

Town of River Falls

Notice of Intent to File Objection with Board of Review

I, _____, as the property owner or as agent for
_____, with an address of
_____ hereby give notice of an
intent to file an objection on the assessment for the following property:
_____, for the _____ Assessment Year in the
Town of River Falls.

THIS NOTICE OF INTENT IS BEING FILED: (please mark one)

- ☐ at least 48 hours before the Board's first scheduled meeting
- ☐ during the first two hours of the Board's first scheduled meeting
(please complete Section A on Page 2)
- ☐ up to the end of the fifth day of the session or up to the end of the final
day of the session if the session is less than five days
(please complete Section B on Page 2)

**FILING OF THIS FORM DOES NOT RELIEVE THE OBJECTOR OF THE
REQUIREMENT OF TIMELY FILING A FULLY COMPLETED WRITTEN
OBJECTION ON THE PROPER FORM WITH THE CLERK OF THE BOARD
OF REVIEW.**

_____ (name) _____
_____ (date) _____ Daytime telephone number

Received by: _____

on: _____

Section A: The Board of Review shall grant a waiver of the 48-hour notice of an intent to file a written or oral objection if a property owner who does not meet the notice requirement appears before the Board during the first two hours of the meeting, SHOWS GOOD CAUSE FOR FAILURE TO MEET THE 48-HOUR NOTICE REQUIREMENT AND FILES A WRITTEN OBJECTION. My good cause is as follows:

Section B: The Board of Review may waive all notice requirements and hear the objection even if a property owner fails to provide written or oral notice of an intent to object 48-hours before the first scheduled meeting, and fails to request a waiver of the notice requirement during the first two hours of the meeting, if the property owner appears before the Board at any time up to the end of the fifth day of the session or up to the end of the final day of the session if the session is less than five days, and FILES A WRITTEN OBJECTION AND PROVIDES EVIDENCE OF EXTRAORDINARY CIRCUMSTANCES. Proof of my extraordinary circumstances is as follows:

A WRITTEN OBJECTION ON THE PROPER FORM MUST BE PROPERLY FILED WITH THE CLERK OF THE BOARD OF REVIEW.

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)				Agent name (if applicable)			
Owner mailing address				Agent mailing address			
City		State	Zip	City		State	Zip
Owner phone () -		Email		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address				Legal description or parcel no. (on changed assessment notice)			
City		State	Zip				
Assessment shown on notice – Total				Your opinion of assessed value – Total			

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acre		\$ 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)	Basis for your opinion of assessed value: (Attach additional sheets if needed)

Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property?..... ☐ Yes ☐ No
If Yes, provide acquisition price \$ _____ 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 _____
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): _____
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	Date (mm-dd-yyyy) - -
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Objection Form for Personal 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 of 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 <i>(on changed assessment notice)</i>				Agent name <i>(if applicable)</i>				
Owner mailing address				Agent mailing address				
City		State	Zip	City		State	Zip	
Owner phone () -		Email		Agent phone () -		Email		
Section 2: Assessment Information and Opinion of Value								
Property address				Legal description or parcel no. <i>(on changed assessment notice)</i>				
City		State	Zip					
Assessment shown on notice – Total				Your opinion of assessed value – Total				
Assessment as shown on notice:				Your opinion of value as of January 1:				
Boats and watercraft _____				Boats and watercraft _____				
Furniture, fixtures and equipment ... _____				Furniture, fixtures and equipment ... _____				
Building on leased land _____				Building on leased land _____				
All other personal property _____				All other personal property _____				
Total _____				Total _____				
Section 3: Reason for Objection and Basis of Estimate								
Reason(s) for your objection and basis for your opinion of assessed value: <i>(attach additional sheets if needed)</i>								
Section 4: Other Property Information								
List all other personal property you own (in the same municipality) that you are not appealing:								
Description of Personal Property						Assessment		
						\$		
						\$		
						\$		
						\$		
						\$		
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						Date (mm-dd-yyyy)		
						- -		

Agent Authorization

for Property Assessment Appeals

If an agent is representing the property owner or municipality, the property owner or municipality must provide prior written authorization for the agent to represent the company or municipality when contacting the reviewing authority.

Section 1: Property Owner and Property Information

Company/property owner name			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> City			County
Mailing address			Enter municipality →			
Street address of property						
City	State	Zip	City	State	Zip	
Parcel number	Phone () -		Email		Fax () -	

Section 2: Authorized Agent Information

Name / title			Company name		
Mailing address			Phone () -	Fax () -	
City	State	Zip	Email		

Section 3: Agent Authorization

Agent Authorized for: (check all that apply)	Enter Tax Years of Authorization
<input type="checkbox"/> Manufacturing property assessment appeals (BOA)	_____
<input type="checkbox"/> Access to manufacturing assessment system (MAS)	_____
<input type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals	_____
<input type="checkbox"/> Municipal Board of Review	_____
<input type="checkbox"/> Other _____	_____
Authorization expires: _____ (unless rescinded in writing prior to expiration) (mm - dd - yyyy)	
Send notices and other written communications to: (check one or both) <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Property Owner	

Section 4: Agreement/Acceptance

I understand, agree and accept:
<ul style="list-style-type: none">• The assessor's office may divulge any information it may have on file concerning this property• My agent has the authority and my permission to accept a subpoena concerning this property on my behalf• I will provide all information I have that will assist in the discussion and resolution of any assessment appeal of this property• Signing this document does not relieve me of personal responsibility for timely reporting changes to my property and paying taxes, or penalties for failure to do so, as provided under Wisconsin tax law• A photocopy and/or faxed copy of this completed form has the same authority as a signed original• If signed by a corporate officer, partner, or fiduciary on behalf of the owner, I certify that I have the power to execute this Agent Authorization form

Section 5: Owner Grants Authorization

Owner Sign Here ►	Owner name (please print)	
	Owner signature	
	Company or title	Date (mm-dd-yyyy) - -