



OFFICE OF
THE CITY ASSESSOR
CITY HALL
400 LA CROSSE STREET
LA CROSSE WI 54601-3396
608-789-7525

MEMO

TO: Brenda Buddenhagen
Paralegal

FROM: Mark Schlafer
City Assessor

RE: Value estimate for second City owned parcel near George Place to be sold
to Courtesy Corporation

DATE: October 28, 2016

Per the direction of City Resolution 16-1060, I am providing an estimate of market value for the captioned parcel.

DESCRIPTION

Zoning	R-1 Single Family and 100 year flood zone
Topography	Level
Shape	Rectangle
Location	Land-locked – south of and adjacent to 6,734 sf parcel recently sold to same buyer
Size	4,837 sf
Other	Sanitary main easement bisects north to south

VALUE ESTIMATE

The land values for nearby R-1 zoned properties averages \$2.50 per square foot. With equal consideration given to the May 18, 2016 opinion of land value immediately adjacent to the subject on the north, a similar value estimate of \$2.00 per square foot is arrived at.

Estimate of market value: 4,837 sf x \$2.00/sf = \$9,700 (rounded)