"). Claimant timely filed an objection to the 2025 assessments and requested a Board of Review hearing. At the time of the filing of this letter, there is no Board of Review hearing currently scheduled to consider Claimant's 2025 objections for the Subject Parcels.

The 2025 assessments exceed the fair market value of parcels -1000 and -3000. On a square footage basis, the 2025 assessments of the Subject Parcels are substantially the highest assessed parcels in the entire City. Based on these comparative assessments and other data, Claimant believes that the *market* value of the -1000 parcel did not exceed $52,000,000 and the *market* value of the -3000 parcel did not exceed $35,800,000.

The City's excessive assessments of the Subject Parcels resulted in total 2025 property taxes in the amount of $1,713,763 for the -1000 parcel and $1,460,650.99 for the -3000 parcel. The excessive assessment of the parcels has resulted in the imposition of excessive taxes in the amount of at least $599,773.37 for the -1000 parcel and $686,786.08 for the -3000 parcel, plus statutory interest.

Claimant has or will pay the initial installment of 2025 taxes as assessed and has satisfied all conditions to filing this claim. Claimant hereby requests a refund of 2025 taxes in the collective amount of $1,286,559.45, or such other amount as the evidence supports, plus statutory interest.

Sincerely,

Eric J. Hatchell

HUSCH BLACKWELL

1-27-26
3:15 pm

Joseph A. Pickart
Partner

511 North Broadway, Suite 1100
Milwaukee, WI 53202
Direct: 414.978.5541
Fax: 414.223.5000
Joseph.Pickart@huschblackwell.com

CITY OF MILWAUKEE
2026 JAN 27 P 3:19
CITY CLERK'S OFFICE

January 26, 2026

VIA PERSONAL SERVICE

City of Milwaukee
Attn: Jim Owczarski, Clerk
City Hall
200 E. Wells Street
Room 205
Milwaukee, WI 53202

Re: Refund Claim – Tax Year 2025
Elevation 1659 LLC
1659 N Jackson Street
Parcel No. 360-1911-000

OFFICE OF THE CITY ATTO
28 JAN 26 AM11:20

Dear Clerk:

On behalf of Elevation 1659 LLC ("Elevation"), and pursuant to Wis. Stat. § 74.37(2), we hereby file this refund claim ("Refund Claim") for excessive assessment against the City of Milwaukee ("City"). This Refund Claim is to recover that amount of the general property tax imposed on the above-referenced parcel of real property ("Property") because the City's January 1, 2025 assessment (the "2025 Assessment") was excessive.

In support of this Refund Claim, the City's 2025 Assessment was set at $16,500,000, which exceeded the Property's fair market value of $10,431,600 by not less than $6,068,400. Accordingly, Elevation's Refund Claim is in the amount of $126,240.93, plus any interest as provided by law.

Despite the excessive assessment of the Property, and prior to the filing of this Refund Claim, Elevation paid the first installment of the alleged tax due, in the amount of $37,192.19 out of a total of $343,166.18 alleged to be due, on January 13, 2026. (See Exhibit A, attached hereto.)

Elevation has complied with all procedures required for objecting to the 2025 Assessment under Wis. Stats. §§ 70.47 and 74.37.

By this letter, Elevation has stated a valid claim to recover taxes paid with respect to the excessive assessment on the Property for the 2025 tax year. Elevation respectfully requests that the City act on this Claim within 90 days from the date of service thereof.

Please contact the undersigned with any questions regarding this matter.

Respectfully,

HUSCH BLACKWELL LLP

Joseph A. Pickart
Partner

JP/jee

Bill 92997 | Year 2025 | Type REGULAR/ORIGINAL

Installments

Installment	Due date	Amount billed	Payments	Interest	Amount due
1	01/31/2026	37,192.19	37,192.19	0.00	0.00
2	02/28/2026	37,192.08	0.00	0.00	37,192.08
3	03/31/2026	37,192.08	0.00	0.00	37,192.08
4	04/30/2026	37,192.08	0.00	0.00	37,192.08
5	05/31/2026	37,192.08	0.00	0.00	37,192.08
6	06/30/2026	37,192.08	0.00	0.00	37,192.08
7	07/31/2026	37,191.93	0.00	0.00	37,191.93
8	08/31/2026	27,607.32	0.00	0.00	27,607.32
9	09/30/2026	27,607.32	0.00	0.00	27,607.32
10	10/31/2026	27,607.02	0.00	0.00	27,607.02

Payments

Posted date	Reference/paid by	Amount
01/13/2026	ELEVATION 1659 LLC	37,192.19

Charges and adjustments

Description	Taxable value	Tax rate	Charge amount
CITY GOVERNMENT	16,500,000.00	7.6133	116,555.17
COUNTY GOVERNMENT	16,500,000.00	3.1475	48,186.23
SEWERAGE DISTRICT.	16,500,000.00	1.235	18,907.00
PUBLIC SCHOOLS	16,500,000.00	9.6556	147,821.31
TECHNICAL COLLEGE	16,500,000.00	0.764	11,696.47
Abatement - SCHOOL LEVY CREDIT - MILWAUKEE	0.00	0	-26,601.14
Abatement - FIRST DOLLAR CREDIT-MILWAUKEE	0.00	0	-86.78

EXHIBIT A

T. Garner, Agent
11000 W McNichols Rd Ste 323-1657
Detroit MI 48221
stystylish99@gmail.com
All responses should be sent via the above address and email

January 18, 2026

TO THE CITY CLERK OF MILWAUKEE:

Office of the City Clerk
200 E Wells Street, Room 205
Milwaukee, WI 53202

RE: CLAIM FOR EXCESSIVE ASSESSMENT PURSUANT TO WISCONSIN STATUTE § 74.37

Property Owner(s): T. Garner, Agent
Property Address in question: 2509 N 18 Street, Milwaukee, WI 53206
Tax Parcel ID Number: 3241024100
Assessment Year: 2025

1. Statement of Claim:

This document serves as a formal Claim for Excessive Assessment regarding the 2025 property tax assessment for the above-referenced property, submitted pursuant to Wis. Stat. § 74.37. The assessment is demonstrably excessive, resulting in a property tax liability that has essentially doubled compared to the previous year.($750)

2. Jurisdictional Basis (Exception to BOR Appearance):

I acknowledge the general requirement under Wis. Stat. § 74.37(4)(b) to have appeared before the Board of Review (BOR).

I hereby formally assert my eligibility to pursue this claim without having appeared before the 2025 BOR based entirely on the statutory exception:

The fair market value of the property for 2025 changed significantly from its 2024 value.

The undersigned never received the mandatory "Notice of Changed Assessment" (Form PR-302, or equivalent official notice) as required by Wis. Stat. § 70.365 for the 2025 assessment cycle.

The City of Milwaukee Assessor's Office failed to provide the mandatory statutory notice, which severely prejudiced the owner's right and ability to engage in the timely administrative appeal process (Open Book and BOR) during the normal 2025 assessment period.

3. Basis of Excessive Assessment:

The Assessor's determined fair market value of the property for 2025 is $1,914.

I believe the correct fair market value of the property as of the assessment date of January 1, 2025, was $[Your Estimated Fair Market Value].

The assessment is excessive because it does not represent the amount the property could reasonably be expected to realize at a fair sale on the open market as of the valuation date. The value has doubled without a corresponding market justification.

4. Requested Relief:

The total 2025 taxes levied on this property amount to $1,914.
It is confirmed that the tax payment has been processed by the deadline January 31, 2026.

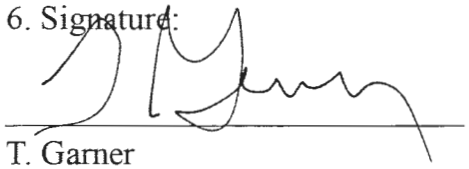
I claim an excessive assessment amount of $[Assessed Value - Your Estimated Value].

I demand a refund of the excessive tax amount paid, calculated based on the correction of the assessment to my estimated fair market value. I request a refund in the approximate amount of $[Calculated Refund Amount].

5. **Payment Confirmation:**

I confirm that all 2025 property taxes due have been paid in full as required by Wis. Stat. § 74.37(4)(a) for this claim to proceed.

6. Signature:



T. Garner
11000 W McNichols Rd Ste 323-1657
Detroit MI 48221

Under penalty of perjury, I declare that I have read this claim and that all statements made herein are true, complete, and correct to the best of my knowledge and belief.

A filed stamped copy from the Clerk's Office must be sent to:
11000 W McNichols Rd Ste 323-1657
Detroit MI 48221

Signed this 18th day of January, 2026.
T. Garner, Agent for Property Owner

1. **Subject Property Overview**

Address: 2509 N 18th St, Milwaukee, WI 53206
Key Stats: 4 Bedrooms, 2 Bathrooms, ~1,734 sq. ft., built in 1904.
Sales History: Sold for $14,000 in July 2019.

2. Sales Comparables (Comps) in 53206

Properties with similar square footage and bedroom counts that sold between January 1, 2024, and January 1, 2025.

Address	Distance	Specs	Sale Price	Sale Date
2350 N 18th St	< 0.2 miles	5 Bed, 1 Bath (1,329 sqft)	$60,000	Recent
3024 N 20th St	~0.5 miles	4 Bed, 1 Bath (1,461 sqft)	$64,900	Recent
3215 N 20th St	~0.6 miles	3 Bed, 1 Bath (1,838 sqft)	$65,000	Recent
3745 N 25th St	~1.2 miles	4 Bed, 2 Bath (1,635 sqft)	$125,000	Pending
2929 N 25th St	~1.0 miles	N/A	$190,000	Recent

1. 2025 Assessment Analysis

2024 vs. 2025 Assessment Comparison

Finalized Claim for Excessive Assessment (§ 74.37), official figures to show the disproportionate increase:

Year	Assessed Value	Property Taxes
2024	$55,100	$1,164
2025	$95,000	$1,914
Change	+$39,900 (72.4%)	+$750 (64.4%)

Arguments the Excess Claimed

Extreme Outlier: Property's assessment increased by 72.4%. This is nearly five times higher than the average citywide residential increase of 15.4% for 2025.

No Market Justification: This is a sharp increase occurring without any physical improvements or structural changes to the property.

Lack of Notice: The city has failed to send the mandatory Notice of Changed Assessment (Form PR-302) preventing the owner from appealing during the standard Board of Review window.

Final Refund Calculation

Assessed Value (2025): $95,000.
The estimated Fair Market Value: $65,000 (Based on local 53206 comps).
Excessive Assessment Amount: $30,000 ($95,000 - $65,000).
Requested Refund: Approximately $624.
Calculation: $30,000 (Excessive Value) × 0.02080 (2025 Milwaukee Net Tax Rate) = $624.

von Briesen
von Briesen & Roper, s.c. | Attorneys at Law

TAGLaw International Lawyers

Alan H. Marcuvitz
Direct Telephone
414-287-1401
alan.marcuvitz@vonbriesen.com

CLAIM FOR RECOVERY OF UNLAWFUL TAXES
(Wis. Stat. § 74.35)

TO: Clerk, City of Milwaukee
City Hall
200 E. Wells Street - Room 205
Milwaukee, WI 53202

Now comes Horizon Home Care and Hospice, Inc. ("Claimant") beneficial owner of parcel 1110131000 (the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for the recovery of unlawful taxes against the City of Milwaukee (the "City"), pursuant to Wis. Stat. § 74.35.

1. Claimant is the single occupant of the Property, located at 11002 W. Park Place, Milwaukee, Wisconsin.

2. On or before January 31, 2025, Claimant submitted an application for property tax exemption to the City, requesting that the Property be declared tax exempt under Wis. Stat. § 70.11 ("Application").

3. By letter dated April 25, 2025, the City denied Claimant's Application.

4. Claimant is responsible for every aspect of the Property, including maintenance, repairs utilities, and the payment of property taxes.

5. Claimant is a nonprofit entity that is licensed under chapter 50 of the Wisconsin statutes and said license is in good standing.

6. The City set the 2025 assessment of the Property at $2,337,203.

7. Taxes payable for the Property in 2026, based on the 2025 assessment, are $48,888.53.

8. The Property is exempt from taxation under Wis. Stat. § 70.11(4)(a) and thus the entirety of the property tax imposed by the City is unlawful.

9. The amount of the claim is $48,888.53, plus interest.

10. Claimant has paid the full amount of 2025 taxes on the Property.

Dated at Milwaukee, Wisconsin this 14th day of January, 2026.

von BRIESEN & ROPER, s.c.

Alan H. Marcuvitz
Ryan R. Simatic
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