

# HUSCH BLACKWELL

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Partner

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1-27-25  
12:15 PM  
C. Smith

Received by

JAN 27 2025

City Clerk's Office

January 22, 2025

## VIA PERSONAL SERVICE

City of Wauwatosa Clerk  
7725 W. North Avenue  
Wauwatosa, WI 53213

**Re: MRMC Land Bank, LLC**  
W. WATERTOWN PLANK RD  
Parcel No. 380-1011-000

Dear Clerk:

On behalf of MRMC Land Bank, LLC ("MRMC Land Bank"), and pursuant to Wis. Stat. § 74.35, we file this claim ("Claim") against the City of Wauwatosa (the "City"). This Claim is to recover that amount of the general property tax imposed on the above-referenced parcel of real property ("Property") because the City's January 1, 2024 assessment (the "2024 Assessment") is unlawful.

In support of this Claim, the Property was exempt from taxation on January 1, 2024 under Wis. Stat. § 70.11, and its assessment as taxable property was non-uniform with the exemptions granted other properties in the same classification.

The City's 2024 Assessment was set at \$3,900,500, and included \$3,900,500 of exempt property. Accordingly, MRMC Land Bank's Claim is in the amount of not less than \$87,835.43, plus any interest as provided by law.

MRMC Land Bank has complied with the procedures for objecting to the 2024 Assessment under Wis. Stat. § 74.35. MRMC Land Bank has not contested the 2024 Assessment of the Property under Wis. Stat. §§ 74.33 or 806.04.

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Despite the unlawful assessment of the Property, MRMC Land Bank has paid on December 27, 2024, prior to the filing of this Claim, the tax of \$87,835.43 alleged to be due. (See Exhibit A, attached.)

By this letter, MRMC Land Bank has stated a valid claim to recover taxes paid with respect to the unlawful assessment on the Property for the 2024 tax year. MRMC Land Bank respectfully requests that the City act on this Claim within 90 days from the date of service thereof.

Please contact the undersigned with any questions regarding this matter.

Very Truly Yours,

A handwritten signature in cursive script, reading "Smitha Chintamaneni".

Smitha Chintamaneni

Attachment

# 2024 Real Estate Tax Summary

01/04/2025 11:06 AM

Page 1 Of 1

Parcel #: 3801011000  
Alt. Parcel #: 380101100

291 - CITY OF WAUWATOSA  
MILWAUKEE COUNTY, WISCONSIN

**Tax Address:**  
MRMC LAND BANK LLC  
8700 WATERTOWN PLANK RD  
WAUWATOSA WI 53226

**Owner(s):** O = Current Owner, C = Current Co-Owner  
O - MRMC LAND BANK LLC

**Districts:** SC = School, SP = Special  
**Type Dist # Description**  
SC 6244 WAUWATOSA SCH DIST  
SALES TAX CREDIT  
SP 5020 MMSD

**Property Address(es):** \* = Primary  
\* W WATERTOWN PLANK RD

**Abbreviated Description:** **Acres:** 13.170  
(See recorded documents for a complete legal description.)  
CERTIFIED SURVEY MAP NO 9522, NE 1/4 SEC  
29-7-21, LOT 1, EXC PTS LYING IN CITY OF  
MILWAUKEE 2024

**Parcel History:**  
**Date Doc # Vol/Page Type**

**Plat:** \* = Primary

**Tract:** (S-T-R 40¼ 160¼ GL) **Block/Condo Bldg:**

<b>Tax Bill #:</b>	<b>29112334</b>	<b>Net Mill Rate</b>	0.022519022	<b>Installments</b>		
		<b>Gross Tax</b>	95,275.91			
		<b>School Credit</b>	7,440.48			
<b>Land Value</b>	3,900,500	<b>Total</b>	87,835.43	1	01/31/2025	29,864.05
<b>Improve Value</b>	0	<b>First Dollar Credit</b>	0.00	2	03/31/2025	28,985.69
<b>Total Value</b>	3,900,500	<b>Lottery Credit</b>	0.00	3	05/31/2025	28,985.69
<b>Ratio</b>	0.6871	<b>0 Claims</b>	0.00			
<b>Fair Mkt Value</b>	5,676,800	<b>Net Tax</b>	87,835.43			

	<b>Amt Due</b>	<b>Amt Paid</b>	<b>Balance</b>
<b>Net Tax</b>	87,835.43	87,835.43	0.00
<b>Special Assmnt</b>	0.00	0.00	0.00
<b>Special Chrg</b>	0.00	0.00	0.00
<b>Delinquent Chrg</b>	0.00	0.00	0.00
<b>Private Forest</b>	0.00	0.00	0.00
<b>Woodland Tax</b>	0.00	0.00	0.00
<b>Managed Forest</b>	0.00	0.00	0.00
<b>Prop. Tax Interest</b>		0.00	0.00
<b>Spec. Tax Interest</b>		0.00	0.00
<b>Prop. Tax Penalty</b>		0.00	0.00
<b>Spec. Tax Penalty</b>		0.00	0.00
<b>Other Charges</b>	0.00	0.00	0.00
<b>TOTAL</b>	87,835.43	87,835.43	0.00

**EXHIBIT A**

**Payment History:** (Posted Payments)

Date	Receipt #	Type	Amount
12/27/2024	12	T	87,835.43

**Key:** Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax