Notice of Board of Review Determination

Under state law (sec. 70.47(12), Wis. Stats.), your property assessment for the current year 20 17 as finalized by the Board of Review (BOR) is listed below.

Property owner

ROGER M PAFFORD
1609 PROSPECT ST
LA CROSSE WI 54603-2249

General information

Date issued 05 - 15 - 2017
Parcel no. 17-10149-110
Address 1609 PROSPECT ST
Legal description

☐ Town ☐ Village ☒ City
Municipality LA CROSSE

Assessment information

2017 Original Assessment		2017 Final Assessment (determined by BOR)	
Land	$ 16,700	Land	$ 16,700
Improvements	$ 152,000	Improvements	$ 152,000
Personal property	$	Personal property	$
Personal property	$	Personal property	$
Personal property	$	Personal property	$
Total personal property	$	Total personal property	$
Total all property	$ 168,700	Total all property	$ 168,700

Appeal information

If you are not satisfied with the BOR's decision, there are appeal options available. **Note:** Each appeal option has filing requirements. For more information on the appeal process, review the Property Assessment Appeal Guide. Visit revenue.wi.gov and search keyword "Assessment Appeal."

Appeal to:

Department of Revenue (DOR) – must file within 20 days after receipt of the BOR's determination notice or within 30 days after the date specified on the affidavit if there is no return receipt. A $100 filing fee is required. The fair market value of the items or parcels cannot exceed $1 million dollars. DOR may revalue the property any time before November 1 of the assessment year or within 60 days after receiving the appeal, whichever is later. If adjusted, the value is substituted for the original value and taxes paid accordingly. (sec. 70.85, Wis. Stats.)

Circuit Court - Action for Certiorari – must file within 90 days after receiving the determination notice. The Court decides based on the written record from the BOR. You cannot submit new evidence. (sec. 70.47(13), Wis. Stats.)

Municipality - Excessive Assessment – must first appeal to the BOR and have not appealed the BOR's decision to Circuit Court or to DOR. You cannot claim an excessive assessment under sec. 74.37, Wis. Stats., unless the tax is timely paid. A claim under section 74.37 must be filed with the municipality by January 31 of the year the tax is payable.

City of La Crosse
Board of Review
Findings of Fact, Determinations and Decision

A. PROPERTY IDENTIFICATION AND FINDINGS OF FACT

Assessment Year: 2017 Tax Key Number: 17-10149-110

Personal Property Account Number(If applicable):

Property Address: 1609 Prospect St., La Crosse, WI

Property Owner: Roger M. Pafford

Mailing Address: 1609 Prospect St., La Crosse, WI 54601

January 1, 2017 Assessment Value: 168,700

Land: 16,700 Improvements: 152,000 Total: 168,700

Hearing Date: May 15, 2017 Time: 10:30 a.m.

Objector Received written confirmation of Hearing Date: Yes: ☐ No: ☐

(OR)

Both Objector and Assessor waived 48-hour notice of hearing: Yes: ☑ No: ☐

{Note: *Taxpayer must have filed written objection before or at Board of Review*}

Check one of the following:

☑ Timely notice of "Intent to File an Objection" was provided by objector to clerk (either in writing or orally) at least 48 hours prior to first full session of Board of Review

(OR)

☐ Waiver was granted by Board of Review for:

☐ Good Cause ***or***

☐ Extraordinary Circumstances

Board members present:

Kara Burgos, Sean O'Flaherty, Mike Brown, Kenna Christians

Board members removed (if any):

Board Counsel present:

Property Owner/Objector's Attorney or Representative:

Board Members with certified training (must have at least one):

Kara Burgos, Mike Brown

B. TESTIMONY

The following individuals were sworn as witnesses by the Board of Review Clerk {include Property Owner/Objector (or his/her representative, if testifying) and Assessor}:

Roger M. Pafford and Joshua Benrud

1. Sworn testimony by Property Owner/Objector: **Roger M. Pafford** **included:**

a) A recent sale of the subject property: Yes: ☑ No: ☐

If yes: The subject property was sold for $ 160,000 Date of sale 12/2016

b) Recent sales of comparable properties: Yes: ☑ No: ☐

If yes: A total number of 3 other properties were presented:

Addresses of other properties:

1548 Prospect St.
1720 Prospect St.
1106 Charles St.

c) Other factors or reasons (if presented): Yes: ☑ No: ☐

If yes: List of summary factors or reasons presented by property owner/objector; for example, cost or income approach, easements that restrict building, environmental issues:

Opinion of value of house is between $148,000 but willing to pay $160,000 which is the selling price. It is equitable in neighborhood. Highest price of any property in that area. Thinks it is fair and just.

Surprised by high assessment of property. Did analysis of 12 properties on his street; will give a few.

- 1548 Prospect St. - house sold on 1/2015 for $124,500. Assessment value in 2015 was $89,300. $35,200 less than the property.
- 1720 Prospect St. sold for $79,700 on 6/6/2016. Assessed value was $58,200. $21,500 difference.
- 1106 Charles St. sold for $157,800 on 7/2015. Assessed value was $79,300. Multiple occupancy building perhaps different rates.

House next door is two-story dwelling. 1603 Prospect - assessed value is $154,500. Charles St. which is not far - that's the house that got him interested in city-owned properties. Didn't have low enough income. House on 2033 Charles St. sold for $137,000. House is an exact duplicate, square footage on his house. Will be paying more than anyone in the neighborhood because it is a new property. Has market analysis of the high and low of that property and he thinks in the middle is the true and actual assessed value of that property.

Analysis was conducted by Judy Gull of Remax. Initially, house was posted on 8/16 for $178,900. Lowered on 11/16 to $174,900. Offered $170,000 initially not knowing the area, as previously lived in California, was desperate for house. Was told someone else offered $165,000. Purchased for $160,000. Tried to get best house for a reasonable price.

Used Zillo to make comparables.

Agreed not to challenge the assessed value when entered into a contract to purchase the property. Didn't recall signing that until Josh brought it to his attention.

Started negotiations in September 2016. There were no offers that he knew of from the realtor because the price set too high initially. Notified of buying house and city telling him he couldn't rent it. He will live in the house but when he dies and his son takes possession he will not live there. I told him sell it for $150,000. Told the realtor the night before signing papers it was going to be owner occupied. Signed paper - not in his wildest imagination would assessment be above the selling price. Wants to honor his word but has to fight City Hall. Fair market value is $160,000.

Was aware of deed restrictions on Charles St. when driving around neighborhoods looking for houses for sale.

2. Sworn testimony on behalf of property owner/objector was presented by the following other witnesses (if any):

Summary of testimony of other witnesses for objector (if any):

3. Sworn testimony by Assessor Joshua Benrud **included:**

a) Estimated level of assessment for the current year is 91 %

b) A recent sale of the subject property: Yes: ☑ No: ☐

If yes: The subject property was sold for $ 160,000 Date of sale 12/9/2016

c) Recent sales of comparable properties: Yes: ☑ No: ☐

If yes: A total number of 4 other properties were presented:

Addresses of other properties:

2022 Charles St.
1827 Avon St.
806 Caledonia St.
1603 Prospect St.

d) Other factors or reasons (if presented): Yes: ☐ No: ☐

If yes: List of summary factors or reasons presented by Assessor::

4. Sworn testimony (if any) **on behalf of the assessor was presented by:**

Assessor stated his qualifications.

Market value is most probable price a property should bring in a competitive and open market under all conditions requisite to a fair sale. Highest and best use of the subject property is single family residential home. Total land and improvement value is $168,700.

1609 Prospect St. is part of the House Rehabilitation Program, city-built homes, highly sought-after, deed restricted, only offered to low-income applicants. Used comparables with an indicated value range of $163,576-$169,575. Since properties of this type are not typically bought and sold as income producing, the income approach is not deemed applicable. Based on training, knowledge, education, experience and review of the comparable properties, the market value for subject property is $168,700.

The Neighborhood Housing Development Program built two homes on 1603 and 1609 Prospect St. NHD paid for acquisition costs, building material and labor. Western Technical College donated labor. The objective is not designed to make a profit, but to offer owner-occupied home and eliminate blight. $246,539.68 was cost for 1603 which sold for $154,900, and 1609 was $184,011.71, which Pafford purchased for $160,000. Only offered to low income; 1609 was an exception. Money needed to be used by years end; no income restrictions. Pafford stated he looked at both properties and was aware 1603 was low income and owner-occupied, and that 1609 had no restrictions. Comparables were presented by Realtor Judy Gull, to Housing & Rehab Committee and negotiated purchase price of $170,000. Upon closing of 1609 Prospect, discovered that owner-occupied deed restriction was not on MLS but on the city's website. The program is designed to eliminate the worst housing. Committee negotiated to add deed restriction language in document for a $10,000 reduction for a final purchase price of $160,000. Committee had secondary offer but were already in negotiations who had a cash offer to close before January 1 for the $10,000 reduction. Mr. Pafford stated he would have delayed closing if offer was not accepted. Stated he would not appeal assessment for real estate. Language put in offer to purchase and application to acknowledge fair and equitable assessment practices. Homes are sold at a loss, with tax revenue increase. By challenging assessment Mr. Pafford violated the objectives of the program and is in breach of contract. This is not an arms length transaction.

Benrud explained his report - property record details card, MLS sheet, p. 7 is market analysis of other houses in the program that are similar in quality structure and design and made market adjustments accordingly. Made adjustments for basement, level of completion of basement. value range on p. 2 of $163,576 and $169,575 - assert value of 1609 Prospect St. at $168,700.

Deed restriction does not have a value.

5. Summary of testimony of other witnesses for assessor (if any):

C. DETERMINATIONS

1. The assessor's estimated level of assessment* of the municipality has been determined to be 91 %

2. The Board of Review finds that there was a recent sale of the subject property: Yes: ☑ No: ☐

a) The sale was an arm's-length transaction. Yes: ☐ No: ☑

b) The sale was representative of the value as of January 1 Yes: ☐ No: ☐

c) The Board finds that the sale supports the assessment. Yes: ☐ No: ☐

d) If all answers are 'yes':

d1. What is the sale price?

d2. What if any adjustments, based on the evidence presented, should be made for such considerations as time between the date of sale and the January 1 assessment date non market class value in the selling price (ag-use value and fractionally assessed classes), and/or other physical changes that occurred to the property between the sale date and the January 1 assessment date?

d3. What is the full market value?

If responses in 2 through 2c were "yes", upon completion of the section, proceed to section D, Decision, check all that apply and determine the assessed value.

**** The relationship between the assessed value and the equalized value of non-manufacturing property minus corrections for prior year over or under charges within a municipality--town, city, or village. For example if the assessed value of all property subject to property tax in the municipality is $2,700,000 and the equalized value (with no prior corrections) in the municipality is $3,000,000 then the assessment level is said to be 90% ($2,700,000/$3,000,000 = .90 or 90%).***

3. The Board of Review finds that there are recent sales of comparable properties: Yes: ☑ No: ☐

If Yes, answer the following:

Property Owner

a) Did the Property Owner present testimony of recent sales of comparable properties in the market area: Yes: ☑ No: ☐

b) If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value? Yes: ☐ No: ☑

Assessor

c) Did the Assessor present testimony of recent sales of comparable properties in the market area: Yes: ☑ No: ☐

d) If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value? Yes: ☑ No: ☐

Conclusion

e) LIST THE PROPERTIES AND VALUES THAT THE BOARD OF REVIEW RELIES ON TO MAKE ITS DETERMINTION AS TO FAIR MARKET VALUE:

4. The Board of Review finds that the assessment should be based on other factors: Yes: ☐ No: ☐

If Yes, list the factors that the Board of Review relies on to make its determination as to fair market value:

What was the most credible evidence presented:

D. DECISION

1. Exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board of Review by majority and roll call vote hereby determines: (mark all that apply)

☑ that the Assessor's valuation is correct;

☑ that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;

☑ that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;

☐ that the proper use values were applied to the agricultural land;

☐ that the proper fractional assessments were applied to undeveloped land and agricultural forest land classifications;

☑ that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;

☑ that the Assessor's valuation is reasonable in light of all the relevant evidence;

☑ and sustains the same valuation as set by the Assessor;

☐ (in certain cases), It is not relevant to present assessments of other properties as a basis for the market value of the appeal property.

OR

2. Exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a), of Wis. Statutes, the Board of Review, by majority and roll call vote hereby determines: (mark all that apply)

☐ that the Assessor's valuation is incorrect;

☐ that the property owner has presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;

☐ that the property owner valuation is reasonable in light of the relevant evidence;

☐ that the fair market value of the property is:

Land: __________

Improvements: __________

Total: __________

☐ that the level of assessment of the municipality is at __________

☐ and hereby sets the new assessment at

Land: __________

Improvements: __________

Total: __________

I, Teri Lehrke **Clerk of the Board of Review, do hereby certify that the members of the Board of Review voted as follows:**

Name of Board of Review Member:	Yes	No
Kenna Christians	☑	☐
Kara Burgos	☑	☐
Sean O'Flaherty	☑	☐
Mike Brown	☑	☐
	☐	☐

to adopt these Findings of Fact, Determinations and Decision on this 15th **day of** May**, 20**17**.**

Teri Lehrke

Clerk of Board of Review

DELIBERATIONS

- **Must be held in open session.**
- **Can be done immediately after the case is heard, or can be done at another time. If later, the taxpayer should be advised of the time their case is to be deliberated.**
- **The "Findings of Fact, Determination and Decision" form may be used.**
- **The Board of Review Clerk will participate in completion of the "Findings of Fact, Determination and Decision" form prior to the motion.**
- **The Board of Review decision must be based on the evidence presented.**

Upon conclusion of the deliberations and completion of the "Findings of Fact, Determination and Decision" form, the Chairperson will ask for a motion:

1. **A MOTION TO AFFIRM THE ASSESSMENT**, should be stated as follows:

I move that, exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of the Wis. Statutes, the Board of Review, by majority and roll call vote hereby determines: (mark and state for the record all that apply)

☑ that the Assessor's valuation is correct;

☑ that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;

☑ that the Assessor presented evidence of proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;

☐ that the proper use values were applied to the agricultural land;

☐ that the proper fractional assessments were applied to undeveloped land and agricultural forest land classifications;

☑ that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;

☑ that the Assessor's valuation is reasonable in light of all the relevant evidence;

☑ and sustains the same valuation as set by the Assessor;

☐ (in certain cases), It is not relevant to present assessments of other properties as a basis for the market value of the appeal property.

OR

2. **A MOTION TO MODIFY THE ASSESSMENT**, should be stated as follows:

I move that, exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a), Wis. Statutes, the Board of Review, by majority and roll call vote hereby determines: (mark and state for the record all that apply)

☐ that the Assessor's valuation is incorrect;

☐ that the property owner has presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;

☐ that the property owner valuation is reasonable in light of the relevant evidence;

☐ that the fair market value of the property is:

Land: ________

Improvements: ________

Total: ________

☐ that the aggregate level of assessment of the municipality is at ________

☐ and hereby sets the new assessment at:

Land: ________

Improvements: ________

Total: ________

{Note for Minutes}

Name of Board of Review Member who made motion: Burgos

Name of Board of Review Member who seconded motion: Brown

I, Teri Lehrke **Clerk of the Board of Review, do hereby certify that the members of the Board of Review voted as follows:**

Name of Board of Review Member:	Yes	No
Kenna Christians	☑	☐
Kara Burgos	☑	☐
Sean O'Flaherty	☑	☐
Mike Brown	☑	☐
	☐	☐

to adopt this motion on this 15th **day of** May**, 20**17**.**

Teri Lehrke

Clerk of Board of Review

{Either of these motions should be made and seconded by a member of the Board of Review based upon the decisions made on the **Findings of Fact, Determinations and Decision form.** Discussion may follow the making of the motion, but the decision on the Findings of Fact, Determinations and Decision form should be consistent with the motion as made and adopted by the Board of Review. The clerk should record the roll call vote on the **Findings of Fact, Determinations and Decision form.**}

{In the event of a tie vote of the Board of Review, the Assessor's valuation is sustained pursuant to Sec. 70.47 (9)(a) of the Wis. Statutes.}

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

Complete all sections:

Section 1: Property Owner / Agent Information — * If agent, submit written authorization (Form PA-105) with this form

Property owner name *(on changed assessment notice)* Roger Patford		Agent name *(if applicable)*	
Owner mailing address 1609 Prospect St		Agent mailing address	
City LaCrosse	State WI Zip 54603	City	State Zip
Owner phone (66) 644-1999	Email	Owner phone ( ) -	Email

Section 2: Assessment Information and Opinion of Value

Property address 1609 Prospect St.		Legal description or parcel no. *(on changed assessment notice)* Spier & Canterbury 1st Addn Lot 13 Block 11 Sub to Restr in Doc No. 1686543
City LaCrosse	State WI Zip 54603	
Assessment shown on notice – **Total** 168,700		Your opinion of assessed value – **Total** 155,000 to 160,000

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ $ acre use value	
# of pasture acres		@ $ acre use value	
# of specialty acres		@ $ acre use value	
Undeveloped classification # of acres		@ $ acre @ 50% of market value	
Agricultural forest classification # of acres		@ $ acre @ 50% of market value	
Forest classification # of acres		@ $ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ $ acre @ 50% of market value	
Managed forest land acres		@ $ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate

Reason(s) for your objection: *(Attach additional sheets if needed)* Appeal of value	Basis for your opinion of assessed value: *(Attach additional sheets if needed)* 1603 assessment at 154,00 New House

Section 4: Other Property Information

A. How was this property acquired: *(check the box that applies)* ☐ Purchase ☐ Trade ☐ Gift ☐ Inheritance
Acquisition price $ Cash   Date 12-9-2016 *(mm-dd-yyyy)*

B. Were there any changes made to this property (ex: improvement, remodeling, addition) since acquiring it? ...... ☐ Yes ☒ No
If Yes, describe ______
Date of changes __-__-__ *(mm-dd-yyyy)*   Cost of changes $______   Does this cost include the value of all labor (including your own)? ☐ Yes ☐ No

C. During the last five years, was this property listed/offered for sale? .... ☐ Yes ☒ No
If Yes, how long was the property listed *(provide dates)* __-__-__ *(mm-dd-yyyy)* to __-__-__ *(mm-dd-yyyy)*
Asking price $ ______   List all offers received ______

D. Was this property appraised within the last five years? .... ☐ Yes ☒ No
If Yes, provide: Date __-__-__ *(mm-dd-yyyy)*   Value ______   Purpose of appraisal ______
If this property had more than one appraisal, provide the requested information for each appraisal. ______

Section 5: BOR Hearing Information

A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): ______
Note: This does not apply in first or second class cities.

B. Provide a reasonable estimate of the amount of time you need at the hearing 15 minutes.

Property owner or Agent signature Roger Patford	Date *(mm-dd-yyyy)* 4-26-2017

2017

CITY OF LA CROSSE
BOARD OF REVIEW

Appeal by Roger Pafford
1609 Prospect St
La Crosse, WI 54603

Report Prepared by Joshua Benrud – State Certified Assessor II

Introduction

Name: Joshua Benrud

Position: Residential Property Appraiser- Office of City Assessor

I. Certified Property Appraiser- State of Wisconsin
II. Certified Assessor I- State of Wisconsin
III. Certified Assessor II- State of Wisconsin
IV. Wisconsin Real Estate License
V. Member of National Association of Realtors
VI. Member of WAAO- Wisconsin Association of Assessing Officers
VII. Completed Appraisal Coursework from
    a. Wisconsin Dept. of Revenue
    b. Institute For Municipal Assessors
    c. IAAO-International Association of Assessing Officers
       -Introduction to the Cost Approach to Value
       -Introduction to the Sales Comparison Approach
       -Mass Appraisal of Residential Property
       -43 Hours Continuing Education

Purpose/Market Value:

Market value is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Determine Market Value of Subject Property:

A. Highest and Best Use- Single family Residential
B. Land Value= $ 16,700
C. Improvement Value= $152,000
D. Total= $168,700

Subject Description:

A. Picture- 
B. Address- 1609 PROSPECT ST
C. Site- LEVEL
D. Building- RANCH
E. Other Improvements-
F. Last time inspected- 08/16/2016
G. Building Permits- CITY BUILT NEW CONSTRUCTION

Assessments are determined using a market modified cost approach, as part of a mass appraisal system. As further support for the assessment, a market comparison approach was done using comparable recent arm's length sales.

Sales Analysis:

A. Subject Sale- $160,000
B. Comp #1- 2022 CHARLES ST.
C. Comp #2- 1827 AVON ST.
D. Comp #3- 806 CALEDONIA ST.
E. Comp #4- 1603 PROSPECT ST.
F. Conclusion- All 4 Comps deemed reliable.
   -Indicated value range of $163,576-$169,575

Income Approach- Since properties of this type are not typically bought and sold as income producing, the income approach is not deemed applicable in the appraisal of the subject property.

Conclusion- Based on my training, knowledge, education, and experience, along with the comparable properties in this report, it is my opinion that the market value of the subject property is- $168,700 .

1609 Prospect St. 17-10149-110

The Neighborhood Housing Development (NHD)/Planning Department through the Community Development Block Grant and in collaboration with the Western Technical College's Wood Tech program built 2 homes on 1603 Prospect St and 1609 Prospect St. The NHD paid for acquisition cost and the building materials and most of the labor. WTC built the cabinetry and donated labor for roofing, siding, and other projects. The objective of the Replacement Housing Program is not designed to make a profit on these homes but rather to offer home ownership to low income households and to eliminate some of the blight and urban decay throughout the city thus restoring property values to neighboring parcels. The all in cost for 1603 was $246,539.68 which sold for $154,900 and 1609 was $184,011.71 which Mr. Pafford purchased for $160,000.

Homes built by the Replacement Housing Program are typical only offered to low income qualified buyers. However, 1609 Prospect St was an exception, it was built with money that needed to be used before years end and due to low staff levels that were needed to process the application of income qualified applicants, no income restrictions were applied but, it was always intended to be "Owner Occupied Deed Restricted" to conform with the objectives of the Replacement Housing Program.

In conversations with Mr. Pafford he stated he had looked at both 1603 and 1609 Prospect St. and was aware that 1603 Prospect St was low income and owner occupied deed restricted and that 1609 had no income restrictions on it. Mr. Pafford, represented by Judy Gull of RE/MAX First Choice, presented comparable properties for 1609 Prospect St (originally listed for $178,900) to the Housing and Rehab Committee and negotiated a purchase price of $170,000 along with terms to assume responsibility with sump pump drainage issues. Upon closing of 1609 Prospect, it was discovered that the Owner Occupied Deed Restriction was not in writing on the MLS, although it is on the city's website.

*"The Replacement Housing Program creates new, **owner occupied**, single family dwellings in a manner that is consistent with period architecture and is still affordable. No one expects the program to rebuild entire neighborhoods. It is designed to eliminate the worst housing and improve the environment so others will reinvest in decent housing."*

Mr. Pafford and Judy Gull delayed closing and then the Housing and Rehab Committee negotiated with Mr. Pafford to add the "Owner Occupied Deed Restriction" language in the closing documents for a $10,000 reduction for a final purchase price of $160,000. The alternative would have delayed the closing after Jan 1st and the property would have maintained its tax exempt status for 2017. The Committee had a secondary offer of $165,000, but they were already in negotiations with Mr. Pafford who had a cash offer and was willing to close before Jan 1st for the $10,000 reduction and get this on the tax roll. Mr. Pafford stated if they were not willing to go down he could have delayed closing to avoid being put on the tax roll for another year.

Two times Mr. Pafford accepts that the assessed value would be different from the purchase price:

1.) Mr. Pafford signed in the offer to purchase that he understood that the assessed value would be different from the purchase price.

2.) Mr. Pafford also filled out an application stating he would not challenge or appeal the assessment of the Assessor:

"Purchaser understands and agrees that the real estate taxes due upon the parcel will be based upon an assessed value established by the City Assessor, which may be different than the purchase price for the property. Purchaser agrees to pay, without challenge or appeal, said real estate taxes, based upon the assessed value established by the City Assessor."

This language is put in the Offer to Purchase and the application by the Replacement Housing Program to acknowledge:

1.) the fair and equitable assessments practices of the Assessor's Office.

2.) that this program sells homes at a loss and they are looking to mitigate that loss with the tax revenue created by the new tax base in order to continue the program.

3.) that the purchase price would probably differ from the assessed value in order to protect the buyer from not properly budgeting for the escrow of taxes and insurance.

By challenging this assessment, stating that the home is only worth the discounted rate he purchased it for, Mr. Pafford is violating the objectives of the program and is ultimately in breach of contract with the Housing Rehabilitation Committee.

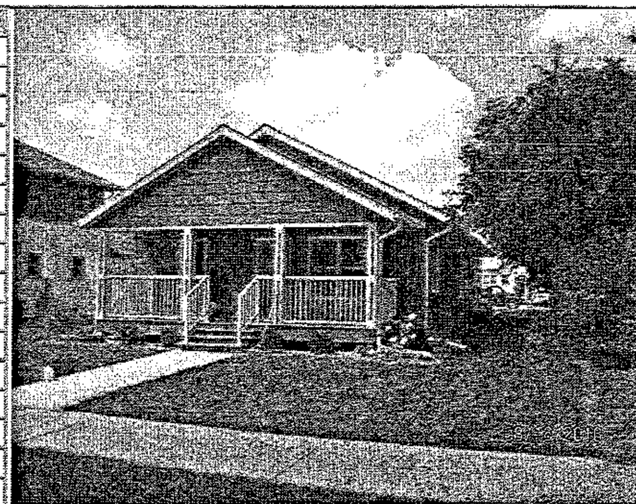
For the reasons stated, this transaction does not represent an "Arm's Length Transaction" which is typical of the full fair market value and we would reject the sale from our sales analysis.

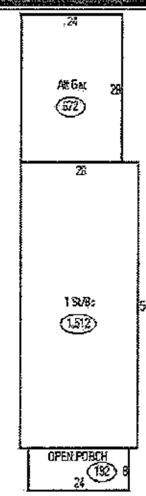
LACROSSE ASSESSOR'S OFFICE

+17-10149-110

Parcel No.	17-10149-110	Topography	LEVEL	Impr Value	152,000
Owner	PAFFORD, ROGER M	Street Type		Other Bldgs	
Situs	1609 PROSPECT ST	Utilities		Land Value	16,700
Neighborhood	600	Amenities		Total Value	168,700
Width/Depth	50x140	Amenities			
Legal	SPIER & CANTERBURY 1ST ADDITION, LOT 13 BLOCK 11 LOT SZ: 50 X 140				

Component	Recorded		Observed
Condition	30 Average		
Type	1 Single-Family		
Quality	35 Average+		
Arch Type	RANC		
Ext Wall	2	100%	
Base Area	1,512		
Total Area	1,512		
Style	1	100%	
Roofing	0		
HVAC	15	100%	
Foundation	0		
Slab Area			
Crawl Area			
Basement Area/Min	1,512		
Rec./Partition Finish			
Fixture Count/Baths	7	1.0	
Bdrms/Total Rooms	2	4	
Gar. Type/Area	3	672	
Year Built	2016		
Remodel Type/Year			
Effective Age	1		
Phys Depr.			
Econ Depr.			
Func Depr.			
Total Depr.			
Appraiser Name			
Entry Code			
Data Entry			
Tenant/Owner Signature			





Miscellaneous Improvements

Code	Description	Year	Units	Depr	Value
RPO	OPEN PORCH W/ROOF	2016	192		3,340

Building Permits

Number	Opened	Closed	Description	Amount
LAND2003-	07/07/2003	11/10/2003	ADD FILL	0
RAZE2003-	06/04/2003	11/10/2003	DEMO HOUSE & GARAGE	0

Sale Information

Book/Page	Sale Date	Code	Grantor	Amount
-1686544	12/09/2016	0	CITY OF LA CROSSE	160,000

Notes

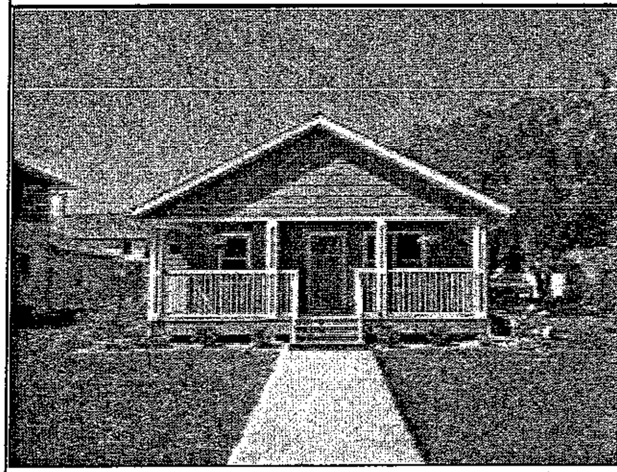
Field Notes

Date & Time 05/11/2017 08:47:07A

ReviewSheet 2015

TerraScan Inc.

Address: 1609 PROSPECT ST La Crosse, Wisconsin 54603-2249 **Taxed by:** La Crosse **MLS #:** 1493563



Property Type: Single-Family
Status: Sold
Tax Key: 017010149110
County: La Crosse

List Price: $174,900
Taxes: $0
Tax Year: 2015
Est. Acreage: 0.16

Bedrooms: 2
Total Full/Half Baths: 1 / 0
F/H Baths Main: 1 / 0
F/H Baths Upper:
F/H Baths Lower:
Garage Spaces: 2
Garage Type: Attached

Rooms:
Est. Total Sq. Ft.: 1,512
Est. Year Built: 2016
Zoning: RES

Flood Plain: No

Days On Market: 43

Directions: FROM GEORGE ST GO EAST ON GILLETTE, AND NORTH ON PROSPECT ST

School District: La Crosse

Name	Dim	Level	Name	Dim	Level
Master Bedroom	19 x 11	Main	Living/Great Room	30 x 14	Main
Bedroom 2	16 x 12	Main	Kitchen	14 x 11	Main

Type: New Construction
Style: 1 Story
Architecture: Ranch
Garage: Electric Door Opener
Driveway: Paved; Alley Entrance
Exterior: Fiber Cement
Basement: Full; Poured Concrete; Stubbed for Bathroom
Heating Fuel: Natural Gas
H/C Type: Forced Air; Central Air
Bath Description: Shower Over Tub

Documents: Seller Condition; Other
Appliances Incl.: Oven/Range; Refrigerator; Disposal; Dishwasher; Microwave
Misc. Exterior: Deck
Water/Waste: Municipal Water; Municipal Sewer
Municipality: City
Accessibility: Bedroom on Main Level; Laundry on Main Level

Remarks: NEWLY CONSTRUCTED HOME CONVENIENTLY LOCATED ON LACROSSE'S NORTHSIDE. THIS HOME FEATURES AN OPEN CONCEPT FLOOR PLAN, WITH 2 LARGE BEDROOMS, SPACIOUS BATH, AND 2 CAR ATTACHED GARAGE. 2 EGRESS WINDOWS AND STUBBED PLUMBING IN THE BASEMENT FOR FUTURE EXPANSION THAT COULD NEARLY DOUBLE YOUR SQUARE FOOTAGE LIVING SPACE. THE KITCHEN HAS BEAUTIFUL MAPLE CABINETRY, A BREAKFAST BAR AND BEAUTIFUL ENGINEERED WOOD FLOORING THAT CONTINUES INTO THE DINING AREA AND LIVING ROOM. THIS HOUSE HAS CEMENT SIDING AND GREAT LANDSCAPING. NO INCOME RESTRICTIONS ON THIS PROPERTY! DEED RESTRICTION, MUST OWNER OCCUPY.
Private Remarks: CONTACT SELLER FOR ANY QUESTIONS OR ADDITIONAL INFO. THIS IS A LIMITED SERVICE LISTING. LISTING BROKER WILL NOT HOLD EARNEST MONEY. FUNDS. ALL INFO BELIEVED TO BE ACCURATE PER SELLER AND TAX RECORDS. BUYER OR BUYER'S AGENT TO VERIFY. TAXES TBD.
Showing Information: CALL DAWN REINHART, CITY OF LACROSSE (608) 789-7513 M-F 9-5 PM FOR LOCK BOX CODE

Sub Agent Comm: 2.4 %	**Excl. Agency Contrct:** N	**Broker Owned:** N	**Electronic Consent:** Yes
Buyer Agent Comm: 2.4 %	**Var. Comm.:** N	**Owner:** CITY OF LACROSSE	**Listing Date:** 08/22/2016
Limited/Unserviced: Yes	**Named Prospects:** N	**Concessions:** No	**Expiration Date:** 02/22/2017
Sold Price: $160,000	**Closing Date:** 12/09/2016	**Pending Date:** 10/03/2016	**Terms of Sale:** Conventional 30

Listing Office: La Crosse by Owner, LLC: 5355
Ph: 608-519-1055
Fax:
URL: http://www.lacrossebyowner.com/

Listing Agent: Lance Dembraski ABR,GRI: I73309
Ph: 608-790-2618 **Cell:** 608-790-2618
Fax:
Email: lance@lacrossebyowner.com

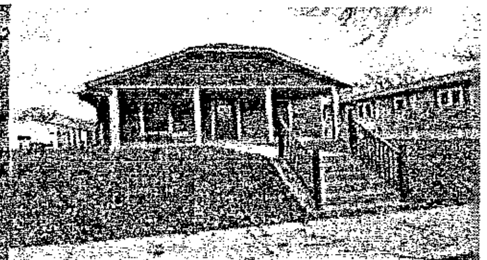
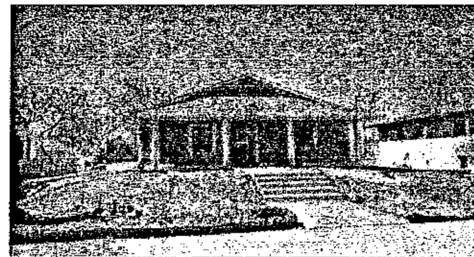
LA Address:
LO License #: 937658-91
LA License #: 56535-90

Selling Office: RE/MAX First Choice 5058 **Ph:** 608-781-7629
URL: http://www.remax-firstchoice-onwi.com
License #: 834617-91

Selling Agent: Judy L GullABR,CRS,GRI,CDPE,SFR I36422 **Ph:** 608-781-7714
Email: Judy@JudyGull.com
License #: 36422-90

Prepared by Mark Schlafer on Thursday, May 11, 2017 8:49 AM.

CITY OF LA CROSSE MARKET APPROACH

	SUBJECT	COMPARABLE 1		COMPARABLE 2		COMPARABLE 3		COMPARABLE 4	
PARCEL #	17-10149-110	17-10128-020		17-10186-120		17-10012-120		17-10149-100	
ADDRESS	1609 PROSPECT ST	2022 CHARLES ST		1827 AVON ST		806 CALEDONIA ST		1603 PROSPECT ST	
SALE DATE	12/9/2016	4/28/2016		FULLOFFER PENDING	-4,476	8/31/2016		10/28/2016	
SALE PRICE	160,000	137,000		149,200		164,000		154,500	
LOCATION	AVERAGE	AVERAGE		AVERAGE		AVERAGE		AVERAGE	
LAND VALUE	16,700	24,000	-7,300	19,100	-2,400	12,300	4,400	13,300	3,400
SITE	50*140 (7000)	50*142 (7100)		50*141 (7050)		50*140 (7000)		50*88 (4400)	
VIEW	AVERAGE	AVERAGE		AVERAGE		AVERAGE		AVERAGE	
DESIGN AND APPEAL	1 STORY	1 STORY		1 STORY		1.5 STORY	8,200	COLONIAL	7,725
QUALITY OF CONSTR.	ABOVE AVERAGE/35	AVERAGE/30	6,850	ABOVE AVERAGE/35		ABOVE AVERAGE/35		ABOVE AVERAGE/35	
AGE	2016	2015	1,370	2016		2016		2016	
CONDITION	AVERAGE	AVERAGE		AVERAGE		AVERAGE		AVERAGE	
# BEDROOMS	2	3		3		4		3	
# BATHROOMS	1	1		1.5	-1,500	2	-2,500	2	-2,500
ABOVE GR. LIV. AREA	1,512	1512		1512		1813	-7,525	1568	-1,400
BASEMENT	100%	NONE	12,096	NONE	12,096	100%		100%	
BSMT FINISH	STUDD/STUBBED	NONE	7,560	NONE	7,560	STUDD/STUBBED		STUDD/STUBBED	
EGRESS WINDOW	2	NONE	6,000	NONE	6,000	1	3,000	NONE	6,000
GARAGE/CARPORT	2 CAR ATTCHED	2 CAR ATTACHED		2 CAR ATTACHED		2 CAR DETACHED		2 CAR ATTACHED	
HEATING/COOLING	GAS FORCED AIR/AC	GAS FORCED AIR/AC		GAS FORCED AIR/AC		GAS FORCED AIR/AC		GAS FORCED AIR/AC	
FUNCTIONAL UTILITY	AVERAGE	AVERAGE		AVERAGE		AVERAGE		AVERAGE	
PORCH,PATIO,DECK	PORCH WITH ROOF	PORCH WITH ROOF		PORCH WITH ROOF		ROOF WITH PROCH		PORCH WITH ROOF	
FIREPLACE(S)	NONE	NONE		NONE		NONE		NONE	
OTHER									
2017 Assessd Value	$168,400	$137,800		$149,200		$168,400		$154,500	

GROSS ADJ %				
NET ADJUSTMENT	26,576	17,280	5,575	13,225
ADJUSTED SALE PRICE	**163,576**	**166,480**	**169,575**	**167,725**

Comments on Sales Comparison: CITY BUILT HOMES

Description	Adjustment
SALE DATE	3% per year
LOCATION	5% if different
LAND VALUE	equlaized
DESIGN AND APPEAL	5% if different
QUALITY	5% if different
AGE	1% per year
# BATHROOMS	$1500/ half, $2500/ full
ABOVE GR. LIV. AREA	$25/FT
BASEMENT	$8/FT
BSMT FINISH	$5/FT;$8/FT;$10/FT
GARAGE/CARPORT	$2500/car
HEATING/COOLING	$3000/AC
FIREPLACE(S)	$3,000
EGRESS WINDOW	$3000/ WNDO
OTHER	