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CITY ATTORNEY

January 30, 2026

**Via Hand Delivery**

**City of West Allis**

**Municipal Clerk**

7525 W. Greenfield Ave.

West Allis, WI 53214

RE: NOTICE OF CLAIM FOR EXCESSIVE ASSESSMENT (Pursuant to Wis. Stat. § 74.37)  
My Client/Claimant: McCarthy Investments, LLC  
Property: 7708 W. National Ave., West Allis, WI – Parcel No. 4520136000  
Amount of Claim: \$10,793.00, plus statutory interest

Dear Municipal Clerk,

Enclosed for filing are a Notice of Claim for Excessive Assessment (Pursuant to Wis. Stat. § 74.37), along with the supporting documents. Please date-stamp the enclosed copy of this cover letter and return it to the courier as proof of receipt of this claim.

Should you have any questions, please contact me by phone at (414) 299-3875, x1, or by email at Patrick@RKMilwaukee.com.

Very truly yours,

RONEY & KNUPP, LLC

Patrick M. Roney, Esq.

Enclosures

Cc: McCarthy Investments, LLC

**Roney & Knupp, LLC**  
1031 North Astor Street • Milwaukee, WI 53202  
Phone (414) 299-3875  
www.roneyknupp.com

CITY OF WEST ALLIS  
30 JAN '26 PM 1:05

**NOTICE OF CLAIM FOR  
EXCESSIVE ASSESSMENT  
(Pursuant to Wis. Stat. § 74.37)**

TO: City of West Allis,  
c/o Municipal Clerk  
7525 W. Greenfield Ave.  
West Allis, WI 53214

**NOTICE IS HEREBY GIVEN** to the City of West Allis, pursuant to Wis. Stat. § 74.37(2), that a claim is hereby made for damages sustained by McCarthy Investments, LLC, as a result of an excess assessment, as set forth below:

1. The name of the law firm representing the claimant, McCarthy Investments (hereinafter, the “Claimant”), is Roney & Knupp, LLC, 1031 North Astor Street, Milwaukee, Wisconsin 53202.

2. The Claimant is the owner of the property located at 7708 W. National Ave., West Allis, Wisconsin (hereinafter, the “Property”), with a Parcel Number of 4520136000.

3. The City of West Allis assessed this property for the 2025 tax year at a value of \$1,387,400.

4. The Claimant asserts this assessment is excessive and violates Wis. Stat. § 70.32(1). Based on the income approach and current market data, the actual fair market value of the property as of January 1, 2025, was no higher than \$900,000.

5. Attached is a report of Adam McCarthy, Broker/Owner of Smart Asset Realty, which details the analysis and calculation of the actual fair market value.

6. The Claimant appealed the 2025 assessment to the Board of Review and the Board determined that the 2025 assessments would not change. A copy of the Notice of Board of Review Determination is attached.

7. Claimant has timely paid the tax due and has complied with all procedures for objecting to assessments under Wis. Stat. § 70.47. A copy of the tax bill and payment receipt is attached.

8. The Claimant requests a refund of excessive taxes paid. The approximate amount of excessive tax is \$10,793.00, plus statutory interest.

Dated at Milwaukee, Wisconsin, this 29<sup>th</sup> day of January, 2026.

**RONEY & KNUPP, LLC**  
Attorneys for McCarthy Investments, LLC

By \_\_\_\_\_

Patrick M. Roney  
State Bar No. 1049945

Mailing Address:

1031 North Astor Street  
Milwaukee, WI 53202  
(414) 299-3875  
patrick@rkmilwaukee.com



200 W Main St,  
Waukesha, WI 53186

(262) 232-8738

### **Broker Opinion of Value for 7708 W National Ave**

In my professional opinion the value of this property is \$900,000. This number reflects the potential the property has, not the current state.

As you can see from the attached report, at \$900,000 value the cap rate is 5.37%. This is using the exact 2024 numbers.

If you use the correct cap rate of 7.5% the value would be \$644,307.

Based on the correct value of the property, not even the correct value based on cap rate, the difference between the city's assessed valuation of \$1,387,400 and the correct value of \$900,000 would result in the overtaxed amount of \$10,793.

If you have any questions or need any more information here is my contact info:

Adam McCarthy

Broker/Owner **Smart Asset Realty**

A: 200 W. Main St Waukesha WI 53186

P: [262-232-8738](tel:262-232-8738) M: [414-732-1123](tel:414-732-1123)

E: [adam@smartassetrealty.com](mailto:adam@smartassetrealty.com) W: [www.smartassetrealty.com](http://www.smartassetrealty.com)

**Broker License #- 58319-90**

Property Report :

**7708 W National Ave Broker opinion**  
**7708 W National Ave, West Allis, WI 53214**



Created on: Jan 27, 2026

Author: Adam McCarthy

Company: Smart Asset Realty Inc

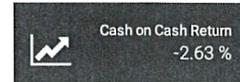
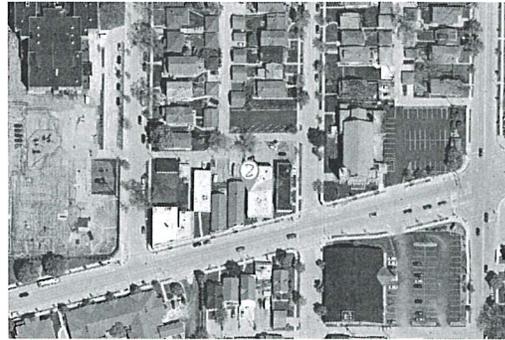
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*Zilculator*  
Real Estate Analysis

# Executive Summary

7708 W National Ave, West Allis, WI  
53214

Multifamily:

Investment strategy: Rental Property



## Financial Analysis

Cash on Cash Return	-2.63 %
Internal Rate of Return (IRR)	8.56 %
Capitalization Rate	5.37 %
Gross Rent Multiplier (GRM)	6.38
Debt-coverage Ratio (DCR)	0.88
Operating Expense Ratio (OER)	65.74 %

## Financial Breakdown

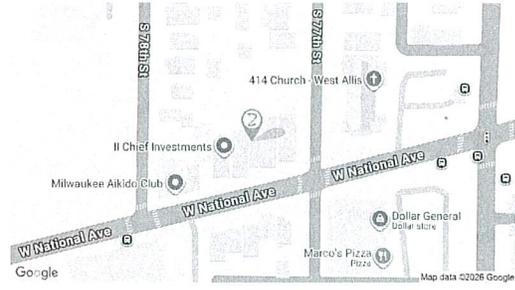
Purchase Price	\$ 900,000
Purchase Costs	\$ 16,750
Repair/Construction Costs	\$ 0
<b>Total Capital Needed</b>	<b>\$ 916,750</b>
Financing	\$ 675,000
<b>Total Cash Needed</b>	<b>\$ 241,750</b>
Cash at Closing	\$ 231,750
Cash During Rehab	\$ 10,000

## Operating Analysis

<b>Rent</b>	<b>\$ 11,754/mo</b>
Gross Operating Income (GOI)	\$ 141,048
Total Expenses	\$ 92,725
<b>Net Operating Income (NOI)</b>	<b>\$ 48,323</b>
Annual Debt Service	\$ 54,692
<b>Cash Flow Before Taxes (CFBT)</b>	<b>\$ -6,369</b>
Income Tax Liability	\$ -5,351
<b>Cash Flow After Taxes (CFAT)</b>	<b>\$ -1,017</b>

## Property Description

Purchase Price	\$ 900,000
Address	7708 W National Ave , West Allis, 53214, WI
Type	Multifamily
Number of Units	



# Operating Analysis

## Annual Property Operating Data

Incomes		% of GOI
Gross Scheduled Income	\$ 141,048	
<b>Total Gross Income</b>	<b>\$ 141,048</b>	
Vacancy loss	\$ 0	
<b>Gross Operating Income</b>	<b>\$ 141,048</b>	<b>100.00 %</b>
Expenses		
⊕ Utilities	\$ 17,283	12.25 %
⊕ Insurance	\$ 13,554	9.61 %
⊕ Repairs	\$ 15,983	11.33 %
⊕ Property tax	\$ 28,373	20.12 %
⊕ Cleaning	\$ 4,929	3.49 %
⊕ Property management	\$ 10,000	7.09 %
⊕ Supplies	\$ 1,315	0.93 %
⊕ Appliances	\$ 1,288	0.91 %
<b>Total Expenses</b>	<b>\$ 92,725</b>	<b>65.74 %</b>
<b>Net Operating Income</b>	<b>\$ 48,323</b>	<b>34.26 %</b>

## Cash Flow (Year 1)

Net Operating Income	\$ 48,323	34.26 %
Annual Debt Service	\$ 54,692	38.78 %
<b>Cash Flow Before Taxes (CFBT)</b>	<b>\$ -6,369</b>	<b>-4.52 %</b>
Income Tax Liability	\$ -5,351	-3.79 %
<b>Cash Flow After Taxes (CFAT)</b>	<b>\$ -1,017</b>	<b>-0.72 %</b>

## Operating Ratios

Operating Expense Ratio	65.74 %
Break-Even Ratio	104.52 %

## Financial Analysis

### Financial Measures

Net Present Value (NPV)	\$ 376,687
Internal Rate of Return	8.56 %
Profitability Index	2.56
Annual Depreciation	\$ 26,182

### Investment Return Ratios

Cash on Cash Return	-2.63 %
Return on Investment	8.53 %
Capitalization Rate	5.37 %
Gross Rental Yield	15.67 %
Gross Rent Multiplier	6.38

Holding period of 30 years and discount rate of 5.00% were used for calculation of NPV and IRR. The rest of the financial measures are for the 1st year only and therefore don't provide such an exact information.

# Financing Overview

## Financing

Down Payment	\$ 225,000
commercial	\$ 675,000
<b>Loan to Value Ratio</b>	<b>75.00 %</b>
Loan to Cost Ratio	75.00 %
Debt Coverage Ratio	0.88

## commercial

Financing of: Purchase price (\$ 900,000)

Type	Amortized
Loan Amount	\$ 675,000
Down payment (25%)	\$ 225,000
Amortization	25 years
Interest Rate	6.50 %
Monthly Payment	\$ 4,557.65

This chart shows the process of accumulation of investor's equity. There is some equity created right at the beginning with the rehab/construction and later investor's equity is rising by paying off the principal of the loan and also by appreciation over the years. All the green parts is the cumulative equity belonging to the investor and the red part belongs to the lender.

# Long-term Cash Flow Forecast

Year	0	1	2	3	4	5	10	15	20	25	30
<b>Operational Analysis</b>											
Gross Scheduled Income	0	141,048	143,869	146,746	149,681	152,675	168,565	186,110	205,480	226,867	250,479
Vacancy Loss	0	0	0	0	0	0	0	0	0	0	0
<b>Gross Operating Income</b>	<b>0</b>	<b>141,048</b>	<b>143,869</b>	<b>146,746</b>	<b>149,681</b>	<b>152,675</b>	<b>168,565</b>	<b>186,110</b>	<b>205,480</b>	<b>226,867</b>	<b>250,479</b>
Expenses	0	92,725	94,580	96,471	98,401	100,369	110,815	122,349	135,083	149,142	164,669
<b>Net Operating Income</b>	<b>0</b>	<b>48,323</b>	<b>49,289</b>	<b>50,275</b>	<b>51,281</b>	<b>52,306</b>	<b>57,750</b>	<b>63,761</b>	<b>70,398</b>	<b>77,725</b>	<b>85,810</b>
Loan Payment	0	54,692	54,692	54,692	54,692	54,692	54,692	54,692	54,692	54,692	54,692
Payment Interest Part	0	43,547	42,800	42,004	41,154	40,248	34,718	27,072	16,499	1,878	0
Payment Principal Part	0	11,145	11,891	12,688	13,537	14,444	19,973	27,620	38,193	52,814	70,900
<b>Cash Flow</b>											
Repairs/Construction	0	0	0	0	0	0	0	0	0	0	0
<b>Cash Flow Before Taxes</b>	<b>-241,750</b>	<b>-6,369</b>	<b>-5,402</b>	<b>-4,417</b>	<b>-3,411</b>	<b>-2,385</b>	<b>3,059</b>	<b>9,069</b>	<b>15,706</b>	<b>23,033</b>	<b>31,000</b>
Depreciation	0	26,182	26,182	26,182	26,182	26,182	26,182	26,182	26,182	26,182	26,182
Taxes	0	-5,351	-4,923	-4,478	-4,014	-3,531	-787	2,627	6,929	12,416	14,900
<b>Cash Flow After Taxes</b>	<b>-241,750</b>	<b>-1,017</b>	<b>-479</b>	<b>61</b>	<b>603</b>	<b>1,145</b>	<b>3,846</b>	<b>6,443</b>	<b>8,777</b>	<b>10,617</b>	<b>12,900</b>

Note: All amounts in the table above are in \$

# Resale Analysis

## Resale Price Evaluation Methods

The property is sold after 30 years. Below is the resale price calculated using different methods.

Appreciation (3.00%)	\$ 2,184,536
Cap Rate (5.37%) & NOI	\$ 1,598,029
Gross Rent Multiplier	\$ 1,598,058

## Sale Proceeds

<b>Projected Selling Price</b>	<b>\$ 2,184,536</b>
Costs of Sale (6.00%)	\$ 131,072
<b>Net Sale Proceeds Before Tax</b>	<b>\$ 2,053,464</b>

In the resale analysis we do not include any calculation for taxes that might be owed on sale of the property. The tax laws for the resale are rather complex and subjected to frequent changes.

## Net Assets and Yield

<b>Net Assets</b>	
Sale Proceeds Before Tax	\$ 2,053,464
Investor Cash Outlay	\$ 241,750
<b>Net Assets</b>	<b>\$ 1,811,714</b>
<b>Average Yield</b>	
Annual Net Assets	\$ 60,390
Average Cash Flow (After Taxes)	\$ 13,384
<b>Average Annual Gain (After Taxes)</b>	<b>\$ 73,774</b>
<b>Average Annual Yield (After Taxes)</b>	<b>8.20 %</b>

This chart shows Net Present Value (NPV) when property is sold in various years, i.e. when sold in 5th year, the NPV is calculated from 5 years of Cash Flow (including the selling price) and this NPV is displayed in year 5. Optimal holding period can be estimated, using this method - when NPV is the highest. Please note that appreciation growth can change these numbers greatly. It sometimes makes sense to sell the property even before the end of the mortgage term.

# Photos



**Cash Flow - 12 Month**

Smart Asset Management LLC

Properties: 7708 W National Ave 16 unit - 7708 W National Ave West Allis, WI 53214

Period Range: Jan 2024 to Dec 2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
<b>Operating Income &amp; Expense</b>													
<b>Income</b>													
<b>RENTS</b>													
Rent Income	11,535.00	11,427.00	11,683.00	11,600.00	11,291.67	11,571.54	12,060.00	11,808.46	10,990.00	12,795.00	12,583.00	11,662.00	141,006.67
Pet Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00
<b>Total RENTS</b>	<b>11,535.00</b>	<b>11,427.00</b>	<b>11,683.00</b>	<b>11,600.00</b>	<b>11,291.67</b>	<b>11,571.54</b>	<b>12,060.00</b>	<b>11,808.46</b>	<b>10,990.00</b>	<b>12,795.00</b>	<b>12,583.00</b>	<b>11,712.00</b>	<b>141,056.67</b>
<b>FEES</b>													
Application Fee Income	0.00	0.00	0.00	0.00	30.00	-30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Late Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.71	-1.71	0.00	0.00	0.00	0.00
<b>Total FEES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>30.00</b>	<b>-30.00</b>	<b>0.00</b>	<b>1.71</b>	<b>-1.71</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Laundry Income	147.88	0.00	0.00	0.00	195.00	0.00	0.00	123.50	0.00	0.00	73.89	0.00	540.27
<b>Total Operating Income</b>	<b>11,682.88</b>	<b>11,427.00</b>	<b>11,683.00</b>	<b>11,600.00</b>	<b>11,516.67</b>	<b>11,541.54</b>	<b>12,060.00</b>	<b>11,933.67</b>	<b>10,988.29</b>	<b>12,795.00</b>	<b>12,656.89</b>	<b>11,712.00</b>	<b>141,596.94</b>
<b>Expense</b>													
<b>CLEANING AND MAINTENANCE</b>													
General Labor	132.00	35.00	142.80	0.00	125.00	2,388.80	0.00	112.50	200.00	0.00	148.20	0.00	3,284.30
Snow Removal	0.00	220.07	0.00	0.00	132.00	132.00	132.00	132.00	132.00	132.00	0.00	0.00	1,012.07
Cleaning and Maintenance -Other	0.00	0.00	0.00	0.00	438.20	0.00	0.00	0.00	0.00	195.30	0.00	0.00	633.50
<b>Total CLEANING AND MAINTENANCE</b>	<b>132.00</b>	<b>255.07</b>	<b>142.80</b>	<b>0.00</b>	<b>695.20</b>	<b>2,520.80</b>	<b>132.00</b>	<b>244.50</b>	<b>332.00</b>	<b>327.30</b>	<b>148.20</b>	<b>0.00</b>	<b>4,929.87</b>
<b>INSURANCE</b>													
Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,669.60	0.00	0.00	294.14	0.00	3,963.74

Cash Flow - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
<b>Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,669.60	0.00	0.00	294.14	0.00	3,963.74
<b>INSURANCE</b>													
<b>MANAGEMENT FEES</b>													
Commissions/ Placement Fee's	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	200.00	0.00	400.00
<b>Total</b>	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	200.00	0.00	400.00
<b>REPAIRS</b>													
Fire & Life Safety Repairs/ Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	477.27	529.60	0.00	0.00	1,006.87
Unit Turn	0.00	0.00	0.00	0.00	1,679.06	0.00	0.00	0.00	2,523.57	0.00	0.00	0.00	4,202.63
Plumbing	211.49	92.40	538.03	0.00	1,742.04	253.61	0.00	0.00	0.00	0.00	532.43	185.33	3,555.33
HVAC (Heat, Ventilation, Air)	235.18	195.99	195.99	503.54	195.99	195.99	579.04	195.99	195.99	399.26	0.00	202.13	3,095.09
Roof Repair	0.00	0.00	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
General Carpentry	0.00	0.00	81.20	0.00	-87.80	0.00	199.76	84.00	147.00	0.00	0.00	0.00	424.16
Pest/Bugs	120.00	0.00	280.00	120.00	545.00	460.00	312.00	648.00	284.00	120.00	300.00	270.00	3,459.00
<b>Total REPAIRS</b>	566.67	288.39	1,095.22	623.54	4,074.29	1,149.60	1,090.80	927.99	3,627.83	1,048.86	832.43	657.46	15,983.08
Supplies/ materials	65.37	0.00	325.92	0.00	440.55	376.28	9.43	43.31	55.00	0.00	0.00	0.00	1,315.86
<b>TAXES</b>													
Property Tax	0.00	336.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	336.91
<b>Total TAXES</b>	0.00	336.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	336.91
<b>UTILITIES</b>													
Electricity	714.12	839.73	730.23	1,048.36	426.18	644.89	540.74	607.60	535.89	576.80	651.38	746.08	8,062.00
Water	2,756.66	0.00	0.00	2,520.26	0.00	0.00	1,747.21	0.00	0.00	997.29	0.00	0.00	8,021.42
Garbage and Recycling	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
<b>Total UTILITIES</b>	3,570.78	939.73	830.23	3,668.62	526.18	744.89	2,387.95	707.60	635.89	1,674.09	751.38	846.08	17,263.42
<b>CAPITAL EXPENSES</b>													
Appliances	0.00	198.29	0.00	0.00	0.00	710.38	0.00	380.18	0.00	0.00	0.00	0.00	1,288.85
<b>Total CAPITAL</b>	0.00	198.29	0.00	0.00	0.00	710.38	0.00	380.18	0.00	0.00	0.00	0.00	1,288.85

Cash Flow - 12 Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
<b>EXPENSES</b>													
Total Operating Expense	4,334.82	2,018.39	2,394.17	4,292.16	5,736.22	5,701.95	3,620.18	5,973.18	4,650.72	3,050.25	2,226.15	1,503.54	45,501.73
NOI - Net Operating Income	7,348.06	9,408.61	9,288.83	7,307.84	5,780.45	5,839.59	8,439.82	5,960.49	6,337.57	9,744.75	10,430.74	10,208.46	96,095.21
Total Income	11,682.88	11,427.00	11,683.00	11,600.00	11,516.67	11,541.54	12,060.00	11,933.67	10,988.29	12,795.00	12,656.89	11,712.00	141,596.94
Total Expense	4,334.82	2,018.39	2,394.17	4,292.16	5,736.22	5,701.95	3,620.18	5,973.18	4,650.72	3,050.25	2,226.15	1,503.54	45,501.73
Net Income	7,348.06	9,408.61	9,288.83	7,307.84	5,780.45	5,839.59	8,439.82	5,960.49	6,337.57	9,744.75	10,430.74	10,208.46	96,095.21
<b>Other Items</b>													
Owner Held Security Deposits	0.00	0.00	0.00	0.00	-742.00	795.00	0.00	0.00	-795.00	795.00	0.00	0.00	53.00
Prepaid Rent	-904.00	-1,423.00	4,180.00	-969.00	540.83	454.46	-1,864.00	1,046.00	-3,512.00	2,005.71	871.00	5.22	431.22
Owner Distribution	-36,000.00	-28,850.00	0.00	0.00	0.00	0.00	0.00	0.00	-40,000.00	0.00	0.00	-41,047.51	-145,897.51
Net Other Items	-36,904.00	-30,273.00	4,180.00	-969.00	-201.17	1,249.46	-1,864.00	1,046.00	-44,307.00	2,800.71	871.00	-41,042.29	-145,413.29
Cash Flow	-29,555.94	-20,864.39	13,468.83	6,338.84	5,579.28	7,089.05	6,575.82	7,006.49	-37,969.43	12,545.46	11,301.74	-30,833.83	-49,318.08
Beginning Cash	55,639.89	26,083.95	5,219.56	18,688.39	25,027.23	30,606.51	37,695.56	44,271.38	51,277.87	13,308.44	25,853.90	37,155.64	55,639.89
Beginning Cash + Cash Flow	26,083.95	5,219.56	18,688.39	25,027.23	30,606.51	37,695.56	44,271.38	51,277.87	13,308.44	25,853.90	37,155.64	6,321.81	6,321.81
Actual Ending Cash	26,083.95	5,219.56	18,688.39	25,027.23	30,606.51	37,695.56	44,271.38	51,277.87	13,308.44	25,853.90	37,155.64	6,321.81	6,321.81

## Notice of Board of Review Determination

Under state law (sec. 70.47(12), Wis. Stats.), your property assessment for the current year 2025 as finalized by the Board of Review (BOR) is listed below.

### Property owner

MCCARTHY INVESTMENTS LLC  
 ATTN ADAM MCCARTHY  
 200 W MAIN ST  
 WAUKESHA WI 53186

### General information

Date issued 06/17/2025  
 Parcel no. 452-0136-000  
 Address 7708 W National Ave  
 Legal description GREENFIELD HEIGHTS  
 LOT 13 & 14 BLK 6

Town     Village     City

Municipality West Allis

### Assessment information

20 <u>25</u> Original Assessment		20 <u>25</u> Final Assessment <i>(determined by BOR)</i>	
Land	\$ 74,200	Land	\$ 74,200
Improvements	\$ 1,313,200	Improvements	\$ 1,313,200
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Total personal property	\$	Total personal property	\$
Total all property	\$ 1,387,400	Total all property	\$ 1,387,400

### Appeal information

If you are not satisfied with the BOR's decision, there are appeal options available. **Note:** Each appeal option has filing requirements. For more information on the appeal process, review the Property Assessment Appeal Guide. Visit [revenue.wi.gov](http://revenue.wi.gov) and search keyword "Assessment Appeal."

#### Appeal to:

**Department of Revenue (DOR)** – must file within 20 days after receipt of the BOR's determination notice or within 30 days after the date specified on the affidavit if there is no return receipt. A \$100 filing fee is required. The fair market value of the items or parcels cannot exceed \$1 million dollars. DOR may revalue the property any time before November 1 of the assessment year or within 60 days after receiving the appeal, whichever is later. If adjusted, the value is substituted for the original value and taxes paid accordingly. (sec. 70.85, Wis. Stats.)

**Circuit Court - Action for Certiorari** – must file within 90 days after receiving the determination notice. The Court decides based on the written record from the BOR. You cannot submit new evidence. (sec. 70.47(13), Wis. Stats.)

**Municipality - Excessive Assessment** – must first appeal to the BOR and have not appealed the BOR's decision to Circuit Court or to DOR. You cannot claim an excessive assessment under sec. 74.37, Wis. Stats., unless the tax is timely paid. A claim under section 74.37 must be filed with the municipality by January 31 of the year the tax is payable.

7525 W GREENFIELD AVE  
WEST ALLIS WI 53214

2025 REAL ESTATE PROPERTY TAX  
CITY OF WEST ALLIS  
MILWAUKEE COUNTY

Bill No: 45254

Full Payment of: **\$30,810.36**  
or First Installment of: **\$10,581.14**  
Due on or Before: **January 31, 2026**  
Make Check Payable to: **CITY OF WEST ALLIS**

4520136000 006394  
MCCARTHY INVESTMENTS LLC  
ADAM MCCARTHY  
200 W MAIN ST  
WAUKESHA WI 53186



452013600000030810360

PLEASE USE COUPONS WITH YOUR PAYMENTS

CITY OF WEST ALLIS STATE OF WISCONSIN 2025 REAL ESTATE PROPERTY TAX

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio		Net Assessed Value Rate (Does NOT reflect Lottery Credit)
74,200	1,313,200	1,387,400	85.87%		.022144991
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Est. Fair Mkt.	A star in this box means unpaid prior year taxes.		School taxes reduced by school levy tax credit
86,400	1,529,300	1,615,700			2024.42
Taxing Jurisdiction	2024	2025	2024	2025	% Tax Change
	Est. State Aids Allocated Tax District	Est. State Aids Allocated Tax District	Net Tax	Net Tax	
WEST ALLIS/W MIL SCH	62,095,189	63,127,259	8,475.69	10,786.29	27.3
CITY OF WEST ALLIS	13,168,178	13,517,986	11,594.81	11,885.48	2.5
MILWAUKEE COUNTY	4,311,179	4,223,819	4,975.80	4,924.44	-1.0
MMSD			1,959.31	1,932.38	-1.4
MATC	4,504,366	4,256,920	1,268.02	1,195.36	-5.7
<b>Total</b>	<b>84,078,912</b>	<b>85,125,984</b>	<b>28,273.63</b>	<b>30,723.95</b>	<b>8.7</b>
		First Dollar Credit	60.16	73.59	22.3
		Lottery and Gaming Credit			
		Net Property Tax	28,213.47	30,650.36	8.6

IMPORTANT: Correspondence should refer to PARCEL  
See reverse side for more information.

7708 W NATIONAL AVE  
04-06N-21E Acres: 0.200  
GREENFIELD HEIGHTS LOT 13 & 14  
BLK 6

Full Payment Due On or Before January 31, 2026 <b>\$30,810.36</b>
First Installment Due On or Before January 31, 2026 <b>\$10,581.14</b>
Second Installment Due On or Before March 31, 2026 <b>\$10,114.61</b>
Third Installment Due On or Before May 31, 2026 <b>\$10,114.61</b>

O T H E R	FIRE INSPECTION FEE	160.00
	<b>TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2026 \$30,810.36</b>	
	Warning: If not paid by due date, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay ontime. See Reverse.	

FOR INFORMATIONAL PURPOSES ONLY - Voter approved temporary tax increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
WEST ALLIS/W MIL SCH	2682904.05	658.07	2040

10216

Smart Asset Management  
200 W. MAIN ST  
Waukesha WI 53186  
262-232-8738

12/22/25

City of West Allis

\$ 30,810.36

Thirty thousand eight hundred ten - 36/100

FIRST FEDERAL BANK

PO Box 1198  
Waukesha, WI 53187-1198  
www.firstfederalbank.com

Kdmo

⑆ 275971692⑆ ⑈03 76003855⑈ 0216

2025 REAL ESTATE PROPERTY TAX  
CITY OF WEST ALLIS  
FULL PAYMENT

Property Address  
7708 W NATIONAL AVE

Parcel Number  
4520136000

Send Payment to:  
City of West Allis Treasurer  
PO Box 14248  
West Allis, WI 53214

MCCARTHY INVESTMENTS LLC  
ADAM MCCARTHY  
200 W MAIN ST  
WAUKESHA WI 53186

FULL PAY  
AMOUNT  
\$30,810.36



45201360000030810360