

HUSCH BLACKWELL

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1-27-25
12:15 PM
Cait M. [Signature]

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 PARKING LOT
Parcel No. 380-1003-000

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 \$2,217,500, and included \$2,217,500 of exempt property. Accordingly, MRMC Land Bank’s Claim is in the amount of not less than \$49,935.93, 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 in full on December 27, 2024, prior to the filing of this Claim, the tax of \$49,935.93 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,



Smitha Chintamaneni

Attachment

2024 Real Estate Tax Summary

01/04/2025 10:31 AM

Page 1 Of 1

Parcel #: 3801003000
 Alt. Parcel #: 3801003000
 291 - CITY OF WAUWATOSA
 MILWAUKEE COUNTY, WISCONSIN

Tax Address:
 MRMC LAND BANK LLC
 8700 W 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
SP	5020	SALES TAX CREDIT MMSD

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

Abbreviated Description: Acres: 3.390
 (See recorded documents for a complete legal description.)
 LOT 2 CSM NO 9229 NE 1/4 SEC 29 & NW 1/4
 SEC 28-7-21 2021

Parcel History:

Date	Doc #	Vol/Page	Type
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Plat: * = Primary
Tract: (S-T-R 40% 160% GL)
Block/Condo Bldg:

Tax Bill #:	29112329	Net Mill Rate	0.022519022	Installments	
Land Value	2,217,500	Gross Tax	54,165.97	End Date	Total
Improve Value	0	School Credit	4,230.04	1 01/31/2025	16,978.23
Total Value	2,217,500	Total	49,935.93	2 03/31/2025	16,478.85
Ratio	0.6871	First Dollar Credit	0.00	3 05/31/2025	16,478.85
Fair Mrkt Value	3,227,300	Lottery Credit	0.00		
		Net Tax	49,935.93		

	Amt Due	Amt Paid	Balance
Net Tax	49,935.93	49,935.93	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest		0.00	0.00
Spec. Tax Interest		0.00	0.00
Prop. Tax Penalty		0.00	0.00
Spec. Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	49,935.93	49,935.93	0.00

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount
12/27/2024	15	T	49,935.93

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