

Notice of the Board of Review
For the
Village of Sister Bay

NOTICE IS HEREBY GIVEN that the Board of Review for the Town/Village/City of Sister Bay of Door County shall hold its first meeting on the 27 day of Sept., 2016 from 6 pm. to 8 pm. {The board of review must meet for a minimum of two hours for its first session that the assessment roll is complete.} at 2258 Mill Rd {insert the location of the meeting site}. Sister Bay / Liberty Grove Fire Station.

Please be advised of the following requirements to appear before the Board of Review and procedural requirements if appearing before the Board:

No person shall be allowed to appear before the Board of Review, to testify to the Board by telephone or to contest the amount of any assessment of real or personal property if the person has refused a reasonable written request by certified mail of the Assessor to view such property.

After the first meeting of the Board of Review and before the Board's final adjournment, no person who is scheduled to appear before the Board of Review may contact, or provide information to a member of the Board about the person's objection except at a session of the Board.

No person may appear before the Board of Review, testify to the Board by telephone or contest the amount of the assessment unless, at least 48 hours before the first meeting of the Board or at least 48 hours before the objection is heard if the objection is allowed because the person has been granted a waiver of the 48-hour notice of an intent to file a written objection by appearing before the Board during the first two hours of the meeting and showing good cause for failure to meet the 48-hour notice requirement and files a written objection, that the person provides to the clerk of the Board of Review notice as to whether the person will ask for removal of any Board members and, if so, which member will be removed and the person's reasonable estimate of the length of time that the hearing will take.

When appearing before the Board of Review, the person shall specify, in writing, the person's estimate of the value of the land and of the improvements that are the subject of the person's objection and specify the information that the person used to arrive at that estimate.

No person may appear before the Board of Review, testify to the Board or by telephone or object to a valuation; if that valuation was made by the Assessor or the Objector using the income method of valuation; unless the person supplies the Assessor all the information about income and expenses, as specified in the Assessor's manual under Sec. 73.03 (2a) of Wis. Statutes, that the Assessor requests. The Town/Village of Sister Bay has an ordinance for the confidentiality of information about income and expenses that is provided to the Assessor under this paragraph which provides exceptions for persons using information in the discharge of duties imposed by law or the duties of their office or by order of a court. The information that is provided under this paragraph, unless a court determined that it is inaccurate, is not subject to the right of inspection and copying under Sec. 19.35 (1) of Wis. Statutes.

The Board shall hear upon oath, by telephone, all ill or disabled persons who present to the Board a letter from a physician, surgeon or osteopath that confirms their illness or disability. No other persons may testify by telephone.

Respectfully submitted,
Town/Village

of Sister Bay

Christy M Sully WCP, MMC
Village Clerk

posted 9/7/16
CS

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

Complete all sections:

Section 1: Property Owner / Agent Information

* If agent, submit written authorization with this form

Property owner name (on changed assessment notice) CHARLES R. & PATTI L. ALBERS			Agent name (if applicable)		
Owner mailing address 2069 SWANSTONE CR			Agent mailing address		
City DE PERE	State WI	Zip 54115	City	State	Zip
Owner phone (920) 309-3398	Email calbers1@New.RR.com		Owner phone () -	Email	

Section 2: Assessment Information and Opinion of Value

Property address 2420 CHERRYWOOD LANE Unit #2			Legal description or parcel no. (on changed assessment notice) 181-50-0002		
City SISTER BAY	State WI	Zip 54234			
Assessment shown on notice - Total 143,100			Your opinion of assessed value - Total 125,000		

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

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate

Reason(s) for your objection: (Attach additional sheets if needed) INCORRECT DATA ON SQFT, # OF BATHS, RECENT SALES (SEE ATTACHED)	Basis for your opinion of assessed value: (Attach additional sheets if needed) SALE OF UNIT 3 ON 12/22/14 AVG SALES PRICES OF UNITS SOLD IN 2015 (SEE ATTACHED)
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Section 4: Other Property Information

A. How was this property acquired: (check the box that applies) Purchase Trade Gift Inheritance
 Acquisition price \$ **81,500⁰⁰** Date **03-15-2011**
 (mm-dd-yyyy)

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

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

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

If this property had more than one appraisal, provide the requested information for each appraisal.

RECEIVED SEP 23 2016

Section 5: BOR Hearing Information

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

B. Provide a reasonable estimate of the amount of time you need at the hearing 15 minutes.

Property Owner or Agent signature Charles R. Albers	Date (mm-dd-yyyy) 09-22-2016
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Objection to Real Property Assessment 9-27-16

Charles R. Albers
2420 Cherrywood Lane, Unit #2
Parcel No: 181-50-0002

Section 3: Reason for Objection and Basis of Estimate

I met with a representative of Action Appraisers and Consultants, Inc (Troy) on September 8, 2016 at 9:00 AM. We discussed the incorrect data that he was using with regard to the square footage of units in different buildings. We also discussed the fact that 2 units in building #1 (Units 2 and 3) only have **one** bathroom. All other units in the 48 unit project (6 buildings @ 8 units) have 2 full bathrooms.

When reviewing the new assessments, it was determined that building #2 (units 9 – 16), were assessed at a lesser value then the units in building #1 (units 1 – 8). In fact the units in building #1 have less square footage than those in buildings #2 - #6. Attached are spec sheets from the developer when the units were listed for sale that indicates the difference in the square footage. Troy appeared to acknowledge that there was a discrepancy in the square footage. He indicated that he would review and get back to me with an adjustment. I have not been contacted.

I do feel that Unit #2 has been inequitably assessed when compared to the market. The best indicator of the market value is a sale of comparable real estate. With most of these units being very similar (other than less square footage in building #1 and only one full bathroom in unit's 2 and 3), recent sales data should easily support the current market value. Unit #3, which is the same unit as my unit #2, sold on December 22, 2014 for \$100,000. This sale suggests the strongest indicator of value for my unit. There were three unit sales in 2015: Unit #19 (lower unit) sold on June 13, 2015 for \$135,000. Unit #9 (lower unit) sold on October 14, 2015 for \$130,000. Unit #16 (upper unit) sold on December 7, 2015 for \$134,900. The average sales price of these units sold during 2015 was \$133,300. Yet with these 4 sales, my unit #2, with less square footage (approx. 66 sq ft), only one full bath vs 2 full baths, is assessed at \$143,100.

The \$100,000 sale of Unit #3 18 months ago, which is the same as my Unit #2 with one bathroom, provides evidence to support consideration for a reduction in the assessed valuation of Unit #2.

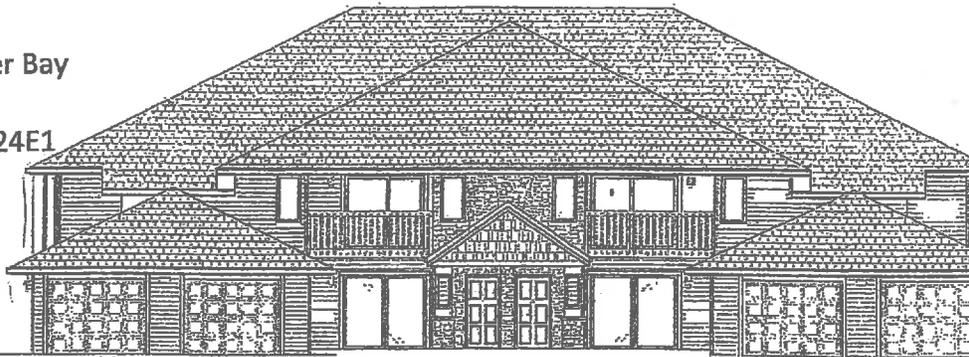
Thank you for your consideration.



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Stony Ridge Condominiums Bldg. 1
2420 Cherrywood Lane, Sister Bay
\$89,900 Lower - 1179 sq. ft.
\$99,900 Upper - 1294 sq. ft.

Municipality: Village of Sister Bay
County: Door
Tax ID: 1810008312824E1
School District: Gibraltar
Zoning: Multi-family
Style: 8-Unit
Exterior: Vinyl, Stone



Home Size: 1179 Lower, 1294 Upper
Sq. ft. finished
Garage: 1 Stall, Attached
Basement: N/A
Type of Heat: ~~LP Gas, Forced Air~~
Central Air: ~~Yes~~
Fireplace: ~~Yes~~
Appliances Incl.: NA
Municipal Water: ~~Yes~~
Sanitary Sewer: Yes

Units 2 & 3: 1 full Bath
Bedrooms: 2
Bathrooms: 2 full
Living Room: 18' x 13'
Kitchen: 16' x 12'
Bedroom 1: 16' x 11'
Bedroom 2: 14' x 14'

Directions: Highway 42 to Sister Bay. Right on Country Walk to Koessi to Cherrywood.

Remarks: Beautiful new condominiums built by Coach Builders. Custom Cabinets, large trim package, warm colors, designer lighting, open concept, one car attached garages, fireplace, 2 x 6 Construction, separate utilities, rough-in for washer and dryer in unit. Vaulted ceilings on second floor.

The accuracy of the information contained in this data sheet is not warranted and is subject to change without notice.

Revised 1/12/11



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2

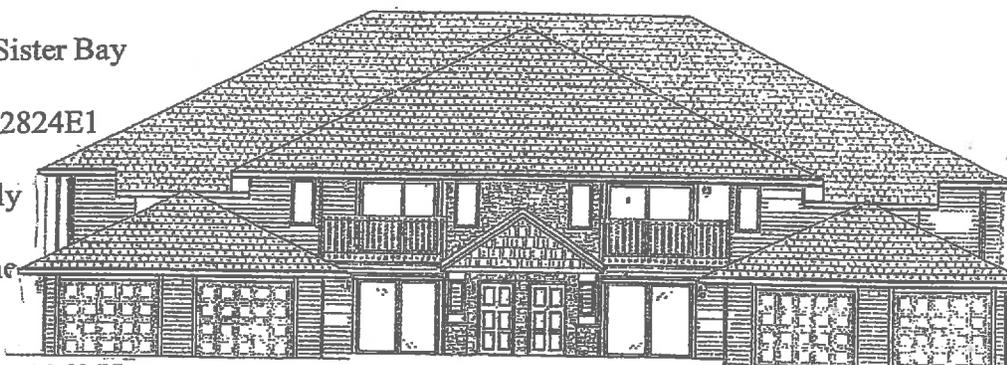
Stony Ridge Condominiums Bldg 2

Cherrywood Lane, Sister Bay

\$104,900 Lower – 1,245 sq. ft.

\$114,900 Upper – 1,360 sq. ft.

Municipality: Village of Sister Bay
County: Door
Tax ID: 1810008312824E1
School District: Gibraltar
Zoning: Multi-family
Style: 8-Unit
Exterior: Vinyl, Stone



Home Size: 1245 Lower, 1360 Upper
Sq. ft. finished

Garage: 1 Stall, Attached

Basement: N/A

Type of Heat: LP Gas, Forced Air

Central Air: Yes

Fireplace: Yes

Appliances Incl.: NA

Municipal Water: Yes

Sanitary Sewer: Yes

Bedrooms: 2

Bathrooms: 2 full

Living Room: 21'6" x 17'6"

Kitchen: 16' x 13'6"

Bedroom 1: 16' x 11'

Bedroom 2: 14' x 14'

Directions: Highway 42 to Sister Bay. Right on Country Walk to Koessl to Cherrywood.

Remarks: Beautiful new condominiums built by Coach Builders. Custom Cabinets, large trim package, warm colors, designer lighting, open concept, one car attached garages, fireplace, 2 x 6 construction, separate utilities, rough-in for washer and dryer in unit, 9' ceilings on first floor, vaulted ceilings on second floor.

The accuracy of the information contained in this data sheet is not warranted and is subject to change without notice.

Revised 1/12/11

DOOR COUNTY, WISCONSIN
Register of Deeds

3⁶

Document Detail

Grantor/Grantee

Related Documents

Traot Detail

Related Parcels

Document Information: Detail

Document #: 784235 Unit #3 Parcel #181500003

Document Date: 12/22/2014 Time: 10:53 AM

Instrument: DE PRD PERSONAL REPRESENTATIVE'S DEED

Volume/Jacket: Page #/Image: Transfer Fee \$300.00 1.003 \$100,000
1

Exempt Code:

Returned to: TITLE SERVICES OF DOOR COUNTY INC

253 N 1ST AVE
PO BOX 489
STURGEON BAY WI 54235

Document Comments:

[CLOSE WINDOW](#)

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DOOR COUNTY, WISCONSIN
Register of Deeds

47

Document Detail

Grantor/Grantee

Related Documents

Traot Detail

Related Parcels

Document Information: Detail

Document #: 788276 Unit #19 Parcel #181500019

Document Date: 6/30/2015 Time: 2:17 PM

Instrument: DE CONDO CONDOMINIUM DEED

Volume/Jacket: Page #/Image: Transfer Fee \$405.00 ÷ .003 = \$135,000

Exempt Code:

Returned to: PENINSULA TITLE
1242 GREEN BAY RD
STURGEON BAY WI 54235

Document Comments: 

[CLOSE WINDOW](#)

DOOR COUNTY, WISCONSIN
Register of Deeds

5⁸

Document Detail

Grantor/Grantee

Related Documents

Traot Detail

Related Paroels

Document Information: Detail

Document #: 790922

Unit #9 Parcel #18150009

Document Date: 10/14/2015 Time: 2:39 PM

Instrument: DE CONDO CONDOMINIUM DEED

Volume/Jacket: Page #/Image: Transfer Fee \$390.00 $\div .003 = \$130,000$

Exempt Code:

Returned to: PENINSULA TITLE
1242 GREEN BAY RD
STURGEON BAY WI 54235

Document Comments:

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DOOR COUNTY, WISCONSIN
Register of Deeds

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Document Detail

Grantor/Grantee

Related Documents

Tract Detail

Related Parcels

Document Information: Detail

Document #: 792309 Unit #16 Parcel #181500016

Document Date: 12/07/2015 Time: 1:22 PM

Instrument: DE CONDO CONDOMINIUM DEED

Volume/Jacket: Page #/Image: Transfer Fee \$404.70 ÷ .003 = \$134,900

Exempt Code:

Returned to: PENINSULA TITLE
1242 GREEN BAY RD
STURGEON BAY WI 54235

Document Comments:

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Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's *Property Assessment Appeal Guide for Wisconsin Real Property Owners*. **Complete all sections:**

Section 1: Property Owner / Agent Information * If agent, submit written authorization with this form

Property owner name (on changed assessment notice) <u>Steven J Squinette</u>		Agent name (if applicable)	
Owner mailing address <u>305 Braebourne Ct.</u>		Agent mailing address	
City <u>Green Bay</u>	State <u>WI</u>	Zip <u>54301</u>	City State Zip
Owner phone (<u>914</u>) <u>405-4873</u>	Email <u>scquin@aol.com</u>	Owner phone ()	Email

Section 2: Assessment Information and Opinion of Value

Property address <u>10550 Bay Ridge Place</u>	Legal description or parcel no. (on changed assessment notice) <u>Condo</u>	
City <u>Sister Bay</u>	State <u>WI</u>	Zip <u>54234</u>
Assessment shown on notice - Total <u>166,800</u>	Your opinion of assessed value - Total <u>140,000 - amount paid 9 months ago</u>	

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

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate

Reason(s) for your objection: (Attach additional sheets if needed) <u>4 properties sold at Bay Ridge over the last year for an avg. of \$152K</u>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <u>A very similar condo in our association sold for \$141K in July. The one unit which sold at a higher value had more sq. ft.</u>
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Section 4: Other Property Information

A. How was this property acquired: (check the box that applies) Purchase Trade Gift Inheritance

Acquisition price \$ 140,000 Date 12-10-2015 (mm-dd-yyyy)

B. Were there any changes made to this property (ex: improvement, remodeling, addition) since acquiring it? Yes No

If Yes, describe interior painting

Date of changes 3-15-2016 (mm-dd-yyyy) Cost of changes \$ 1,500 Does this cost include the value of all labor (including your own)? Yes No

C. During the last five years, was this property listed/offered for sale? Yes No

If Yes, how long was the property listed (provide dates) _____ to _____ (mm-dd-yyyy) (mm-dd-yyyy)

Asking price \$ _____ List all offers received _____

D. Was this property appraised within the last five years? Yes No

If Yes, provide: Date _____ Value _____ Purpose of appraisal _____

If this property had more than one appraisal, provide the requested information for each appraisal.

Section 5: BOR Hearing Information

A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____

Note: This does not apply in first or second class cities.

B. Provide a reasonable estimate of the amount of time you need at the hearing 30 minutes.

Property owner or Agent signature <u>Steven J Squinette</u>	Date (mm-dd-yyyy) <u>9-23-2016</u>
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RECEIVED SEP 26 2016

MLS #: V123268C (Sold) List Price: \$154,900

10550 Bay Ridge Pl Sister Bay, WI 54234

SOLD PRICE: \$140,000 SOLD DATE: 12/18/2015 SELLING OFFICE NAME: Wilson-Shaffer Real Estate Inc. (Removed) (#:31) SELLING AGENT NAME: Mary Jo Ehnert (Removed) (#:261) HOW SOLD: Conventional CONTRACT DATE: 11/17/2015 SEPTIC INFORMATION: SEWER SEPTIC: Sewer SOLD COMMENTS: NONE REAL PROPERTY PRICE: 140000 PERSONAL PROPERTY PRICE: 0 OTHER: 0



ORIGINAL LIST PRICE: \$182,900 DAYS ON MARKET: 878
STYLE: 2 Story UNIT #: C-6
BEDROOMS: 2 MLS AREA: 03-Sister Bay
FULL BATHS: 2 COUNTY: Door
HALF BATHS: 0 PROJECT NAME: Bay Ridge Condo
TOTAL BATHS: 2 SCHOOL DISTRICT: Gibraltar
APX YEAR BUILT: 1986 TYPE: Inland
APX GROSS LVG SQFT: 1130 WATERFRONT?: No
GARAGE: None BASEMENT: Crawl
GARAGE/PARKING: None BASEMENT/FOUNDATION: Poured Concrete Foundation, None
OTHER CONDO TYPE: Residential

TAX PARCEL #: TAX AMOUNT: 1884 TAX YEAR: 2014
APX SHORE FOOTAGE: 0 SHORE EASEMENT: No
PROJECT APX ACRE: 0 UNIT APX ACRE: 0 ZONING: R-2
ABVFINGRDSF: 1130 BLWGRSF: 0 FNBLWGSF: 0 SRC SQFT: Other
TOTAL PROJECT UNITS: 47 # UNITS/BUILDING: 8
RENTAL: Yes MINIMUM RENTAL PERIOD: 2 Weeks
START UP: Yes START UP AMNT: \$0 CONDO ASSOC FEE: 1012 FEE PAID: Q
CONDO ASSOC INCLUDES: Building Maintenance, Common Area Maintenance, Exterior Painting, Lawn Maintenance, Recreation Facilities, Roof Repair, Roof Replacement, Snow Removal, Trash Service

Table with columns: Lvl, Dim, Lvl, Dim, Lvl, Dim, Lvl, Dim. Rows include Living Room, Dining Room, Kitchen, Great/Family Room, Laundry Room, 1st Bedroom, 2nd Bedroom, 3rd Bedroom, 4th Bedroom, Bath 1, Bath 2, Bath 3, Bath 4.

DOCUMENTS ON FILE: Other-See Remarks SHOWING INSTRUCTIONS: Appointment Only, Call First-Lockbox, Call Listing Office
CONDO OWNER OCCUPANCY: Unrestricted
OWNER'S LEGAL NAME: SLIVOVSKY

CONSTRUCTION: Frame UNIT FEATURES: Ceiling Fan(s), Furniture, Master Bath, Patio, Window Covering(s)
EXTERIOR: Cedar APPLIANCES: Dishwasher, Hood Fan, Range, Refrigerator, Washer
UNIT LOCATION: Upper, End FLOORS: Carpeted, Vinyl
ROOF: Asphalt Shingle FIREPLACE: One, Wood Burning
DESCRIPTION/TOPOGRAPHY: Open PET ALLOWED: Yes
WATER/SEWER: Public Water, Public Sewer PROJECT FEATURES: Grill, Pool, In-Ground, Pool, Outdoor, Tennis Court(s)
COOLING: Wall Unit(s)
WATER HEATER: Electric
HEATING: Baseboard, Electric

DIRECTIONS: Turn off of Hwy. 42 just north of Ephraim by the Inn at Little Sister Hill, turn left at the stop sign and then right at the first entrance to Bay Ridge. Buildings and units are clearly marked.

REMARKS: LARGER, FULLY FURNISHED, TURN-KEY CONDO OVERLOOKING THE 8TH GREEN OF BAY RIDGE GOLF COURSE! Upper end, secure and private unit with 2 bedrooms and 2 baths. A new AC/heating unit has been added. Carpet and furnishings are all in good condition. Lovely views from the deck of the golf course and the pool which is near this unit. The complex is in a very good location relative to the villages of Ephraim, Sister Bay, shopping, restaurants and grocery store. The popular waterfront restaurant Fred 'N Fuzzy's is a short walk away as well as Pebble Beach. THIS IS A GREAT PACKAGE DEAL!

PRIVATE REMARKS: 1 dog or 1 cat allowed per unit. Renters may not have any pets during their stay. 2 week minimum rental and leases must be submitted to condo assn. Quarterly maintenance fee includes \$256 toward reserve fund. See attached documents: 2013-2014 Schedule of Maintenance and Reserve Fees, Executive Summary, Addendum D, RECR, aerial location map of unit. Start-up fee of \$500.

LIST DATE: IDX: Yes CONTINGENCIES: No SELLERS ACCESSIBILITY FEATURES REPORT: No
VALUE RANGE PRICING: No LIMITED SERVICE: No SHORT SALE: No
COMM S/B: 2.1 COMM B/B: 2.1 VARIABLE: No EXCEPTIONS: No
ELECCNST: Yes INTERNET: Yes DSPLYADDR: Yes ALLOWAVM: No ALLOWCMMTS: No

Office Name: Wilson-Shaffer Real Estate Inc. (Removed) (#:31) Listing Agent: Mary Jo Ehnert (Removed) (#:261)

MLS #: V126507C (Sold) List Price: \$152,000

10582 Bay Ridge Rd Sister Bay, WI 54234

SOLD PRICE: \$141,000 **SOLD DATE:** 7/7/2016 **SELLING OFFICE NAME:** CB The Real Estate Group Egg Harbor (#:210) **SELLING AGENT NAME:** Jim Spolarich (#:15)
HOW SOLD: Conventional **CONTRACT DATE:** 5/18/2016 **SEPTIC INFORMATION:** N/A **SEPTIC:** Sewer
SOLD COMMENTS: N/A
REAL PROPERTY PRICE: 141000 **PERSONAL PROPERTY PRICE:** 0 **OTHER:** 0



ORIGINAL LIST PRICE: \$164,900
STYLE: 1 Story
BEDROOMS: 2
FULL BATHS: 2
HALF BATHS: 0
TOTAL BATHS: 2
APX YEAR BUILT: 1989
APX GROSS LVG SQFT: 1130
GARAGE: None
GARAGE/PARKING: Assigned Parking

DAYS ON MARKET: 448
UNIT #: F-6
MLS AREA: 03-Sister Bay
COUNTY: Door
PROJECT NAME: Bay Ridge Condo
SCHOOL DISTRICT: Gibraltar
TYPE: Condominium
WATERFRONT ?: No
BASEMENT: None

TAX PARCEL #: **TAX AMOUNT:** 1925.11 **TAX YEAR:** 2015
APX SHORE FOOTAGE: 0
PROJECT APX ACRE: 9 **UNIT APX ACRE:** 0 **ZONING:** R-2
ABVINGRDSF: 1130 **BLWGRSF:** 0 **FNBLWGSF:** 0 **SRC SQFT:** Appraiser
TOTAL PROJECT UNITS: 27 **# UNITS/BUILDING:** 8
RENTAL: Yes **MINIMUM RENTAL PERIOD:** 2 Weeks
START UP: Yes **START UP AMNT:** \$550 **CONDO ASSOC FEE:** 1015 **FEE PAID:** Q
CONDO ASSOC INCLUDES: Building Maintenance, Cable TV, Common Area Maintenance, Exterior Painting, Insurance, Lawn Maintenance, Roof Replacement, Snow Removal, Trash Service

	Lvl:	Dim:		Lvl:	Dim:		Lvl:	Dim:		Lvl:	Dim:
Living Room:		17' x 16'	1st Bedroom:		10' x 19'	Bath 1:		10' x 9'			
Dining Room:		9' x 13'	2nd Bedroom:		14' x 10'	Bath 2:		8' x 8'			
Kitchen:		10' x 8'	3rd Bedroom:			Bath 3:					
Great/Family Room:			4th Bedroom:			Bath 4:					
Laundry Room:		3' x 4'									

SHOWING INSTRUCTIONS: Call First-Lockbox, Call Listing Office
CONDO OWNER OCCUPANCY: Unrestricted
OWNER'S LEGAL NAME: Scharschmidt

CONSTRUCTION: Frame
EXTERIOR: Cedar
UNIT LOCATION: Upper
ROOF: Asphalt Shingle
DESCRIPTION/TOPOGRAPHY: Partially Wooded
VIEWS: Pond View, Golf Course View
WATER/SEWER: Public Water, Public Sewer
COOLING: None
WATER HEATER: Electric
HEATING: Baseboard, Electric

UNIT FEATURES: Ceiling Fan(s), Deck, Furniture, Master Bath, Vaulted Ceiling(s), Walk-in Closet(s), Walk-in Shower, Whirlpool, Window Covering(s)
APPLIANCES: Dishwasher, Disposal, Dryer, Range, Refrigerator, Washer
FLOORS: Ceramic Tile, Carpeted, Vinyl
TELEVISION SYSTEM: Cable TV
INTERNET: Cable
FIREPLACE: One, Wood Burning
PET ALLOWED: Yes
PROJECT FEATURES: Pool, In-Ground, Pool, Outdoor, Tennis Court(s), Water Feature, Whirlpool

DIRECTIONS: Highway 42 to Little Sister Road, to the entrance to Bay Ridge Condos. Building F is the unit at the north end of the development.
REMARKS: Immaculate upper corner unit with vaulted ceilings, floor to ceiling stone fireplace, and lots of windows overlooking the golf course and pond. Spacious baths with ceramic tile, and a whirlpool tub in the master. Offered completely furnished with newer and neutral furnishings. Ready for your enjoyment!

PRIVATE REMARKS: For more information on Bay Ridge Condominiums, go to bayridgecondos.net. Condo association fee is scheduled to be increased 7/1/2016.

LIST DATE: **IDX:** Yes **CONTINGENCIES:** No **SELLERS ACCESIBILITY FEATURES REPORT:** No
VALUE RANGE PRICING: No **LIMITED SERVICE:** No **SHORT SALE:** No
COMM S/B: 2.1 **COMM B/B:** 2.1 **VARIABLE:** No **EXCEPTIONS:** No
ELECCNST: Yes **INTERNET:** Yes **DSPLYADDR:** Yes **ALLOWAVM:** No **ALLOWCMMTS:** No

Office Name: Professional Realty of Door County, Inc. (#:23)
Main: (920) 854-4994
Fax: (920) 854-2276
Mail Address 1: PO Box 589
Mail City: Sister Bay
Mail State: WI
Mail Zip Code: 54234

Listing Agent: Carolyn Hitzeman (#:79)
Agent Email: carolyn@profrealtydc.com **Contact #:** (920) 854-4994 ext. Office

MLS #: V123142C (Sold) List Price: \$149,900

10550 Bay Ridge Pl Sister Bay, WI 54234

SOLD PRICE: \$158,000 **SOLD DATE:** 5/5/2015 **SELLING OFFICE NAME:** Arbor Crowne Properties (#:239) **SELLING AGENT NAME:** Diane Tallon (#:4)
HOW SOLD: Cash **CONTRACT DATE:** 4/19/2015 **SEPTIC INFORMATION:** n/a **SEPTIC:** Passed
SOLD COMMENTS: Included the Garage
REAL PROPERTY PRICE: 158000 **PERSONAL PROPERTY PRICE:** 0 **OTHER:** 0



ORIGINAL LIST PRICE: \$189,900 **DAYS ON MARKET:** 673
STYLE: 1 Story **UNIT #:** C-5
BEDROOMS: 2 **MLS AREA:** 03-Sister Bay
FULL BATHS: 1 **COUNTY:** Door
HALF BATHS: 0 **PROJECT NAME:** Bay Ridge Condo
TOTAL BATHS: 1 **SCHOOL DISTRICT:** Gibraltar
APX YEAR BUILT: 1986 **TYPE:** Condominium
APX GROSS LVG SQFT: 910 **WATERFRONT ?:** No
GARAGE: Detached **BASEMENT:** Crawl
GARAGE/PARKING: 1 Car Garage, Common **BASEMENT/FOUNDATION:** Poured Concrete Foundation
OTHER CONDO TYPE: Residential

TAX PARCEL #: **TAX AMOUNT:** 1837 **TAX YEAR:** 2014
APX SHORE FOOTAGE: 0
PROJECT APX ACRE: 9 **UNIT APX ACRE:** 0 **ZONING:** R-2
ABVFINGRDSF: 910 **BLWGRSF:** 0 **FNBLWGSF:** 0 **SRC SQFT:** Other
TOTAL PROJECT UNITS: 47 **# UNITS/BUILDING:** 8
RENTAL: Yes **MINIMUM RENTAL PERIOD:** 2 Weeks
START UP: Yes **START UP AMNT:** \$550 **CONDO ASSOC FEE:** 1012 **FEE PAID:** Q
CONDO ASSOC INCLUDES: Building Maintenance, Cable TV, Common Area Maintenance, Exterior Painting, Insurance, Lawn Maintenance, Recreation Facilities, Roof Repair, Roof Replacement, Sewer, Snow Removal, Trash Service, Water, Other-See Remarks

	Lvl:	Dim:		Lvl:	Dim:		Lvl:	Dim:		Lvl:	Dim:
Living Room:	1	14' x 15'	1st Bedroom:	1	10' x 15'	Bath 1:	1	8'10x 8'4			
Dining Room:	1	14' x 7'	2nd Bedroom:	1	12' x 10'	Bath 2:					
Kitchen:	1	8'6x 7'8	3rd Bedroom:			Bath 3:					
Great/Family Room:			4th Bedroom:			Bath 4:					
Laundry Room:	1	5'2x 5'4									

SHOWING INSTRUCTIONS: Call First-Lockbox, Call Listing Office
CONDO OWNER OCCUPANCY: Unrestricted
OWNER'S LEGAL NAME: KIRKPATRICK

CONSTRUCTION: Frame **UNIT FEATURES:** Detector, Smoke, Furniture, Patio, Porch, Window Covering(s)
EXTERIOR: Cedar **APPLIANCES:** Dishwasher, Dryer, Hood Fan, Microwave, Range, Refrigerator, Washer
UNIT LOCATION: Lower, Interior **FLOORS:** Ceramic Tile, Hardwood Floors
ROOF: Asphalt Shingle **TELEVISION SYSTEM:** Cable TV
DESCRIPTION/TOPOGRAPHY: Partially Wooded, Open **INTERNET:** Wireless
VIEWS: Golf Course View **FIREPLACE:** One, Wood Burning
WATER/SEWER: Public Water, Public Sewer **PET ALLOWED:** Yes
COOLING: None **PROJECT FEATURES:** Bike Racks, Pool, In-Ground , Pool, Outdoor , Porch, Tennis Court(s), Whirlpool
WATER HEATER: Electric
HEATING: Baseboard, Electric

DIRECTIONS: On Hwy. 42 between Ephraim and Sister Bay, turn onto Little Sister Road by The Inn at Little Sister Hill. Turn left at the stop sign, then follow the road around (bearing to the right) to the first entrance to the condo. Building C is just ahead to your right.

REMARKS: SOLD NOTE: THE SALE PRICE INCLUDED THE GARAGE. BEST VALUE AT BAY RIDGE!!! ABSOLUTELY TURN-KEY CONDITION! FIRST FLOOR, FURNISHED CONDO WITH TILE AND WOOD FLOORING, CUSTOM WINDOW SHADES, EXPANDED PATIO, NEWER APPLIANCES. On the Bay Ridge Golf Course in Sister Bay (and on the edge of Ephraim!), this condo overlooks the manicured grounds and pool and is within walking distance of the shore at Pebble Beach. This is a true value! Association fee includes professional grounds maintenance, WiFi, cable, snow plowing and shoveling, swimming pool, tennis courts, building insurance and more! DETACHED GARAGE is NOT included in the listing price of \$149,900 but CAN be purchased by the buyer for an additional \$15,000.

PRIVATE REMARKS: Almost all furniture will be included. Specific exceptions are the TV in the guest bedroom and the oval mirror in the main bedroom. Association fees include municipal sewer and water and cable TV. Owners can have one pet, renters may not have any pets. Bay Ridge start-up fee is \$550.00. WILL NOT SELL THE GARAGE SEPARATELY UNTIL CONDO IS SOLD.

LIST DATE: **IDX:** Yes **CONTINGENCIES:** No **SELLERS ACCESSIBILITY FEATURES REPORT:** No
VALUE RANGE PRICING: No **LIMITED SERVICE:** No **SHORT SALE:** No
COMM S/B: 2.1 **COMM B/B:** 2.1 **VARIABLE:** No **EXCEPTIONS:** Yes
ELECCNST: Yes **INTERNET:** Yes **DSPLYADDR:** Yes **ALLOWAVM:** No **ALLOWCMNTS:** No

Office Name: Wilson-Shaffer Real Estate Inc. (Removed) (#:31)

Listing Agent: Kathy Hollister (Removed) (#:121)

MLS #: V124776C (Sold) List Price: \$199,000

10570 Bay Ridge Pl Sister Bay, WI 54234

SOLD PRICE: \$170,000 **SOLD DATE:** 9/25/2015 **SELLING OFFICE NAME:** Wilson-Shaffer Real Estate Inc. (Removed) (#31) **SELLING AGENT NAME:** Kathy Hollister (Removed) (#121)
HOW SOLD: Conventional **CONTRACT DATE:** 7/28/2015 **SEPTIC INFORMATION:** N/A **SEPTIC:** Sewer
SOLD COMMENTS: sold without garage
REAL PROPERTY PRICE: 170000 **PERSONAL PROPERTY PRICE:** 0 **OTHER:** 0



ORIGINAL LIST PRICE: \$199,000
STYLE: 1 Story, Other-See Remarks
BEDROOMS: 2
FULL BATHS: 2
HALF BATHS: 0
TOTAL BATHS: 2
APX YEAR BUILT: 1989
APX GROSS LVG SQFT: 1250
GARAGE: Detached
GARAGE/PARKING: 1 Car Garage

DAYS ON MARKET: 488
UNIT #: E-2
MLS AREA: 03-Sister Bay
COUNTY: Door
PROJECT NAME: Bay Ridge Condo
SCHOOL DISTRICT: Gibraltar
TYPE: Condominium
WATERFRONT ?: No
BASEMENT: None
BASEMENT ACCESS: None
BASEMENT/FOUNDATION: Poured Concrete Foundation

TAX PARCEL #: **TAX AMOUNT:** 2074 **TAX YEAR:** 2014
APX SHORE FOOTAGE: 0 **UNIT APX ACRE:** 0 **ZONING:** R-2
PROJECT APX ACRE: 9

ABVFNGRDSF: 1250 **BLWGRSF:** 0 **FNBLWGSF:** 0 **SRC SQFT:** Owner
TOTAL PROJECT UNITS: 47 **# UNITS/BUILDING:** 8
RENTAL: Yes **MINIMUM RENTAL PERIOD:** 2 Weeks
START UP: Yes **START UP AMNT:** \$550 **CONDO ASSOC FEE :** 1012 **FEE PAID:** Q
CONDO ASSOC INCLUDES: Building Maintenance, Cable TV, Common Area Maintenance, Insurance, Lawn Maintenance, Snow Removal, Trash Service

	Lvl:	Dim:		Lvl:	Dim:		Lvl:	Dim:	Lvl:	Dim:
Living Room:	2	16 x 16	1st Bedroom:	2	15 x 11	Bath 1:	2	9 x 5		
Dining Room:	2	8 x 13	2nd Bedroom:	2	13 x 9	Bath 2:	2	4 x 5		
Kitchen:	2	8 x 11	3rd Bedroom:			Bath 3:				
Great/Family Room:			4th Bedroom:			Bath 4:				
Laundry Room:										

SHOWING INSTRUCTIONS: Appointment Only, Call Listing Agent
OWNER'S LEGAL NAME: Bauer

CONSTRUCTION: Frame
EXTERIOR: Cedar
UNIT LOCATION: Upper, End
ROOF: Asphalt Shingle
DESCRIPTION/TOPOGRAPHY: Open, Other-See Remarks
VIEWS: Golf Course View
WATER/SEWER: Public Water, Public Sewer
COOLING: Central
HEATING: Baseboard, Electric

UNIT FEATURES: Bay Window(s), Ceiling Fan(s), Detector, CO, Detector, Smoke, Covered Deck, Master Bath, Porch, Walk-in Closet(s), Window Covering(s)
APPLIANCES: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
FLOORS: Carpeted, Vinyl
TELEVISION SYSTEM: Other-See Remarks
INTERNET: Cable, Wireless
FIREPLACE: One, Wood Burning
PET ALLOWED: Yes
PROJECT FEATURES: Grill, Pool, Outdoor , Tennis Court(s)

DIRECTIONS: Hwy 42 north of Ephraim just past Associated Bank and Julie's upscale resale shop, on the west side of the highway, turn at the Inn at Little Sister (across from the Nordic Lodge), go down the hill and take the middle road, to the first driveway and entrance to Bay Ridge Condos...turn left upon entering and take road to Building E, Unit 2, 2nd floor, end unit.

REMARKS: Direct view of the Bay Ridge Golf course in Sister Bay! Well-maintained 2 bedroom, 2 bath condo compete with central air and garage. One of the very few unit with central air conditioning. The garage is right in front of the unit. This unit is immaculate and in move-in condition. This condo is being sold with the garage for \$199,000 and \$179,900 with NO garage, just the condo. Garage alone is being sold for \$20,000 but the condominium must sell first.

LIST DATE: **IDX:** Yes **CONTINGENCIES:** No **SELLERS ACCESIBILITY FEATURES REPORT:** No
VALUE RANGE PRICING: No **LIMITED SERVICE:** No **SHORT SALE:** No
COMM S/B: 2.1 **COMM B/B:** 2.1 **VARIABLE:** No **EXCEPTIONS:** No
ELECCNST: Yes **INTERNET:** Yes **DSPLYADDR:** Yes **ALLOWAVM:** No **ALLOWCMMTS:** No

Office Name: Wilson-Shaffer Real Estate Inc. (Removed) (#31)

Listing Agent: Mary Jo Ehnert (Removed) (#261)

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

Complete all sections:

Section 1: Property Owner / Agent Information

Property owner name (on changed assessment notice) Michael Wickstrom et al				* If agent, submit written authorization with this form			
Owner mailing address 5603 N. Rosemary Dr				Agent name (if applicable)			
City Appleton		State WI		Zip 54913		Agent mailing address	
Owner phone (920) 202-3512		Email michaelwickstrom@yahoo.com		City		State Zip	
Owner phone ()		Email		City		State Zip	

Section 2: Assessment Information and Opinion of Value

Property address 10668 Mariners Point Dr #603				Legal description or parcel no. (on changed assessment notice)			
City Sister Bay		State WI		Zip 54234			
Assessment shown on notice - Total \$304,400				Your opinion of assessed value - Total \$284,900			

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

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate

Reason(s) for your objection: (Attach additional sheets if needed) 20-67. increase in assessed value is unreasonable	Basis for your opinion of assessed value: (Attach additional sheets if needed) Tax parcel 181-30-0005 assessed @ \$236,000 Tax parcel 181-36-0003 assessed @ \$246,200
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Section 4: Other Property Information

A. How was this property acquired: (check the box that applies)

Acquisition price \$ 250,000 Date 09-10-2010 (mm-dd-yyyy)

Purchase Trade Gift Inheritance

B. Were there any changes made to this property (ex: improvement, remodeling, addition) since acquiring it?

If Yes, describe _____ Date of changes (mm-dd-yyyy) _____ Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? Yes No

C. During the last five years, was this property listed/offered for sale?

If Yes, how long was the property listed (provide dates) _____ to _____ (mm-dd-yyyy) Yes No

Asking price \$ _____ List all offers received _____

D. Was this property appraised within the last five years?

If Yes, provide: Date (mm-dd-yyyy) _____ Value _____ Purpose of appraisal _____ Yes No

If this property had more than one appraisal, provide the requested information for each appraisal.

Section 5: BOR Hearing Information

A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____

Note: This does not apply in first or second class cities.

B. Provide a reasonable estimate of the amount of time you need at the hearing 15 minutes.

Property owner or Agent signature Michael Wickstrom	Date (mm-dd-yyyy) 9-22-2010
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Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

Complete all sections:

Section 1: Property Owner / Agent Information

* If agent, submit written authorization with this form

Property owner name (on changed assessment notice) GEORGE L. & KATHARINA K. SCHUEPPERT			Agent name (if applicable)		
Owner mailing address PO Box 467			Agent mailing address		
City SISTER BAY	State WI	Zip 54234	City	State	Zip
Owner phone (920) 854-3567	Email gilkks@mcg.com		Owner phone () -	Email	

Section 2: Assessment Information and Opinion of Value

Property address 10724 Admiral Drive			Legal description or parcel no. (on changed assessment notice) 181-35-0101 R		
City SISTER BAY	State WI	Zip 54234-0467			
Assessment shown on notice - Total \$1,361,400			Your opinion of assessed value - Total \$1,095,600		

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

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate

Reason(s) for your objection: (Attach additional sheets if needed) See Attached	Basis for your opinion of assessed value: (Attach additional sheets if needed) See Attached
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Section 4: Other Property Information

A. How was this property acquired: (check the box that applies) Purchase Trade Gift Inheritance
 Acquisition price \$ 1,095,600 Date 04-05-2013 (mm-dd-yyyy)

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

C. During the last five years, was this property listed/offered for sale? Yes No
 If Yes, how long was the property listed (provide dates) N/A to 03-08-2013 (mm-dd-yyyy) (mm-dd-yyyy)
 Asking price \$ 1,400,000 / 1,295,000 with all offers received UNKNOWN

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

If this property had more than one appraisal, provide the requested information for each appraisal. N/A

Section 5: BOR Hearing Information

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

B. Provide a reasonable estimate of the amount of time you need at the hearing 10-30 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 09-26-2016
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Objection to Real Property Assessment

Parcel Number 181 – 35 – 0101 R

Section 3: Reason for Objection and Basis of Estimates

Our property is one of twenty units in the Crow's Nest Estates Condominium development in the southwest section of the Village. The twenty units were built as duplexes in a ten building development. Our unit is in one of the two buildings closest to the bay. We paid \$1 095,600 for the unit in April, 2013. Unbeknown to us a similar, but slightly larger unit in the other bayside building was purchased for \$825,000 in 2012 (at a date unknown to us).

Our property was assessed at purchase price in 2013 and remained at that valuation until the recent re-assessment by Action Appraisers. As we understand their nearly 25% increase in our assessment, they have based their valuation on a sale of one of the units in the other bayside building (the one that was purchased in 2012 for \$825,000). We believe the price paid for that unit (\$1,325,000) is not a reflection of the market value of our unit nor other units in Crow's Nest.

There have been five other units in Crow's Nest sold since our purchase in April, 2013. All these units have been purchased for well under the asking price, as was ours. One other unit which is just across a driveway from our unit and has a view of the bay, and which we considered in 2013, has been for sale for over four years. The asking price has been decreased by over 20% since it came on the market and is currently available for a price in the mid-\$700,000 range. None of these sales argues for a substantial increase in the value of our unit.

The outlier is the unit that is being considered as comparable to our unit. It was not for sale at the time it changed hands in 2013. The buyers wanted a bayside property (they have been visitors to Door County for over twenty years) and learned, through their real estate broker, that the owners of the unit they subsequently purchased were looking for water-side property on which to build a new home. The broker felt the unit owners could be willing to sell if the offer was attractive enough. Following negotiations, to which we were not and are not privy, an offer was made at \$500,000 over the price the owners had paid for the property in 2012. The property then changed hands and the previous owners moved into a rented condo in Ephraim since they had not yet purchased land on which to build their new home. The previous owner said in a subsequent conversation about selling so soon that "a \$500,000 profit was too hard to turn down so soon after we just bought the unit."

The couple who bought the unit are very happy with their purchase, and we have absolutely no issue with their ability and willingness to pay the \$1,325,000 they paid for their new unit. Our strong belief, however, is that basing the value of our unit on an extraordinary transaction (albeit between a willing buyer and willing seller) such as described above is not a fair way to value our property. No other unit in Crow's Nest has sold at any price comparable to the sale price of the unit in the building adjacent to ours. With four units "for sale" in Crow's Nest at the moment, it is not likely that any of them will attract an offer that is an equivalency of the price paid for the unit being used as our comparable.

We therefore, appeal the decision of the Assessor for the Village of Sister Bay that his valuation of our unit is "fair and equitable." We do not know what the "many factors" were that Mr. Zacharias considered, but cannot imagine what those factors are that led him to increase our assessment by \$265,800 (24.2%).

Sincerely,

George L and Kathleen K Schueppert
(920) 854-3567



ACTION
APPRAISERS &
CONSULTANTS INC.

PO Box 557, Kaukauna, WI 54130
Phone:(290)766-7623/ (888)796-0603
Email: info@actionappraisersinc.com

September 16, 2016

George L. Schueppert
Kathleen Schueppert
PO Box 467
Sister Bay, WI 54234

Re: Assessment of real estate at 10724 Admiral Dr in the Village of Sister Bay
Tax key number 181-35-0101

Dear George L. Schueppert:

I have reviewed the additional information you presented to us for further consideration and determined that the information provided does not warrant a change in the assessment. As such, your assessment will be as follows:

Land	\$475,000
Improvements.....	<u>\$886,400</u>
Total	\$1,361,400

Many factors were considered when assessing the value of your property. I feel the assessment above is fair and equitable.

Best Regards,

Troy Zacharias
Assessor for the Village of Sister Bay



PO Box 557, Kaukauna, WI 54130
Phone: (888)796-0603/(888)796-0603
Email: info@actionappraisersinc.com

August 26, 2016

George L. Schueppert
Kathleen Schueppert
PO Box 467
Sister Bay, WI 54234

Notice of Assessment (this is not a tax bill) – Village Sister Bay, Door County, WI

In accordance with Section 70.365 of the Wisconsin Statutes, you are hereby notified of your assessment for the current year 2016 on the property described.

Tax key number: 181-35-0101

Legal description: CROW'S NEST ESTATES CONDO UNIT 101 AS IN DECL REC'D 994/625 & AMND REC'D 1091/ 733. SEC. 6-31-28 GL#1

Year	Land	Bldgs/Improvements	Total
2015	\$475,000	\$620,600	\$1,095,600
2016	\$475,000	\$886,400	\$1,361,400
Net change in assessment			\$265,800

Reasons for Change	
Land	
Bldgs/Imprvmts	Revalue

Open Book: Sept 8, 2016 from 9am - 6pm, Sept 9, 2016 from 8am - 5pm, Sept 10, 2016 from 9am - 6pm at the village fire station, 2258 Mill Rd, Sister Bay. Please call Action Appraisers to schedule an appointment.

Board of Review: September 27, 2016 at 6pm at the village fire station, 2258 Mill Rd, Sister Bay.

Objections: Call the Village Clerk at 920-854-4118 at least 48 hours prior to the Board of Review to obtain an 'Objection to Real Property Assessment' form. Appointments for the Board of Review must be scheduled 48 hours prior to the opening of Board of Review.

Assessment Objection Procedure

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

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

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

Attention: If you converted any land that was previously assessed as agricultural land and the use has changed from agricultural to Residential or Commercial use, you can anticipate receiving an ag use conversion fee for changing the use. If you have any questions call my office at 920-766-7323.