

CLAIM FOR EXCESSIVE ASSESSMENT

TO: City Clerk
City of Madison
215 Martin Luther King Jr Blvd, Room 153
Madison, WI 53703

Claimant Northland Preserve LLC, by its attorneys Mallery s.c., asserts it is the owner of parcel number 070930301159 (the Property) located at 78 Kessel Ct, Madison, Wisconsin 53711, and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to WIS. STAT. § 74.37.

1. Claimant is the owner of the property, located at 78 Kessel Ct, Madison, Wisconsin 53711, and is responsible for taxes on the Property and is authorized to bring this claim in its own name.
2. For the 2023 tax year, property in the City was assessed at 0.9944 of its fair market value as of January 1, 2023, and was taxed at \$18.278 per \$1,000 of assessed value. A copy of the 2023 tax bill is attached as Exhibit A.
3. For the 2023 tax year, the value of the Property was set by the Assessor's office at \$8,620,000.
4. Claimant made a timely objection to the Board of Assessor's and Board of Review.
5. Based on this assessment, the City imposed a tax of \$157,472.21 on the Property, which has been paid.
6. The assessed value of the Property as of January 1, 2023, should be no higher than \$6,369,415. Additionally, the Property was not assessed uniformly in compliance with Article VIII, Section 1 of the Wisconsin Constitution.
7. Based on the assessment ratio set forth in paragraph 2, the correct assessment of the Property for the 2023 assessment should be no higher than \$6,369,415 and the correct tax on the Property for 2023 should be no higher than \$116,420.16.
8. As a result of the excessive assessment of the Property for the 2023 tax year, an excess tax in at least the amount of \$41,052.05 was imposed on the Property.
9. The amount of this claim is \$41,052.05 plus interest thereon at the applicable statutory rate.

Dated this 31st day of January, 2024.

MALLERY, s.c.

By:



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City of Madison Property Information

Property Address: 84 Kessel Ct

Parcel Number: 070930301159

REAL PROPERTY TAX INFORMATION FOR 2023

Information current as of: 1/31/24 07:00AM

Category	Assessed Value	Average Assessment Ratio	Est. Fair Market Value
Land	630,000	99.440000%	633,548
Improvements	7,990,000	99.440000%	8,034,996
Total	8,620,000	99.440000%	8,668,544
Net Assessed Value Rate (mill rate)			0.018278463
School Levy Tax Credit			-16,117.22

Taxing Jurisdiction	2022 Net Tax	2023 Net Tax	% Tax Change
DANE COUNTY	14,633.15	21,788.82	48.9%
MATC	4,264.01	5,735.88	34.5%
CITY OF MADISON	43,560.53	61,257.36	40.6%
MADISON SCHOOL	49,697.31	68,778.30	38.4%
Total	112,155.00	157,560.36	40.5%
First Dollar Credit	-84.75	-88.15	4.0%
Lottery & Gaming Credit	0.00	0.00	0.0%
Net Property Tax	112,070.25	157,472.21	40.5%

Total Due

Installment	Due Date	
First Installment	1/31/2024	\$39,367.94
Second Installment	3/31/2024	\$39,368.09
Third Installment	5/31/2024	\$39,368.09
Fourth Installment	7/31/2024	\$39,368.09
Full Amount	1/31/2024	\$157,472.21

Transaction Information

Date	Amount	Type	Receipt Number
01/25/2024	\$39,367.94	payment	22368472

Tax Information Questions?

Treasurer's Office

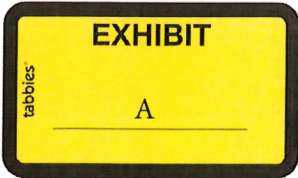
210 Martin Luther King, Jr. Boulevard, Room 107

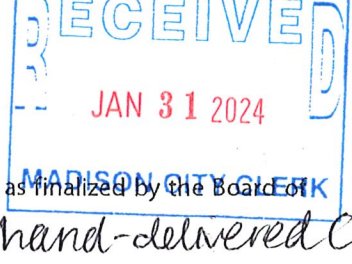
Madison, Wisconsin 53703-3342

Phone: (608) 266-4771

Email: treasurer@cityofmadison.com

Disclaimer: The City of Madison collects and displays tax payments only for the current tax season of December through July 31st. If you have questions regarding property taxes for prior tax years, please contact the Dane County Treasurer's Office at (608) 266-4151 or for tax payment history, go to Dane County's [Access Dane](#).





Notice of Board of Review Determination

Under state law (sec. 70.47(12), Wis. Stats.), your property assessment for the current year 2023 as finalized by the Board of Review (BOR) is listed below.

hand-delivered CO

Property Owner	General Information
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NORTHLAND PRESERVE LLC
 2150 WASHINGTON ST
 NEWTON MA 02462

Date issued 9-27-2023
 Parcel no. 0709-303-0115-9
 Address 84 KESSEL CT
 Legal description _____
 Town Village City
 Municipality MADISON

Assessment Information			
20 <u>23</u> Original Assessment		20 <u>23</u> Final Assessment <small>(determined by BOR)</small>	

20 <u>23</u> Original Assessment		20 <u>23</u> Final Assessment <small>(determined by BOR)</small>	
Land	\$ 630,000	Land	\$ 630,000
Improvements	\$ 7,990,000	Improvements	\$ 7,990,000
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Total personal property	\$ 0	Total personal property	\$ 0
Total all property	\$ 8,620,000	Total all property	\$ 8,620,000

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 [Guide for Property Owners](#).

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. It is not available for properties with an assessed value over \$1 million or properties located in first-class cities (Milwaukee). 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.