

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 Guide for 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) Pamela Farris				Agent name (if applicable)			
Owner mailing address 527 W Windowmaker Rd				Agent mailing address			
City Oro Valley		State AZ	Zip 85737	City		State	Zip
Owner phone (815) 751- 5771		Email		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 815 Dueno Ct				Legal description or parcel no. (on changed assessment notice) 396-002-140			
City Manitowoc		State WI	Zip 54220				
Assessment shown on notice - Total \$ 256,000				Your opinion of assessed value - Total \$ 215,000			

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) See letter. Was reassessed last year at 36% increase; 49.6% increase this year.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Sales of comparable houses in the vicinity. Assessment was at height of real estate market high.
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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 \$125,500 Date 2-14-2020 ☒ 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 New windows; painted interior;
Date of changes 2-20-2020 Cost of changes \$4,000 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) (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 Pamela Farris	Date (mm-dd-yyyy) 10-14-2025
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October 14, 2025

City of Manitowoc
Municipal Clerk
Mackenzie Reed
Manitowoc City Hall
900 Quay St
Manitowoc, WI 54220

Dear Clerk Reed,

I received my annual assessment notice today –it had been forwarded from my winter home in Arizona. I called the Associate Appraisal Consultants as directed to set up a review with the Board but no one picked up the phone. I left a message via voice mail and it has not been returned.

My assessment went up 49.6% this year.
My last year's assessment went up 36.1%.

NOTE: There have been no improvements on the house in the past year. It is a modest cottage of 1118 sq feet. Three bedrooms and 1.5 baths with an attached 2 car garage. No fireplace. I replaced the 33 year old appliances, painted, and got new carpeting in 2020 –providing a local contractor and his crew of two men from the area with work as no one wanted him in their house during the Covid shutdown. No renovations have been made except for replacing the windows (\$4000).

My husband is 90 and in Memory Care Center in Arizona. I paid \$125,500 for the house Feb 14, 2020. There were three other offers and mine was the highest. My neighbors are mostly retirees with about half of them having exactly the same house design as the local builder was a teacher and his son who built the houses in the cul de sac with the same plans and square footage.

I cannot make the open board meeting due to having to take my husband to his neurologist in Arizona.

My request is for the Assessment Board to reconsider the Assessment Amount. Thank you in advance for your consideration.

Sincerely,



Pamela Farris
815 Duono Ct
Manitowoc, WI 54220

Parcel Number 396-0002-140

CC: Scott Shields, Department of Revenue, Wisconsin