RECEIVED

CITY OF WEST ALLIS

DCT 27 2016

CITY OF WEST ALLIS NOTICE OF CLAIM CITY CLERK Proliment/Accident Information Name: Address: Date: Time: Phone: Place: CIRCUMSTANCES OF CLAIM In the space below briefly describe the circumstances of your claim. (Attach additional sheets, if necessary). Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances. **CLAIM** NOTE: You are not required to make a claim at this time. As long as you have filed the above Notice of Claim you may file a claim with the City of West Allis at any time consistent with the applicable statute of limitations. However, no action will be taken by the City of West Allis to formally accept or deny your claim until the following information is provided: The undersigned hereby makes a claim against the City of West Allis of arising out of the circumstances described above. The amount sought is: \$ (Please attach an itemized statement of damages sought including at least 2 estimates for repairs Date: 9-2-16 Signed: Address:

September 15, 2016

Leo and Karen Gilpin 2859 S. 95th St. West Allis WI. 53227

West Allis City Hall
City Attorney's Office
Attn: Jenna Merten Assistant City Attorney
7525 W. Greenfield Ave.
West Allis WI. 53214

Dear Attorney Merten,

I'm responding to your letter of September 6, 2016 to my attorney William Rettko. I would like to thank you for your response to our inquiry.

The following is the sequence of events leading up to my request for reimbursement of my overpayment of property taxes.

Approximately the middle of last year (2015) I checked the assessor's site as there were several properties around my home that were up for sale. While I was doing that I checked my own property and found that there was an inaccurate statement pertaining to my assessment. The inaccuracy stated that my property had an enclosed breezeway. My breezeway has never been enclosed. I called and was asked when I had torn it down. I explained that I never had an enclosed breezeway and in fact we've lived in the property for over 40 years and I could prove we never had an enclosed breezeway with signed affidavits from neighbors stating we never had an enclosed breezeway. I asked to speak to the assessor and he too asked when I had taken the enclosed breezeway down. I told him he could come and look for himself and I believe that is what was done. After

approximately 6 weeks I received a letter stating that my assessment had been lowered due to "breeze way removed".

I called and asked to speak to the assessor to find out about the over assessment all these years. I told him I know what happened, someone in their department mistakenly put down enclosed breezeway. A mistake was made and I've been paying for that mistake all these years. He stated he would have to get back to me. That never happened.

All I'm asking for is a fair resolution to this issue. No one likes to pay more than they should, especially property taxes.

Sincerely,

Leo Gilpin

PS. I have enclosed a copy of the original "Application for Permit" form that was taken out to add the breezeway and garage. It clearly states "breezeway" in several places. It does not say enclosed breezeway.

PPS. I have also enclosed what I feel is the document that caused someone to put enclosed breezeway on the assessment for my property. If you look at page 2 of document labeled 1 you will see (at the bottom) where (enc) was entered. Then an addendum was added (document 2) and at the bottom you can see brzwy (enc) has been whited out. It shows Inspected by as L.N.M. and he or she appears on both documents. This was done on 9-20-1976, as was the addendum. This was shortly after we purchased the dwelling in 1975. Someone saw the first document and not the second one or the white out was done recently with the change in assessment. If it was done recently why wasn't the change dated?

I will be out of town Sept. 16, 2016 to Sept. 27, 2016, should you need to contact me.

Application for Permit 93730

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Kev	No.	.51	8-	004	3

Address of Property :_

2859 S 95

21

OWNER

GILPIN LEO J + W 10/75

DESCRIPTION

Rite Realty Co.
R-R-CO-WILDWOOD HEIGHTS LOT 1 BLK 4

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				10	トノ			
RESIDENTIAL APPRAISAL	CARD - B	LILLDING	DAT	Δ	Address Z	285	9	5 955T Key No 5/8 - 0043
					Piddi esse.			PLAN OF HOUSE ONE DIV. = 7 F
OCCUPANCY: Single family .	Duplex :_	Family	; Other,					
BUILDING QUALITY: CLASS BUILDING DESIGN: RA	L INSPE	CTED BY		1.	N.M.			
BUILDING DESIGN: RA	NCH DATE			9	-20-	76		
EXTERIOR DETAILS			ERIOR					
	e	7,41.	- NOR	DETAIL				
Main Projection		BSM'T.	1ST I	FLOOR	2NDF	LOOR	ATTIC	4
NO. OF STORIES	6 Rr	ns.	TIT	la E	ė "		Up.	
	- 11	7 2	Ran.	Bedrooms Family Rm.	Dtility Rm. Bedrooms Bath	ξĖ	Ведгоот	
FOUNDATION	A COL		. I . I . I . I	인물		Liv. Rm.	2	· · · · · · · · · · · · · · · · · · ·
concrete	- 2000		Din. Rm. Katchen	Fac	S B B		BB BB	
Concrete	NO. OF ROOM	AS /		/ 2				
height 10-CX	no. of closet	5	JY I					26%
BASEMENT	FLOORS							
whole X	oak			X				38.3.
part	fir or pine		+++	+++	++++	++	\vdash	
поле	carpet-plysc.	X		+++		+		
	tinoleum		XX			++-		· · · · · · · · · · · · · · · · · · ·
EXTERIOR WALLS	tile ()	117					brook.
siding (A-L)/z	tile ()				1		
stucco insulprick	concrete		+++		-+	++-		YR. BUILT JOAN CONTR
asbestos-asphalt							1	sty. proj. width depth sq. ft. ht. cu. ft.
face brick	WALLS	1,1	71 15-11	1,4 1		7	1 1	/ M 26 4× 383" /007
stone	drywall		: X 	47+	+	++		1 A 3 × 11 22
SPET RK 1X	panel (- 	+ + + + + + + + + + + + + + + + + + + +	+++	++++		++	ВХ
insulation	tile (C.L.	70		111	 			C X
ROOF TYPE								D X
gable hip	painted							
gambrel	papered					Ш		CONDITION exc. good b.t.n. norm. fair poo
	CEILINGS							exterior -5%
overhang	drywall	X.	XXX	4XII				Interior -50 ×
closed cornice	plaster			1/11		$\bot\bot$		AGE ADJM'T. M A B C D Adj'd
dormers	tile (+		+++			year built 1955 Age
width	TRIM		1 1 1		1111	1 1		year remod.
height			1 1				()	% remod. 0 2
ROOF MATERIAL	birch		+-+-		++++	+		PHYSICAL DEPREC. FUNCTIONAL DEPREC
asphalt shingle	pine	X	d X X		+	+		normal /4 poor plan
wood shingle			4 14	19-1-	 	$\dagger \Box$		less than normal bus, enchroachment
	varnish	X	XX	X				more than normal
insulation	paint							Total /3 Total
WINDOWS: double hung casement								ADDITIONAL AND SPECIAL FEATURES
thermopane stiding	mat. (LUA)	(V)						driveway patio
old mod wood metal STORM SASH AND SCREENS	J type ()						fence
old mod wood metal	fin. (<u> </u>	+++					
								ADDITIONS AND DEDUCTIONS TO BASE PRICE
HEATING	PLUMBING			, , , , , , , , , , , , , , , , , , , 				description quant, cost add, ded.
hot air	lavatory		+++;	++-	++++	+H		1/ANITY 51
steam	bathtub	1111	+++;	111	1111		++-	HUM/DIFIAN
electric	shower O.T.							WENT BANK L
radiant	shower stall					\Box		CAC RM (F) 294
forced system	solored flut	105				+		
gravity system	colored fixtu	63			+++	++-	++-	
	kitchen sink	24	++7			+++-		Totals
air cond.	disposal		111				11	Net Add or Deduct
	dishwasher							COMPUTATION
turnace or boiler ANMSTRON		20		ater so	ftener			area price costcostcost
gas X oil coal conv. unit	water heater	30 GA	66					
OTHER FEATURES	Tr sering brimp	1					_	
		KITCHEN				PLACI	-	
bath exhaust built in range of bothes chute kitchen exhaust	=	BA5E-MA*			width neight	-		add'n or deduct'n.
incinerator VANIMUS	√	CAB. 30"			tone			total cost new
HUMIDIFILM		tops			orlck	1	†	% condition
	RX K&T	painted _	varni	sh N				add other bidgs.
	ive L.C.	old [tack: ins.	0	uts.	sound value
GARAGE, PORCHE		AND ACCE	SSORY	BUILD	INGS			deduct obsol-
desc. year size foundation	The second secon	roof	doors		The State of the S	cost	net	market value
987899 20 3 "X22]	ALUK	1, HIP	art		4419			REMARKS:
S7000 1 4'9"X6	+	-	+	-	+			
77 10			1		281			
								0





April 25, 2016

Leo J. Gilpin 2859 S 95 St West Allis, WI 53227

Notice of Assessment (this is not a tax bill)

Dear West Allis Property Owner:

This letter is to explain the assessment process and serve as your 2016 property assessment notice. The assessment represents the assessable value of the property rather than its full market value.

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

Tax key number:

518-0043-000

Property Address: 2859 S 95 St

2015 Assessment

\$142,000

2016 Assessment

\$137,300

Reasons for assessment Change:

Improvements:

Breezeway removed

Land:

No change

Should you have any questions regarding this change in assessed value, please feel free to call the Assessor's Office @ 414-302-8230 prior to Wednesday, May 11, 2016.

If after speaking with a member of the assessment staff, you still do not agree with your assessment, you can file an "Intent to Object" form with the City Clerk's office to appear before the Board of Review. This form needs to be filed at least 48 hours prior to the first meeting of the Board of Review. Also, a formal objection form must be filed with the City Clerk within the first 2 hours of the first meeting of the Board of Review. The Board of Review will meet at City Hall on Tuesday, May 17 at 10:00 A.M.

The Board of Review operates similarly to a court of law. Its function is not one of valuation, but of determining the validity of the facts presented before it. You or your representative may provide testimony to the Board in objection to your assessment. You must be able to prove that your assessment is inequitable, or is too high compared to the general level of assessment in West Allis.



