

**CITY OF WHITEWATER  
 BOARD OF REVIEW –2012  
 Tuesday, May 22, 2012 – 6:30 p.m.  
 Community Room  
 City of Whitewater Municipal Building  
 312 W. Whitewater St., Whitewater, Wisconsin 53190**

**2012 Board of Review Members: Kevin Brunner, City Mgr.; Marilyn Kienbaum,  
 Patrick Singer, Jim Winship, Jim Olsen.**

CALL TO ORDER, ROLL CALL

I. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

II. HEARING OF CITIZEN APPEALS:

Time	Taxpayer	Property Location	Parcel No.
6:45	Joseph Capugia	196 S. Ash La	/WPB 00035

ADJOURNMENT

Michele R. Smith, Clerk

**OBJECTION FORM FOR REAL PROPERTY ASSESSMENT**

Section 70.47(7)(a), Wisconsin Statutes states "No person shall be allowed in any action or proceedings to question the amount or valuation of property unless such written objection has been filed and such person in good faith presented evidence to such board in support of such objection and made full disclosure before said board . . ."

Note: The Board of Review can hear only sworn oral testimony regarding the value of the property. It cannot hear protests regarding the amount of property taxes or questions of exemption. The best evidence of the value of your property is a recent arm's-length sale of your property. The next best evidence is recent arm's length sales of comparable property. If there are no sales of your property or comparable property, you should present other evidence that indicates the value of your property. This would include cost, income, appraisals, and sales of like property.

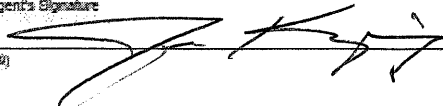
Property Owner's Name <u>Joseph S. Kapugia</u>	Agent Name (if applicable)
Owner's Mailing Address <u>White Water, WI 196 S. Ash Ln. 53190</u>	Agent's Mailing Address
Owner's Telephone Number <u>920-397-0098</u>	Agent's Telephone Number

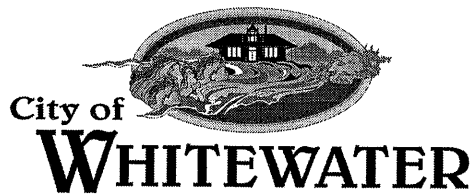
Please provide the following information on the property and the assessment to which you are objecting. (Attach additional sheets, if necessary.)

- Property Address 196 S. Ash Ln. White Water, WI 53190
- Legal Description or parcel number from the current assessment roll 1W PB 00035
- Total Property Assessments 225,800 past
- Please explain why you think the above assessed value is incorrect. Taxes are currently at 4,563 when house was assessed at 225,800. I just had it appraised for 185,000
- In your opinion, what was the taxable value of this property on January 1 of the year being appealed?  
If this property contains acreage that is not in a market value class, provide a further 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	@	Market Value	

- Check the method of acquisition of the property:  Purchase  Trade  Gift  Inheritance  
Acquisition Price \$ 185,000 Date 5-17-12
- Have you improved, remodeled, added to, or changed this property since acquiring it?  Yes  No  
If yes, describe:  
(a) When were the changes made?  
(b) What were the cost of the changes?  
(c) Does the above figure include the value of all labor, including your own?  Yes  No
- Have you listed the property for sale within the last five years?  Yes  No  
(a) If yes, when and for how long was the property listed? 1 month  
(b) What was the asking price? 177,900  
(c) What offers were received? I paid 185,000
- (a) Has anyone made an appraisal of this property within the last five years?  Yes  No  
(b) If yes, when and for what purpose? 4-25-12 TO purchase  
(c) What was the appraised value? 185,000
- Please list the name(s) of Board of Review member(s) you are requesting to be removed from your hearing. NOTE: This section does not apply in first or second class cities.
- Please provide a reasonable estimate of the length of time that the hearing will take 15 min.

Owner's or Agent's Signature 	Date <u>5-18-12</u>
---	------------------------



Office of City Clerk  
312 W. Whitewater Street  
P.O. Box 178  
Whitewater, Wisconsin 53190

---

[www.ci.whitewater.wi.us](http://www.ci.whitewater.wi.us)  
Telephone: (262)473-0500 Ext. 202  
Fax: (262)473-0509

5/18/12

Joseph Kapugia  
196 S. Ash La.  
Whitewater, WI 53190

Regarding property at: 196 S. Ash Lane, Whitewater, WI  
Tax Parcel No. /WPB 00035

This Notice is to inform you that you have an appointment to appear before the 2012 City of Whitewater Board of Review on 5/22/12 at 6:45 p.m..

The Board of Review will be held in the Community Room (Council Chambers) of the City of Whitewater Municipal Building, 312 W. Whitewater Street, Whitewater, Wisconsin 53190.

*Michele R. Smith*

---

Michele R. Smith, Clerk