



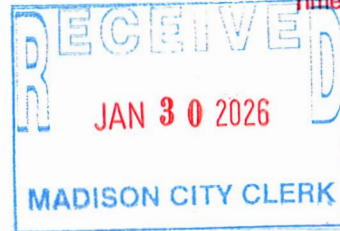
January 27, 2026

VIA SERVICE DELIVERY

City of Madison Clerk
210 Martin Luther King Jr Blvd
Room 105, City-County Building
Madison, WI 53703

Re: Vernon Price LLC
Tax Key No. 0709-201-1907-5

To Whom It May Concern:



128 S. County Farm Rd., Suite E
Wheaton, IL 60187
Tel: (630) 942-8100
Fax: (630) 942-9901
www.barrontax.com

On behalf of Vernon Price LLC and BMO Bank as tenant ("Vernon Price"), and pursuant to Wis. Stat. § 74.37, we hereby file this protective claim for an excessive assessment against the City of Madison ("City") to recover that amount of the general property tax imposed on the above-referenced parcel ("Property") because the City's January 1, 2025 assessment (the "2025 Assessment") was excessive. The City's 2025 Assessment exceeded the Property's true assessment based on its actual fair market value by no less than \$3,600,000. Accordingly, Vernon Price's refund claim is in the amount of no less than \$65,500, plus any interest as provided by law.

Vernon Price has complied with the procedures for objecting to the 2025 Assessment under Wis. Stat. § 70.47 and, in particular, timely appealed the assessment to the Board of Review and appeared at a hearing before the Board of Review on November 6, 2025. During the hearing, a representative for BMO testified under oath and provided evidence consisting of portions on an appraisal as of January 1, 2024 that was previously provided in full to the Board, an income approach analysis based market data and an assessment uniformity analysis all of which supported a value of \$1,979,000. BMO has not contested the 2025 Assessment of the Property under Wis. Stat. §§ 70.47(13) (action for certiorari) or 70.85 (review by the Wisconsin Department of Revenue). Furthermore, despite the excessive assessment of the Property, BMO has or will timely pay the tax alleged to be due, either in full or installments if allowed.

By this letter, BMO has stated a valid claim and circumstances to recover taxes paid with respect to an excessive assessment on the Property for the 2025 tax year. BMO respectfully requests that the City act on this claim within 90 days from the date of service thereof. BMO also requests that you notify Barron Corporate Tax Solutions at the address above within 10 days of when this matter is acted upon. If you have any questions, or to discuss further, please contact me at (630) 942-8100 x330. Thank you for your prompt attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Todd R. Barron".

Todd R. Barron
President

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 VERNON PRICE LLC % BMO HARRIS BANK - As Tenant			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City Enter municipality → City of Madison		County Dane
Mailing address 111 W MONROE ST			Street address of property 216 Price Pl		
City CHICAGO	State IL	Zip 60603	City Madison	State WI	Zip
Parcel number 0709-201-1907-5	Phone () -		Email		Fax () -

Section 2: Authorized Agent Information

Name / title Todd Barron			Company name Barron Corporate Tax Solutions		
Mailing address PO BOX 1588			Phone (630) 942 - 8100		Fax () -
City Wheaton	State IL	Zip 60187	Email tbarron@barrontax		

Section 3: Agent Authorization

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

Section 4: Agreement/Acceptance

I understand, agree and accept:

- 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) WANDA T. CICIORA	
	Owner signature <i>Wanda T. Ciciora</i>	
	Company or title Senior Manager Procurement Operations	Date (mm-dd-yyyy) 5 - 3 - 2024