

HUSCH BLACKWELL

i-27.25
12:15P
Carl [Signature]

Smitha Chintamaneni
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Partner

January 22, 2025

Received by
JAN 27 2025
City Clerk's Office

VIA PERSONAL SERVICE

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

Re: MRMC Land Bank, LLC
9455 W. WATERTOWN PLANK RD
Parcel No. 380-1004-001

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 \$9,714,900, and included \$9,714,900 of exempt property. Accordingly, MRMC Land Bank’s Claim is in the amount of not less than \$218,770.05, 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 \$218,770.05 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 10:48 AM

Page 1 Of 1

Parcel #: 3801004001
Alt. Parcel #: 380100401

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
 * 9455 W WATERTOWN PLANK RD

Abbreviated Description: Acres: 14.870
 (See recorded documents for a complete legal description.)
 CERTIFIED SURVEY MAP NO. 9229, NE 1/4
 SEC 29 & NW 1/4 SEC 28-7-21, LOT 3 & INC
 PT CONV ON DOC 11377591 2024

Parcel History:

| Date | Doc # | Vol/Page | Type |
|------|-------|----------|------|
|------|-------|----------|------|

Plat: * = Primary

Tract: (S-T-R 40% 160% GL) **Block/Condo Bldg:**

| Tax Bill #: | 29112330 | Net Mill Rate | 0.022519022 | Installments | |
|------------------------|------------|----------------------------|-------------|-----------------|--------------|
| | | Gross Tax | 237,301.90 | End Date | Total |
| | | School Credit | 18,531.85 | 1 01/31/2025 | 74,381.83 |
| | | Total | 218,770.05 | 2 03/31/2025 | 72,194.11 |
| Land Value | 9,714,900 | First Dollar Credit | 0.00 | 3 05/31/2025 | 72,194.11 |
| Improve Value | 0 | Lottery Credit | 0.00 | | |
| Total Value | 9,714,900 | Net Tax | 218,770.05 | | |
| Ratio | 0.6871 | | | | |
| Fair Mrkt Value | 14,139,000 | | | | |

| | Amt Due | Amt Paid | Balance |
|---------------------------|------------|------------|---------|
| Net Tax | 218,770.05 | 218,770.05 | 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 | 218,770.05 | 218,770.05 | 0.00 |

Payment History: (Posted Payments)

| Date | Receipt # | Type | Amount |
|------------|-----------|------|------------|
| 12/27/2024 | 14 | T | 218,770.05 |

EXHIBIT A

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