

**ANNUAL MEETING OF THE BOARD OF REVIEW  
VILLAGE OF HARRISON (CALUMET COUNTY, WISCONSIN)**

**DATE:** August 23, 2022

**TIME:** 10:30AM

**PLACE:** HARRISON MUNICIPAL BUILDING  
W5298 STATE ROAD 114  
HARRISON, WI 54952

**MEMBERS:** Allison Blackmer, Julene Baldwin, Darlene Bartlein, Mike Brantmeier, Scott Handschke, Matt Lancaster, Mark Van Hefty, and \*Vicki Tessen

1. Call to order at 10:00am
2. Roll call
3. Confirmation of appropriate Board of Review and Open Meetings notices
4. Elect Chairperson for the Annual Board of Review
5. Elect a Vice-Chairperson for the Annual Board of Review
6. Verify that a member has met the mandatory training requirements
7. Approve Minutes from prior BOR meetings
8. Verify that the Village has an ordinance for the confidentiality of income and expense information provided to the assessor under state law (V13-04)
9. Filing and summary of 2022 Annual Assessment Report/Roll by Accurate Appraisal
10. Review the Assessment Roll and Perform Statutory Duties:
  - Examine the Roll
  - Correct Description or Calculation Errors
  - Add Omitted Property
  - Eliminate Double Assessed Property
11. Discussion/Action – Verify with the assessor that Open Book changes are included in the Assessment Roll
12. Review Notices of Intent to File Objection (if any)
13. Hear cases for all Property Assessment Objection Forms filed (if any)
14. Consider cases for Property Assessment Objection Forms filed at the Board of Review (waive 48-hour notice)
15. Consider/act on scheduling additional Board of Review Date(s)
16. Adjournment

\*non-voting member



**ANNUAL MEETING OF THE BOARD OF REVIEW  
VILLAGE OF HARRISON (CALUMET COUNTY, WISCONSIN)**

**DATE:** May 10, 2022  
**TIME:** 5:45 PM  
**PLACE:** HARRISON MUNICIPAL BUILDING  
W5298STATE ROAD 114  
HARRISON, WI 54952  
**MEMBERS:** ALLISON BLACKMER, JULENE BALDWIN, DARLENE BARTLEIN, MIKE  
BRANTMEIER, SCOTT HANDSCHKE, MATT LANCASTER, MARK VAN  
HEFTY, AND CLERK VICKI TESSEN

1. Call to order at 5:45 PM
2. Roll call
3. Status of Board of Review
  - a) Training Compliance
    - President Blackmer affidavit of training completion submitted to DOR
  - b) Assessment Roll
    - Not completed by assessor at this time
  - c) Open Book
    - Scheduled for July 18, 2022, 10:00 am – 12:00 pm at Village Hall
  - d) Board of Review with Objection Hearings
    - Scheduled for August 3, 2022, 10:00 am – 12:00 pm at Village Hall
4. Motion to Adjourn to August 3, 2022 at 10:00 am

**NOTICE OF MEETING TO ADJOURN  
BOARD OF REVIEW TO A LATER DATE**

Village of Harrison  
Calumet (and Outagamie) County, WI

NOTICE IS HEREBY GIVEN that the Board of Review for the Village of Harrison will meet on the **10th day of May, 2022 at 5:45pm** at the Harrison Municipal Building, W5298 Hwy 114, Harrison, for the purpose of calling the Board of Review into session during the 45 day period beginning on the fourth Monday of April, pursuant to §70.47(1), Wis. Stats.

Due to the fact the assessment roll is not completed at this time, the **Board of Review** will be adjourned until **August 3, 2022 from 10:00am to 12:00pm.**

Pursuant to §70.45, Wis. Stats, the 2022 assessment roll will be available for examination at an **Open Book** session to be held from **10:00am-12:00pm on July 18, 2022** at the Harrison Municipal Building, W5298 Hwy 114, Harrison. Instructional material about assessment and Board of Review procedures will be available at that time as well as information on how to file an objection and the Board of Review proceedings under Wisconsin law.

Run 04/26/2022

Vicki Tessen, WCMC  
Village Clerk-Treasurer



**NOTICE OF MEETING TO ADJOURN  
BOARD OF REVIEW TO A LATER DATE**

Village of Harrison  
Calumet (and Outagamie) County, WI

NOTICE IS HEREBY GIVEN that the Board of Review for the Village of Harrison will meet on the **August 3, 2022 at 10:00 am** at the Harrison Municipal Building, W5298 Hwy 114, Harrison, for the purpose of calling the Board of Review into session and adjourning to a later date.

The agenda is listed below:

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Status of the Assessment Roll
5. Adjournment

Due to the fact the assessment roll is not completed at this time, the **Board of Review** will be adjourned until **August 23, 2022 from 10:30am to 12:30pm.**

Pursuant to §70.45, Wis. Stats, the 2022 assessment roll will be available for examination at an **Open Book** session to be held from **10:00am-12:00pm on August 8, 2022** at the Harrison Municipal Building, W5298 Hwy 114, Harrison.

Instructional material about assessment and Board of Review procedures will be available at that time as well as information on how to file an objection and the Board of Review proceedings under Wisconsin law.

**NOTICE OF MEETING TO ADJOURN A SECOND TIME  
BOARD OF REVIEW TO A LATER DATE**

Village of Harrison  
Calumet (and Outagamie) County, WI

NOTICE IS HEREBY GIVEN that the Board of Review for the Village of Harrison will meet on the **3rd day of August 2022 at 10:00 am** at the Harrison Municipal Building, W5298 Hwy 114, Harrison, for the purpose of calling the Board of Review into session.

Due to the fact the assessment roll is not completed at this time, the **Board of Review** will adjourn again until **August 23, 2022, from 10:30am to 12:30pm.**

Pursuant to §70.45, Wis. Stats, the 2022 assessment roll will be available for examination at an **Open Book** session to be held from **10:00am-12:00pm on August 8, 2022**, at the Harrison Municipal Building, W5298 Hwy 114, Harrison. Instructional material about assessment and Board of Review procedures will be available at that time as well as information on how to file an objection and the Board of Review proceedings under Wisconsin law.

Vicki Tessen, WCMC  
Village Clerk-Treasurer

STATE OF WISCONSIN  
Village of Harrison  
Calumet County (& Outagamie), WI

**Notice is hereby given that the Board of Review for the Village of Harrison in Calumet County, Wisconsin, shall hold a meeting on August 23, 2022 from 10:30am to 12:30pm, at the Harrison Municipal Building, W5298 State Road 114, Harrison.**

Please be advised of the following requirements to appear before the board of review and procedural requirements if appearing before the board:

1. No person will 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 the property.
2. 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.
3. The board of review may not hear an objection to the amount or valuation of property unless, at least 48 hours before the board's first scheduled meeting, the objector provides to the board's clerk written or oral notice of an intent to file an objection, except that upon a showing of good cause and the submission of a written objection, the board shall waive that requirement during the first 2 hours of the board's first scheduled meeting, and the board may waive that requirement up to the end of the 5th day of the session or up to the end of the final day of the session if the session is less than 5 days with proof of extraordinary circumstances for failure to meet the 48-hour notice requirement and failure to appear before the board of review during the first 2 hours of the first scheduled meeting.
4. Objections to the amount or valuation of property shall first be made in writing and filed with the clerk of the board of review within the first 2 hours of the board's first scheduled meeting, except that, upon evidence of extraordinary circumstances, the board may waive that requirement up to the end of the 5th day of the session or up to the end of the final day of the session if the session is less than 5 days. The board may require objections to the amount or valuation of property to be submitted on forms approved by the Department of Revenue, and the board shall require that any forms include stated valuations of the property in question. Persons who own land and improvements to that land may object to the aggregate valuation of that land and improvements to that land, but no person who owns land and improvements to that land may object only to the valuation of that land or only to the valuation of improvements to that land. No person may be allowed in any action or proceedings to question the amount or valuation of property unless the written objection has been filed and that person in good faith

presented evidence to the board in support of the objections and made full disclosure before the board, under oath, of all of that person's property liable to assessment in the district and the value of that property. The requirement that objections be in writing may be waived by express action of the board.

5. When appearing before the board of review, the objecting 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.
6. No person may appear before the board of review, testify to the board 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 with all the information about income and expenses, as specified in the assessor's manual under s. 73.03 (2a), Wis. stats., that the assessor requests. The Village of Harrison has an ordinance for the confidentiality of information about income and expenses that is provided to the assessor under this paragraph that provides exceptions for persons using information in the discharge of duties imposed by law or the duties of their officer 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 s. 19.35 (1), Wis. stats.
7. 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.
8. No person may appear before the board of review, testify to the board by telephone, or contest the amount of any 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 under s.70.47 (3) (a), Wis. stats., that person provides to the clerk of the board of review notice as to whether the person will ask for the removal of a member of the board of review and, if so, which member, and provides a reasonable estimate of the length of time the hearing will take.

Notice is hereby given this 27th day of July 2022.

Vicki Tessen, WCMC  
Village Clerk-Treasurer

**ANNUAL MEETING OF THE BOARD OF REVIEW  
VILLAGE OF HARRISON (CALUMET COUNTY, WISCONSIN)**

**DATE:** August 23, 2022

**TIME:** 10:30AM

**PLACE:** HARRISON MUNICIPAL BUILDING  
W5298 STATE ROAD 114  
HARRISON, WI 54952

**MEMBERS:** Allison Blackmer, Julene Baldwin, Darlene Bartlein, Mike Brantmeier, Scott Handschke, Matt Lancaster, Mark Van Hefty, and \*Vicki Tessen

1. Call to order at 10:00am
2. Roll call
3. Confirmation of appropriate Board of Review and Open Meetings notices
4. Elect Chairperson for the Annual Board of Review
5. Elect a Vice-Chairperson for the Annual Board of Review
6. Verify that a member has met the mandatory training requirements
7. Approve Minutes from prior BOR meetings
8. Verify that the Village has an ordinance for the confidentiality of income and expense information provided to the assessor under state law (V13-04)
9. Filing and summary of 2022 Annual Assessment Report/Roll by Accurate Appraisal
10. Review the Assessment Roll and Perform Statutory Duties:
  - Examine the Roll
  - Correct Description or Calculation Errors
  - Add Omitted Property
  - Eliminate Double Assessed Property
11. Discussion/Action – Verify with the assessor that Open Book changes are included in the Assessment Roll
12. Review Notices of Intent to File Objection (if any)
13. Hear cases for all Property Assessment Objection Forms filed (if any)
14. Consider cases for Property Assessment Objection Forms filed at the Board of Review (waive 48-hour notice)
15. Consider/act on scheduling additional Board of Review Date(s)
16. Adjournment

\*non-voting member





# Board of Review Member Training Affidavit

## Preparer Information

Name Vicki Tessen	Title Clerk/Treasurer
Email clerk@harrison-wi.org	Phone 920-989-1062

## Signature Statement

Under penalties of law, I declare this form and all attachments are true, correct and complete to the best of my knowledge and belief.

Do you agree with the statement above?

YES  NO

## Submission Information

You successfully submitted your report. Print a copy for your records.

Comuni code: 08131

Submission date: 05-07-2022 06:30 PM

Confirmation: PA10720221987O1651966255275

Submission type: ORIGINAL



# Board of Review Member Training Affidavit

This affidavit confirms that one or more Board of Review (BOR) voting members attended training before the BOR met, satisfying state law (sec. 70.46(4), Wis. Stats.).

## STATE OF WISCONSIN

County of CALUMET

Co-muni code 08131

I, Vicki Tessen, the clerk for the VILLAGE OF HARRISON,

swear the following BOR voting member(s), who represent(s) the municipality's chief executive officer or the officer's designee(s), attended a Wisconsin Department of Revenue approved BOR training program before the BOR's first meeting. (sec. 70.46 (4), Wis. Stats.)

### BOR member(s) and attendance date:

ALLISON BLACKMER

05/03/2022

Name

Date

05-07-2022 06:30 PM

Date electronically filed

clerk@harrison-wi.org

Clerk email

**VILLAGE OF HARRISON  
BOARD OF REVIEW MEETING MINUTES  
May 10, 2022**

**DRAFT**

The Village of Harrison Board of Review was called to order at 5:45 pm at the Harrison Municipal Building, W5298 Hwy 114, Menasha, WI 54952 on Tuesday, May 10, 2022. After the Pledge of Allegiance was recited, roll call was taken.

**Board Present:** Members Allison Blackmer, Darlene Bartlein, Mike Brantmeier, Matt Lancaster, Mark Van Hefty, and Vicki Tessen (Clerk- non-voting member).

**Board Excused:** Julene Baldwin and Scott Handschke

**Staff Present:** Clerk Vicki Tessen

Clerk Tessen informed the Board of Review that the assessment roll has not been completed and presented by Accurate Appraisal at this time. The correct process is to adjourn to a later date.

**Adjournment 5:59 pm**

*MOTION: Lancaster/Bartlein to adjourn the Board of Review until August 3, 2022, at 10:00 am.  
Motion Carried 5-0*

Minutes submitted by:

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Vicki L. Tessen, WCMC  
Clerk-Treasurer

Minutes Approved on August 23, 2022

**VILLAGE OF HARRISON  
BOARD OF REVIEW MEETING MINUTES  
August 3, 2022**

**DRAFT**

The Village of Harrison Board of Review was called to order at 10:00 am at the Harrison Municipal Building, W5298 Hwy 114, Menasha, WI 54952 on Tuesday, August 3, 2022. After the Pledge of Allegiance was recited, roll call was taken.

**Board Present:** Members Allison Blackmer, Darlene Bartlein, Mark Van Hefty, and Vicki Tessen (Clerk- non-voting member).

**Board Excused:** Julene Baldwin, Mike Brantmeier, Matt Lancaster and Scott Handschke

**Staff Present:** Clerk Vicki Tessen

Clerk Tessen informed the Board of Review that the assessment roll has not been completed and presented by Accurate Appraisal at this time. The correct process is to adjourn to a later date.

**Adjournment 10:03 am**

*MOTION: Bartlein/Van Hefty to adjourn the Board of Review until August 23, 2022, at 10:30 am.  
Motion Carried 3-0*

Minutes submitted by:

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Vicki L. Tessen, WCMC  
Clerk-Treasurer

Minutes Approved on August 23, 2022

**VILLAGE OF HARRISON  
BOARD OF REVIEW MEETING MINUTES  
July 28, 2021**

**DRAFT**

The Village of Harrison Board of Review was called to order at 10:00am at the Harrison Municipal Building, W5298 Hwy 114, Menasha, WI 54952 on Wednesday, July 28, 2021. After the Pledge of Allegiance was recited, roll call was taken.

**Board Present:** Kevin Hietpas, Julene Baldwin, Pete Stier, and Clerk Vicki Tessen (non-voting member).

**Board Excused:** Darlene Bartlein, Scott Handschke, Matt Lancaster, and Mark Van Hefty

**Staff Present:** None

- 3. Confirm posting of Board of Review and Open Meetings notices as required.**  
The Clerk confirmed that the appropriate Board of Review and Open Meetings notices were completed.
- 4. Elect Chairperson for the Annual Board of Review**  
*Member Stier nominated Member Hietpas to be the Chairperson, seconded by Member Bartlein.*  
*Nomination Carried, 3-0*
- 5. Elect a Vice-Chairperson for the Annual Board of Review**  
*Member Stier nominated Member Bartlein to be the Vice-Chairperson, seconded by Chairperson Hietpas.*  
*Nomination Carried, 3-0*
- 6. Verify that a member has met the mandatory training requirements**  
Clerk Tessen verified that Chairperson Hietpas and Vice-Chairperson Bartlein completed the mandatory training requirements.
- 7. Verify that the Village has an ordinance for the confidentiality of income and expense information provided to the assessor under state law (V13-04)**  
Clerk Tessen verified that Village Ordinance V13-04 covers the confidentiality of income and expense information provided to the assessor under state law (V13-04)
- 8. Filing and summary of 2021 Annual Assessment Report/Roll by Accurate Appraisal**  
Village Assessor, Kyle Kabe, presented the Village with the assessment roll and gave an oral summary. This is a maintenance year and the 2021 assessed values represent an assessment ratio of 91% of fair market values.
- 9. Review the Assessment Roll and Perform Statutory Duties:**  
Examine the Roll

Correct Description or Calculation Errors – none noted  
Add Omitted Property – none noted  
Eliminate Double Assessed Property – none noted

**10. Discussion/Action – Verify with the assessor that Open Book changes are included in the Assessment Roll**

*MOTION by Member Stier, seconded by Vice-Chairperson Bartlein, to accept that the assessment roll has all necessary updates and corrections.  
Motion Carried, 3-0*

**11. Review Notices of Intent to File Objection (if any)**

None

**12. Hear cases for all Property Assessment Objection Forms filed (if any)**

None

**13. Consider cases for Property Assessment Objection Forms filed at the Board of Review (waive 48 hour notice)**

None

**14. Consider/act on scheduling additional Board of Review Date(s)**

None needed

**15. Adjournment**

*MOTION: by Member Stier, seconded by Vice-Chairperson Bartlein to adjourn the Board of Review.  
Motion Carried 3-0*

Minutes submitted by:

\_\_\_\_\_  
Vicki L. Tessen, WCMC  
Clerk-Treasurer

Minutes Approved on \_\_\_\_\_

**ORDINANCE V13-04**  
**VILLAGE OF HARRISON**  
**AN ORDINANCE ESTABLISHING THE MEMBERSHIP OF THE BOARD**  
**OF REVIEW**

**1. MEMBERSHIP.** The Board of Review shall consist of:

- (a) The Village President and all of the Village Trustees.
- (b) In addition to the seven members, the Village Clerk shall serve as a non-voting member of the Board.
- (c) The Village Assessor shall attend all meetings of the Board of Review.

**2. TRAINING.** No Board of Review may be constituted unless it includes at least one voting member who, within two years of the Board's first meeting, has attended a training session under Wis. Stats. §73.03. The Village Clerk shall provide an affidavit to the Department of Revenue stating whether the requirement has been fulfilled.

**3. DUTIES.** The Duties and functions of the Board of Review shall be in accordance with Wis. Stats. §70.47.

**4. CONFIDENTIALITY OF INFORMATION.** Any information provided by a taxpayer about income and expenses to the Assessor under Wisconsin Statutes Section 70.47 shall be confidential information and is not subject to inspection and copying under Section 19.35 (1) unless ordered by a court of competent jurisdiction. Said information may be revealed to and used by persons in the discharge of duties imposed by law; in discharge of duties imposed by office, including but not limited to, use by the assessor in performance of official duties of the assessor's office and use by the Board of Review in performance of its official duties.

**5. EFFECTIVE DATE.** This ordinance shall take effect immediately upon passage and publication as provided by law.

Adopted this 14<sup>th</sup> day of May, 2013 by the Harrison Village Board.

By: Jim Salm  
Jim Salm, Village President

Attest: Jennifer Weyenberg  
Jennifer Weyenberg, Village Clerk



# Summary – Board of Review Proceedings

Secs. 70.47(12) and 70.47(17), Wis. Stats.

**Filing Instructions**

**Section 1 – Assessment Information**

Select the Taxation district, enter municipality, county, year assessments are being appealed

**Section 2 – Appeal Information**

Col. 1 – Enter date of Board of Review (BOR) hearing date

Col. 2 – Enter property owner's name

Cols. 3 & 4 – Enter parcel no. and computer no. to indicate property designation

Col. 5 – Enter assessed values and property class being appealed

Col. 6 – Enter the BOR value determination amount and date of determination

Col. 7 – Before the BOR's final adjournment, send or deliver the notice of the BOR's determination to the property owner/agent. Enter date delivered / mailed and clerk's initials.

**Section 3 – Read affidavit, sign and date**

**Note:** After completing this form, file it with the BOR proceedings retained by the municipality. (sec. 70.47(17), Wis. Stats.)

**Section 1: Assessment Information**

Taxation district <i>(check one)</i>	<input type="checkbox"/> Town	<input checked="" type="checkbox"/> Village	<input type="checkbox"/> City	Municipality Harrison	County Calumet	Assessment year (yyyy) 2022
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**Section 2: Appeal Information**

Col. 1 Hearing Date <i>(mm-dd-yyyy)</i>	Col. 2 Property Owner Name	Col. 3 Parcel No.	Col. 4 Computer No.	Col. 5			Col. 6		Col. 7 Notice Date delivered/mailed and clerk's initials
				Assessment Appealed by Property Owner		Class	BOR Value Determination		
							Amount	Date (mm-dd-yyyy)	
08 - 23 - 22	ASTERION, LLC	33638		Land	\$ 2,220,400		\$		Date (mm-dd-yyyy)
				Land	\$		\$	-	
				Land	\$		\$	-	
				Improvements	\$ 2,800,000		\$	Delivered/mailed	
				Total Real Estate	\$ 5,020,400		\$	?	
				Personal Property	\$		\$	Initials	
08 - 23 - 22	DRISCOLL PROPERTIES, LLC	44056		Land	\$ 689,500		\$		Date (mm-dd-yyyy)
				Land	\$		\$	-	
				Land	\$		\$	Delivered/mailed	
				Improvements	\$ 5,042,900		\$	?	
				Total Real Estate	\$ 5,732,400		\$	Initials	
				Personal Property	\$		\$		
8 - 23 - 22	DRISCOLL PROPERTIES, LLC	44454		Land	\$ 1,500	D	\$		Date (mm-dd-yyyy)
				Land	\$ 6,900	B	\$	-	
				Land	\$ 200	D	\$	Delivered/mailed	
				Improvements	\$		\$	?	
				Total Real Estate	\$ 8,600		\$	Initials	
				Personal Property	\$		\$		
-				Land	\$		\$		Date (mm-dd-yyyy)
				Land	\$		\$	-	
				Land	\$		\$	Delivered/mailed	
				Improvements	\$		\$	?	
				Total Real Estate	\$		\$	Initials	
				Personal Property	\$		\$		

**Section 3: Board of Review Clerk Affidavit**

I, the undersigned, declare under penalties of law that I have personally examined this form. To the best of my knowledge and belief it is true, correct and complete. Per state law (sec. 70.47(12), Wis. Stats.), before final adjournment, the objector was provided with the Board of Review Decision Notice by personal delivery, or it was mailed on the Notice date.

\_\_\_\_\_  
Signature Board of Review Clerk

\_\_\_\_\_  
Date



# 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 (Form PA-105) with this form			
Property owner name (on changed assessment notice) <u>Asterion LLC.</u>			Agent name (if applicable) <u>SAMEL</u>				
Owner mailing address <u>1300 N Kimp's CT</u>			Agent mailing address				
City <u>Green Bay</u>	State <u>WI</u>	Zip <u>54313</u>	City	State	Zip		
Email [REDACTED]			Owner phone ( ) -		Email		

Section 2: Assessment Information and Opinion of Value			
Property address <u>W 6450 Sunny DR.</u>		Legal description or parcel no. (on changed assessment notice) <u>131-0000 - 000000 - 201816-00-220B</u>	
City <u>Village Harrison</u>	State <u>WI</u>	Zip <u>5</u>	
Assessment shown on notice - Total <u>18,604,400</u>		Your opinion of assessed value - Total <u>12,600,000</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>Over-Assessed Per Unit 90,000 Per Unit In developer Agreement Signed.</u>	Basis for your opinion of assessed value: (Attach additional sheets if needed) -
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**Section 4: Other Property Information**

- A. Within the last 10 years, did you acquire the property?  Yes  No  
 If Yes, provide acquisition price SLACK ON IT Date - -  Purchase  Trade  Gift  Inheritance  
(mm-dd-yyyy)
- B. Within the last 10 years, did you change this property (ex: remodel, addition)?  Yes  No  
 If Yes, describe BUILT 150 APTS UNITS  
 Date of changes - - Cost of changes \$                      Does this cost include the value of all labor (including your own)?  Yes  No  
(mm-dd-yyyy)
- C. Within 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. Within the last five years, was this property appraised?  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.

**Section 5: BOR Hearing Information**

- A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): NO  
**Note:** This does not apply in first or second class cities. NO
- B. Provide a reasonable estimate of the amount of time you need at the hearing 30 minutes.

Property owner or Agent signature <u>[Signature] Managing Member</u>	Date (mm-dd-yyyy) <u>8-19-22</u>
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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:**

<b>Section 1: Property Owner / Agent Information</b>				* If agent, submit written <b>authorization (Form PA-105)</b> with this form			
Property owner name (on changed assessment notice) <i>Driscoll Properties, LLC</i>				Agent name (if applicable)			
Owner mailing address <i>1358 Yorkshire Ct.</i>				Agent mailing address			
City <i>Neenah</i>	State <i>WI</i>	Zip <i>54956</i>	City	State	Zip		
Owner phone ( ) - ( )				Email			

<b>Section 2: Assessment Information and Opinion of Value</b>			
Property address <i>N9115, N9125, N9131, N9135 N Coop Rd.</i>			Legal description or parcel no. (on changed assessment notice)
City <i>Villages of Idarison</i>	State <i>WI</i>	Zip <i>54952</i>	
Assessment shown on notice - Total <i>\$5,732,400</i>			Your opinion of assessed value - Total <i>\$2,800,000</i>

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	

<b>Section 3: Reason for Objection and Basis of Estimate</b>	
Reason(s) for your objection: (Attach additional sheets if needed) <i>Based on the completion of only 4 builds and not the whole builds of phase 1</i>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <i>We only completed 4 Apt building of phase 1 4 x \$3,500,000 = \$2,800,000. No phase 2 builds or Building 5 of phase 1 and stage 2 builds were completed.</i>

**Section 4: Other Property Information**

A. Within the last 10 years, did you acquire the property?  Yes  No *Completed*  
 If Yes, provide acquisition price \$ *1,955,000* Date *8-2-2019*  Purchase  Trade  Gift  Inheritance  
(mm-dd-yyyy)

B. Within the last 10 years, did you change this property (ex: remodel, addition)?  Yes  No  
 If Yes, describe *constructed 4 8-units Apt Buildings*  
 Date of changes *11-16-2021* Cost of changes \$ *2,800,000* Does this cost include the value of all labor (including your own)?  Yes  No  
(mm-dd-yyyy)

C. Within 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) Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_

D. Within the last five years, was this property appraised?  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.

**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 \_\_\_\_\_ minutes.

Property owner or Agent signature <i>Hungliang Chou</i>	Date (mm-dd-yyyy) <i>8-22-2022</i>
--	---------------------------------------

## Driscoll Phase 1 Occupancy Permit Dates and Storage Room Final Inspection Date

N9125 8-unit Apt Building Occupancy Permit: 5/14/2021

N9115 8-unit Apt Building Occupancy Permit: 7/28/2021

N9131 8-unit Apt Building Occupancy Permit: 9/16/2021

N9125 8-unit Apt Building Occupancy Permit: 11/16/2021

N9125 8-unit Apt Building Occupancy Permit: 1/25/2022

N9127 Storage Rooms Building Final Inspection: 3/28/2022

# Occupancy Permit

## Certificate of Occupancy

Name of Owner:	Driscoll Luxury Apartments	
Name of Contractor:	Millenium Construction	815-954-5377
Address of Project:	N 9125 N. Coop Rd.	
Municipality:	Village of Harrison	
Permit #	20-156	
Date:	5/14/2021	

It is unlawful to occupy or use this building except in the manner for which this Occupancy Permit is intended. No change in use of this building, structure or premises shall be made until a new Occupancy Permit has been issued by the Building Inspector.

### Temporary Occupancy Only

Temporary Occupancy Only is granted on this date for a period of \_\_\_\_\_ days. If the terms listed below are not corrected in the amount of time granted and confirmed by an inspection by the Building Inspector. This permit will expire and may be cause for further action by the Municipality, and possible loss of your Escrow return. Reinspection for full Occupancy and Final Inspection must be requested by contacting the Building Inspector.

Terms:

### Occupancy Granted

This permit certifies that the above described building may lawfully be occupied in the manner for which it was intended. The homeowner shall maintain the required erosion control procedures/ devices until the site is completely stabilized and must also conform to any conditions listed below.

Conditions:

Signed: X [Signature] X 5-14-2021

<input checked="" type="checkbox"/>	Final Inspection Approved
<input checked="" type="checkbox"/>	Occupancy Granted
<input checked="" type="checkbox"/>	Escrow Return
<input type="checkbox"/>	All items Corrected from Previous Inspection
<input checked="" type="checkbox"/>	No previous Inspection



# Occupancy Permit

## Certificate of Occupancy

Name of Owner:	Driscoll Luxury Apartments
Name of Contractor:	Millenium Construction
Address of Project:	N 9115 N. Coop Rd # 1
Municipality:	Village of Harrison
Permit #	20-155
Date:	7/28/2021

It is unlawful to occupy or use this building except in the manner for which this Occupancy Permit is intended. No change in use of this building, structure or premises shall be made until a new Occupancy Permit has been issued by the Building Inspector.

### Temporary Occupancy Only

Temporary Occupancy Only is granted on this date for a period of \_\_\_\_\_ days. If the terms listed below are not corrected in the amount of time granted and confirmed by an inspection by the Building Inspector. This permit will expire and may be cause for further action by the Municipality, and possible loss of your Escrow return. Reinspection for full Occupancy and Final Inspection must be requested by contacting the Building Inspector.

Terms: \_\_\_\_\_

### Occupancy Granted

This permit certifies that the above described building may lawfully be occupied in the manner for which it was intended. The homeowner shall maintain the required erosion control procedures/ devices until the site is completely stabilized and must also conform to any conditions listed below.

Conditions: \_\_\_\_\_

Signed: X



X

7-28-2021

<input checked="" type="checkbox"/>	Final Inspection Approved
<input checked="" type="checkbox"/>	Occupancy Granted
<input type="checkbox"/>	Escrow Return
<input checked="" type="checkbox"/>	All items Corrected from Previous Inspection
<input type="checkbox"/>	No previous Inspection

# Occupancy Permit

## Certificate of Occupancy

Name of Owner:	Driscoll Luxury Apartments
Name of Contractor:	Millenium Construction
Address of Project:	N 9131 N. Coop Rd # 3
Municipality:	Village of Harrison
Permit #	20-157
Date:	9/16/2021

It is unlawful to occupy or use this building except in the manner for which this Occupancy Permit is intended. No change in use of this building, structure or premises shall be made until a new Occupancy Permit has been issued by the Building Inspector.

### Temporary Occupancy Only

Temporary Occupancy Only is granted on this date for a period of \_\_\_\_\_ days. If the terms listed below are not corrected in the amount of time granted and confirmed by an inspection by the Building Inspector. This permit will expire and may be cause for further action by the Municipality, and possible loss of your Escrow return. Reinspection for full Occupancy and Final Inspection must be requested by contacting the Building Inspector.

Terms:

### Occupancy Granted

This permit certifies that the above described building may lawfully be occupied in the manner for which it was intended. The homeowner shall maintain the required erosion control procedures/ devices until the site is completely stabilized and must also conform to any conditions listed below.

Conditions:

Signed: X  X 9-16-2021

<input checked="" type="checkbox"/>	Final Inspection Approved
<input checked="" type="checkbox"/>	Occupancy Granted
<input type="checkbox"/>	Escrow Return
<input checked="" type="checkbox"/>	All items Corrected from Previous Inspection
<input type="checkbox"/>	No previous Inspection

# Occupancy Permit

## Certificate of Occupancy

Name of Owner: **Driscoll Luxury Apartments**  
Name of Contractor: **Millenium Construction**  
Address of Project: **N 9135 N. Coop Rd # 4**  
Municipality: **Village of Harrison**  
Permit #: **20-158**  
Date: **11/16/2021**

It is unlawful to occupy or use this building except in the manner for which this Occupancy Permit is intended. No change in use of this building, structure or premises shall be made until a new Occupancy Permit has been issued by the Building Inspector.

### Temporary Occupancy Only

Temporary Occupancy Only is granted on this date for a period of \_\_\_\_\_ days. If the terms listed below are not corrected in the amount of time granted and confirmed by an inspection by the Building Inspector. This permit will expire and may be cause for further action by the Municipality, and possible loss of your Escrow return. Reinspection for full Occupancy and Final Inspection must be requested by contacting the Building Inspector.

Terms: \_\_\_\_\_

### Occupancy Granted

This permit certifies that the above described building may lawfully be occupied in the manner for which it was intended. The homeowner shall maintain the required erosion control procedures/ devices until the site is completely stabilized and must also conform to any conditions listed below.

Conditions: \_\_\_\_\_

Signed: X  X 11-16-2021

Final Inspection Approved

Occupancy Granted

Escrow Return

All items Corrected from Previous Inspection

No previous Inspection

# Occupancy Permit

## Certificate of Occupancy

Name of Owner:	Driscoll Luxury Apartments
Name of Contractor:	Millenium Construction
Address of Project:	N 9139 N. Coop Rd # 5
Municipality:	Village of Harrison
Permit #	20-159
Date:	1/25/2022

It is unlawful to occupy or use this building except in the manner for which this Occupancy Permit is intended. No change in use of this building, structure or premises shall be made until a new Occupancy Permit has been issued by the Building Inspector.

### Temporary Occupancy Only

Temporary Occupancy Only is granted on this date for a period of \_\_\_\_\_ days. If the terms listed below are not corrected in the amount of time granted and confirmed by an inspection by the Building Inspector. This permit will expire and may be cause for further action by the Municipality, and possible loss of your Escrow return. Reinspection for full Occupancy and Final Inspection must be requested by contacting the Building Inspector.

Terms: \_\_\_\_\_

### Occupancy Granted

This permit certifies that the above described building may lawfully be occupied in the manner for which it was intended. The homeowner shall maintain the required erosion control procedures/ devices until the site is completely stabilized and must also conform to any conditions listed below.

Conditions: \_\_\_\_\_

Signed:  X 1-25-2022

Final Inspection Approved

Occupancy Granted

Escrow Return

All items Corrected from Previous Inspection

No previous Inspection



Permit # 21-160		Inspection Report Form.	
NAME:		Discoll Properties	
Contractor :		Million Const	
Address :		North Coop Rd	
Phone :		815. 954-5377	
Date :		3-28-2022	Date of Inspection.
Type of Project:		Storage Garages	1/2 Final
Type of Inspection		Inspectors Notes or Comments:	
Footing :		1)	
Foundation:			
Erosion Control:		2)	Final Insp of South 1/2 of Project
Electric Service :			And North 1/2 of Garage
U-G-Plumbing:		3)	
Rough Construction:			
Rough Wire :		4)	Final Inspection Approved
Rough Plumbing:			
Rough HVAC:		5)	
Insulation:			
Final Inspection:		6)	
Final Re-Inspection			
Basement Rough:			
Basement Insulation:		7)	
Basement Final			
Cross Connection:			
Sub-Panel:		8)	
Furnace Installation:			
Egress Window:			
One Time Inspection:		9)	
Permit is Complete:			Inspected by-
		Occupancy Permit:	
Occupancy Granted:		1) Note: Weight limits are on the Village roads until further notice	
Temp. Occupancy.			
Re-Insp. Within:		2)	
Escrow Return:			
Follow Grades:		3)	
Maint. Erosion Control			
920-989-2924		Village of Harrison W 5298 Hwy 114 Menasha, WI. 54952 <a href="mailto:pbirschbach@harrison-wi.org">pbirschbach@harrison-wi.org</a>	
920-989-1077			
( Inspector)			
Paul Birschbach			

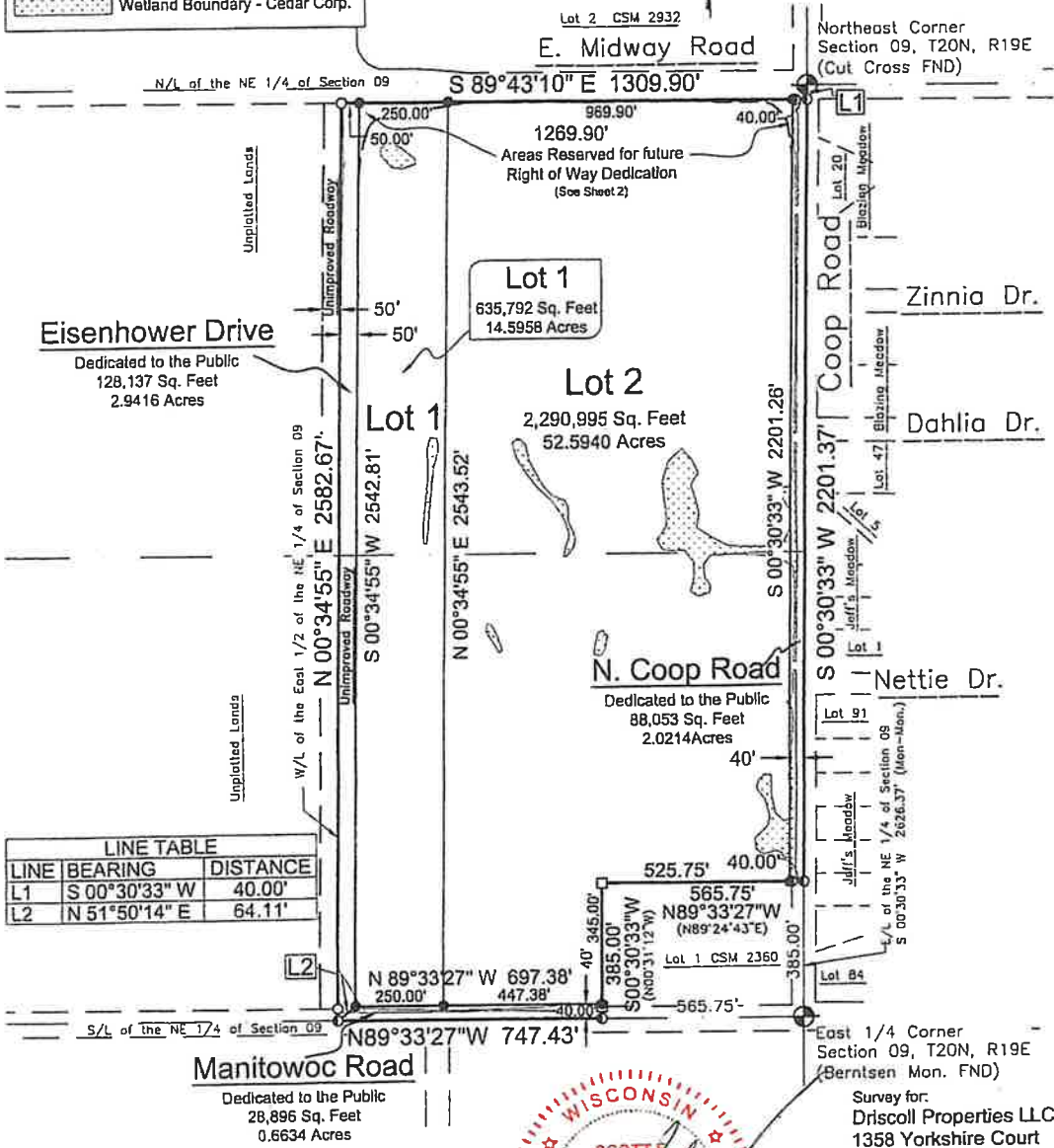
**Certified Survey Map No. 3819**

Part of the East 1/2 of the Northeast 1/4 of Section 09,  
Township 20 North, Range 18 East Village of Harrison,  
Calumet County, Wisconsin.

**LEGEND**

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- Masonry (PK) Nail SET
- 3/4" Rebar Found
- ⊕ Government Corner
- ( ) Recorded As
- ▨ Wetland Boundary - Cedar Corp.

Bearings are referenced to the East line of the Northeast 1/4, Section 09, T20N, R18E, assumed to bear S00°30'33"W, base on the Calumet County Coordinate System.



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 00°30'33" W	40.00'
L2	N 51°50'14" E	64.11'



**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
Civil Engineers and Land Surveyors  
1164 Provinca Terrace, Menasha, WI 54952  
Ph: 920-891-1866 Fax: 920-441-0804  
www.davel.pro

WISCONSIN  
SCOTT R. ANDERSEN  
Professional Land Surveyor No. S-3169  
scott@davel.pro

Survey for:  
Driscoll Properties LLC  
1358 Yorkshire Court  
Neenah, WI 54956

3/2/20  
Date

Drafted by: scott  
Sheet : 1 of 5

# Village Of Harrison - Calumet County

## 2022 Notice of Changed Assessment

*THIS IS NOT A TAX BILL*

Under state law (Sec.70.365, Wis. Stats.), your property assessment for the current year is listed below.

<p><b>Property owner</b>  <b>DRISCOLL PROPERTIES LLC</b></p> <p>1358 Yorkshire Court          Neenah WI 54956</p> <p>Legal Description: J6309-30,J6309-32,J6309-33 NE1/4 NE1/4 &amp; SE-NE SEC.9-20-18 Lot 2, CSM 3819 VOL.34-248</p>	<p><b>Parcel information</b></p> <p>Parcel #: 131-0000-0000000-000-0-201809-00-110A</p> <p>Address: N9135 MANITOWOC RD  <i>N. Coop Rd</i></p>
<p><b>General information</b></p> <p><b>Open Book 8/8/2022 - 10:00am to 12:00pm (Roll Book Viewing)</b> <i>8/12</i></p>	<p><b>Contact information</b></p> <p><b>Assessor</b> Accurate Appraisal, LLC          Kyle Kabe <i>Tatti</i>          920-749-8098          question@accurateassessor.com</p>
<p><b>Board of Review 8/23/2022 - 10:30am to 12:30pm</b></p>	<p><b>Municipal Clerk</b> Vicki Tessen          920-989-1062          Clerk@harrison-wi.org</p>
<p><b>Meeting Location</b> Harrison Village Hall          W5298 State Road 114</p>	

**Assessment change**

	General Property			PFC / MFL/PP4B Bldgs. on Leased Land
Year	Land	Imp/Bldgs	Total	
2021	\$10,900	\$0	\$10,900	
2022	\$689,500	\$5,042,900	\$5,732,400 ?	
Total assessment change			\$5,721,500 ?	
<b>Reason for change(s)</b>				
Land Change - 06 - Assessor's Shift in Classification, 10 - Decrease due to Revaluation, 02 - Higher Land use, Land Improvements and New Construction				
Improvement Change - 02 - Higher Land use, Land Improvements and New Construction				
Reason for Change Notice: 1 - New Construction, 34 - Classification Change				
Preliminary General Level of Assessment: 80.00%				

Note: If an Agricultural Land Conversion Charge Form PR-298 is enclosed, you must pay a conversion charge under state law (sec. 74.485, Wis. Stats.).

**Assessment Information**

State law (sec. 70.32, Wis. Stats.) requires the assessment of taxable property (except agricultural, agricultural forest, and undeveloped) at full value as of January 1 each year. Assessments at a percentage of full value are acceptable when applied uniformly. To determine if your assessment is fair, you must analyze it in relation to full value. This is done by dividing your assessment by the general level of assessment for your municipality.

Under Wisconsin law, generally, the assessor may not change the assessment of property based solely on the recent arm's length sale of the property without adjusting the assessed value of comparable properties in the same market area. For information on the assessment of properties that have recently sold, visit the internet site of the Department of Revenue at <https://www.revenue.wi.gov/Pages/ERETR/data-home.aspx>.

**To appeal your assessment**

First, discuss with your local assessor – questions can often be answered by the assessor and not require an appeal to Board of Review (BOR).

To file a formal appeal – give notice of your intent to appeal by contacting the BOR clerk at least 48 hours before the BOR begins. Complete and file your appeal form with the BOR clerk no later than the first two hours of the BOR's first meeting. Make sure you file a completed form or the BOR may not review your appeal.

**For more information on the appeal process:**

- Contact your municipal clerk listed above
- Review the "Guide for Property Owners" (<https://www.revenue.wi.gov/Pages/HTML/govpub.aspx>). Contact DOR for a paper copy at [bapdor@wisconsin.gov](mailto:bapdor@wisconsin.gov) or (608) 266-7750.



## Property Information

**Parcel Number:**

131-0000-0000000-000-0-201809-00-110A

**Physical Address:**

N9135 MANITOWOC RD  
54915

**Municipality:**

Harrison

**Owner Name:**

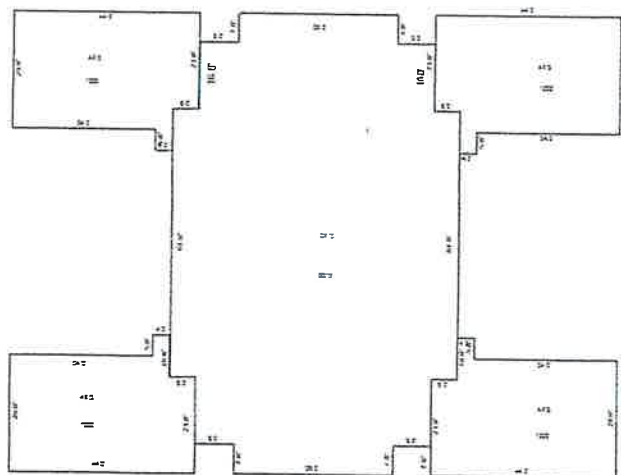
DRISCOLL PROPERTIES LLC  
1358 Yorkshire Court  
Neenah, WI 54956

**Legal Description:**

J6309-30, J6309-32, J6309-33 NE1/4  
NE1/4 & SE-NE SEC.9-20-18 Lot 2,  
CSM 3819 VOL.34-248

**Land Use:**

Residential

**Date of Inspection:****Property Photograph:****Property Sketch:**

Commercial Building #: 131-0000-0000000-000-0-201809-00-110A-1-1



<b>Commercial Building Class:</b> B-Commercial <b>Commercial Occupancy:</b> 352-Apts under 3 Story <b>Commercial Framing:</b> D4-Wood Average <b>Building Section:</b> 1 <b>Height:</b> 9 <b>Stories:</b> 2	<b>Basement Total Area:</b> 0 <b>Component Total Area:</b> 14,574 <b>Improvement Total Area:</b> 0 <b>Building Area:</b> 13,352 <b>Condition:</b> Average <b>Grade:</b> C	<b>Year Built:</b> 2021 <b>Effective Year Built:</b> <b>Total Units:</b> 8 <b>One Bedroom:</b> <b>Two Bedroom:</b> <b>Three Bedroom:</b>
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<b>Commercial Building #: 131-0000-0000000-000-0-201809-00-110A-2-1</b>		
<b>Commercial Building Class:</b> B-Commercial <b>Commercial Occupancy:</b> 352-Apts under 3 Story <b>Commercial Framing:</b> D4-Wood Average <b>Building Section:</b> 1 <b>Height:</b> 9 <b>Stories:</b> 2	<b>Basement Total Area:</b> 0 <b>Component Total Area:</b> 14,574 <b>Improvement Total Area:</b> 0 <b>Building Area:</b> 13,352 <b>Condition:</b> Average <b>Grade:</b> C	<b>Year Built:</b> 2021 <b>Effective Year Built:</b> <b>Total Units:</b> 8 <b>One Bedroom:</b> <b>Two Bedroom:</b> <b>Three Bedroom:</b>

<b>Commercial Building #: 131-0000-0000000-000-0-201809-00-110A-3-1</b>		
<b>Commercial Building Class:</b> B-Commercial <b>Commercial Occupancy:</b> 352-Apts under 3 Story <b>Commercial Framing:</b> D4-Wood Average <b>Building Section:</b> 1 <b>Height:</b> 9 <b>Stories:</b> 2	<b>Basement Total Area:</b> 0 <b>Component Total Area:</b> 14,574 <b>Improvement Total Area:</b> 0 <b>Building Area:</b> 13,352 <b>Condition:</b> Average <b>Grade:</b> C	<b>Year Built:</b> 2021 <b>Effective Year Built:</b> <b>Total Units:</b> 8 <b>One Bedroom:</b> <b>Two Bedroom:</b> <b>Three Bedroom:</b>

<b>Commercial Building #: 131-0000-0000000-000-0-201809-00-110A-4-1</b>		
<b>Commercial Building Class:</b> B-Commercial <b>Commercial Occupancy:</b> 352-Apts under 3 Story <b>Commercial Framing:</b> D4-Wood Average <b>Building Section:</b> 1 <b>Height:</b> 9 <b>Stories:</b> 2	<b>Basement Total Area:</b> 0 <b>Component Total Area:</b> 14,574 <b>Improvement Total Area:</b> 0 <b>Building Area:</b> 13,352 <b>Condition:</b> Average <b>Grade:</b> C	<b>Year Built:</b> 2021 <b>Effective Year Built:</b> <b>Total Units:</b> 8 <b>One Bedroom:</b> <b>Two Bedroom:</b> <b>Three Bedroom:</b>

<b>Commercial Building #: 131-0000-0000000-000-0-201809-00-110A-5-1</b>		
<b>Commercial Building Class:</b> B-Commercial <b>Commercial Occupancy:</b> 352-Apts under 3 Story <b>Commercial Framing:</b> D4-Wood Average <b>Building Section:</b> 1 <b>Height:</b> 9 <b>Stories:</b> 2	<b>Basement Total Area:</b> 0 <b>Component Total Area:</b> 14,574 <b>Improvement Total Area:</b> 0 <b>Building Area:</b> 13,352 <b>Condition:</b> Average <b>Grade:</b> C	<b>Year Built:</b> 2021 2022 <b>Effective Year Built:</b> <b>Total Units:</b> 8 <b>One Bedroom:</b> <b>Two Bedroom:</b> <b>Three Bedroom:</b>

<b>Detached Improvement: 131-0000-0000000-000-0-201809-00-110A-1</b>	
<b>Detached Improvement Type:</b> RG1-Detached Frame Garage <b>Year Built:</b> 2021 2022 <b>Height:</b>	<b>Detached Improvement Class:</b> B-Commercial <b>Detached Improvement Condition:</b> Average <b>Square Feet:</b> 4,928

**Permit / Construction History:**

<u>Permit Number:</u>	<u>Date of Permit:</u>	<u>Permit Purpose:</u>	<u>Permit Amount:</u>	<u>New Construction:</u>
20-105	6/9/2020	Building New	\$3,500,000	
21-245	10/19/2021	Building New	\$7,820,000	Yes

**Ownership / Sales History:**

<u>Document Number:</u>	<u>Date of Sale:</u>	<u>Sale Amount:</u>
SQ540636	8/2/2019	\$1,955,000

**Land Data - Land Item:**

<b>Land Class:</b> B-Commercial <b>Pricing / Unit of Measure:</b> Acreage <b>Square Footage:</b> 1,001,880 <b>Depth:</b> <b>Land Value:</b> \$230,000	<b>Land Sub-Class:</b> B-Commercial Secondary site <b>Acreage:</b> 23.000 <b>Frontage:</b> <b>Width:</b>
---	---

**Land Data - Land Item: 1**

<b>Land Class:</b> D-Agricultural <b>Pricing / Unit of Measure:</b> Acreage <b>Square Footage:</b> 653,400 <b>Depth:</b> 0.00 <b>Land Value:</b> \$3,000	<b>Land Sub-Class:</b> D11 1ST Grade Tillable <b>Acreage:</b> 15.000 <b>Frontage:</b> <b>Width:</b>
--	--

**Land Data - Land Item: 2**

<b>Land Class:</b> D-Agricultural <b>Pricing / Unit of Measure:</b> Acreage <b>Square Footage:</b> 548,856 <b>Depth:</b> 0.00 <b>Land Value:</b> \$1,500	<b>Land Sub-Class:</b> D12 2ND Grade Tillable <b>Acreage:</b> 12.600 <b>Frontage:</b> <b>Width:</b>
--	--

**Land Data - Land Item:**

<b>Land Class:</b> B-Commercial <b>Pricing / Unit of Measure:</b> Acreage <b>Square Footage:</b> 43,560 <b>Depth:</b> <b>Land Value:</b> \$454,200	<b>Land Sub-Class:</b> B-Commercial Primary <b>Acreage:</b> 1.000 <b>Frontage:</b> <b>Width:</b>
--	---

**Land Data - Land Item: 3**

<b>Land Class:</b> E-Undeveloped <b>Pricing / Unit of Measure:</b> Acreage <b>Square Footage:</b> 43,560 <b>Depth:</b> 0.00 <b>Land Value:</b> \$800	<b>Land Sub-Class:</b> E13 Undeveloped Low <b>Acreage:</b> 1.000 <b>Frontage:</b> <b>Width:</b>
--	--

<b>Total Improvement Value:</b>	\$5,042,900
<b>Total Land Value:</b>	\$689,500
<b>Total Assessed Value:</b>	\$5,732,400

Land 52.6 Acre

YEAR  
2022

State No.

**ASSESSMENT ROLL FOR HARRISON Calumet COUNTY**

KEY TO  
CODES  
TOTAL ACRES  
OF DESC.

- 1.A - RESIDENTIAL
- 2.B - COMMERCIAL
- 3.C - MANUFACTURING
- 4.D - AGRICULTURAL

- 5.E - UNDEVELOPED
- 5m - AGRICULTURAL FOREST
- 6.F - PRODUCTIVE FOREST LANDS
- 7.G - OTHER

- 1. PFC REG. ENTERED BEFORE 1/1/72
- 2. PFC REG. ENTERED AFTER 12/31/71
- 3. PFC SPECIAL CLASSIFICATION
- 4. COUNTY FOREST CROP
- 5. MFL OPEN ENTERED AFTER 2004
- 6. MFL CLOSED ENTERED AFTER 2004
- 7. MFL OPEN ENTERED BEFORE 2005
- 8. MFL CLOSED ENTERED BEFORE 2005

- 1. FEDERAL
- 2. STATE
- 3. COUNTY
- 4. OTHER

EXEMPT FROM GEN.  
PROPERTY TAX

**TOTAL  
ACRES  
THIS  
LINE**

PARCEL NUMBER	SCHOOL VOL/PAGE - REG. DEEDS DIST.	NAME & ADDRESS	SEC. TN. RANGE DESCRIPTION OF PROPERTY	KEY TO CODES	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	CODE	ACRES	VALUE	CODE	ACRES	TOTAL ACRES THIS LINE
131-0000-0000000-000-0-201808-00-420A 42818	KIMBERLY 2835	JAMES L BODWAY W6673 MANITOWOC RD MENASHA, WI, 54952	MANITOWOC RD 84-489 E1/2 NW1/4 SE1/4 SEC.8-20-18 EX 11.36AC ANNEXED TO CITY OF MENASHA J5176-21 & J5369-42	F	8.64	\$32,800	\$0	\$32,800						8.64
131-0000-0000000-000-0-201808-00-420B 42820	KIMBERLY 2835	JAMES L BODWAY W6673 MANITOWOC RD MENASHA, WI, 54952	W6673 MANITOWOC RD 140-624 W1/2 NW1/4 SE1/4 SEC.8-20-28 EX N33' ANNEXED TO CITY OF MENASHA J5176-21	A D	8.00 11.55	\$60,000 \$2,300	\$118,100 \$0	\$178,100 \$2,300						19.55
<b>Parcel Total</b>					19.55	\$62,300	\$118,100	\$180,400		0.00	\$0		0.00	
131-0000-0000000-000-0-201808-00-430A 42822	KIMBERLY 2835	JAMES L BODWAY W6673 MANITOWOC RD MENASHA, WI, 54952	MANITOWOC RD 140-624 SW1/4 SE1/4 SEC.8-20-18 EX E1/2	D E	19.00 1.00	\$3,800 \$800	\$0 \$0	\$3,800 \$800						20.00
<b>Parcel Total</b>					20.00	\$4,600	\$0	\$4,600		0.00	\$0		0.00	
131-0000-0000000-000-0-201809-00-110A 44056	KIMBERLY 2835	DRISCOLL PROPERTIES LLC 1358 Yorkshire Court Neenah, WI, 54956	N9135 MANITOWOC RD J6309-30,J6309-32,J6309-33 NE1/4 NE1/4 & SE-NE SEC.9-20-18 Lot 2, CSM 3819 VOL.34-248	D E D B	15.00 1.00 12.60 24.00	\$3,000 \$800 \$1,500 \$684,200	\$0 \$0 \$0 \$5,042,900	\$3,000 \$800 \$1,500 \$5,727,100						52.60
<b>Parcel Total</b>					52.60	\$689,500	\$5,042,900	\$5,732,400		0.00	\$0		0.00	

# Agricultural Land Conversion Charge

## Property owner

Driscoll Properties, LLC  
1358 Yorkshire Ct,  
Neenah WI 54956

## Parcel information

Parcel no. 44056  
Address N9135 MANITOWOC RD  
Legal description J6309-30,J6309-32,J6309-33 NE1/4 NE1/4  
& SE-NE SEC.9-20-18 Lot 2, CSM 3819 VOL.34-248  
Date issued 8- 1 - 22

## Classification change

The enclosed Notice shows your land's classification changed from agricultural use to residential, commercial, manufacturing or exempt.

<b>Year of change:</b> 2022	<b>Conversion charge:</b> Applies to agricultural land when its use changes
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## Conversion charge

After the Board of Review is complete, the County Treasurer issues conversion charges. The owner of the land when it changed use, is responsible for these charges. If you were not the landowner at the time of conversion, contact your local assessor.

### Number of acres determines the conversion charge:

<b>Acres potentially subject to conversion charge</b>	24.000
<b>Converted Acres</b>	<b>Charge per acre</b>
More than 30	\$
10 to 30	\$ 700.00
Less than 10	\$

**Note:** No conversion charge is issued if the amount of the conversion charge determined represents less than \$25 for each acre of converted land.

## Questions?

- If you feel the land reclassification is incorrect, contact your assessor
- For more conversion charge information, review these Wisconsin Department of Revenue resources:
  - » Agricultural Assessment Guide for Wisconsin Property Owners: [revenue.wi.gov/pubs/slf/pb061.pdf](http://revenue.wi.gov/pubs/slf/pb061.pdf)
  - » Use-Value Conversion Charge Common Questions (CQs): [revenue.wi.gov/faqs/slf/usevalue.html](http://revenue.wi.gov/faqs/slf/usevalue.html)
  - » Use-Value Assessment CQs: [revenue.wi.gov/faqs/slf/useassmt.html](http://revenue.wi.gov/faqs/slf/useassmt.html)



# Village Of Harrison - Calumet County

## 2022 Notice of Changed Assessment

*THIS IS NOT A TAX BILL*

Under state law (Sec.70.365, Wis. Stats.), your property assessment for the current year is listed below.

**Property owner**

**DRISCOLL PROPERTIES LLC**

1358 Yorkshire Court  
Neenah WI 54956

Legal Description: J6309-30,J6309-31,J6309-32 SE1/4 NE1/4 SEC.9-20-18 Lot 1, CSM 3819 VOL.34-248

**Parcel information**

Parcel #: 131-0000-0000000-000-0-201809-00-140B

Address: MANITOWOC RD

**General information**

**Open Book 8/8/2022 - 10:00am to 12:00pm (Roll Book Viewing)**

**Contact information**

**Assessor** Accurate Appraisal, LLC  
Kyle Kabe  
920-749-8098  
question@accurateassessor.com

**Board of Review** 8/23/2022 - 10:30am to 12:30pm

**Municipal Clerk** Vicki Tessen  
920-989-1062  
Clerk@harrison-wi.org

**Meeting Location** Harrison Village Hall  
W5298 State Road 114

**Assessment change**

Year	General Property			PFC / MFL/PP4B Bldgs. on Leased Land
	Land	Imp/Bldgs	Total	
2021	\$486,000	\$1,050,000	\$1,536,000	
2022	\$8,600	\$0	\$8,600	
Total assessment change			(\$1,527,400)	
<b>Reason for change(s)</b>				
<b>Land Change - 06 - Assessor's Shift in Classification, 10 - Decrease due to Revaluation</b>				
<b>Improvement Change - 08 - Property Destroyed, Removed or Reduced Utility</b>				
<b>Reason for Change Notice: 34 - Classification Change, 27 - Assessment Review</b>				
<b>Preliminary General Level of Assessment: 80.00%</b>				

Note: If an Agricultural Land Conversion Charge Form PR-298 is enclosed, you must pay a conversion charge under state law (sec. 74.485, Wis. Stats.).

**Assessment Information**

State law (sec. 70.32, Wis. Stats.) requires the assessment of taxable property (except agricultural, agricultural forest, and undeveloped) at full value as of January 1 each year. Assessments at a percentage of full value are acceptable when applied uniformly. To determine if your assessment is fair, you must analyze it in relation to full value. This is done by dividing your assessment by the general level of assessment for your municipality.

Under Wisconsin law, generally, the assessor may not change the assessment of property based solely on the recent arm's length sale of the property without adjusting the assessed value of comparable properties in the same market area. For information on the assessment of properties that have recently sold, visit the Internet site of the Department of Revenue at <https://www.revenue.wi.gov/Pages/ERETR/data-home.aspx>.

**To appeal your assessment**

First, discuss with your local assessor – questions can often be answered by the assessor and not require an appeal to Board of Review (BOR).

To file a formal appeal – give notice of your intent to appeal by contacting the BOR clerk at least 48 hours before the BOR begins. Complete and file your appeal form with the BOR clerk no later than the first two hours of the BOR's first meeting. Make sure you file a completed form or the BOR may not review your appeal.

**For more information on the appeal process:**

- Contact your municipal clerk listed above
- Review the "Guide for Property Owners" (<https://www.revenue.wi.gov/Pages/HTML/govpub.aspx>). Contact DOR for a paper copy at [baador@wisconsin.gov](mailto:baador@wisconsin.gov) or (608) 266-7750.



### Property Information



**Parcel Number:**

131-0000-0000000-000-0-201809-00-140B

**Physical Address:**

MANITOWOC RD  
54915

**Municipality:**

Harrison

**Owner Name:**

DRISCOLL PROPERTIES LLC  
1358 Yorkshire Court  
Neenah, WI 54956

**Legal Description:**

J6309-30,J6309-31,J6309-32 SE1/4  
NE1/4 SEC.9-20-18 Lot 1, CSM 3819  
VOL.34-248

**Land Use:**

Commercial

**Date of Inspection:**

**Property Photograph:**

The photo for this property has not yet been processed.

**Property Sketch:**

The sketch for this property has not yet been processed.

Commercial Building #: 44454-1-

<b>Commercial Building Class:</b> B-Commercial <b>Commercial Occupancy:</b> <b>Commercial Framing:</b> Partial <b>Building Section:</b> <b>Height:</b> <b>Stories:</b>	<b>Basement Total Area:</b> 0 <b>Component Total Area:</b> 0 <b>Improvement Total Area:</b> 0 <b>Building Area:</b> <b>Condition:</b> <b>Grade:</b>	<b>Year Built:</b> <b>Effective Year Built:</b> <b>Total Units:</b> <b>One Bedroom:</b> <b>Two Bedroom:</b> <b>Three Bedroom:</b>
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**Permit / Construction History:**

<u>Permit Number:</u>	<u>Date of Permit:</u>	<u>Permit Purpose:</u>	<u>Permit Amount:</u>	<u>New Construction:</u>
20-105	6/9/2020	Building New	\$3,500,000	

**Ownership / Sales History:**

<u>Document Number:</u>	<u>Date of Sale:</u>	<u>Sale Amount:</u>
SQ540636	8/2/2019	\$1,955,000

**Land Data - Land Item: 5**

<b>Land Class:</b> B-Commercial ? <b>Pricing / Unit of Measure:</b> Acreage <b>Square Footage:</b> 43,560 <b>Depth:</b> 0.00 <b>Land Value:</b> \$454,200 ?	<b>Land Sub-Class:</b> B-Commercial Primary ? <b>Acreage:</b> 1.000 <b>Frontage:</b> <b>Width:</b>
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**Land Data - Land Item: 6**

<b>Land Class:</b> B-Commercial ? <b>Pricing / Unit of Measure:</b> Acreage <b>Square Footage:</b> 30,000 <b>Depth:</b> 0.00 <b>Land Value:</b> \$6,900 ?	<b>Land Sub-Class:</b> B-Commercial Secondary site ? <b>Acreage:</b> 0.689 <b>Frontage:</b> <b>Width:</b>
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**Land Data - Land Item: 8**

<b>Land Class:</b> D-Agricultural <b>Pricing / Unit of Measure:</b> Acreage <b>Square Footage:</b> 43,560 <b>Depth:</b> 0.00 <b>Land Value:</b> \$200	<b>Land Sub-Class:</b> D11 1ST Grade Tillable <b>Acreage:</b> 1.000 <b>Frontage:</b> <b>Width:</b>
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**Land Data - Land Item: 9**

<b>Land Class:</b> D-Agricultural <b>Pricing / Unit of Measure:</b> Acreage <b>Square Footage:</b> 562,403 <b>Depth:</b> 0.00 <b>Land Value:</b> \$1,500	<b>Land Sub-Class:</b> D12 2ND Grade Tillable <b>Acreage:</b> 12.911 <b>Frontage:</b> <b>Width:</b>
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<b>Total Improvement Value:</b>	\$0
<b>Total Land Value:</b>	\$8,600
<b>Total Assessed Value:</b>	\$8,600

YEAR  
2022

State No.

**ASSESSMENT ROLL FOR HARRISON Calumet COUNTY**

**KEY TO CODES** ▶  
 1.A - RESIDENTIAL  
 2.B - COMMERCIAL  
 3.C - MANUFACTURING  
 4.D - AGRICULTURAL  
 5.E - UNDEVELOPED  
 5m - AGRICULTURAL FOREST  
 6.F - PRODUCTIVE FOREST LANDS  
 7.G - OTHER

1. PFC REG. ENTERED BEFORE 1/1/72  
 2. PFC REG. ENTERED AFTER 12/31/71  
 3. PFC SPECIAL CLASSIFICATION  
 4. COUNTY FOREST CROP  
 5. MFL OPEN ENTERED AFTER 2004  
 6. MFL CLOSED ENTERED AFTER 2004  
 7. MFL OPEN ENTERED BEFORE 2005  
 8. MFL CLOSED ENTERED BEFORE 2005

1. FEDERAL  
 2. STATE  
 3. COUNTY  
 4. OTHER

EXEMPT FROM GEN. PROPERTY TAX

**TOTAL ACRES THIS LINE**

PARCEL NUMBER	SCHOOL VOL/PAGE - REG. DEEDS DIST.	TOTAL ACRES OF DESC.	ACREAGE & VALUE OF DESCRIPTION SUBJECT TO GENERAL PROPERTY TAX				EXEMPT FROM GEN. PROPERTY TAX			TOTAL ACRES THIS LINE	
NAME & ADDRESS	SEC. TN. RANGE DESCRIPTION OF PROPERTY	C O D E	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	C O D E	ACRES	VALUE	C O D E	ACRES
131-0000-0000000-000-0- 201809-00-120A 44058	KIMBERLY 2835	5M D	6.00 34.00	\$13,200 \$6,800	\$0 \$0	\$13,200 \$6,800					40.00
<b>174</b>											
JOSEPH M SCHREIBER W6265 MANITOWOC RD APPLETON, WI, 54915	COUNTY AP VILLAGE OF HARRISON J2642-12,J4586-43 NW1/4 NE1/4 SEC.9-20-18										
<b>Parcel Total</b>			40.00	\$20,000	\$0	\$20,000		0.00	\$0		0.00
131-0000-0000000-000-0- 201809-00-130A 44060	KIMBERLY 2835	D 5M	34.00 6.00	\$6,800 \$13,200	\$0 \$0	\$6,800 \$13,200					40.00
<b>175</b>											
JOSEPH M SCHREIBER W6265 MANITOWOC RD APPLETON, WI, 54915	MANITOWOC RD J2642-12,J4586-43 NW1/4 NE1/4 SEC.9-20-18										
<b>Parcel Total</b>			40.00	\$20,000	\$0	\$20,000		0.00	\$0		0.00
131-0000-0000000-000-0- 201809-00-140A 43112	KIMBERLY 2835	A	5.00	\$45,000	\$141,000	\$186,000					5.00
<b>176</b>											
UITENBROEK RUTH R TRUST W6102 MANITOWOC RD APPLETON, WI, 54915	W6102 MANITOWOC RD VILLAGE OF HARRISON 84-313,J6309-31 SE1/4 NE1/4 SEC.9-20-18 LOT 1 CSM#2360 VOL.18-3										
131-0000-0000000-000-0- 201809-00-140B 44454	KIMBERLY 2835	D B D	12.91 0.69 1.00	\$1,500 \$6,900 \$200	\$0 \$0 \$0	\$1,500 \$6,900 \$200					14.60
<b>177</b>											
DRISCOLL PROPERTIES LLC 1358 Yorkshire Court Neenah, WI, 54956	MANITOWOC RD J6309-30,J6309-31,J6309-32 SE1/4 NE1/4 SEC.9-20-18 Lot 1, CSM 3819 VOL.34-248										
<b>Parcel Total</b>			14.60	\$8,600	\$0	\$8,600		0.00	\$0		0.00