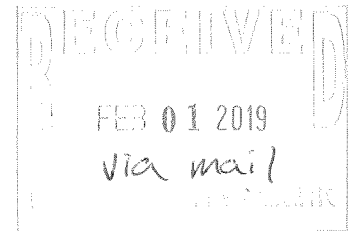


Frank Jung MD  
1252 Sherman Av  
Madison, 53703

25<sup>th</sup> January 2019

To the  
Municipal Clerk  
City County Building  
210 Martin Luther King Jr Blvd  
Madison, WI 53701-2999



File #D54614

Regarding:

Tax assessment for property: 1252 Sherman Av Madison, 53703  
Parcel Number: 0709-124-1023-3, Assmt Area 83  
Recent Hearing Madison Board of Review August 5<sup>th</sup> 2018

To the Municipal Clerk for Madison, WI

I hereby make an excessive assessment claim for the above property under state law (sec. 74.37, WI Stats.). The purpose for the claim is to recover the amount of excessive property tax of 3901.37\$.

Our property was assessed at 1.17500.00\$, which is excessive.

I was recently invited for a BOR hearing regarding my appeal to the 2018 tax assessment of our property 1252 Sherman Ave. My appeal was rejected.

City Assessor Mr. Scott Matthews had prepared a tax appraisal for our property by comparing other recently sold properties in the neighborhood. He choose two properties of significantly larger square footage with more bedrooms, more bathrooms. He tried to adjust for the differences in adding or subtracting assessed value, but he did not subtract value from our house for having much less square footage and having 1-2 bedrooms less.


His efforts of adjusting for differences were faulty. The lack of an extra bathroom is only assessed at 5000 \$ value. To install an extra bathroom into a house cost 50000\$. It seems obscure, how the appraiser determines the negative or positive value difference and his numbers seem to be random, not making much sense. Overall the entire appraisal lacks complete objectivity and comparability between the properties, because of substantial size difference.

The BOR and the assessor ignored a valid comparison property, recently sold on 1020 Sherman Ave. This is indeed a valid comparable house with similar square

footage, slightly smaller property, same amount of bedrooms and bathroom, but no garage. However this house sold for only 805,000\$.

The tax assessment of our house with 1.175000.00\$ was excessive based on much larger property comparison. A comparable property, on 1020 Sherman Ave in Madison, was not used for assessment comparison, .

The true tax assessment of our house should have been 1.000000.00\$ with a tax assessment of 22,293.60\$. We therefore dispute the current tax amount of 26,194.97 and request back payment of the difference of 3,901.37\$.

Sincerely 

Frank Jung MD