

HUSCH BLACKWELL

Smitha Chintamaneni
Partner

511 North Broadway, Suite 1100
Milwaukee, WI 53202
Direct: 414.978.5504
Fax: 414.223.5000
Smitha.Chintamaneni@huschblackwell.com

January 10, 2024

VIA PERSONAL SERVICE

City of Milwaukee Clerk
200 E. Wells Street, Room 205
Milwaukee, WI 53202

RE: Refund Claim for 2023 Excessive Tax
BREG507 LLC, Landlord
Johnson Controls, Inc., Tenant
507-525 E. Michigan Street
Tax Key No. 392-0848-100



Dear Clerk:

On behalf of BREG507 LLC ("BREG507"), as Landlord, and Johnson Controls, Inc. ("JCI"), as Tenant (collectively "Claimants"), and pursuant to Wis. Stat. § 74.37(2), we file this refund claim ("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 of real property ("Property") because the City's January 1, 2023 assessment (the "2023 Assessment") was excessive.

The City's 2023 Assessment exceeded the Property's fair market value by not less than \$7,751,100. Accordingly, Claimants' Claim is in the amount of not less than \$183,094.78, plus any interest as provided by law.

Claimants have complied with the procedures for objecting to the 2023 Assessment under Wis. Stat. § 70.47 and, in particular, timely appealed the assessment to the Board of Review. Claimants have not contested the 2023 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, Claimants paid on December 29, 2023, prior to the filing of this Claim, the full amount of \$613,408.74 alleged to be due. (See Exhibit A, attached.)

By this letter, Claimants have stated a valid claim to recover taxes paid with respect to an excessive assessment on the Property for the 2023 tax year. Claimants respectfully request 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.

CITY CLERK'S OFFICE

42:1 PM 11 JAN 11 2024

CITY OF MILWAUKEE

Very truly yours,


Smitha Chintamaneni

Attachment

023 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL RECEIPT

DATE: 01/04/2024

TAX YEAR AND ACCOUNT TYPE: 2023 REAL ESTATE

TAX KEY / ACCOUNT NO.: 3920848100

LOCATION OF PROPERTY: 507 525 E MICHIGAN ST

OFFICE OF THE 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

BREG507 LLC
4011 80TH ST
KENOSHA, WI 53142

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.

| | |
|--|------------|
| ORIGINAL AMOUNT OF TAX BILL | 613,408.74 |
| TOTAL TAX PAYMENTS MADE THROUGH 12/31/2023 | 613,408.74 |
| TAX ACCOUNT PRINCIPAL BALANCE AS OF 12/31/2023 | 0.00 |

Your account is now paid in full.


CITY TREASURER

EXHIBIT

A

HUSCH BLACKWELL

Smitha Chintamaneni
Partner

511 North Broadway, Suite 1100
Milwaukee, WI 53202
Direct: 414.978.5504
Fax: 414.223.5000
Smitha.Chintamaneni@huschblackwell.com

January 18, 2024

CITY OF MILWAUKEE
JAN 19 PM 1:50
CITY CLERK'S OFFICE

VIA PERSONAL SERVICE

City of Milwaukee Clerk
200 E. Wells Street, Room 205
Milwaukee, WI 53202

Re: Refund Claim for 2023 Excessive Tax

U.S. Venture, Inc. a/k/a U.S. Oil Company Inc.
9125 N. 107th Street; Parcel No. 002-9996-210 ("Property 1")
9401-9521 N. 107th Street; Parcel No. 002-0071-110 ("Property 2")

Dear Clerk:

On behalf of U.S. Venture, Inc. a/k/a U.S. Oil Company Inc. ("USV"), and pursuant to Wis. Stat. § 74.37(2), we file this claim ("Claim") for excessive assessments against the City of Milwaukee (the "City") to recover that amount of the general property tax imposed on Property 1 and Property 2 (the "Properties") because the City's January 1, 2023 assessments (the "2023 Assessments") were excessive.

The City's 2023 Assessment of Property 1 exceeded Property 1's fair market value by not less than \$15,558,000. Accordingly, with respect to Property 1, USV's Claim is in the amount of not less than \$367,580 plus any interest as provided by law. The City's 2023 Assessment of Property 2 exceeded Property 2's fair market value by not less than \$9,704,000. Accordingly, with respect to Property 2, USV's Claim is in the amount of not less than \$229,244, plus any interest as provided by law.

USV has complied with the procedures for objecting to the 2023 Assessments under Wis. Stat. § 74.37. USV has not contested the 2023 Assessments under Wis. Stat. §§ 70.47(13) (action for certiorari) or 70.85 (review by the Wisconsin Department of Revenue).

Despite the excessive assessments of the Properties, USV has paid the first installment amount of \$61,958.04 alleged to be due for Property 1 posted on January 17, 2024 prior to the filing of this Claim. (See Exhibit A, attached.) USV has also paid the first installment amount of \$40,708.09 alleged to be due for Property 2 posted on January 17, 2024 prior to the filing of this Claim. (See Exhibit B, attached.)

HUSCH BLACKWELL

City of Milwaukee Clerk
January 18, 2024
Page 2

By this letter, USV has stated a valid claim to recover taxes paid with respect to the excessive assessments on the Properties for the 2023 tax year. USV respectfully requests that the City act on this Claim within 90 days from the date of service thereof.

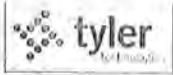
Please contact the undersigned with any questions regarding this matter.

Very truly yours,



Smitha Chintamaneni

Attachments



Residential / Commercial Real Estate

[Return to view bill](#)

Payments/Adjustments

As of 1/17/2024

| | |
|------------------|------|
| Bill Year | 2023 |
| Bill | 27 |

| Activity | Posted | Entered | Reference # | Paid By/Reference | Amount |
|-----------|-----------|-----------|-------------|--------------------------------|---------------|
| Payment | 1/17/2024 | 1/17/2024 | 3469598 | 01/17 lockbox | \$61,958.04 |
| Abatement | 12/3/2023 | 12/3/2023 | 2546031 | SCHOOL LEVY CREDIT - MILWAUKEE | (\$45,225.06) |
| Abatement | 12/2/2023 | 12/1/2023 | 2372182 | FIRST DOLLAR CREDIT-MILWAUKEE | (\$71.46) |

[Return to view bill](#)

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Residential / Commercial Real Estate

[Return to view bill](#)

Payments/Adjustments

As of 1/17/2024

Bill Year 2023

Bill 23

| Activity | Posted | Entered | Reference # | Paid By/Reference | Amount |
|-----------|-----------|-----------|-------------|--------------------------------|---------------|
| Payment | 1/17/2024 | 1/17/2024 | 3469600 | 01/17 lockbox | \$40,708.09 |
| Abatement | 12/3/2023 | 12/3/2023 | 2546025 | SCHOOL LEVY CREDIT - MILWAUKEE | (\$29,701.33) |
| Abatement | 12/2/2023 | 12/1/2023 | 2372179 | FIRST DOLLAR CREDIT-MILWAUKEE | (\$71.46) |

[Return to view bill](#)

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**EXHIBIT
B**



CITY OF MILWAUKEE

2024 JAN 19 PM 1:50

Michael Best & Friedrich LLP
Attorneys at Law
Nicholas J Boerke
T 414.721.1377
E njboerke@michaelbest.com

CITY CLERK'S OFFICE
2023 CLAIM FOR EXCESSIVE ASSESSMENT

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

Via Process Server pursuant to Wis. Stat. § 801.11(4).

1/19/24 PM
1/14/24 PM

Now comes Claimant, **833 Buena Vista Tierra Investors LLC**, owner of the property located at **833 E. Michigan Street, Milwaukee, WI** (the "City") and identified in the City's tax records as tax key number **396-0491-000** (the "Property"), by Claimant's attorneys, Michael Best & Friedrich LLP, and files this Claim For Excessive Assessment against the City, pursuant to WIS. STAT. § 74.37 and the Uniformity Clause of the Wisconsin Constitution.

1. Claimant is the owner of the Property, located at 833 E. Michigan Street, Milwaukee, Wisconsin.
2. For 2023, property in the City was taxed at \$23.631 per \$1,000 of assessed value.
3. The 2023 assessment of the Property was originally set by the City's Assessor at \$90,449,600. Timely objection was filed by Claimant.
4. The City's Board of Assessors notified Claimant of its determination to sustain the 2023 assessment of the Property. Timely appeal of the Board of Assessors' determination to the City's Board of Review was filed by Claimant.
5. Based on the 2023 assessment of the Property as set by the Board of Assessors, the City imposed a net property tax of \$2,137,323.14 on the Property and an additional BID #21 tax of \$148,601.24, as detailed on **Exhibit A** attached hereto and incorporated herein.
6. The correct assessed value of the Property as of January 1, 2023 was no higher than \$79,100,000 and, as a result, the assessment of the Property as set by the Board of Assessors was excessive in at least the amount of \$11,349,600. The 2023 assessment of the Property as set by the Board of Assessors was further not uniform with the assessments of other properties in the City in violation of the Uniformity Clause of the Wisconsin Constitution.
7. The correct tax on the Property for 2023, net of the first dollar credit, is no higher than \$1,869,140.64.
8. The correct BID #21 tax on the Property for 2023 is no higher than \$129,954.78.
9. As a result of the excessive and non-uniform assessment of the Property for 2023, excess net property tax in at least the amount of \$268,182.50 was imposed by the City on the Property.
10. As a result of the excessive and non-uniform assessment of the Property for 2023, excess BID #21 tax in at least the amount of \$18,646.46 was imposed by the City on the Property.

Notice of Claim and Claim for Excessive
Assessment – 833 E. Michigan St.
Page 2

The amount of this claim is \$286,828.96, plus interest thereon.

Dated at Milwaukee, Wisconsin this 18th day of January, 2024.

MICHAEL BEST & FRIEDRICH LLP



Nicholas J Boerke

EXHIBIT A

2023 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

Spencer Coggs
CITY TREASURER

ACCOUNT TYPE: REAL ESTATE
TAX KEY / ACCOUNT NO. 3960491000 BILL # 00100640
LOCATION OF PROPERTY: 833 E MICHIGAN ST
LEGAL DESCRIPTION: NEIGHBORHOOD 646 PLAT PAGE 396/03
CERTIFIED SURVEY MAP NO 8575 IN SW 1/4 SEC 28-7-22
LOT 1 BID #21, TID #82

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.

833 BUENA VISTA TIERRA
INVESTORS LLC
833 E MICHIGAN ST # 400
MILWAUKEE, WI 53202

| Class | Assessment-Land | Assmt.-Improvements | Total Assessment | Detail of Special Assessments and Other Charges |
|--|---------------------|-----------------------------|------------------------|--|
| SPECIAL MERCANTILE | 5,321,900 | 85,127,700 | 90,449,600 | DNS MISCELLANEOUS 1,442.72 FIRE PREVENTION INSPECTION 583.91 BID #21 DOWNTOWN MGNT DIST 148,601.24 |
| Avg. Assmt. Ratio | Est. Fair Mkt.-Land | Est. Fair Mkt.-Improvements | Total Est. Fair Market | |
| 0.8324 | 6,393,441 | 102,267,780 | 108,661,221 | |
| School taxes reduced by school levy tax credit | | | 170,526.44 | |
| | | | | TOTAL 150,627.87 |

| Tax Levy | 2022 Est. State Aids | 2023 Est. State Aids | 2022 Net Tax | 2023 Net Tax | % Change |
|---------------------------------|----------------------|----------------------|--------------|--------------|----------|
| Sewerage Dist. | | | 134,091.53 | 139,726.54 | +4.202 |
| Public Schools | 743,048,670 | 782,473,968 | 724,292.36 | 693,357.69 | -4.271 |
| Tech. College | 30,413,456 | 30,574,893 | 88,523.02 | 91,028.48 | +2.830 |
| County Govt. | 25,872,712 | 29,440,017 | 378,097.42 | 356,380.47 | -5.744 |
| City Govt. | 256,245,921 | 277,592,089 | 828,952.49 | 856,901.42 | +3.372 |
| Total | 1,055,580,759 | 1,120,080,967 | 2,153,956.82 | 2,137,394.60 | -0.769 |
| First Dollar Credit | | | -73.76 | -71.46 | -3.118 |
| Lottery and Gaming Credit | | | 0.00 | 0.00 | +0.000 |
| Net Property Tax | | | 2,153,883.06 | 2,137,323.14 | -0.769 |
| Special Assessments and Charges | | | | 150,627.87 | |

| | | | |
|---|------------|--|---|
| 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 ▶ 2,287,951.01 ◀ |
| Monthly Installment Payment Due: February through July 2024 | 233,625.08 | Net Assessed Value Rate Before Credits | FULL PAYMENT DUE ON OR BEFORE 01/31/2024 2,287,951.01 |
| Monthly Installment Payment Due: August, September, and October 2024 | 167,991.46 | 23.631 | FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2024 382,226.15 |

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

2023 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE TAX KEY / ACCOUNT NO. 3960491000 BILL # 00100640
LOCATION OF PROPERTY: 833 E 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 01/31/2024 | 2,287,951.01 |
| FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2024 | 382,226.15 |
| PLEASE WRITE IN AMOUNT ENCLOSED | |
| \$ | |

833 BUENA VISTA TIERRA
INVESTORS LLC
833 E MICHIGAN ST # 400
MILWAUKEE, WI 53202

208202300010064020228795101200382226157

ATTORNEYS AT LAW
SUITE 5000
150 EAST GILMAN STREET
MADISON, WI 53703-1482
POST OFFICE BOX 1497
MADISON, WI 53701-1497
608.257.5035 TEL
608.258.4258 FAX
WWW.FOLEY.COM

WRITER'S DIRECT LINE
608.258.4270
ehatchell@foley.com EMAIL

January 26, 2024

PROCESS SERVER
TIME: _____ AM/PM DATE: _____
() PERSONAL () SUBSTITUTE
() POSTED () CORPORATE

VIA PERSONAL SERVICE

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

CITY OF MILWAUKEE
2024 JAN 29 PM 12:40
CITY CLERK'S OFFICE

Re: SixSibs LLC
195 S. Rite-Hite Way; Tax Key #4281161000
2023 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 2023 pursuant to Wis. Stat. § 74.37 with respect to the above-described property (the “Subject Property”).

The City of Milwaukee (“City”) originally assessed the Subject Property at a total assessment of \$13,964,100. Via a letter dated September 29, 2023, the City’s Assessor’s Office provided notice to the Claimant that it was increasing the assessment for the Subject Property to \$54,478,100. Claimant timely filed an objection to the increased 2023 assessment and requested a board of review hearing which is scheduled for May 9, 2024—after the January 31 claim deadline under Wis. Stat. § 74.37(2).

The increased 2023 assessment exceeds the fair market value of the Subject Property, and resulted in a total net property tax amount of \$1,287,359.99. Claimant contends that the actual fair market value of the subject property as of January 1, 2023 was no greater than \$20,800,000. The City thus imposed excessive taxes in the amount of at least \$795,847.18.

Claimant has paid the initial installment of 2023 taxes as assessed and has satisfied all conditions to filing this claim. Claimant hereby requests a refund of 2023 taxes in the amount of \$795,847.18, or such other amount as the evidence supports, plus statutory interest.

AUSTIN
BOSTON
CHICAGO
DALLAS
DENVER

DETROIT
HOUSTON
JACKSONVILLE
LOS ANGELES
MADISON

MEXICO CITY
MIAMI
MILWAUKEE
NEW YORK
ORLANDO

SACRAMENTO
SALT LAKE CITY
SAN DIEGO
SAN FRANCISCO
SILICON VALLEY

TALLAHASSEE
TAMPA
WASHINGTON, D.C.
BRUSSELS
TOKYO



FOLEY & LARDNER LLP

January 26, 2024

Page 2

Very truly yours,

A handwritten signature in black ink, appearing to read 'Eric Hatchell', written in a cursive style.

Eric J. Hatchell

ATTORNEYS AT LAW
SUITE 5000
150 EAST GILMAN STREET
MADISON, WI 53703-1482
POST OFFICE BOX 1497
MADISON, WI 53701-1497
608.257.5035 TEL
608.258.4258 FAX
WWW.FOLEY.COM

WRITER'S DIRECT LINE
608.258.4270
ehatchell@foley.com EMAIL

January 26, 2023

VIA PERSONAL SERVICE

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



PROCESS SHEET
TIME: _____
CITY OF MILWAUKEE
CITY CLERK'S OFFICE

CITY OF MILWAUKEE
2023 JAN 29 PM 12:40
CITY CLERK'S OFFICE

Re: 9th Street Holdings LLC
West Michigan Investments, LLC
803 W. Michigan Street; Tax Key #3981302000
2023 Claim for Excessive Assessment

Dear Mr. Owczarski:

On behalf of 9th Street Holdings LLC and West Michigan Investments, LLC ("Claimant"), we are hereby filing this protective claim for excessive assessment for the tax year 2023 pursuant to Wis. Stat. § 74.37 with respect to the above-described property (the "Subject Property").

Claimant timely filed an objection to the 2023 assessment of the Subject Property, which was denied by the board of assessors. Claimant requested a board of review hearing which is scheduled for February 7, 2024—after the January 31 claim deadline under Wis. Stat. § 74.37(2).

For the tax year 2023, the City of Milwaukee ("City") assessed the subject property at a total assessed value of \$9,087,100, which resulted in a total net property tax amount of \$214,663.80. Claimant contends that the actual fair market value of the subject property as of January 1, 2023 was no greater than \$6,740,000. The City thus imposed excessive taxes in the amount of at least \$55,464.32.

Claimant has paid the 2023 taxes as assessed and has satisfied all conditions to filing this claim. Claimant hereby requests a refund of 2023 taxes in the amount of \$55,464.32, or such other amount as the evidence supports, plus statutory interest.

AUSTIN
BOSTON
CHICAGO
DALLAS
DENVER

DETROIT
HOUSTON
JACKSONVILLE
LOS ANGELES
MADISON

MEXICO CITY
MIAMI
MILWAUKEE
NEW YORK
ORLANDO

SACRAMENTO
SALT LAKE CITY
SAN DIEGO
SAN FRANCISCO
SILICON VALLEY

TALLAHASSEE
TAMPA
WASHINGTON, D.C.
BRUSSELS
TOKYO



FOLEY & LARDNER LLP

January 26, 2023

Page 2

Very truly yours,

A handwritten signature in black ink, appearing to read 'Eric Hatchell', written in a cursive style.

Eric J. Hatchell

Reinhart
CITY OF MILWAUKEE
2024 JAN 29 PM 1:47
CITY CLERK'S OFFICE

Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
Suite 700
Madison, WI 53703

Telephone: 608-229-2200
Facsimile: 608-229-2100
reinhartlaw.com

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

January 29, 2024

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

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

1-29-24
1-29-24

Dear Clerk:

Re: Tax 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 hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(3)(d), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2023, 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 222 West Capitol Drive within the City and is identified in the City's records as Tax Parcel No. 245-0216-110.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 83.2380263% as of January 1, 2023.

6. For 2023, property tax was imposed on property in the City at the rate of \$23.631 per \$1,000 for of the assessed value for Property.

7. For 2023, the City's assessor set the assessment of the Property at \$2,752,200.

8. Claimant appealed the 2023 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 Assessor's sustained the assessment at \$2,752,200. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of \$65,036.62.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2023, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2023 was no higher than \$1,954,700.

13. Based on the aggregate ratio 83.2380263%, the correct assessment of the Property for 2023 is no higher than \$1,627,054.

13. Based on the tax rate of \$23.631 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2023 should be no higher than \$38,449.

14. The 2023 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 2023 was excessive in at least the amount of \$26,588.

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.

Jim Owczarski, Clerk
January 29, 2024
Page 3

17. Claimant is entitled to a refund of 2023 tax in the amount of \$26,588, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is \$26,588, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Millis". The signature is written in a cursive style with a large initial "D" and "M".

Don M. Millis
Agent for Claimant

Reinhart

CITY OF MILWAUKEE
2024 JAN 29 PM 1:49
CITY CLERK'S OFFICE

Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
Suite 700
Madison, WI 53703

Telephone: 608-229-2200
Facsimile: 608-229-2100
reinhartlaw.com

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

January 29, 2024

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

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

1-29-24
1-45-24

Dear Clerk:

Re: Tax Parcel No. 361-1992-000

Now comes Claimant, One Hundred MP Way, LLC c/o Manpower Group, Inc., tenant of parcel 361-1992-000 (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 hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(3)(d), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2023, 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 201 Cherry Street within the City and is identified in the City's records as Tax Parcel No. 361-1992-000.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 83.2380263% as of January 1, 2023.

6. For 2023, property tax was imposed on property in the City at the rate of \$23.631 per \$1,000 for of the assessed value for Property.

7. For 2023, the City's assessor set the assessment of the Property at \$67,583,400.

8. Claimant appealed the 2023 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 Assessor's sustained the assessment at \$67,583,400. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of \$1,597,048.44.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2023, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2023 was no higher than \$26,600,000.

13. Based on the aggregate ratio 83.2380263%, the correct assessment of the Property for 2023 is no higher than \$22,141,315.

13. Based on the tax rate of \$23.631 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2023 should be no higher than \$523,221.

14. The 2023 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 2023 was excessive in at least the amount of \$1,073,827.

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.

Jim Owczarski, Clerk
January 29, 2024
Page 3

17. Claimant is entitled to a refund of 2023 tax in the amount of \$1,073,827, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is \$1,073,827, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Millis". The signature is written in a cursive style with a large initial "D" and "M".

Don M. Millis
Agent for Claimant

51156373

Reinhart

CITY OF MILWAUKEE
2024 JAN 29 PM 1:49
CITY CLERK'S OFFICE

Reinhart Boerner Van Deuren s.c.
P.O. Box 2965
Milwaukee, WI 53201-2965

1000 North Water Street
Suite 1700
Milwaukee, WI 53202

Telephone: 414-298-1000
Facsimile: 414-298-8097
reinhartlaw.com

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

January 29, 2024

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

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

145M
1-29-24
[Signature]

Dear Clerk:

Re: Tax Parcel No. 032-0143-100

Now comes Claimant, RMS Properties II, LLC, owner of parcel 032-0143-100 (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 hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(3)(d), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2023, 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 8008 W Brown Deer Road within the City and is identified in the City's records as Tax Parcel No. 032-0143-100.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 83.2380263% as of January 1, 2023.

6. For 2023, property tax was imposed on property in the City at the rate of \$23.631 per \$1,000 for of the assessed value for Property.

7. For 2023, the City's assessor set the assessment of the Property at \$1,376,300.

8. Claimant appealed the 2023 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 Assessor's sustained the assessment at \$1,376,300. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of \$32,523.04.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2023, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2023 was no higher than \$410,000.

13. Based on the aggregate ratio 83.2380263%, the correct assessment of the Property for 2023 is no higher than \$341,276.

13. Based on the tax rate of \$23.631 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2023 should be no higher than \$8,065.

14. The 2023 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 2023 was excessive in at least the amount of \$24,458.

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.

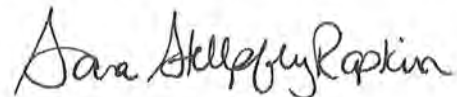
Jim Owczarski, Clerk
January 29, 2024
Page 3

17. Claimant is entitled to a refund of 2023 tax in the amount of \$24,458, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is \$24,458, plus interest thereon.

Dated at Milwaukee, Wisconsin, this 29th day of January, 2024.

Yours very truly,

A handwritten signature in black ink that reads "Sara Stellpflug Rapkin". The signature is written in a cursive style with a large initial 'S'.

Sara Stellpflug Rapkin
Agent for Claimant

Reinhart

CITY OF MILWAUKEE
2024 JAN 29 PM 1:49
CITY CLERK'S OFFICE

Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
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reinhartlaw.com

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

January 29, 2024

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

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

145K
1-29-24
[Signature]

Dear Clerk:

Re: Tax 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 hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(3)(d), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2023, 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 9040 W. Good Hope Road within the City and is identified in the City's records as Tax Parcel No. 108-0481-100.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 83.2380263% as of January 1, 2023.

6. For 2023, property tax was imposed on property in the City at the rate of \$23.631 per \$1,000 for of the assessed value for Property.

7. For 2023, the City's assessor set the assessment of the Property at \$3,131,700.

8. Claimant appealed the 2023 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 Assessor's sustained the assessment at \$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 \$74,004.51.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2023, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2023 was no higher than \$2,116,800.

13. Based on the aggregate ratio 83.2380263%, the correct assessment of the Property for 2023 is no higher than \$1,761,983.

13. Based on the tax rate of \$23.631 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2023 should be no higher than \$41,637.

14. The 2023 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 2023 was excessive in at least the amount of \$32,367.

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.

Jim Owczarski, Clerk
January 29, 2024
Page 3

17. Claimant is entitled to a refund of 2023 tax in the amount of \$32,367, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is \$32,367, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Millis". The signature is written in a cursive style with a large initial "D" and "M".

Don M. Millis
Agent for Claimant

51174242

Reinhart

CITY OF MILWAUKEE
2024 JAN 29 PM 1:49
CITY CLERK'S OFFICE

Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
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reinhartlaw.com

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

January 29, 2024

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

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

1395 JK
1-29-24
[Signature]

Dear Clerk:

Re: Tax 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 hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(3)(d), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2023, 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 6442 North 76th Street within the City and is identified in the City's records as Tax Parcel No. 141-0814-000.
5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 83.2380263% as of January 1, 2023.
6. For 2023, property tax was imposed on property in the City at the rate of \$23.631 per \$1,000 for of the assessed value for Property.
7. For 2023, the City's assessor set the assessment of the Property at \$3,091,800.
8. Claimant appealed the 2023 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 Assessor's sustained the assessment at \$3,091,800. Claimant timely requested a hearing with the Board of Review.
10. The City imposed tax on the Property in the amount of \$73,061.64.
11. Claimant timely paid the property taxes imposed by the City on the Property for 2023, or the required installment thereof.
12. The fair market value of the Property as of January 1, 2023 was no higher than \$2,028,600.
13. Based on the aggregate ratio 83.2380263%, the correct assessment of the Property for 2023 is no higher than \$1,688,567.
13. Based on the tax rate of \$23.631 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2023 should be no higher than \$39,903.
14. The 2023 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 2023 was excessive in at least the amount of \$33,159.
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.

Jim Owczarski, Clerk
January 29, 2024
Page 3

17. Claimant is entitled to a refund of 2023 tax in the amount of \$33,159, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is \$33,159, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Millis". The signature is written in a cursive style with a large initial "D" and "M".

Don M. Millis
Agent for Claimant

Reinhart

CITY OF MILWAUKEE
2024 JAN 29 PM 1:49
CITY CLERK'S OFFICE

Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

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reinhartlaw.com

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

January 29, 2024

CLAIM FOR EXCESSIVE ASSESSMENT

145M
1-29-24
[Signature]

SERVED BY PROCESS SERVER

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

Dear Clerk:

Re: Tax 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 hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(3)(d), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2023, 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 3233 South 27th Street within the City and is identified in the City's records as Tax Parcel No. 533-1101-000.
5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 83.2380263% as of January 1, 2023.
6. For 2023, property tax was imposed on property in the City at the rate of \$23.631 per \$1,000 for of the assessed value for Property.
7. For 2023, the City's assessor set the assessment of the Property at \$3,126,600.
8. Claimant appealed the 2023 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 Assessor's sustained the assessment at \$3,126,600. Claimant timely requested a hearing with the Board of Review.
10. The City imposed tax on the Property in the amount of \$73,884.00.
11. Claimant timely paid the property taxes imposed by the City on the Property for 2023, or the required installment thereof.
12. The fair market value of the Property as of January 1, 2023 was no higher than \$2,195,200.
13. Based on the aggregate ratio 83.2380263%, the correct assessment of the Property for 2023 is no higher than \$1,827,241.
13. Based on the tax rate of \$23.631 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2023 should be no higher than \$43,180.
14. The 2023 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 2023 was excessive in at least the amount of \$30,704.
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.

Jim Owczarski, Clerk
January 29, 2024
Page 3

17. Claimant is entitled to a refund of 2023 tax in the amount of \$30,704, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is \$30,704, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2024.

Sincerely,

A handwritten signature in cursive script, appearing to read "Don Millis".

Don M. Millis
Agent for Claimant

51174047

Reinhart

CITY OF MILWAUKEE
2024 JAN 29 PM 1:49
CITY CLERK'S OFFICE

Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
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Madison, WI 53703

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

January 29, 2024

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

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

14514
1-29-24


Dear Clerk:

Re: Tax 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 hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(3)(d), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2023, 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 3701 S. Howell Avenue within the City and is identified in the City's records as Tax Parcel No. 549-0884-100.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 83.2380263% as of January 1, 2023.

6. For 2023, property tax was imposed on property in the City at the rate of \$23.631 per \$1,000 for of the assessed value for Property.

7. For 2023, the City's assessor set the assessment of the Property at \$2,867,000.

8. Claimant appealed the 2023 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 Assessor's sustained the assessment at \$2,867,000. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of \$67,749.45.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2023, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2023 was no higher than \$2,270,800.

13. Based on the aggregate ratio 83.2380263%, the correct assessment of the Property for 2023 is no higher than \$1,890,169.

13. Based on the tax rate of \$23.631 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2023 should be no higher than \$44,667.

14. The 2023 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 2023 was excessive in at least the amount of \$23,083.

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.

Jim Owczarski, Clerk
January 29, 2024
Page 3

17. Claimant is entitled to a refund of 2023 tax in the amount of \$23,083, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is \$23,083, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Millis". The signature is written in a cursive style with a large initial "D".

Don M. Millis
Agent for Claimant

51174061

Reinhart

CITY OF MILWAUKEE
2024 JAN 29 PM 1:50
CITY CLERK'S OFFICE

Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
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reinhartlaw.com

Shawn E. Lovell
Direct Dial: 608-229-22
slovewll@reinhartlaw.com

January 29, 2024

CLAIM FOR EXCESSIVE ASSESSMENT

LSM
1-29-24
M

SERVED BY PROCESS SERVER

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

Dear Clerk:

Re: Tax Parcel No. 392-2951-000

Now comes Claimant, Fulcrum 250 East, LLC, owner of parcel 392-2951-000 (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 hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(3)(d), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2023, 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 250 East Wisconsin Avenue, Unit 1 within the City and is identified in the City's records as Tax Parcel No. 392-2951-000.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 83.2380263% as of January 1, 2023.

6. For 2023, property tax was imposed on property in the City at the rate of \$23.631 per \$1,000 for of the assessed value for Property.

7. For 2023, the City's assessor set the assessment of the Property at \$15,216,100.

8. Claimant appealed the 2023 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 Assessor's sustained the assessment at \$15,216,100. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of \$359,568.31.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2023, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2023 was no higher than \$12,080,000.

13. Based on the aggregate ratio 83.2380263%, the correct assessment of the Property for 2023 is no higher than \$10,055,154.

13. Based on the tax rate of \$23.631 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2023 should be no higher than \$237,613.

14. The 2023 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 2023 was excessive in at least the amount of \$121,958.

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.

Jim Owczarski, Clerk
January 29, 2024
Page 3

17. Claimant is entitled to a refund of 2023 tax in the amount of \$121,958, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is \$121,958, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2024.

Respectfully,



Shawn E. Lovell
Agent for Claimant

51107394

Reinhart

CITY OF MILWAUKEE

2024 JAN 29 PM 1:50

CITY CLERK'S OFFICE

Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
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Facsimile: 608-229-2100
reinhartlaw.com

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

January 29, 2024

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

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

145K
1-29-24
N

Dear Clerk:

Re: Tax 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 hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(3)(d), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2023, 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 6000 W. Oklahoma Avenue within the City and is identified in the City's records as Tax Parcel No. 514-0303-100.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 83.2380263% as of January 1, 2023.

6. For 2023, property tax was imposed on property in the City at the rate of \$23.631 per \$1,000 for of the assessed value for Property.

7. For 2023, the City's assessor set the assessment of the Property at \$2,658,200.

8. Claimant appealed the 2023 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 Assessor's sustained the assessment at \$2,658,200. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of \$62,815.34.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2023, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2023 was no higher than \$2,116,800.

13. Based on the aggregate ratio 83.2380263%, the correct assessment of the Property for 2023 is no higher than \$1,761,983.

13. Based on the tax rate of \$23.631 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2023 should be no higher than \$41,637.

14. The 2023 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 2023 was excessive in at least the amount of \$21,178.

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.

Jim Owczarski, Clerk
January 29, 2024
Page 3

17. Claimant is entitled to a refund of 2023 tax in the amount of \$21,178, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is \$21,178, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Millis". The signature is written in a cursive, slightly stylized font.

Don M. Millis
Agent for Claimant

51174128

Reinhart
CITY OF MILWAUKEE
2024 JAN 29 PM 1:50
CITY CLERK'S OFFICE

Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
Suite 700
Madison, WI 53703

Telephone: 608-229-2200
Facsimile: 608-229-2100
reinhartlaw.com

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

January 29, 2024

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

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

1-29-24
1-29-24

Dear Clerk:

Re: Tax Parcel No. 434-2381-000

Now comes Claimant, Walgreen Co., tenant of parcel 434-2381-000 (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 hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(3)(d), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2023, 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 2625 W. National Avenue within the City and is identified in the City's records as Tax Parcel No. 434-2381-000.
5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 83.2380263% as of January 1, 2023.
6. For 2023, property tax was imposed on property in the City at the rate of \$23.631 per \$1,000 for of the assessed value for Property.
7. For 2023, the City's assessor set the assessment of the Property at \$2,937,600.
8. Claimant appealed the 2023 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 Assessor's sustained the assessment at \$2,937,600. Claimant timely requested a hearing with the Board of Review.
10. The City imposed tax on the Property in the amount of \$69,417.77.
11. Claimant timely paid the property taxes imposed by the City on the Property for 2023, or the required installment thereof.
12. The fair market value of the Property as of January 1, 2023 was no higher than \$2,074,800.
13. Based on the aggregate ratio 83.2380263%, the correct assessment of the Property for 2023 is no higher than \$1,727,023.
13. Based on the tax rate of \$23.631 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2023 should be no higher than \$40,811.
14. The 2023 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 2023 was excessive in at least the amount of \$28,606.
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.

Jim Owczarski, Clerk
January 29, 2024
Page 3

17. Claimant is entitled to a refund of 2023 tax in the amount of \$28,606, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is \$28,606, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Millis". The signature is written in a cursive style with a large initial "D" and "M".

Don M. Millis
Agent for Claimant

51173989

Reinhart

CITY OF MILWAUKEE
2024 JAN 29 PM 1:51
CITY CLERK'S OFFICE

Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
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reinhartlaw.com

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

January 29, 2024

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

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

145H
1-29-24
N

Dear Clerk:

Re: Tax Parcel No. 392-1041-111

Now comes Claimant, 417 Third Ward, LLC, owner of parcel 392-1041-111 (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 hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(3)(d), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2023, 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 417 E. Chicago Street within the City and is identified in the City's records as Tax Parcel No. 392-1041-111.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 83.2380263% as of January 1, 2023.

6. For 2023, property tax was imposed on property in the City at the rate of \$23.631 per \$1,000 for of the assessed value for Property.

7. For 2023, the City's assessor set the assessment of the Property at \$10,488,500.

8. Claimant appealed the 2023 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 Assessor's sustained the assessment at \$10,488,500. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of \$247,851.43.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2023, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2023 was no higher than \$7,705,600.

13. Based on the aggregate ratio 83.2380263%, the correct assessment of the Property for 2023 is no higher than \$6,413,989.

13. Based on the tax rate of \$23.631 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2023 should be no higher than \$151,569.

14. The 2023 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 2023 was excessive in at least the amount of \$96,282.

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.

Jim Owczarski, Clerk
January 29, 2024
Page 3

17. Claimant is entitled to a refund of 2023 tax in the amount of \$96,282, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is \$96,282, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2024.

Sincerely,

A handwritten signature in cursive script, appearing to read "Don Millis".

Don M. Millis
Agent for Claimant

51156245

Reinhart

CITY OF MILWAUKEE
2024 JAN 29 PM 1:51
CITY CLERK'S OFFICE

Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
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reinhartlaw.com

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

January 29, 2024

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

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

MS
1-29-24
M

Dear Clerk:

Re: Tax 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 hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(3)(d), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2023, 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 2826 Martin Luther King Jr. Blvd. within the City and is identified in the City's records as Tax Parcel No. 313-2391-000.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 83.2380263% as of January 1, 2023.

6. For 2023, property tax was imposed on property in the City at the rate of \$23.631 per \$1,000 for of the assessed value for Property.

7. For 2023, the City's assessor set the assessment of the Property at \$2,651,300.

8. Claimant appealed the 2023 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 Assessor's sustained the assessment at \$2,651,300. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of \$62,652.30.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2023, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2023 was no higher than \$1,911,000.

13. Based on the aggregate ratio 83.2380263%, the correct assessment of the Property for 2023 is no higher than \$1,590,679.

13. Based on the tax rate of \$23.631 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2023 should be no higher than \$37,589.

14. The 2023 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 2023 was excessive in at least the amount of \$25,063.

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.

Jim Owczarski, Clerk
January 29, 2024
Page 3

17. Claimant is entitled to a refund of 2023 tax in the amount of \$25,063, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is \$25,063, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Millis". The signature is written in a cursive style with a large initial "D" and "M".

Don M. Millis
Agent for Claimant

51174002

Reinhart

CITY OF MILWAUKEE
2024 JAN 29 PM 1:51
CITY CLERK'S OFFICE

Reinhart Boerner Van Deuren s.c.
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Madison, WI 53701-2018

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

January 29, 2024

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

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

14517
1-29-24
/

Dear Clerk:

Re: Tax 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 hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(3)(d), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2023, 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 2950 N. Oakland Ave. within the City and is identified in the City's records as Tax Parcel No. 316-1871-000.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 83.2380263% as of January 1, 2023.

6. For 2023, property tax was imposed on property in the City at the rate of \$23.631 per \$1,000 for of the assessed value for Property.

7. For 2023, the City's assessor set the assessment of the Property at \$2,770,700.

8. Claimant appealed the 2023 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 Assessor's sustained the assessment at \$2,770,700. Claimant timely requested a hearing with the Board of Review.

10. The City imposed tax on the Property in the amount of \$65,473.81.

11. Claimant timely paid the property taxes imposed by the City on the Property for 2023, or the required installment thereof.

12. The fair market value of the Property as of January 1, 2023 was no higher than \$2,062,100.

13. Based on the aggregate ratio 83.2380263%, the correct assessment of the Property for 2023 is no higher than \$1,716,451.

13. Based on the tax rate of \$23.631 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2023 should be no higher than \$40,561.

14. The 2023 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 2023 was excessive in at least the amount of \$24,912.

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.

Jim Owczarski, Clerk
January 29, 2024
Page 3

17. Claimant is entitled to a refund of 2023 tax in the amount of \$24,912, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

18. The amount of this claim is \$24,912, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2024.

Sincerely,

A handwritten signature in cursive script, appearing to read "Don Millis".

Don M. Millis
Agent for Claimant

51174018

CITY OF MILWAUKEE
2024 JAN 29 AM 11:57
CITY CLERK'S OFFICE

To the Office of the City Clerk,

I am filing a claim to recover the excessive amount of general property tax imposed due to an excessive property assessment imposed for Parcel # 355-1631-000, commonly known as condominium unit 506 on the fifth floor of The Sterling Condominium at 1550 East Royall Place in the city of Milwaukee. The city of Milwaukee has excessively assessed the property for \$522,000 as of January 1, 2023.

The two properties in the city of Milwaukee that are most comparable to the subject property are units 406 and 606 of The Sterling Condominium at 1550 East Royall Place. These two properties were constructed at the same time as the subject property and are in the same geographical location as the subject property, with unit 406 located directly below the subject property on the fourth floor and unit 606 located directly above the subject property on the sixth floor. These two most comparable properties have the same interior floor plan as the subject property with two bedrooms and two bathrooms and have the same interior square footage as the subject property with 1,868 square feet.

The city of Milwaukee has assessed condominium unit 406 for \$415,000 as of both January 1, 2023 and January 1, 2022 and for \$398,000 as of January 1, 2021. These assessment amounts as of both January 1, 2023 and January 1, 2022 are equal to the sale price for the most recent sale transaction for condominium unit 406, which was an arm's-length sale in July 2021 for \$415,000. This \$415,000 assessment amount and sale price for condominium unit 406 is \$107,000 less than the city of Milwaukee's excessive assessment for Parcel # 355-1631-000 as of January 1, 2023.

The city of Milwaukee has assessed condominium unit 606 for \$450,000 as of January 1, 2023. The most recent sale transaction for condominium unit 606 was an arm's-length sale for \$441,000 on November 30, 2022, a date that is only 32 days prior to the January 1, 2023 assessment date. This \$441,000 sale price for condominium unit 606 is \$81,000 less than the city of Milwaukee's excessive assessment for Parcel # 355-1631-000 as of January 1, 2023.

On October 24, 2023, the City of Milwaukee Board of Review decided on the status of an appeal of this excessive property assessment and finalized the property assessment for \$522,000 as of January 1, 2023.

At the meeting of the Board of Review on October 24, 2023, I was informed that the Assessor's Office does not believe that the sale transactions for condominium unit 406 in July 2021 and condominium unit 606 in November 2022 were valid sales transactions at market values. The Assessor's Office provided an opinion that one or both of property these sellers were motivated to sell their properties and that one or both of these sellers provided a statement to the Assessor's Office that it was such property seller's opinion that the property could have been sold for more than the actual sales price in the actual sales transactions. However, the evidence is inconsistent with such conclusion:

- The \$415,000 sales price for unit 406 in July 2021 is \$17,000, or 4.3%, greater than the \$398,000 assessment for such property as of January 1, 2021, which is well within a reasonable range of market value, especially in light of the 4.4% increase in the consumer price index from January 2021 to July 2021
- The \$441,000 sales price for unit 606 in November 2022 is \$24,000, or 5.8%, greater than the \$417,000 assessment for such property as of January 1, 2021, which is well within a reasonable range of market value, especially in light of the sale of comparable unit 406 for \$415,000 in July 2021
- The sellers of unit 606 appealed the property assessment for unit 606, on the basis that the seller's opinion that the market value of the property was lower than the initial assessment of \$533,400 as of January 1, 2022. The result of this appeal was that the assessment of the property as of January 1, 2022 was reduced to \$523,300 and the property was assessed for \$450,000 as of January 1, 2023. At the meeting of the Board of Review on October 24, 2023, the Assessor's Office briefly described the rationale for the \$450,000 final assessment as of January 1, 2023 for this property. Based upon the information provided, it is my understanding that the Assessor's Office and the seller entered into a settlement to end the appeal process with an agreement for the property to be assessed for \$450,000 as of January 1, 2023. It is my understanding

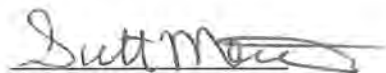
that when the Assessor's Office enters into settlements, the final assessment amounts are within the range of the property owner's opinion of market value and the Assessor's Office's estimate of market value, with such final assessment amounts never less than the property owner's opinion of market value. Additionally, it is my understanding that during this settlement process, the Assessor's Office obtained the statement from the property seller that it was their opinion that the property could have been sold in November 2022 for more than the actual \$441,000 sales price in the actual sales transaction. However, such opinion should either be interpreted by a reasonable person to mean that the property seller believed the market value was more than the \$441,000 sales price, but not more than \$450,000 or is fully contradicted by the actual actions of the property seller and the Assessor's Office, which included the sale of the property for \$441,000, the appeal of the excessive property assessment, and the agreement on a \$450,000 assessment as of January 1, 2023. The \$450,000 assessment amount is 2.0% greater than the \$441,000 sales price and based upon the actual evidence, a reasonable person would believe that both the \$441,000 sales price and the \$450,000 assessment are within a reasonable range of the market value for the unit 606 property.

- In addition to the sales of units 406 and 606, there were 11 sales of other two bedroom units in The Sterling Condominium in 2021 and 2022. These sales had a range of sales prices of \$375,000 to \$450,000 and an average sales price of \$414,677. These are the most comparable sales transactions for these two units, despite significant dissimilarities for which value adjustments are necessary. The sale prices for units 406 and 606 are both within this range of sales prices and after adjustments are made to the sales prices for these other 11 two bedroom units sold in 2021 or 2022 to indicate the market value of units 406 and 606, the actual sales prices for units 406 and 606 are within a reasonable range of the estimated market values for units 406 and 606, as shown on exhibit B.

The **best evidence** of the market value of Parcel # 355-1631-000 is the recent arm's length sales of **units 406 and 606**, which are the most comparable properties. After adjustments are made to the sales prices for these two most comparable units to indicate the market value of Parcel # 355-1631-000, the estimated market value of Parcel # 355-1631-000 is approximately \$440,000 as shown on exhibit A. After adjustments are made to the sales prices for the other 11 two bedroom units sold in 2021 or 2022 to indicate the market value of Parcel # 355-1631-000, the estimated market value of Parcel # 355-1631-000 is approximately \$440,000 as shown on exhibit A.

Based upon any reasonable analysis of the comparable sales of the two most comparable properties or the other 11 comparable properties, any reasonable person should conclude that the property assessment of \$522,000 imposed for Parcel # 355-1631-000 as of January 1, 2023 is excessive. Therefore, I am filing this claim to recover the approximately \$1,938 excessive amount of general property tax imposed.

Respectfully,



Scott Merten
1550 E Royall Pl Unit 506
Milwaukee, WI 53202
920-979-8235
sjmerten@gmail.com

Exhibit A
Based upon the comparable sales, the market value of Parcel # 355-1631-000 as of January 1, 2023 is approximately \$440,000.

| Unit | #506 | #506 | #406 | #1104 | #1004 | #1001 | #501 | #1000 | #700 | #400 | #712 | #412 | #913 | #404 |
|---|------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Sale Date | 11/30/22 | 11/30/22 | 7/30/21 | 5/14/21 | 11/24/21 | 4/28/21 | 4/16/21 | 4/15/21 | 7/11/22 | 10/23/21 | 7/13/21 | 12/31/21 | 7/22/21 | 10/10/22 |
| Sale Price | 441,000 | 441,000 | 415,000 | 450,000 | 409,950 | 425,000 | 407,500 | 430,000 | 442,000 | 388,000 | 401,000 | 375,000 | 400,000 | 433,000 |
| Total Sqft | 1,868 | 1,868 | 1,868 | 1,457 | 1,457 | 1,357 | 1,357 | 1,582 | 1,582 | 1,582 | 1,357 | 1,357 | 1,433 | 1,457 |
| Parking Spaces | 2 | 2 | 1 | 2 | 1 | 2 | 2 | 2 | 1 | 1 | 2 | 1 | 2 | 2 |
| Parking Value | \$ 32,000 | \$ 32,000 | \$ 16,000 | \$ 32,000 | \$ 16,000 | \$ 32,000 | \$ 32,000 | \$ 32,000 | \$ 16,000 | \$ 16,000 | \$ 32,000 | \$ 16,000 | \$ 32,000 | \$ 32,000 |
| Unit Value | \$ 409,000 | \$ 409,000 | \$ 399,000 | \$ 418,000 | \$ 393,950 | \$ 393,000 | \$ 375,500 | \$ 396,000 | \$ 426,000 | \$ 372,000 | \$ 369,000 | \$ 359,000 | \$ 368,000 | \$ 401,000 |
| Unit Value/SF | \$ 218.95 | \$ 213.60 | | \$ 286.89 | \$ 270.38 | \$ 289.61 | \$ 276.71 | \$ 251.59 | \$ 269.28 | \$ 235.15 | \$ 271.92 | \$ 264.55 | \$ 256.90 | \$ 275.22 |
| # of Floors higher | | 1 | (1) | 6 | 5 | 5 | - | 5 | 2 | (1) | 2 | (1) | 4 | (1) |
| Floor Adjustment | | (8,000) | 8,000 | (48,000) | (40,000) | (40,000) | - | (40,000) | (16,000) | 8,000 | (16,000) | 8,000 | (32,000) | 8,000 |
| Unit Value adjusted for floor | | 401,000 | 407,000 | 370,000 | 369,950 | 353,000 | 375,500 | 356,000 | 410,000 | 360,000 | 353,000 | 367,000 | 336,000 | 409,000 |
| #06 Unit Premium adjustment | | | | 7.0% | 7.0% | 12.0% | 12.0% | 7.0% | 7.0% | 7.0% | 14.0% | 14.0% | 11.0% | 7.0% |
| Adjusted Unit Value | | 401,000 | 407,000 | 395,900 | 378,727 | 395,360 | 420,560 | 383,060 | 438,700 | 406,600 | 402,420 | 418,380 | 372,960 | 437,630 |
| Parking Value | | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 |
| Adjusted Sale Price | | 433,000 | 439,000 | 427,900 | 410,727 | 427,360 | 452,560 | 415,060 | 470,700 | 438,600 | 434,420 | 450,380 | 404,960 | 469,630 |
| Average of two most comparable properties | | 436,000 | | | | | | | | | | | | |
| Average of 13 most comparable sales | | 436,484 | | | | | | | | | | | | |
| Minimum value | | 404,960 | | | | | | | | | | | | |
| Maximum value | | 470,700 | | | | | | | | | | | | |

Average of two most comparable properties
 Average of 13 most comparable sales
 Minimum value
 Maximum value

Due to significant dissimilarities between the 1,868 square foot, two-bedroom, two-bathroom subject property and other smaller two-bedroom, two-bathroom properties with panoramic views of the city and Lake Michigan, an adjustment is made to the sales price to reflect the significant dissimilarities between the comparable sales and the subject property. The adjustment is based on the principle of contribution and is estimated based upon the measurement of market reactions by comparing the sale prices of properties. Based upon analysis of observed market prices for comparable sales of units since 2011 in the condominium building, a premium was identified to exist for the 1,868 square foot, two-bedroom, two-bathroom units as compared to the smaller two-bedroom, two-bathroom properties with panoramic views of the city and Lake Michigan. The amount of the premium varies based upon the size of the smaller units and the primary directions of the panoramic views of the city and Lake Michigan, with estimated premiums of 7% to 15% determined based upon analysis of observed market prices as summarized on exhibit D.

Amount of floor adjustment was estimated based upon observed market prices for comparable properties in the condominium building, including consideration of resales of units since 2011 and the initial sales of units in 2006 and 2007.

Amount of parking space adjustment is estimated to be \$16,000 per parking space. Estimated value considers market transactions for parking spaces, including rental of parking spaces, and is consistent with the parking adjustment utilized within the assessment report for board of review hearing prepared by the assessor's office.

Exhibit B
Based upon the comparable sales, the recent actual sales prices for units 406 and 606 are within a reasonable range of the estimated market values for units 406 and 606.

Based upon the comparable sales, the actual sales price for unit 406 in July 2021 is within a reasonable range of the estimated market value for unit 406.

| Unit | #406 | #1104 | #1004 | #1001 | #501 | #1000 | #400 | #712 | #412 | #913 |
|-------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Sale Date | 7/30/21 | 5/14/21 | 11/24/21 | 4/28/21 | 4/16/21 | 4/15/21 | 10/23/21 | 7/13/21 | 12/31/21 | 7/22/21 |
| Sale Price | \$ 415,000 | \$ 450,000 | \$ 409,950 | \$ 425,000 | \$ 407,500 | \$ 430,000 | \$ 388,000 | \$ 401,000 | \$ 375,000 | \$ 400,000 |
| Total Sqft | 1,868 | 1,457 | 1,457 | 1,357 | 1,357 | 1,582 | 1,582 | 1,357 | 1,357 | 1,433 |
| Parking Spaces | 1 | 2 | 1 | 2 | 2 | 2 | 1 | 2 | 1 | 2 |
| Parking Value | \$ 16,000 | \$ 32,000 | \$ 16,000 | \$ 32,000 | \$ 32,000 | \$ 32,000 | \$ 16,000 | \$ 32,000 | \$ 16,000 | \$ 32,000 |
| Unit Value | \$ 399,000 | \$ 418,000 | \$ 393,950 | \$ 393,000 | \$ 375,500 | \$ 398,000 | \$ 372,000 | \$ 369,000 | \$ 359,000 | \$ 368,000 |
| Unit Value/SF | \$ 213.60 | \$ 286.89 | \$ 270.38 | \$ 289.61 | \$ 276.71 | \$ 251.58 | \$ 235.15 | \$ 271.92 | \$ 264.55 | \$ 256.80 |
| # of Floors higher | - | 7 | 6 | 6 | 1 | 6 | - | 3 | - | 5 |
| Floor Adj | | (56,000) | (48,000) | (48,000) | (8,000) | (48,000) | - | (24,000) | - | (40,000) |
| Unit Value adjusted for floor | 399,000 | 362,000 | 345,950 | 345,000 | 367,500 | 350,000 | 372,000 | 345,000 | 359,000 | 328,000 |
| #05 Unit Premium adjustment | | 7.0% | 7.0% | 12.0% | 12.0% | 7.0% | 7.0% | 14.0% | 14.0% | 11.0% |
| Adjusted Unit Value | | 387,340 | 370,167 | 386,400 | 411,600 | 374,500 | 398,040 | 393,300 | 409,260 | 364,080 |
| Parking | | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 |
| Adjusted Sale Price | 404,299 | 403,340 | 386,167 | 402,400 | 427,600 | 390,500 | 414,040 | 409,300 | 425,260 | 380,080 |
| Variance | (10,702) | (11,660) | (28,834) | (12,600) | 12,600 | (24,500) | (960) | (5,700) | 10,260 | (34,920) |
| Observed #06 floor plan premium | 8,804 | 24,050 | 10% | 15% | 9% | 14% | 7% | 15% | 11% | 22% |
| Observed Floor Price Variance/floor | | | | | | 4,333 | | 3,333 | | |

Based upon the comparable sales, the actual sales price for unit 606 in November 2022 is within a reasonable range of the estimated market value for unit 606.

| Unit | #606 | #1104 | #1004 | #1001 | #501 | #1000 | #700 | #400 | #712 | #412 | #913 | #404 |
|-------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Sale Date | 11/30/22 | 5/14/21 | 11/24/21 | 4/28/21 | 4/16/21 | 4/15/21 | 7/11/22 | 10/23/21 | 7/13/21 | 12/31/21 | 7/22/21 | 10/10/22 |
| Sale Price | \$ 441,000 | \$ 450,000 | \$ 409,950 | \$ 425,000 | \$ 407,500 | \$ 430,000 | \$ 442,000 | \$ 388,000 | \$ 401,000 | \$ 375,000 | \$ 400,000 | \$ 433,000 |
| Total Sqft | 1,868 | 1,457 | 1,457 | 1,357 | 1,357 | 1,582 | 1,582 | 1,582 | 1,357 | 1,357 | 1,433 | 1,457 |
| Parking Spaces | 2 | 2 | 1 | 2 | 2 | 2 | 1 | 1 | 2 | 1 | 2 | 2 |
| Parking Value | \$ 32,000 | \$ 32,000 | \$ 16,000 | \$ 32,000 | \$ 32,000 | \$ 32,000 | \$ 16,000 | \$ 16,000 | \$ 32,000 | \$ 16,000 | \$ 32,000 | \$ 32,000 |
| Unit Value | \$ 409,000 | \$ 418,000 | \$ 393,950 | \$ 393,000 | \$ 375,500 | \$ 398,000 | \$ 426,000 | \$ 372,000 | \$ 369,000 | \$ 359,000 | \$ 368,000 | \$ 401,000 |
| Unit Value/SF | \$ 218.95 | \$ 286.89 | \$ 270.38 | \$ 289.61 | \$ 276.71 | \$ 251.58 | \$ 269.28 | \$ 235.15 | \$ 271.92 | \$ 264.55 | \$ 256.80 | \$ 275.22 |
| # of Floors higher | - | 5 | 4 | 4 | (1) | 4 | 1 | (2) | 1 | (2) | 3 | (2) |
| Floor Adj | | (40,000) | (32,000) | (32,000) | 8,000 | (32,000) | (8,000) | 16,000 | (8,000) | 16,000 | (24,000) | 16,000 |
| Unit Value adjusted for floor | 409,000 | 378,000 | 361,950 | 361,000 | 383,500 | 366,000 | 418,000 | 388,000 | 361,000 | 375,000 | 344,000 | 417,000 |
| #05 Unit Premium adjustment | | 7.0% | 7.0% | 12.0% | 12.0% | 7.0% | 7.0% | 7.0% | 14.0% | 14.0% | 11.0% | 7.0% |
| Adjusted Unit Value | | 404,460 | 387,287 | 404,320 | 429,520 | 391,620 | 447,260 | 415,160 | 411,540 | 427,500 | 381,840 | 446,190 |
| Parking | | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 |
| Adjusted Sale Price | 445,336 | 436,460 | 419,287 | 436,320 | 461,520 | 423,620 | 479,260 | 447,160 | 443,540 | 459,500 | 413,840 | 478,190 |
| Variance | 4,336 | (4,540) | (21,714) | (4,680) | 20,520 | (17,380) | 38,260 | 6,160 | 2,540 | 18,500 | (27,160) | 37,190 |
| Observed #06 floor plan premium | 7,910 | 24,050 | 8% | 13% | 7% | 12% | -2% | 5% | 13% | 9% | 19% | -2% |
| Observed Floor Price Variance/floor | | | | | | (9,333) | 18,000 | | 3,333 | | | |

Adjustments are summarized on exhibit A.

Exhibit C

Sales of other 1,868 square foot, two-bedroom, two-bathroom units at The Sterling Condominium since 2011.

The reasonableness of the sale price of Unit 906 in 2018 is supported by the same estimated adjustments

| Unit | #906 | #1000 | #900 | #800 | #500 | #500 | #400 | #512 | #504 | #404 | #809 | #509 | #513 | #401 | #401 |
|-------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Sale Date | 9/26/18 | 6/29/18 | 4/28/18 | 2/20/18 | 2/11/19 | 6/4/18 | 2/8/19 | 6/15/18 | 5/2/19 | 5/25/18 | 3/22/18 | 6/25/19 | 6/14/19 | 5/27/19 | 10/13/17 |
| Sale Price | \$ 385,000 | 350,000 | 350,000 | 345,000 | 345,000 | 325,000 | 305,000 | 360,000 | 347,000 | 330,000 | 305,000 | 286,500 | 285,000 | 340,000 | 318,000 |
| Total Sqft | 1,868 | 1,582 | 1,582 | 1,582 | 1,582 | 1,582 | 1,582 | 1,357 | 1,457 | 1,457 | 1,439 | 1,439 | 1,433 | 1,357 | 1,357 |
| Parking Spaces | 2 | 2 | 1 | 2 | 1 | 1 | 1 | 2 | 2 | 2 | 1 | 1 | 2 | 2 | 2 |
| Parking Value | \$ 16,000 | \$ 16,000 | \$ 16,000 | \$ 16,000 | \$ 16,000 | \$ 16,000 | \$ 16,000 | \$ 32,000 | \$ 32,000 | \$ 32,000 | \$ 16,000 | \$ 16,000 | \$ 32,000 | \$ 32,000 | \$ 32,000 |
| Unit Value | \$ 353,000 | \$ 334,000 | \$ 334,000 | \$ 313,000 | \$ 329,000 | \$ 309,000 | \$ 289,000 | \$ 328,000 | \$ 315,000 | \$ 298,000 | \$ 289,000 | \$ 270,500 | \$ 263,000 | \$ 308,000 | \$ 286,000 |
| Unit Value/SF | \$ 188.97 | \$ 201.01 | \$ 211.13 | \$ 197.85 | \$ 207.96 | \$ 195.32 | \$ 182.68 | \$ 241.71 | \$ 201.55 | \$ 204.53 | \$ 200.83 | \$ 187.98 | \$ 183.55 | \$ 226.97 | \$ 210.76 |
| # of Floors higher | - | 1 | - | (1) | (4) | (4) | (5) | 1 | (4) | (5) | (1) | (4) | (4) | (5) | (5) |
| Floor Adj | (8,000) | (8,000) | - | 8,000 | 32,000 | 32,000 | 40,000 | (8,000) | 24,000 | 40,000 | 8,000 | 32,000 | 32,000 | 40,000 | 40,000 |
| Unit Value adjusted for floor | 353,000 | 310,000 | 334,000 | 321,000 | 361,000 | 341,000 | 329,000 | 320,000 | 339,000 | 338,000 | 297,000 | 302,500 | 295,000 | 348,000 | 326,000 |
| #06 Unit Premium adjustment | 7.0% | 7.0% | 7.0% | 7.0% | 7.0% | 7.0% | 7.0% | 14.0% | 14.0% | 7.0% | 15.0% | 15.0% | 11.0% | 12.0% | 12.0% |
| Adjusted Unit Value | 331,700 | 357,380 | 343,470 | 388,270 | 364,870 | 364,870 | 352,030 | 373,920 | 362,730 | 361,660 | 341,550 | 347,875 | 327,450 | 389,780 | 365,120 |
| Parking | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 |
| Adjusted Sale Price | 363,700 | 389,380 | 375,470 | 416,270 | 396,870 | 396,870 | 384,030 | 405,920 | 394,730 | 393,660 | 373,550 | 379,875 | 359,450 | 421,760 | 397,120 |
| Variance | 4,428 | (21,300) | 4,380 | (9,530) | 33,270 | 11,970 | (970) | 20,920 | (4,730) | 8,860 | (11,450) | (5,125) | (26,550) | 36,760 | 12,120 |
| Observed #06 floor plan premium | 10,955 | (16,000) | 21,000 | (5,333) | 40,000 | 20,000 | 4% | 8% | 16% | 4% | 19% | 17% | 20% | 1% | 8% |
| Observed Floor Price Variance/floor | | | | | | | | 13.625 | 8.500 | 4.500 | 6.167 | | | | |

The reasonableness of the sale price of Unit 706 in 2016 is supported by the same estimated adjustments

| Unit | #706 | #913 | #913 | #613 | #413 | #704 | #604 | #709 | #409 | #512 | #412 | #601 |
|-------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Sale Date | 8/19/16 | 8/2/17 | 1/5/16 | 5/30/17 | 3/7/16 | 6/7/17 | 11/17/16 | 4/26/17 | 8/4/17 | 5/20/18 | 6/26/16 | 6/21/17 |
| Sale Price | \$ 340,000 | 350,000 | 315,000 | 339,000 | 290,000 | 349,500 | 330,000 | 300,000 | 285,000 | 287,500 | 278,900 | 330,000 |
| Total Sqft | 1,868 | 1,433 | 1,433 | 1,433 | 1,433 | 1,457 | 1,457 | 1,439 | 1,439 | 1,357 | 1,357 | 1,357 |
| Parking Spaces | 1 | 2 | 2 | 2 | 1 | 2 | 2 | 1 | 2 | 1 | 1 | 1 |
| Parking Value | \$ 16,000 | \$ 32,000 | \$ 32,000 | \$ 32,000 | \$ 16,000 | \$ 32,000 | \$ 32,000 | \$ 16,000 | \$ 32,000 | \$ 16,000 | \$ 16,000 | \$ 16,000 |
| Unit Value | \$ 324,000 | \$ 318,000 | \$ 283,000 | \$ 307,000 | \$ 274,000 | \$ 317,500 | \$ 298,000 | \$ 284,000 | \$ 253,000 | \$ 271,500 | \$ 262,900 | \$ 314,000 |
| Unit Value/SF | \$ 173.45 | \$ 221.91 | \$ 197.49 | \$ 214.24 | \$ 191.21 | \$ 217.91 | \$ 204.53 | \$ 197.36 | \$ 175.82 | \$ 200.07 | \$ 193.74 | \$ 231.39 |
| # of Floors higher | - | 2 | 2 | (2) | (3) | - | (1) | - | (3) | (1) | (3) | (1) |
| Floor Adj | (16,000) | (16,000) | (16,000) | 16,000 | 24,000 | - | 8,000 | - | 24,000 | 8,000 | 24,000 | 8,000 |
| Unit Value adjusted for floor | 324,000 | 302,000 | 267,000 | 323,000 | 298,000 | 317,500 | 306,000 | 284,000 | 277,000 | 279,500 | 286,900 | 322,000 |
| #06 Unit Premium adjustment | 11.0% | 11.0% | 11.0% | 11.0% | 11.0% | 7.0% | 7.0% | 15.0% | 15.0% | 14.0% | 14.0% | 12.0% |
| Adjusted Unit Value | 335,220 | 296,370 | 368,370 | 330,780 | 339,725 | 327,420 | 326,550 | 326,600 | 318,550 | 318,630 | 327,066 | 360,640 |
| Parking | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 |
| Adjusted Sale Price | 346,490 | 351,220 | 312,370 | 374,530 | 346,780 | 355,725 | 343,420 | 342,600 | 334,550 | 334,630 | 343,066 | 376,640 |
| Variance | 6,490 | 11,220 | (27,630) | 34,530 | 6,780 | 15,725 | 3,420 | 2,600 | (5,450) | (5,370) | 3,066 | 36,640 |
| Observed #06 floor plan premium | 10,647 | 2,750 | (6,000) | 0% | 9% | 2% | 6% | 14% | 17% | 16% | 13% | 1% |
| Observed Floor Price Variance/floor | | | | | | | | 10.333 | 4.300 | | | |

The reasonableness of the sale price of Unit 406 in 2015 is supported by the same estimated adjustments

| Unit | #406 | #1012 | #512 | #412 | #513 | #413 | #604 | #709 |
|-------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Sale Date | 9/21/15 | 10/9/14 | 5/20/15 | 6/25/16 | 1/5/16 | 3/7/16 | 6/7/16 | 6/1/15 |
| Sale Price | \$ 317,000 | 300,000 | 287,500 | 275,900 | 315,000 | 290,000 | 329,000 | 280,000 |
| Total Sqft | 1,868 | 1,357 | 1,357 | 1,357 | 1,433 | 1,433 | 1,457 | 1,439 |
| Parking Spaces | 1 | 2 | 1 | 1 | 2 | 1 | 2 | 1 |
| Parking Value | \$ 16,000 | \$ 32,000 | \$ 16,000 | \$ 16,000 | \$ 32,000 | \$ 16,000 | \$ 32,000 | \$ 16,000 |
| Unit Value | \$ 301,000 | \$ 268,000 | \$ 271,500 | \$ 262,900 | \$ 283,000 | \$ 274,000 | \$ 297,000 | \$ 264,000 |
| Unit Value/SF | \$ 161.13 | \$ 197.49 | \$ 200.07 | \$ 193.74 | \$ 197.49 | \$ 191.21 | \$ 203.84 | \$ 183.46 |
| # of Floors higher | - | 6 | 2 | - | 5 | - | 2 | 3 |
| Floor Adj | - | (48,000) | (16,000) | - | (40,000) | - | (16,000) | (24,000) |
| Unit Value adjusted for floor | 301,000 | 220,000 | 255,500 | 262,900 | 243,000 | 274,000 | 281,000 | 240,000 |
| #06 Unit Premium adjustment | - | 14.0% | 14.0% | 14.0% | 11.0% | 11.0% | 7.0% | 15.0% |
| Adjusted Unit Value | 250,800 | 291,270 | 295,706 | 269,730 | 304,140 | 304,140 | 300,670 | 276,000 |
| Parking | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 |
| Adjusted Sale Price | 300,817 | 266,800 | 307,270 | 315,706 | 285,730 | 320,140 | 316,670 | 292,000 |
| Variance | (16,383) | (50,200) | (9,730) | (1,294) | (31,270) | 3,140 | (330) | (25,000) |
| | 5.4% | 37% | 18% | 14% | 24% | 10% | 7% | 25% |
| Observed #06 floor plan premium | | | | | | | | |
| Observed Floor Price Variance/floor | 1,742 | (875) | 4,300 | 1,800 | | | | |

The reasonableness of the sale price of Unit 1106 in 2014 is supported by the same estimated adjustments

| Unit | #1106 | #1112 | #1012 | #912 | #1109 | #409 | #700 | #404 |
|-------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Sale Date | 3/3/14 | 6/3/13 | 10/9/14 | 7/6/13 | 4/25/13 | 8/9/13 | 6/18/14 | 8/14/14 |
| Sale Price | \$ 340,000 | 313,000 | 300,000 | 275,000 | 265,000 | 265,000 | 275,000 | 270,000 |
| Total Sqft | 1,868 | 1,357 | 1,357 | 1,357 | 1,439 | 1,439 | 1,582 | 1,457 |
| Parking Spaces | 2 | 2 | 2 | 2 | 1 | 2 | 1 | 2 |
| Parking Value | \$ 32,000 | \$ 32,000 | \$ 32,000 | \$ 32,000 | \$ 16,000 | \$ 32,000 | \$ 16,000 | \$ 32,000 |
| Unit Value | \$ 308,000 | \$ 281,000 | \$ 268,000 | \$ 243,000 | \$ 249,000 | \$ 233,000 | \$ 259,000 | \$ 238,000 |
| Unit Value/SF | \$ 164.88 | \$ 207.07 | \$ 197.49 | \$ 181.28 | \$ 173.04 | \$ 161.92 | \$ 163.72 | \$ 163.35 |
| # of Floors higher | - | - | (1) | (2) | - | (7) | (4) | (7) |
| Floor Adj | - | - | 8,000 | 16,000 | - | 56,000 | 32,000 | 56,000 |
| Unit Value adjusted for floor | 308,000 | 281,000 | 276,000 | 262,000 | 249,000 | 289,000 | 291,000 | 294,000 |
| #06 Unit Premium adjustment | - | 14.0% | 14.0% | 14.0% | 15.0% | 15.0% | 7.0% | 7.0% |
| Adjusted Unit Value | 320,340 | 314,640 | 298,680 | 286,350 | 332,350 | 311,370 | 311,370 | 314,580 |
| Parking | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 |
| Adjusted Sale Price | 343,187 | 352,340 | 346,640 | 330,680 | 318,350 | 364,350 | 343,370 | 346,580 |
| Variance | 3,187 | 12,340 | 6,640 | (9,320) | (21,650) | 24,350 | 3,370 | 6,580 |
| | -0.9% | 10% | 12% | 18% | 24% | 7% | 6% | 5% |
| Observed #06 floor plan premium | | | | | | | | |
| Observed Floor Price Variance/floor | 12,429 | 13,000 | 22,000 | 2,286 | | | | |

The reasonableness of the sale price of Unit 1005 in 2013 is supported by the same estimated adjustments

| Unit | #1109 | #909 | #809 | #409 | #912 | #1113 | #912 | #1113 | #413/12 |
|-------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Sale Date | 1/3/13 | 9/28/12 | 8/10/12 | 8/9/13 | 7/8/13 | 11/29/12 | 7/8/13 | 11/29/12 | 4/13/12 |
| Sale Price | \$ 325,000 | 265,000 | 260,000 | 265,000 | 278,000 | 325,000 | 278,000 | 325,000 | 267,000 |
| Total Sqft | 1,868 | 1,439 | 1,439 | 1,439 | 1,357 | 1,433 | 1,357 | 1,433 | 1,357 |
| Parking Spaces | 2 | 2 | 1 | 2 | 2 | 2 | 2 | 2 | 2 |
| Parking Value | \$ 16,000 | \$ 32,000 | \$ 16,000 | \$ 32,000 | \$ 32,000 | \$ 32,000 | \$ 32,000 | \$ 32,000 | \$ 32,000 |
| Unit Value | \$ 293,000 | \$ 234,500 | \$ 244,000 | \$ 233,000 | \$ 281,000 | \$ 293,000 | \$ 246,000 | \$ 293,000 | \$ 235,000 |
| Unit Value/SF | \$ 156.85 | \$ 173.04 | \$ 169.56 | \$ 161.92 | \$ 207.07 | \$ 204.47 | \$ 181.28 | \$ 204.47 | \$ 173.18 |
| # of Floors higher | | 1 | (1) | (6) | 1 | 1 | (1) | 1 | (1) |
| Floor Adj | | (8,000) | 8,000 | 48,000 | (8,000) | 8,000 | (8,000) | 8,000 | 8,000 |
| Unit Value adjusted for floor | | 241,000 | 242,500 | 260,000 | 273,000 | 285,000 | 254,000 | 285,000 | 243,000 |
| #05 Unit Premium adjustment | | 15.0% | 15.0% | 15.0% | 14.0% | 14.0% | 14.0% | 11.0% | 12.0% |
| Adjusted Unit Value | | 277,150 | 278,875 | 299,000 | 323,150 | 311,220 | 269,560 | 316,350 | 272,160 |
| Parking | | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 |
| Adjusted Sale Price | 327,933 | 310,875 | 331,000 | 355,150 | 343,220 | 348,350 | 304,160 | 348,350 | 304,160 |
| Variance | 2,933 | (15,850) | (14,125) | 6,000 | 30,150 | 18,220 | (3,440) | 23,350 | (20,840) |
| | -0.9% | 22% | 21% | 13% | 7% | 15% | 3% | 21% | |
| Observed #05 floor plan premium | | 7,250 | (9,500) | 2,750 | 17,500 | 17,500 | | | |
| Observed Floor Price Variance/floor | 4,500 | 7,250 | (9,500) | 2,750 | 17,500 | 17,500 | | | |

The reasonableness of the sale price of Unit 706 in 2012 is supported by the same estimated adjustments

| Unit | #706 | #1109 | #909 | #809 | #901 | #500 | #1113 | #912 | #706 |
|-------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Sale Date | 6/26/12 | 4/25/13 | 9/28/12 | 8/10/12 | 4/13/12 | 8/26/11 | 11/29/12 | 7/8/13 | 7/8/13 |
| Sale Price | \$ 286,250 | 265,000 | 266,500 | 260,000 | 267,000 | 240,000 | 325,000 | 278,000 | 278,000 |
| Total Sqft | 1,868 | 1,439 | 1,439 | 1,439 | 1,357 | 1,582 | 1,433 | 1,357 | 1,357 |
| Parking Spaces | 1 | 1 | 2 | 1 | 2 | 1 | 2 | 2 | 2 |
| Parking Value | \$ 16,000 | \$ 16,000 | \$ 32,000 | \$ 16,000 | \$ 32,000 | \$ 16,000 | \$ 32,000 | \$ 32,000 | \$ 32,000 |
| Unit Value | \$ 270,250 | \$ 249,000 | \$ 234,500 | \$ 244,000 | \$ 235,000 | \$ 224,000 | \$ 293,000 | \$ 246,000 | \$ 246,000 |
| Unit Value/SF | \$ 144.67 | \$ 173.04 | \$ 162.96 | \$ 169.56 | \$ 173.18 | \$ 141.59 | \$ 204.47 | \$ 181.28 | \$ 181.28 |
| # of Floors higher | | 4 | 2 | 1 | 2 | (2) | 4 | 2 | 2 |
| Floor Adj | | (32,000) | (16,000) | (8,000) | (16,000) | 16,000 | (32,000) | (16,000) | (16,000) |
| Unit Value adjusted for floor | | 217,000 | 218,500 | 236,000 | 219,000 | 240,000 | 261,000 | 230,000 | 230,000 |
| #05 Unit Premium adjustment | | 15.0% | 15.0% | 15.0% | 12.0% | 7.0% | 11.0% | 14.0% | 14.0% |
| Adjusted Unit Value | | 248,550 | 251,275 | 271,400 | 245,280 | 256,800 | 289,710 | 262,200 | 262,200 |
| Parking | | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 | 16,000 |
| Adjusted Sale Price | 276,883 | 265,550 | 267,275 | 287,400 | 261,280 | 272,800 | 305,710 | 278,200 | 278,200 |
| Variance | (9,362) | (20,700) | (18,975) | 1,150 | (24,970) | (13,450) | 19,460 | (8,050) | (8,050) |
| | -3.4% | 25% | 24% | 15% | 23% | 13% | 4% | 18% | |
| Observed #06 floor plan premium | | 7,250 | (9,500) | 2,750 | 17,500 | 17,500 | | | |
| Observed Floor Price Variance/floor | (1,125) | 7,250 | (9,500) | 2,750 | 17,500 | 17,500 | | | |

The reasonableness of the sale price of Unit 506 in 2012 is supported by the same estimated adjustments

| Unit | #506 | #1109 | #509 | #609 | #901 | #500 | #1113 |
|-------------------------------------|------------|------------|------------|------------|------------|------------|------------|
| Sale Date | 4/20/12 | 4/25/13 | 9/28/12 | 8/10/12 | 4/8/11 | 4/13/12 | 11/29/12 |
| Sale Price | \$ 200,000 | 285,000 | 266,500 | 260,000 | 236,750 | 267,000 | 325,000 |
| Total Sqft | 1,868 | 1,439 | 1,439 | 1,439 | 1,439 | 1,357 | 1,433 |
| Parking Spaces | 2 | 1 | 2 | 1 | 1 | 2 | 2 |
| Parking Value | \$ 32,000 | \$ 16,000 | \$ 32,000 | \$ 16,000 | \$ 16,000 | \$ 32,000 | \$ 32,000 |
| Unit Value | \$ 228,000 | \$ 249,000 | \$ 234,500 | \$ 244,000 | \$ 220,750 | \$ 235,000 | \$ 293,000 |
| Unit Value/SF | \$ 122.06 | \$ 173.04 | \$ 162.96 | \$ 169.56 | \$ 153.41 | \$ 173.18 | \$ 204.47 |
| # of Floors higher | | 6 | 4 | 3 | 1 | 4 | 6 |
| Floor Adj | | (48,000) | (32,000) | (24,000) | (6,000) | (32,000) | (48,000) |
| Unit Value adjusted for floor | 228,000 | 201,000 | 202,500 | 220,000 | 212,750 | 203,000 | 245,000 |
| #06 Unit Premium adjustment | | 15.0% | 15.0% | 15.0% | 15.0% | 12.0% | 7.0% |
| Adjusted Unit Value | | 231,150 | 232,875 | 253,000 | 244,663 | 227,360 | 271,950 |
| Parking | | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 |
| Adjusted Sale Price | 274,954 | 263,150 | 264,875 | 285,000 | 276,663 | 259,360 | 303,950 |
| Variance | 14,954 | 3,150 | 4,875 | 25,000 | 16,663 | (640) | 11,680 |
| | -5.4% | 13% | 13% | 4% | 7% | 12% | 2% |
| Observed #06 floor plan premium | 3,125 | 7,250 | (9,500) | 11,625 | | | |
| Observed Floor Price Variance/floor | | | | | | | |

The reasonableness of the sale price of Unit 1105 in 2011 is supported by the same estimated adjustments

| Unit | #1105 | #809 | #509 | #700 | #500 | #901 |
|-------------------------------------|------------|------------|------------|------------|------------|------------|
| Sale Date | 8/29/11 | 8/10/12 | 4/8/11 | 9/4/10 | 3/18/11 | 8/26/11 |
| Sale Price | \$ 337,500 | 260,000 | 236,750 | 245,000 | 270,000 | 240,000 |
| Total Sqft | 1,868 | 1,439 | 1,439 | 1,439 | 1,592 | 1,357 |
| Parking Spaces | 2 | 1 | 1 | 1 | 1 | 2 |
| Parking Value | \$ 32,000 | \$ 16,000 | \$ 16,000 | \$ 16,000 | \$ 16,000 | \$ 32,000 |
| Unit Value | \$ 305,500 | \$ 244,000 | \$ 220,750 | \$ 229,000 | \$ 254,000 | \$ 224,000 |
| Unit Value/SF | \$ 163.54 | \$ 169.56 | \$ 153.41 | \$ 159.14 | \$ 160.56 | \$ 141.59 |
| # of Floors higher | | (3) | (5) | (6) | (4) | (6) |
| Floor Adj | | 24,000 | 40,000 | 48,000 | 32,000 | 48,000 |
| Unit Value adjusted for floor | 305,500 | 288,000 | 260,750 | 277,000 | 286,000 | 272,000 |
| #06 Unit Premium adjustment | | 15.0% | 15.0% | 15.0% | 7.0% | 7.0% |
| Adjusted Unit Value | | 308,200 | 299,863 | 318,550 | 306,020 | 291,040 |
| Parking | | 32,000 | 32,000 | 32,000 | 32,000 | 32,000 |
| Adjusted Sale Price | 332,799 | 340,200 | 331,863 | 350,550 | 338,020 | 323,040 |
| Variance | (4,701) | 2,700 | (5,638) | 13,050 | 520 | (14,460) |
| | 1.4% | 14% | 17% | 10% | 7% | 12% |
| Observed #06 floor plan premium | 6,125 | 11,625 | (8,250) | 15,000 | | |
| Observed Floor Price Variance/floor | | | | | | |

Adjustments are summarized on exhibit A.

Exhibit D
 Estimated premiums determined based upon analysis of observed market prices as summarized on Exhibit C.

| Unit Type | Sq Ft | Estimated Premium | Average | | | Median | | | 2011 | | 2012 | | 2013 | | 2014 | | 2015 | | 2016 | | 2018 | | 2022 | | 2021 | | | | | |
|-----------|-------|-------------------|---------|-----|--------|--------|-------|-------------|--------------|--------------|-------------|------|--------------|-------------|-------------|-------------|------|------|------|------|--------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|-------------|-------------|
| | | | Min | Max | Median | #700 | #500 | #506 | #706 | #1106 | #1006 | #700 | #500 | #901 | #604 | #709 | #404 | #601 | #704 | #604 | #501 | #401 | #906 | #1000 | #800 | #1000 | #400 | #1000 | #400 | |
| 00 | 1,582 | 7.0% | 7.1% | -2% | 14% | 7.0% | 7.0% | #700 7% | #500 12% | #500 2% | #500 13% | | #700 6% | | | | | | | | #1000 14% | #500 -2% | #400 7% | #700 -2% | #1000 12% | #800 10% | #400 5% | #1000 14% | #400 7% | |
| 01 | 1,357 | 12.0% | 12.0% | 1% | 23% | 12.3% | 12.3% | #901 22% | #901 12% | #901 23% | #901 21% | | | | | | | | | | #401 1% | #401 8% | #501 13% | #1001 13% | #401 8% | #501 7% | #1001 16% | #501 9% | | |
| 04 | 1,457 | 7.0% | 6.6% | -2% | 15% | 6.1% | 6.1% | #809 14% | #509 17% | #1109 13% | #909 22% | | #404 5% | | | | | | | | #704 2% | #604 6% | #604 5% | #1104 8% | #404 13% | #1004 10% | #1104 10% | #1004 15% | | |
| 08 | 1,439 | 15.0% | 15.4% | 4% | 25% | 14.5% | 14.5% | #509 10% | #809 4% | #809 15% | #809 13% | | #1109 24% | #409 7% | #709 25% | | | | | | #709 14% | #409 17% | #809 19% | #509 17% | | | | | | |
| 12 | 1,357 | 14.0% | 14.4% | 7% | 37% | 13.9% | 13.9% | | | #912 18% | #1112 7% | | #1112 10% | #912 12% | #412 14% | | | | | | #612 16% | #412 13% | #913 7% | #1012 10% | #912 8% | #512 16% | #712 13% | #412 9% | #712 16% | #412 11% |
| 13 | 1,433 | 11.0% | 10.9% | -7% | 24% | 9.3% | 9.3% | | #1113 -7% | #1113 4% | #1113 3% | | | | #913 24% | #413 10% | | | | | #813 0% | #413 9% | #913 20% | #513 20% | | | #913 19% | #913 22% | | |

January 30, 2024

CLAIM FOR EXCESSIVE ASSESSMENT

PROXIMITY SURVEY
TIME _____ ASSESS DATE _____
 PERSONAL SUBSTITUTE
 POSTED CORPORATE

SERVED BY PROCESS SERVER

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

CITY OF MILWAUKEE
2024 JAN 30 PM 1:32
CITY CLERK'S OFFICE

RE: Tax Parcel No. 3921333111

Dear Clerk:

Now comes Claimant, 330 Kilbourn WI Realty LP, f/k/a Plaza East Inc, owner of parcel 3921333111 (referred to as the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys and agents, Rogahn Jones LLC (Agent Authorization filed concurrently herewith), and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. Section 74.37. Should this claim be disallowed, you are hereby directed to serve any such notice of disallowance on the undersigned agent of the Claimant.

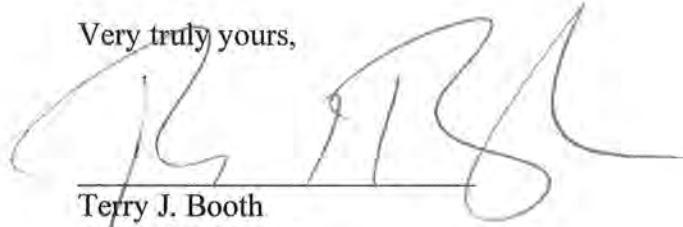
1. This Claim is brought under Wis. Stat. Section 74.37(2)(a), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2023, plus statutory interest, with respect to the Property.
2. Claimant is the owner of the Property, is responsible for the payment of property taxes 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 330 E. Wells Street within the City.
5. The Property's Tax Parcel No. is 3921333111 as identified in the City's records.
6. The Wisconsin Department of Revenue determined that the aggregate ratio of assessed property value in the City to its fair market value was 0.8324 as of January 1, 2023.
7. For 2023, property tax was imposed on property in the City at the rate of \$23.631 per \$1,000.00 of the assessed value for property.
8. For 2023, the City's assessor set the assessment of the Property at \$8,917,400.00.
9. Claimant appealed the 2023 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. Section 70.47 and otherwise complying with all of the requirements of Wis. Stat. Section 70.47, except Wis. Stat. Section 70.47(13).
10. The City's Board of Assessors reviewed the assessment and sustained the 2023 assessment on the merits at \$8,917,400.00.
11. Claimant timely appealed the determination of the City's Board of Assessors to the Board of Review and timely requested a hearing with the Board of Review.
12. The City imposed tax on the Property in the amount of \$226,548.53 (including special assessments and charges of \$15,894.87).
13. Claimant timely paid the property taxes imposed by the City on the Property for 2023, or the required installment thereof.
14. The fair market value of the Property as of January 1, 2023, was no higher than \$8,495,200.
15. Based on the aggregate ratio of 0.8324, the correct assessment of the Property for 2023 is no higher than \$7,071,404.48.
16. Based on the tax rate of \$23.631 per \$1,000.00 of assessed value, the correct amount of property tax on the Property for 2023 should be no higher than \$167,104.36.

17. The 2023 assessment of the Property, as set by the City's Board of Assessors and Board of Review was excessive and, upon information and belief, violated Article VIII, Section 1 (known as the "Uniformity Clause") of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2023 was excessive in at least the amount of \$43,549.30.
18. Claimant is entitled to a refund of 2023 tax in the amount of \$43,549.30, or such greater amount as may be determined to be due to Claimant, plus statutory interest.
19. The amount of this claim is \$43,549.30, plus interest thereon.

Dated at Waukesha, Wisconsin, this 30th day of January 2024.

Very truly yours,



Terry J. Booth
Agent for Claimant
Main Office: (262) 347-4444
Direct Dial: (262) 527-1163
tbooth@rogahnjones.com

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 330 Kilbourn WI Realty LP, f/k/a/ Plaza East Inc. | | | Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City | | County Milwaukee |
| Mailing address One World Trade Center, Suite 83G | | | Street address of property 330 E. Kilbourn Avenue | | |
| City New York | State NY | Zip 10007 | City Milwaukee | State WI | Zip 53202 |
| Parcel number 3921333111 | Phone (262)347 - 4558 | Email tbooth@rogahnjones.com | | Fax () - | |

Section 2: Authorized Agent Information

| | | | | | |
|--|-------------|--------------|-----------------------------------|--------------|--|
| Name / title Terry Booth, Colleen Jones, Roddy Rogahn/attorneys | | | Company name Rogahn Jones, LLC | | |
| Mailing address N16W23233 Stone Ridge Dr. Suite 270 | | | Phone (262) 347 - 4558 | Fax () - | |
| City Waukesha | State WI | Zip 53188 | Email tbooth@rogahnjones.com | | |

Section 3: Agent Authorization

| | |
|---|---|
| Agent Authorized for: (check all that apply) <input type="checkbox"/> Manufacturing property assessment appeals (BOA) <input type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals <input type="checkbox"/> Municipal Board of Review <input checked="" type="checkbox"/> other <u>Claim/Action for Excessive Asses.</u> | Enter Tax Years of Authorization <u>2023</u> <hr/> <hr/> |
| Authorization expires: <u>12 - 31 - 2025</u> <small>(mm - dd - yyyy)</small> | <small>(unless rescinded in writing prior to expiration)</small> |
| Send notices and other written communications to: (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/> Property Owner | |

Section 4: Agreement/Acceptance

I understand, agree and accept:

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

Section 5: Owner Grants Authorization

| | | |
|--------------------------|---|--|
| Owner Sign Here ▶ | Owner name (please print) Robyn Pinson | |
| | Owner signature | |
| | Company or title Authorized Signatory | |

ROGAHN JONES

tbooth@RogahnJones.com
Direct line: 262.527.4444

CITY OF MILWAUKEE
CITY CLERK'S OFFICE
JAN 30 PM 1:32

January 30, 2024

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

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

PROCESS SERVER 
TIME: _____ AM/PM DATE: _____
 PERSONAL SHOW-TITLE
 POSTED CORPORATE

RE: Tax Parcel No. 3930402100

Dear Clerk:

Now comes Claimant, 330 Kilbourn WI Realty LP, f/k/a Plaza East Inc, owner of parcel 3930402100 (referred to as the "Property") in the City of Milwaukee, Wisconsin, by Claimant's attorneys and agents, Rogahn Jones LLC (Agent Authorization filed concurrently herewith), and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to Wis. Stat. Section 74.37. Should this claim be disallowed, you are hereby directed to serve any such notice of disallowance on the undersigned agent of the Claimant.

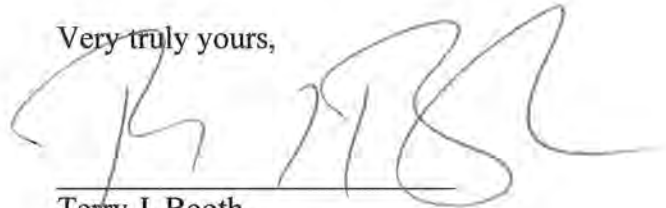
1. This Claim is brought under Wis. Stat. Section 74.37(2)(a), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2023, plus statutory interest, with respect to the Property.
2. Claimant is the owner of the Property, is responsible for the payment of property taxes 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 330 E. Kilbourn Avenue within the City.
5. The Property's Tax Parcel No. is 3930402100 as identified in the City's records.
6. The Wisconsin Department of Revenue determined that the aggregate ratio of assessed property value in the City to its fair market value was 0.8324 as of January 1, 2023.
7. For 2023, property tax was imposed on property in the City at the rate of \$23.631 per \$1,000.00 of the assessed value for property.
8. For 2023, the City's assessor set the assessment of the Property at \$50,308,500.00.
9. Claimant appealed the 2023 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. Section 70.47 and otherwise complying with all of the requirements of Wis. Stat. Section 70.47, except Wis. Stat. Section 70.47(13).
10. The City's Board of Assessors reviewed the assessment and sustained the 2023 assessment on the merits at \$50,308,500.00.
11. Claimant timely appealed the determination of the City's Board of Assessors to the Board of Review and timely requested a hearing with the Board of Review.
12. The City imposed tax on the Property in the amount of \$1,276,086.72 (including special assessments and charges of \$87,329.09).
13. Claimant timely paid the property taxes imposed by the City on the Property for 2023, or the required installment thereof.
14. The fair market value of the Property as of January 1, 2023, was no higher than \$40,969,000.00.
15. Based on the aggregate ratio of 0.8324, the correct assessment of the Property for 2023 is no higher than \$34,102,595.60.
16. Based on the tax rate of \$23.631 per \$1,000.00 of assessed value, the correct amount of property tax on the Property for 2023 should be no higher than \$805,878.44.

17. The 2023 assessment of the Property, as set by the City's Board of Assessors and Board of Review was excessive and, upon information and belief, violated Article VIII, Section 1 (known as the "Uniformity Clause") of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2023 was excessive in at least the amount of \$382,879.19.
18. Claimant is entitled to a refund of 2023 tax in the amount of \$382,879.19, or such greater amount as may be determined to be due to Claimant, plus statutory interest.
19. The amount of this claim is \$382,879.19, plus interest thereon.

Dated at Waukesha, Wisconsin, this 30th day of January 2024.

Very truly yours,



Terry J. Booth
Agent for Claimant
Main Office: (262) 347-4444
Direct Dial: (262) 527-1163
tbooth@rogahnjones.com

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 330 Kilbourn WI Realty LP, f/k/a/ Plaza East Inc. | | | Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City | | County Milwaukee <input checked="" type="checkbox"/> |
| Mailing address One World Trade Center, Suite 83G | | | Street address of property 330 E. Kilbourn Avenue | | |
| City New York | State NY | Zip 10007 | City Milwaukee | State WI | Zip 53202 |
| Parcel number 3930402100 | Phone (262)347 - 4558 | Email tbooth@rogahnjones.com | | Fax () - | |

Section 2: Authorized Agent Information

| | | | | | |
|--|-------------|--------------|-----------------------------------|--------------|--|
| Name / title Terry Booth, Colleen Jones, Roddy Rogahn/attorneys | | | Company name Rogahn Jones, LLC | | |
| Mailing address N16W23233 Stone Ridge Dr. Suite 270 | | | Phone (262) 347 - 4558 | Fax () - | |
| City Waukesha | State WI | Zip 53188 | Email tbooth@rogahnjones.com | | |

Section 3: Agent Authorization

| | | |
|---|--|---|
| Agent Authorized for: (check all that apply) <input type="checkbox"/> Manufacturing property assessment appeals (BOA) <input type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals <input type="checkbox"/> Municipal Board of Review <input checked="" type="checkbox"/> Other <u>Claim/Action for Excessive Asses.</u> | | Enter Tax Years of Authorization 2023 |
| Authorization expires: <u>12 - 31 - 2025</u> <small>(mm - dd - yyyy)</small> | | (unless rescinded in writing prior to expiration) |
| Send notices and other written communications to: (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/> Property Owner | | |

Section 4: Agreement/Acceptance

I understand, agree and accept:

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

Section 5: Owner Grants Authorization

| | | |
|--------------------------|--|---|
| Owner Sign Here ▶ | Owner name (please print) Robyn Pinson | |
| | Owner signature <i>Robyn Pinson</i> | |
| | Company or title Authorized Signatory | Date (mm-dd-yyyy) 1/25/24 - - |

CLAIM FOR EXCESSIVE ASSESSMENT

CITY OF MILWAUKEE
2024 JAN 31 PM 4:30
CITY CLERK'S OFFICE

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 8010-8100 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 2023 tax year, property in the City was assessed at 0.8324 of its fair market value as of January 1, 2023, and was taxed at \$23.631 per \$1,000 of assessed value. A copy of the 2023 tax bill is attached as Exhibit A.
3. For the 2023 tax year, the value of the Property was set by the Assessor's office at \$13,800,000.
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 \$326,617.21 on the Property, which has been paid.
6. The assessed value of the Property as of January 1, 2023, should be no higher than \$10,860,000.00. 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 2023 assessment should be no higher than \$10,860,000.00, and the correct tax on the Property for 2023 should be no higher than \$256,632.66.
8. As a result of the excessive assessment of the Property for the 2023 tax year, an excess tax in at least the amount of \$69,984.55 was imposed on the Property.

9. The amount of this claim is \$69,984.55, plus interest thereon at the applicable statutory rate.

Dated this 29th day of January, 2024.

MALLERY, s.c.

By: 

CHRISTOPHER L. STROHBEHN

State Bar No. 1041495

E: cstrohbahn@mallerysc.com

RUSSELL J. KARNES

State Bar No. 1054982

E: rkarnes@mallerysc.com

SAMANTHA S. BAILEY

State Bar No. 1118995

E: sbailey@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

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 | Detail of Special Assessments and Other Charges | |
|--|---------------------|-----------------------------|------------------------|---|---------------|
| SPECIAL MERCANTILE | 4,768,800 | 9,031,200 | 13,800,000 | FIRE PREVENTION INSPECTION | 583.91 |
| Avg. Assmt. Ratio | Est. Fair Mkt.-Land | Est. Fair Mkt.-Improvements | Total Est. Fair Market | | |
| 0.8324 | 5,728,976 | 10,849,592 | 16,578,568 | | |
| School taxes reduced by school levy tax credit | | | 26,017.42 | | |
| | | | | TOTAL | 583.91 |

| Tax Levy | 2022 Est. State Aids | 2023 Est. State Aids | 2022 Net Tax | 2023 Net Tax | % Change |
|---------------------------------|----------------------|----------------------|--------------|--------------|----------|
| Sewerage Dist. | | | 20,458.50 | 21,318.24 | +4.202 |
| Public Schools | 743,048,670 | 782,473,968 | 110,506.12 | 105,786.38 | -4.271 |
| Tech. College | 30,413,456 | 30,574,893 | 13,506.06 | 13,888.32 | +2.830 |
| County Govt. | 25,872,712 | 29,440,017 | 57,686.76 | 54,373.38 | -5.744 |
| City Govt. | 256,245,921 | 277,592,089 | 126,474.24 | 130,738.44 | +3.372 |
| Total | 1,055,580,759 | 1,120,080,967 | 328,631.68 | 326,104.76 | -0.769 |
| First Dollar Credit | | | -73.76 | -71.46 | -3.118 |
| Lottery and Gaming Credit | | | 0.00 | 0.00 | +0.000 |
| Net Property Tax | | | 328,557.92 | 326,033.30 | -0.768 |
| Special Assessments and Charges | | | | 583.91 | |

| | | | | |
|---|-----------|---|--|-----------------------|
| 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 | ▶ 326,617.21 ◀ |
| Monthly Installment Payment Due: February through July 2024 | 35,665.33 | Net Assessed Value Rate Before Credits | FULL PAYMENT DUE ON OR BEFORE 01/31/2024 | 326,617.21 |
| Monthly Installment Payment Due: August, September, and October 2024 | 25,653.38 | 23.631 | FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2024 | 35,665.09 |

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.

2023 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE TAX KEY / ACCOUNT NO. 0750001100 BILL # 00004212
 LOCATION OF PROPERTY: 8010 8100 N 124TH 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 01/31/2024 | 326,617.21 |
| FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2024 | 35,665.09 |
| PLEASE WRITE IN AMOUNT ENCLOSED | |
| \$ | |

THIS DOCUMENT WAS LEGALLY SERVED ON

1, 31, 24 AT 4:30 AM (PM)

BY: Sara Conrad

CREAMCITY
PROCESS
CREAMCITYPROCESS.COM

Failure to make this endorsement does not invalidate service per Wisconsin §801.10(2)

CLAIM FOR EXCESSIVE ASSESSMENT

CITY OF MILWAUKEE
2024 JAN 31 PM 4:30
CITY CLERK'S OFFICE

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

Claimant Chase Tower Wisconsin Realty LP, by its attorneys Mallery s.c., asserts it is the owner of parcel number 3920605111 (the Property) located at 111 E. 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 111 E. 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 2023 tax year, property in the City was assessed at 0.8324 of its fair market value as of January 1, 2023, and was taxed at \$23.631 per \$1,000 of assessed value. A copy of the 2023 tax bill is attached as Exhibit A.
3. For the 2023 tax year, the value of the Property was set by the Assessor's office at \$29,788,300.
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 \$765,323.41 on the Property, which has been paid.
6. The assessed value of the Property as of January 1, 2023, should be no higher than \$17,400,000. This value is derived from the income approach and actual rent rolls and income. 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 2023 assessment should be no higher than \$17,400,000.00, and the correct tax on the Property for 2023 should be no higher than \$410,814.00.
8. As a result of the excessive assessment of the Property for the 2023 tax year, an excess tax in at least the amount of \$354,509.41 was imposed on the Property.

9. The amount of this claim is \$354,509.41, plus interest thereon at the applicable statutory rate.

Dated this 30th day of January, 2024.

MALLERY, s.c.

By: 

CHRISTOPHER L. STROHBEHN

State Bar No. 1041495

E: cstrohbahn@mallerysc.com

RUSSELL J. KARNES

State Bar No. 1054982

E: rkarnes@mallerysc.com

SAMANTHA S. BAILEY

State Bar No. 1118995

E: sbailey@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

2023 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
 TAX KEY / ACCOUNT NO. 3920605111 BILL # 00098920
 LOCATION OF PROPERTY: 111 E WISCONSIN AV
 LEGAL DESCRIPTION: NEIGHBORHOOD 646 PLAT PAGE 397/12
 PLAT OF MILWAUKEE IN SECS (28-29-33)-7-22 BLOCK 3
 & LANDS ADJ WLY LI BLK 3 & ELY LI NEWLY EST DOCK L
 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.

CHASE TOWER WISCONSIN REALTY LP
 C/O CBRE
 111 E WISCONSIN AVE STE 250
 MILWAUKEE, WI 53202

| Class | Assessment-Land | Assmt.-Improvements | Total Assessment | Detail of Special Assessments and Other Charges |
|--|---------------------|-----------------------------|------------------------|--|
| SPECIAL MERCANTILE | 4,118,600 | 25,669,700 | 29,788,300 | FIRE PREVENTION INSPECTION 583.91 BID #15 MILWAUKEE RIVER WALKS 11,950.46 BID #21 DOWNTOWN MGNT DIST 48,939.73 |
| Avg. Assmt. Ratio | Est. Fair Mkt.-Land | Est. Fair Mkt.-Improvements | Total Est. Fair Market | |
| 0.8324 | 4,947,862 | 30,838,179 | 35,786,041 | |
| School taxes reduced by school levy tax credit | | | 56,160.48 | |
| | | | TOTAL | 61,474.10 |

| Tax Levy | 2022 Est. State Aids | 2023 Est. State Aids | 2022 Net Tax | 2023 Net Tax | % Change |
|---------------------------------|----------------------|----------------------|--------------|--------------|----------|
| Sewerage Dist. | | | 40,608.64 | 46,016.97 | +13.318 |
| Public Schools | 743,048,670 | 782,473,968 | 219,346.64 | 228,347.57 | +4.104 |
| Tech. College | 30,413,456 | 30,574,893 | 26,808.55 | 29,978.95 | +11.826 |
| County Govt. | 25,872,712 | 29,440,017 | 114,504.04 | 117,368.88 | +2.502 |
| City Govt. | 256,245,921 | 277,592,089 | 251,042.20 | 282,208.40 | +12.415 |
| Total | 1,055,580,759 | 1,120,080,967 | 652,310.07 | 703,920.77 | +7.912 |
| First Dollar Credit | | | -73.76 | -71.46 | -3.118 |
| Lottery and Gaming Credit | | | 0.00 | 0.00 | +0.000 |
| Net Property Tax | | | 652,236.31 | 703,849.31 | +7.913 |
| Special Assessments and Charges | | | | 61,474.10 | |

| | | | | |
|--|-----------|--|--|-------------------|
| 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 | 765,323.41 |
| Monthly Installment Payment Due: February through July 2024 | 76,927.56 | Net Assessed Value Rate Before Credits | FULL PAYMENT DUE ON OR BEFORE 01/31/2024 | 765,323.41 |
| Monthly Installment Payment Due: August, September, and October 2024 | 55,313.51 | 23.631 | FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2024 | 137,817.52 |

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

2023 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE TAX KEY / ACCOUNT NO. 3920605111 BILL # 00098920
 LOCATION OF PROPERTY: 111 E 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 01/31/2024 | 765,323.41 |
| FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2024 | 137,817.52 |
| PLEASE WRITE IN AMOUNT ENCLOSED | |
| \$ | |

CHASE TOWER WISCONSIN REALTY LP
 C/O CBRE
 111 E WISCONSIN AVE STE 250
 MILWAUKEE, WI 53202



20820230000989202007

THIS DOCUMENT WAS LEGALLY SERVED ON

1, 31, 24 AT 4:30 AM/PM

BY:

Sana Conrad

CREAMCITY
PROCESS
CREAMCITYPROCESS.COM

Failure to make this endorsement does not invalidate service per Wisconsin §801.10(2)

CLAIM FOR EXCESSIVE ASSESSMENT

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

CITY OF MILWAUKEE
2024 JAN 31 PM 4:29
CITY CLERK'S OFFICE

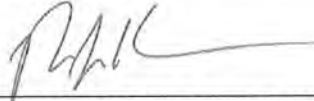
Claimant Chase Tower Wisconsin Realty LP, by its attorneys Mallery s.c., asserts it is the owner of parcel number 3920614111 (the Property) located at 543 N. Water Street, Milwaukee, Wisconsin, and files this Claim for Excessive Assessment against the City of Milwaukee (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 543 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 2023 tax year, property in the City was assessed at 0.8324 of its fair market value as of January 1, 2023, and was taxed at \$23.631 per \$1,000 of assessed value. A copy of the 2023 tax bill is attached as Exhibit A.
3. For the 2023 tax year, the value of the Property was set by the Assessor's office at \$7,138,700.
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 \$184,177.87 on the Property, which has been paid.
6. The assessed value of the Property as of January 1, 2023, should be no higher than \$5,600,000. This value is derived from the income approach and actual rent rolls and income. 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 2023 assessment should be no higher than \$5,600,000, and the correct tax on the Property for 2023 should be no higher than \$132,333.60.
8. As a result of the excessive assessment of the Property for the 2023 tax year, an excess tax in at least the amount of \$51,844.27 was imposed on the Property.

9. The amount of this claim is \$51,844.27, plus interest thereon at the applicable statutory rate.

Dated this 30^h day of January, 2024.

MALLERY, s.c.

By: 

CHRISTOPHER L. STROHBEHN

State Bar No. 1041495

E: cstrohbahn@mallerysc.com

RUSSELL J. KARNES

State Bar No. 1054982

E: rkarnes@mallerysc.com

SAMANTHA S. BAILEY

State Bar No. 1118995

E: sbailey@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

2023 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
 TAX KEY / ACCOUNT NO: 3920614111 BILL # 00098921
 LOCATION OF PROPERTY: 543 N WATER ST
 LEGAL DESCRIPTION: NEIGHBORHOOD 646 PLAT PAGE 397/11
 PLAT OF MILWAUKEE IN SECS (28-29-33)-7-22 BLOCK 4
 LOTS 1 THRU 6 & LANDS ADJ BETW SD LOTS & NEWLY EST
 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.

CHASE TOWER WISCONSIN REALTY LP
 111 E WISCONSIN AVE STE 250
 MILWAUKEE, WI 53202

| Class | Assessment-Land | Assmt.-Improvements | Total Assessment | Detail of Special Assessments and Other Charges |
|--|---------------------|-----------------------------|------------------------|---|
| SPECIAL MERCANTILE | 2,808,000 | 4,330,700 | 7,138,700 | SPECIAL PRIVILEGE 278.57 DNS MISCELLANEOUS 101.60 |
| Avg. Assmt. Ratio | Est. Fair Mkt.-Land | Est. Fair Mkt.-Improvements | Total Est. Fair Market | FIRE PREVENTION INSPECTION 583.91 BID #15 MILWAUKEE RIVER WALKS 2,863.90 BID #21 DOWNTOWN MGNT DIST 11,728.30 |
| 0.8324 | 3,373,378 | 5,202,667 | 8,576,045 | |
| School taxes reduced by school levy tax credit | | | 13,458.73 | |
| | | | | TOTAL 15,556.28 |

| Tax Levy | 2022 Est. State Aids | 2023 Est. State Aids | 2022 Net Tax | 2023 Net Tax | % Change |
|---------------------------------|----------------------|----------------------|--------------|--------------|----------|
| Sewerage Dist. | | | 10,355.86 | 11,027.86 | +6.489 |
| Public Schools | 743,048,670 | 782,473,968 | 55,936.92 | 54,722.99 | -2.170 |
| Tech. College | 30,413,456 | 30,574,893 | 6,836.61 | 7,184.39 | +5.087 |
| County Govt. | 25,872,712 | 29,440,017 | 29,200.37 | 28,127.19 | -3.675 |
| City Govt. | 256,245,921 | 277,592,089 | 64,019.79 | 67,630.62 | +5.640 |
| Total | 1,055,580,759 | 1,120,080,967 | 166,349.55 | 168,693.05 | +1.409 |
| First Dollar Credit | | | -73.76 | -71.46 | -3.118 |
| Lottery and Gaming Credit | | | 0.00 | 0.00 | +0.000 |
| Net Property Tax | | | 166,275.79 | 168,621.59 | +1.411 |
| Special Assessments and Charges | | | | 15,556.28 | |

| | | | |
|---|-----------|--|--|
| 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 ▶ 184,177.87 ◀ |
| Monthly Installment Payment Due: February through July 2024 | 18,512.01 | Net Assessed Value Rate Before Credits | FULL PAYMENT DUE ON OR BEFORE 01/31/2024 184,177.87 |
| Monthly Installment Payment Due: August, September, and October 2024 | 13,333.91 | 23.631 | FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2024 33,104.08 |

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

2023 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON

ACCOUNT TYPE: REAL ESTATE TAX KEY / ACCOUNT NO: 3920614111 BILL # 00098921
 LOCATION OF PROPERTY: 543 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 01/31/2024 | 184,177.87 |
| FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2024 | 33,104.08 |
| PLEASE WRITE IN AMOUNT ENCLOSED | |
| \$ | |

CHASE TOWER WISCONSIN REALTY LP
 111 E WISCONSIN AVE STE 250
 MILWAUKEE, WI 53202



202023000098921000184177871000

THIS DOCUMENT WAS LEGALLY SERVED ON

1, 31, 24 AT 4:30 AM/PM (C)

BY: Sara Conrad

CREAMCITY
PROCESS
CREAMCITYPROCESS.COM

Failure to make this endorsement does not invalidate service per Wisconsin §801.10(2)