

# Comparable Market Analysis

905 5th Ave. S, La Crosse, WI, 54601

Prepared for Comp—Friday, April 20, 2018



**Scott Neumeister**

**Cindy Gerke & Associates**

415 Jay St

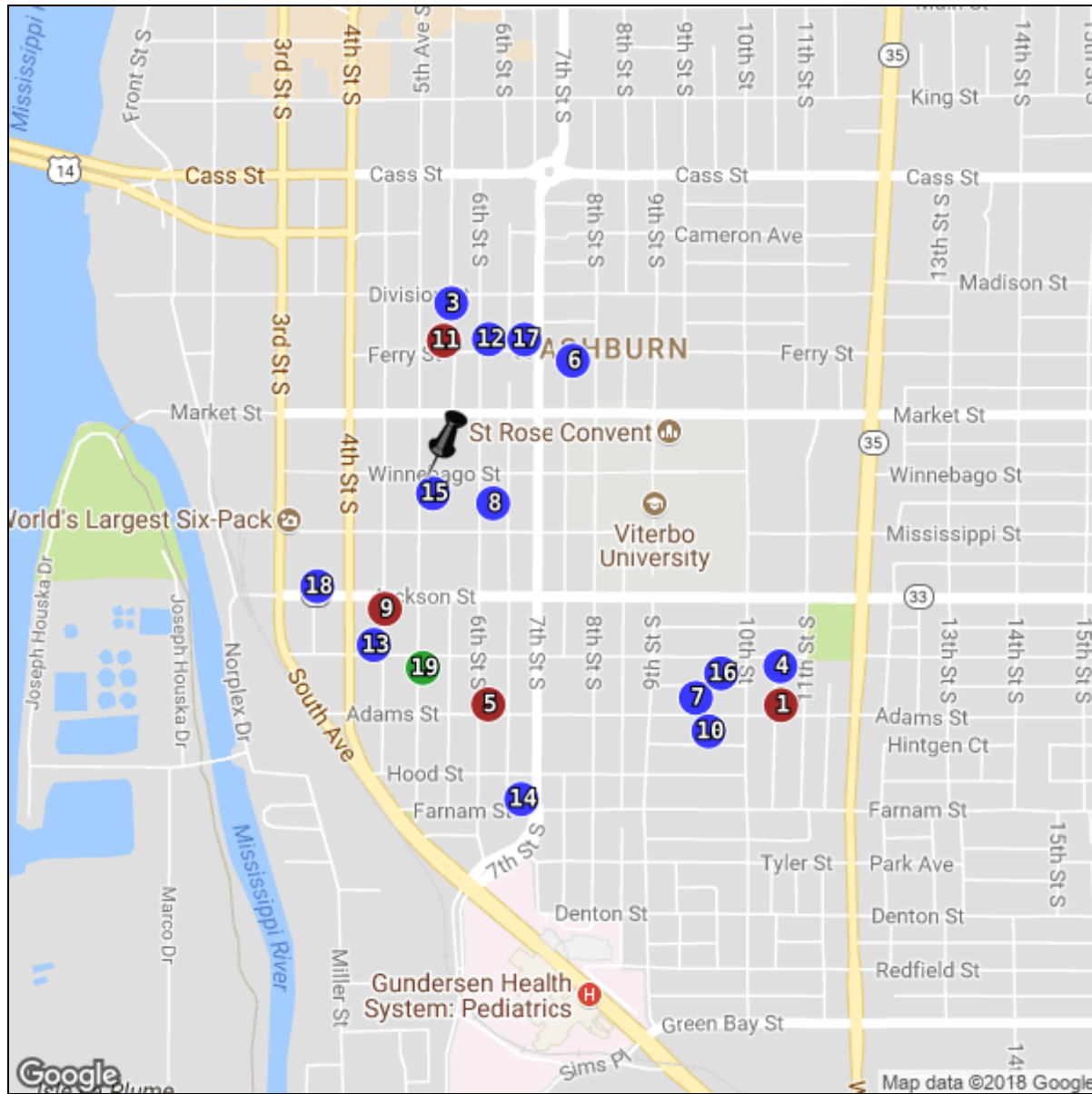
La Crosse, WI 54601

608-792-2111

[scott.neumeister@yahoo.com](mailto:scott.neumeister@yahoo.com)

License #: 79028-94

## Map of Subject And Comparable Properties



● Active   
 ● Sold   
 ● Pending   
 ● Withdrawn   
 ● Expired

	Address	MLS #	Status	Distance from Subject
Subject	905 5th Ave. S La Crosse WI 54601			
1	1017 ADAMS ST 1019, La Crosse WI 54601	1506042	Expired	0.50m
2	513 FERRY ST , La Crosse WI 54601	1508821	Expired	0.16m
3	516 Division ST , La Crosse WI 54601	1512559	Sold	0.21m
4	1018 Johnson St , La Crosse WI 54601	1513477	Sold	0.47m
5	1127 6th ST S , La Crosse WI 54601	1514812	Expired	0.28m
6	718 Ferry St , La Crosse WI 54601	1530602	Sold	0.22m
7	927-929 Adams St , La Crosse WI 54601	1537974	Sold	0.41m
8	815-817 6TH ST S , La Crosse WI 54601	1538122	Sold	0.08m
9	420 Jackson St , La Crosse WI 54601	1541137	Expired	0.16m
10	932 Adams ST , La Crosse WI 54601	1546367	Sold	0.45m

	Address	MLS #	Status	Distance from Subject
11	513 Ferry ST , La Crosse WI 54601	1547108	Expired	0.16m
12	603 Ferry St , La Crosse WI 54601	1547263	Sold	0.18m
13	415 Johnson ST , La Crosse WI 54601	1549955	Sold	0.21m
14	1312 7th ST S , La Crosse WI 54601	1550145	Sold	0.40m
15	911 5th AVE S , La Crosse WI 54601	1553741	Sold	0.02m
16	940 Johnson ST , La Crosse WI 54601	1556959	Sold	0.42m
17	629 Ferry St , La Crosse WI 54601	1561857	Sold	0.20m
18	325 Jackson ST 321-325, La Crosse WI 54601	1565043	Sold	0.18m
19	1201 5th Ave S , La Crosse WI 54601	1566738	Active	0.22m

Subject

Address	905 5th Ave. S La Crosse, WI 54601
Type	Single=Family
County	La Crosse
# of Rooms	6
Bedrooms	3
Full Baths	1
Est. Total Sq. Ft.	1400
Exterior	Vinyl
Style	2 story Old Style
Lot Description	50 x 145
School District	La Crosse
Taxes	1800
Tax Year	2017
Basement	Full
Heating Fuel	Gas

# Comparable Properties

Subject

1506042

1508821

1512559



905 5th Ave. S  
La Crosse WI 54601

1017 ADAMS ST 1019  
La Crosse WI

513 FERRY ST  
La Crosse WI

516 Division ST  
La Crosse WI

Distance From Subject		0.50	0.16	0.21
List Price		\$99,900	\$95,000	\$69,900
Original List Price		\$109,900	\$95,000	\$74,900
Sold Price				\$64,900
Status		Expired	Expired	Sold
Status Date		05/29/2017	10/02/2017	06/26/2017
Days on Market		182	230	83
Cumulative Days on Market		182	595	175
<b>Adjustment</b>		<b>+/-</b>	<b>+/-</b>	<b>+/-</b>
Type	Single=Family	Duplex/2 Story		
County	La Crosse	La Crosse	La Crosse	La Crosse
# of Rooms	6	4	0	0
Bedrooms	3	2	4	3
Full Baths	1	1	1	1
Est. Total Sq. Ft.	1,400	0	1,300	1,002
Exterior	Vinyl	Vinyl	Wood	Vinyl
Style	2 story Old Style		1 Story	1 Story
Lot Description	50 x 145			
School District	La Crosse	La Crosse	La Crosse	La Crosse
Taxes	1,800	2,305	2,876	3,139
Tax Year	2017	2015	2016	2016
Basement	Full	Partial; With Crawl Space	Full; Block	Full; Stubbed for Bathroom; 8+ Ceiling; Sump Pump
Heating Fuel	Gas		Natural Gas	Natural Gas
<b>Adjusted Price</b>	<b>\$78,785</b>	<b>\$99,900</b>	<b>\$95,000</b>	<b>\$64,900</b>

Subject

1513477

1514812

1530602



905 5th Ave. S  
La Crosse WI 54601

1018 Johnson St  
La Crosse WI

1127 6th ST S  
La Crosse WI

718 Ferry St  
La Crosse WI

Distance From Subject		0.47	0.28	0.22
List Price		\$99,900	\$89,900	\$89,900
Original List Price		\$99,900	\$106,990	\$89,900
Sold Price		\$95,000		\$85,000
Status		Sold	Expired	Sold
Status Date		06/06/2017	08/17/2017	07/04/2017
Days on Market		40	178	13
Cumulative Days on Market		40	178	13
<b>Adjustment</b>			+/-	+/-
Type	Single=Family	Subdivision		
County	La Crosse	La Crosse	La Crosse	La Crosse
# of Rooms	6	8	0	0
Bedrooms	3	2	2	3
Full Baths	1	2	1	1
Est. Total Sq. Ft.	1,400	1,417	1,004	1,000
Exterior	Vinyl	Stucco	Vinyl	Fiber Cement
Style	2 story Old Style	1 Story	1 Story	1.5 Story
Lot Description	50 x 145			
School District	La Crosse	La Crosse	La Crosse	La Crosse
Taxes	1,800	2,121	1,959	1,848
Tax Year	2017	2016	2015	2016
Basement	Full	Full; Partial Finished	Full	Full
Heating Fuel	Gas	Natural Gas	Natural Gas	Natural Gas
<b>Adjusted Price</b>	<b>\$78,785</b>	<b>\$95,000</b>	<b>\$89,900</b>	<b>\$85,000</b>

## Subject

1537974

1538122

1541137



905 5th Ave. S  
La Crosse WI 54601

927-929 Adams St  
La Crosse WI

815-817 6TH ST S  
La Crosse WI

420 Jackson St  
La Crosse WI

Distance From Subject		0.41	0.08	0.16
List Price		\$115,500	\$112,000	\$87,500
Original List Price		\$115,500	\$112,000	\$95,000
Sold Price		\$105,900	\$112,000	
Status		Sold	Sold	Expired
Status Date		10/04/2017	06/30/2017	01/10/2018
Days on Market		45	1	185
Cumulative Days on Market		45	1	185
<b>Adjustment</b>			+/-	+/-
Type	Single=Family	Duplex/2 Story		Subdivision
County	La Crosse	La Crosse	La Crosse	La Crosse
# of Rooms	6	5	0	7
Bedrooms	3	2	4	4
Full Baths	1	1	2	1
Est. Total Sq. Ft.	1,400	892	1,887	1,698
Exterior	Vinyl	Vinyl	Wood	Other
Style	2 story Old Style		2 Story	2 Story
Lot Description	50 x 145			Level, Mature Trees
School District	La Crosse	La Crosse	La Crosse	La Crosse
Taxes	1,800	2,257	2,136	1,859
Tax Year	2017	2016	2015	2016
Basement	Full	Partial	Full	Full
Heating Fuel	Gas		Natural Gas	Natural Gas
<b>Adjusted Price</b>	<b>\$78,785</b>	<b>\$105,900</b>	<b>\$112,000</b>	<b>\$87,500</b>

Subject

1546367

1547108

1547263



905 5th Ave. S  
La Crosse WI 54601

932 Adams ST  
La Crosse WI

513 Ferry ST  
La Crosse WI

603 Ferry St  
La Crosse WI

Distance From Subject		0.45	0.16	0.18
List Price		\$129,900	\$88,900	\$109,900
Original List Price		\$129,900	\$89,900	\$109,900
Sold Price		\$128,000		\$97,500
Status		Sold	Expired	Sold
Status Date		09/22/2017	12/20/2017	10/27/2017
Days on Market		9	119	26
Cumulative Days on Market		9	119	26
<b>Adjustment</b>			+/-	+/-
Type	Single=Family			Duplex/2 Story
County	La Crosse	La Crosse	La Crosse	La Crosse
# of Rooms	6	0	0	5
Bedrooms	3	3	4	2
Full Baths	1	1	1	1
Est. Total Sq. Ft.	1,400	1,200	1,300	750
Exterior	Vinyl	Vinyl	Wood	Vinyl
Style	2 story Old Style	2 Story	1 Story	
Lot Description	50 x 145			Corner Lot
School District	La Crosse	La Crosse	La Crosse	La Crosse
Taxes	1,800	2,398	2,876	3,157
Tax Year	2017	2016	2016	2016
Basement	Full	Partial	Full; Block	Full; Walk Out/Outer Door; Block; Dual Entry
Heating Fuel	Gas	Natural Gas	Natural Gas	
<b>Adjusted Price</b>	<b>\$78,785</b>	<b>\$128,000</b>	<b>\$88,900</b>	<b>\$97,500</b>

**Subject****1549955****1550145****1553741**

**905 5th Ave. S  
La Crosse WI 54601**

**415 Johnson ST  
La Crosse WI**

**1312 7th ST S  
La Crosse WI**

**911 5th AVE S  
La Crosse WI**

Distance From Subject		0.21	0.40	0.02
List Price		\$88,900	\$104,900	\$99,900
Original List Price		\$89,900	\$135,000	\$60,000
Sold Price		\$84,500	\$99,000	\$99,900
Status		Sold	Sold	Sold
Status Date		01/02/2018	12/19/2017	10/21/2017
Days on Market		70	83	6
Cumulative Days on Market		70	83	6
<b>Adjustment</b>		<b>+/-</b>	<b>+/-</b>	<b>+/-</b>
Type	Single=Family		Subdivision	
County	La Crosse	La Crosse	La Crosse	La Crosse
# of Rooms	6	0	8	0
Bedrooms	3	4	3	3
Full Baths	1	1	1	1
Est. Total Sq. Ft.	1,400	1,499	1,357	1,475
Exterior	Vinyl	Other	Vinyl	Vinyl
Style	2 story Old Style	2 Story	1 Story	2 Story
Lot Description	50 x 145			
School District	La Crosse	La Crosse	La Crosse	La Crosse
Taxes	1,800	1,862	1,705.08	2,006
Tax Year	2017	2016	2016	2016
Basement	Full	Partial	Partial	Full
Heating Fuel	Gas	Natural Gas	Natural Gas	Natural Gas
<b>Adjusted Price</b>	<b>\$78,785</b>	<b>\$84,500</b>	<b>\$99,000</b>	<b>\$99,900</b>

## Subject

1556959

1561857

1565043



905 5th Ave. S  
La Crosse WI 54601

940 Johnson ST  
La Crosse WI

629 Ferry St  
La Crosse WI

325 Jackson ST 321-325  
La Crosse WI

Distance From Subject		0.42	0.20	0.18
List Price		\$115,400	\$124,900	\$69,900
Original List Price		\$119,500	\$124,900	\$69,900
Sold Price		\$110,000	\$127,500	\$75,000
Status		Sold	Sold	Sold
Status Date		03/27/2018	01/30/2018	02/23/2018
Days on Market		123	5	9
Cumulative Days on Market		123	5	9
<b>Adjustment</b>		<b>+/-</b>	<b>+/-</b>	<b>+/-</b>
Type	Single=Family			Apartment Building
County	La Crosse	La Crosse	La Crosse	La Crosse
# of Rooms	6	8	9	0
Bedrooms	3	4	4	0
Full Baths	1	2	2	0
Est. Total Sq. Ft.	1,400	1,488	1,500	0
Exterior	Vinyl	Stucco	Wood	Wood
Style	2 story Old Style	2 Story	1 Story	
Lot Description	50 x 145	29 ft x 137 ft.		
School District	La Crosse	La Crosse	La Crosse	La Crosse
Taxes	1,800	1,997.69	2,021.39	1,518.83
Tax Year	2017	2016	2017	2016
Basement	Full	Partial	Partial; Crawl Space	Crawl Space Only
Heating Fuel	Gas	Natural Gas; Propane Gas	Natural Gas	
<b>Adjusted Price</b>	<b>\$78,785</b>	<b>\$110,000</b>	<b>\$127,500</b>	<b>\$75,000</b>

Subject

1566738



905 5th Ave. S  
La Crosse WI 54601

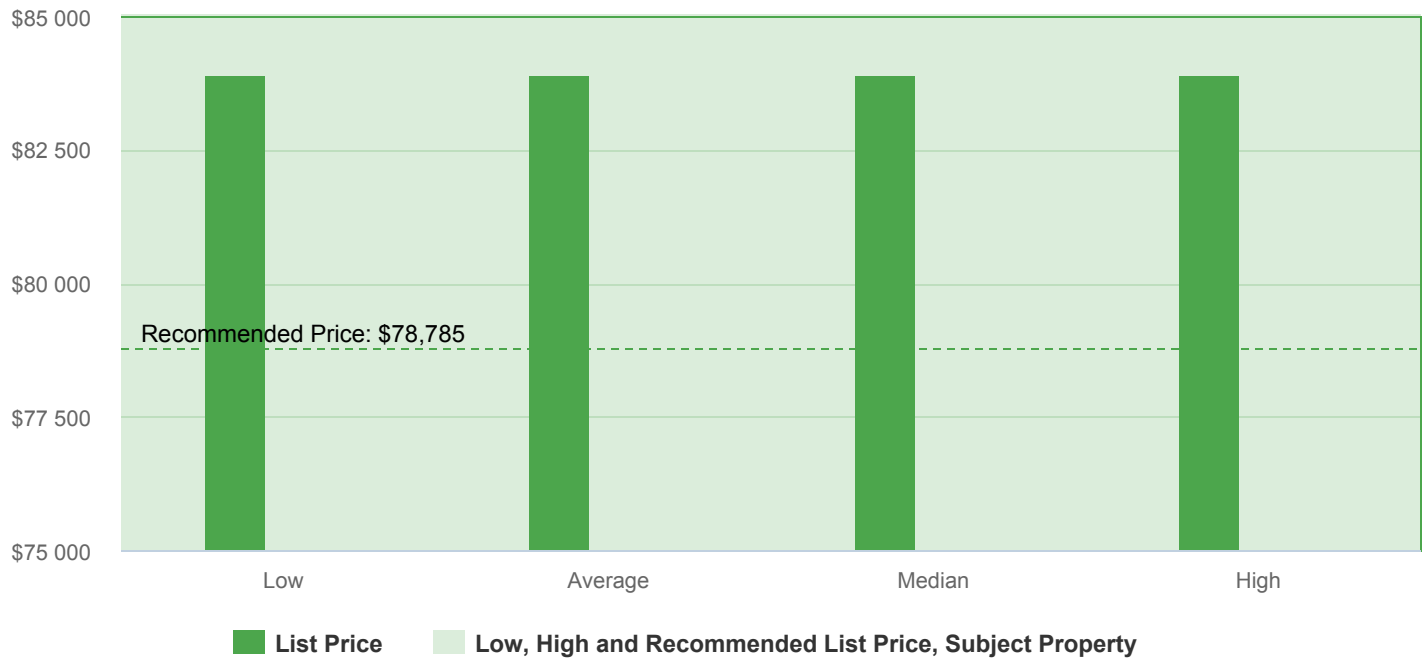
1201 5th Ave S  
La Crosse WI

Distance From Subject		0.22				
List Price		\$83,900				
Original List Price		\$84,900				
Sold Price						
Status		Active				
Status Date		02/12/2018				
Days on Market		68				
Cumulative Days on Market		68				
<b>Adjustment</b>			<b>+/-</b>		<b>+/-</b>	<b>+/-</b>
Type	Single=Family					
County	La Crosse	La Crosse				
# of Rooms	6	0				
Bedrooms	3	3				
Full Baths	1	1				
Est. Total Sq. Ft.	1,400	1,389				
Exterior	Vinyl	Wood; Vinyl				
Style	2 story Old Style	2 Story				
Lot Description	50 x 145					
School District	La Crosse	La Crosse				
Taxes	1,800	1,409				
Tax Year	2017	2016				
Basement	Full	Crawl Space				
Heating Fuel	Gas	Natural Gas				
<b>Adjusted Price</b>	<b>\$78,785</b>	<b>\$83,900</b>				

# Price Analysis

## Low, Average, Median, and High List Prices

Active Listings



## Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
1566738	1201 5th Ave S, La Crosse WI	\$84,900	68	68	\$83,900	-	\$83,900

## Summary of Sold Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
1512559	516 Division ST, La Crosse WI	\$69,900	83	175	06/23/2017	\$64,900	-	\$64,900
1513477	1018 Johnson St, La Crosse WI	\$99,900	40	40	05/24/2017	\$95,000	-	\$95,000
1530602	718 Ferry St, La Crosse WI	\$89,900	13	13	07/03/2017	\$85,000	-	\$85,000
1537974	927-929 Adams St, La Crosse WI	\$115,500	45	45	09/26/2017	\$105,900	-	\$105,900
1538122	815-817 6TH ST S, La Crosse WI	\$112,000	1	1	05/31/2017	\$112,000	-	\$112,000
1546367	932 Adams ST, La Crosse WI	\$129,900	9	9	09/22/2017	\$128,000	-	\$128,000
1547263	603 Ferry St, La Crosse WI	\$109,900	26	26	10/27/2017	\$97,500	-	\$97,500
1549955	415 Johnson ST, La Crosse WI	\$88,900	70	70	01/02/2018	\$84,500	-	\$84,500
1550145	1312 7th ST S, La Crosse WI	\$104,900	83	83	12/18/2017	\$99,000	-	\$99,000
1553741	911 5th AVE S, La Crosse WI	\$99,900	6	6	10/20/2017	\$99,900	-	\$99,900
1556959	940 Johnson ST, La Crosse WI	\$115,400	123	123	03/27/2018	\$110,000	-	\$110,000
1561857	629 Ferry St, La Crosse WI	\$124,900	5	5	01/30/2018	\$127,500	-	\$127,500
1565043	325 Jackson ST 321-325, La Crosse WI	\$69,900	9	9	02/21/2018	\$75,000	-	\$75,000

## Summary of Expired Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
1506042	1017 ADAMS ST 1019, La Crosse WI	\$109,900	182	182	\$99,900	-	\$99,900
1508821	513 FERRY ST, La Crosse WI	\$95,000	230	595	\$95,000	-	\$95,000
1514812	1127 6th ST S, La Crosse WI	\$106,990	178	178	\$89,900	-	\$89,900
1541137	420 Jackson St, La Crosse WI	\$95,000	185	185	\$87,500	-	\$87,500
1547108	513 Ferry ST, La Crosse WI	\$89,900	119	119	\$88,900	-	\$88,900

## Low, Average, Median, and High Comparisons

	Active	Sold	Expired	Overall
Low	\$83,900	\$64,900	\$87,500	\$64,900
Average	\$83,900	\$98,785	\$92,240	\$96,279
Median	\$83,900	\$99,000	\$89,900	\$95,000
High	\$83,900	\$128,000	\$99,900	\$128,000

## Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Est. Total Sq. Ft.	Avg. List \$/Est. Total Sq. Ft.	Avg. Sold \$/Est. Total Sq. Ft.	Avg. Dom	Avg. CDOM
Active	1	83,900	83,900	0	0	0.00	1,389	60.40	0.00	68	68

Status	#	List Vol.	Avg. List		Avg. Sold	Avg. Sale/List	Avg. Est. Total	Avg. List \$/Est.	Avg. Sold \$/Est.	Avg.	Avg.
			Price	Sold Vol.							
					Price	Price	Sq. Ft.	Total Sq. Ft.	Total Sq. Ft.	Dom	CDOM
Sold	13	1,330,900	102,377	1,284,200	98,785	0.97	1,289	86.58	82.29	39	47
Expired	5	461,200	92,240	0	0	0.00	1,326	70.63	0.00	179	252
Overall	19	1,876,000	98,737	1,284,200	98,785	0.97	1,303	81.29	82.29	78	102

SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search:

# Listing Price Recommendation

Low	\$64,900
High	\$128,000
Recommended	\$78,785

**Address:** 1017 ADAMS ST 1019 La Crosse, Wisconsin 54601-0000 **Taxed by:** La Crosse**MLS #:** 1506042

**Property Type:** Two-Family  
**Status:** Expired  
**Tax Key:** 1730017120  
**County:** La Crosse  
**Garage Spaces:** 0  
**Garage Type:** None  
**Flood Plain:** No  
**Occ. Permit Required:** N  
**School District:** [La Crosse](#)  
**High School:**  
**Middle School:**  
**Elem. School:**

**List Price:** \$99,900  
**Taxes:** \$2,305  
**Tax Year:** 2015  
**Est. Acreage:** 0.09  
**Est. Year Built:** 1901  
**Conforming Use:** Yes  
**Est. Total Sq. Ft.:** 1,700  
**Zoning:** RES  
**Subdivision:**  
**Subd. Dues/Yr.:** \$  
**Body of Water:**  
**Days On Market:** 182

**Directions:** WEST AVE SOUTH TO ADAMS STREET

Unit Details						Unit 1 Rooms			Unit 2 Rooms		
	Unit 1	Unit 2		Unit 1	Unit 2	Name	Dim	Level	Name	Dim	Level
<b># Rooms:</b>	4	4	<b>Elec:</b>			#1 Living/Great Room	12 x 13	Main	#2 Living/Great Room	13 x 13	Upper
<b>BR:</b>	2	2	<b>Rent:</b>	675	675	#1 Kitchen	12 x 11	Main	#2 Kitchen	11 x 13	Upper
<b>Baths:</b>	1 / 0	1 / 0	<b>Sec Dep:</b>	675	700	#1 Master Bedroom	12 x 15	Main	#2 Master Bedroom	12 x 15	Upper
<b>Sq Ft:</b>			<b>Occ:</b>			#1 2nd Bedroom	10 x 11	Main	#2 2nd Bedroom	10 x 14	Upper
<b>Heat:</b>			<b>Exp Dt:</b>								

**Type:** Duplex/2 Story**Exterior:** Vinyl**Roofing:** Composition; Rubber**Garage/Parking:** Parking Space; Alley Entrance**Basement:** Partial; With Crawl Space**Bath Unit #1:** Shower Over Tub**Bath Unit #2:** Shower Over Tub**Heat Type #1:** Natural Gas; Hot Water**Heat Type #2:** Natural Gas; Hot Water**Water/Waste:** Municipal Water; Municipal Sewer**Tax Includes:** Trash Collection**Municipality:** City**Owner Pays:** Electricity; Gas; Water**Tenant Pays:** None**# of Meters:** Gas 1; Electric 1**Appliances #1:** Oven; Range; Refrigerator**Appliances #2:** Oven; Range; Refrigerator; Dishwasher**Misc #1:** Pantry**Misc #2:** Smoke Detector**Documents on File:** Seller Condition; LeadPaint Disclosure**Occupancy:** 91 or more Days

**Remarks:** CALLING ALL INVESTORS! DUPLEX - UPPER AND LOWER, CLOSE TO VITERBO AND BOTH HOSPITALS, EASY TO RENT. NEWER WINDOWS AND VINYL SIDING, UPPER UNIT HAS REMODELED KITCHEN. BOTH UNITS HAVE LARGE MASTER BEDROOMS. OFF STREET PARKING, LOW MAINTENANCE SM YARD. CURRENTLY LEASED TILL END OF MAY 2017.

**Listing Office:** BHHS Lovejoy Realty: 5120**LO License #:** 834192-91

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.

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 Prepared by Scott Neumeister on Friday, April 20, 2018 7:19 PM.

**Address:** 513 FERRY ST La Crosse, Wisconsin 54601-4572 **Taxed by:** La Crosse**MLS #:** 1508821

**Property Type:** Single-Family  
**Status:** Expired  
**Tax Key:** 1730117120  
**County:** La Crosse  
**Bedrooms:** 4  
**Total Full/Half Baths:** 1 / 0  
**F/H Baths Main:** 1 / 0  
**F/H Baths Upper:**  
**F/H Baths Lower:**  
**Garage Spaces:** 0  
**Garage Type:** None  
**Flood Plain:** No

**List Price:** \$95,000  
**Taxes:** \$2,876  
**Tax Year:** 2016  
**Est. Acreage:** 0.25  
**Rooms:**  
**Est. Total Sq. Ft.:** 1,300  
**Est. Year Built:** 1969  
**Zoning:** RESIDENTIAL

**Days On Market:** 230**Directions:** FROM 4TH ST GO EAST ON FERRY**School District:** [La Crosse](#)

Name	Dim	Level	Name	Dim	Level
Master Bedroom	13 x 12	Main	Living/Great Room	24 x 14	Main
Bedroom 2	14 x 12	Main	Kitchen	15 x 10	Main
Bedroom 3	11 x 10	Main	Dining Room	12 x 10	Main
Bedroom 4	20 x 15	Lower	Laundry Room	10 x 6	Lower

<b>Lot Description:</b>	Sidewalk; Fenced Yard; Near Public Transit	<b>Terms/Misc:</b>	Tenant Occupied
<b>Style:</b>	1 Story	<b>Documents:</b>	Seller Condition; Tax Bill; LeadPaint Disclosure
<b>Architecture:</b>	Ranch	<b>Appliances Incl.:</b>	Oven/Range; Refrigerator
<b>Driveway:</b>	Paved; Parking Space	<b>Misc. Exterior:</b>	Patio
<b>Exterior:</b>	Wood	<b>Misc. Interior:</b>	Natural Fireplace; Walk-thru Bedroom
<b>Basement:</b>	Full; Block	<b>Water/Waste:</b>	Municipal Water; Municipal Sewer
<b>Heating Fuel:</b>	Natural Gas	<b>Municipality:</b>	City
<b>H/C Type:</b>	Forced Air; Central Air	<b>Accessibility:</b>	Bedroom on Main Level; Full Bath on Main Level; Open Floor Plan; Level Drive
<b>Bath Description:</b>	Shower Over Tub		

**Remarks:** NICE RANCH HOME WITH 3 BEDROOMS ON THE MAIN AND 1 IN LOWER WITH EGRESS WINDOW. COVERED BACK PORCH AND DRIVEWAY FOR OFF STREET PARKING. NATURAL FIREPLACE IN LIVING ROOM. NEVER USED SO WORKING CONDITION IS UNKNOWN. FULL BASEMENT COULD BE FINISHED OFF FOR ADDITIONAL LIVING SPACE. CURRENTLY BEING RENTED FOR \$1,050 PER MONTH.

**Inclusions:** REFRIGERATOR, STOVE/RANGE**Exclusions:** TENANTS PERSONAL PROPERTY**Listing Office:** Century 21 Affiliated: 5045**LO License #:** 833681-91

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2018 by Multiple Listing Service, Inc. See [copyright notice](#). Prepared by Scott Neumeister on Friday, April 20, 2018 7:19 PM.

**Address:** 516 Division ST La Crosse, Wisconsin 54601-4569 **Taxed by:** La Crosse**MLS #:** 1512559

**Property Type:** Single-Family  
**Status:** Sold  
**Tax Key:** 017030118070  
**County:** La Crosse  
**Bedrooms:** 3  
**Total Full/Half Baths:** 1 / 0  
**F/H Baths Main:** 1 / 0  
**F/H Baths Upper:**  
**F/H Baths Lower:**  
**Garage Spaces:** 0  
**Garage Type:** None  
**Flood Plain:** No

**List Price:** \$69,900  
**Taxes:** \$3,139  
**Tax Year:** 2016  
**Est. Acreage:** 0.1  
**Rooms:**  
**Est. Total Sq. Ft.:** 1,002  
**Est. Year Built:** 1999  
**Zoning:** res

**Days On Market:** 83**Directions:** Cass St, South on 5th St, West on Division. Across from Fire Fighters Credit Union.**School District:** [La Crosse](#)

Name	Dim	Level	Name	Dim	Level
Master Bedroom	12 x 11	Main	Living/Great Room	14 x 11	Main
Bedroom 2	11 x 10	Main	Kitchen	12 x 11	Main
Bedroom 3	10 x 9	Main			

**Lot Description:** Sidewalk; Fenced Yard**Style:** 1 Story**Architecture:** Ranch**Driveway:** Paved**Outbuildings:** Storage Shed**Exterior:** Vinyl**Basement:** Full; Studded for Bathroom; 8+ Ceiling; Sump Pump**Heating Fuel:** Natural Gas**H/C Type:** Forced Air**Bath Description:** Shower Over Tub**Documents:** Seller Condition**Appliances Incl.:** Oven/Range; Refrigerator; Dishwasher; Washer; Dryer**Misc. Exterior:** Deck**Misc. Interior:** Walk-in Closet; Cable TV Available; High Speed Internet Available; Wood or Sim. Wood Floors**Water/Waste:** Municipal Water; Municipal Sewer**Municipality:** City**Accessibility:** Bedroom on Main Level; Full Bath on Main Level; Open Floor Plan

**Remarks:** Solid home with great potential. Building less than 20 years old. Roof only 3 years old. Open concept kitchen and living room. 3 good sized bedrooms on the main floor. Master with walk in closet. LL has egress window and studded for 4th bedroom. Also studded for 2nd bathroom. Located within walking distance to the downtown restaurants, shops, and entertainment. Driveway for off street parking. Home will need interior updating.

**Inclusions:** Oven, range, refrigerator, dishwasher, washer, dryer, garden shed**Sold Price:** \$64,900**Closing Date:** 06/23/2017**Listing Office:** RE/MAX First Choice: 5058**LO License #:** 834617-91

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 Prepared by Scott Neumeister on Friday, April 20, 2018 7:19 PM.

**Address:** 1018 Johnson St La Crosse, Wisconsin 54601-5523 **Taxed by:** La Crosse**MLS #:** 1513477

**Property Type:** Single-Family  
**Status:** Sold  
**Tax Key:** 017030017070  
**County:** La Crosse  
**Bedrooms:** 2  
**Total Full/Half Baths:** 2 / 0  
**F/H Baths Main:** 1 / 0  
**F/H Baths Upper:** 0 / 0  
**F/H Baths Lower:** 1 / 0  
**Garage Spaces:** 1  
**Garage Type:** Attached  
**Flood Plain:** No

**List Price:** \$99,900  
**Taxes:** \$2,121  
**Tax Year:** 2016  
**Est. Acreage:** 0.06  
**Rooms:** 8  
**Est. Total Sq. Ft.:** 1,417  
**Est Fin Above Grade SqFt:** 896  
**Est Fin Below Grade SqFt:** 521  
**Est. Year Built:** 1942  
**Zoning:** RES  
**Days On Market:** 40

**Directions:** JAC KSON STREET TO 10TH TO JOHNSON**School District:** [La Crosse](#)

Name	Dim	Level	Name	Dim	Level
Master Bedroom	11 x 14	Main	Living/Great Room	13 x 17	Main
Bedroom 2	12 x 10	Main	Kitchen	10 x 13	Main
Bedroom 3	13 x 12	Lower	Family Room	15 x 17	Lower
			Laundry Room	10 x 12	Lower
			Game Room	11 x 10	Lower

**Type:** Subdivision**Lot Description:** Sidewalk**Style:** 1 Story**Architecture:** Bungalow**Driveway:** Paved**Exterior:** Stucco**Basement:** Full; Partial Finished**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**Misc. Interior:** Cable TV Available; High Speed Internet Available; Wood or Sim. Wood Floors**Water/Waste:** Municipal Water; Municipal Sewer**Municipality:** City**Accessibility:** Bedroom on Main Level; Full Bath on Main Level

**Remarks:** CONVENIENTLY LOCATED 1-STORY BUNGALOW. MAIN LEVEL OFFERS YOU 2 NICE SIZE BEDROOMS, FORMAL LIVING AREA, EAT-IN KITCHEN, PLENTY OF CUPBOARDS AND CLOSET SPACE. LOWER LEVEL OFFERS YOU A LARGE REC ROOM WITH WET BAR, A 3RD ONE NON-CONFORMING BEDROOM, LAUNDRY AREA AND 3/4 BATH. 1 CAR DETACHED GARAGE WITH EXTRA STORAGE AREA BEHIND GARAGE. HARDWOODS FLOORS IN LIVING ROOM AND 2 MAIN FLOOR BEDROOMS, NATURAL WOOD DOORS AND TRIM.. NEWER WINDOWS & ROOF.

**Sold Price:** \$95,000**Closing Date:** 05/24/2017**Listing Office:** Gerrard-Hoeschler, REALTORS:  
5006ofs**LO License #:** 834038-91

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Prepared by Scott Neumeister on Friday, April 20, 2018 7:19 PM.

**Address:** 1127 6th ST S La Crosse, Wisconsin 54601-5357 **Taxed by:** La Crosse**MLS #:** 1514812**Property Type:** Single-Family**Status:** Expired**Tax Key:** 017030007070**County:** La Crosse**Bedrooms:** 2**Total Full/Half Baths:** 1 / 0**F/H Baths Main:** 1 / 0**F/H Baths Upper:****F/H Baths Lower:****Garage Spaces:** 1**Garage Type:** Detached**Flood Plain:** No**List Price:** \$89,900**Taxes:** \$1,959**Tax Year:** 2015**Est. Acreage:** 0.11**Rooms:****Est. Total Sq. Ft.:** 1,004**Est. Year Built:** 1865**Zoning:** residential**Days On Market:** 178**Directions:** from Jackson St 2 blocks S on 6th St**School District:** [La Crosse](#)

Name	Dim	Level	Name	Dim	Level
Master Bedroom	14 x 11	Main	Living/Great Room	15 x 12	Main
Bedroom 2	12 x 8	Main	Kitchen	11 x 13	Main
			Dining Room	12 x 12	Main

**Lot Description:** Corner; Sidewalk; Near Public Transit**Style:** 1 Story**Architecture:** Cape Cod**Documents:** Seller Condition**Appliances Incl.:** Oven/Range; Refrigerator; Dishwasher; Washer; Dryer; Window A/C**Exterior:** Vinyl**Water/Waste:** Municipal Water; Municipal Sewer**Basement:** Full**Municipality:** City**Heating Fuel:** Natural Gas**H/C Type:** Radiant**Remarks:** Calling all investors! great home to put a little sweat equity into and rent out or flip! Close to hospitals, college & downtown, easy commute (bike, walk or bus) to work! Hardwood Floors, kitchen with ceiling height cabinets and walk in pantry. full basement for lots of storage, off street parking.**Inclusions:** refrigerator, range, washer, dryer, dishwasher, 2 window air conditioners**Exclusions:** sellers personal property**Listing Office:** Coldwell Banker River Valley,  
REALTORS: 5349**LO License #:** 701807-91

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**Address:** 718 Ferry St La Crosse, Wisconsin 54601-4610 **Taxed by:** La Crosse**MLS #:** 1530602**Property Type:** Single-Family**Status:** Sold**Tax Key:** 017030068140**County:** La Crosse**Bedrooms:** 3**Total Full/Half Baths:** 1 / 1**F/H Baths Main:** 1 / 1**F/H Baths Upper:****F/H Baths Lower:****Garage Spaces:** 0**Garage Type:** None**Flood Plain:** No**List Price:** \$89,900**Taxes:** \$1,848**Tax Year:** 2016**Est. Acreage:** 0.1**Rooms:****Est. Total Sq. Ft.:** 1,000**Est. Year Built:** 1884**Zoning:** RESIDENTIAL**Days On Market:** 13**Directions:** SOUTH ON WEST AVENUE TO WEST ON FERRY STREET**School District:** [La Crosse](#)**High School:** LaCrossroads Charter**Middle School:** La Crosse Design Inst

Name	Dim	Level	Name	Dim	Level
Master Bedroom	12 x 10	Main	Living/Great Room	12 x 12	Main
Bedroom 2	10 x 9	Upper	Kitchen	11 x 10	Main
Bedroom 3	10 x 10	Upper	Dining Room	14 x 12	Main

**Lot Description:** Sidewalk; Fenced Yard; Near Public Transit**Style:** 1.5 Story**Architecture:** Bungalow**Exterior:** Fiber Cement**Basement:** Full**Heating Fuel:** Natural Gas**H/C Type:** Forced Air**Bath Description:** Shower Over Tub**Terms/Misc:** Tenant Occupied**Documents:** Seller Condition; Tax Bill; LeadPaint Disclosure**Appliances Incl.:** Oven/Range; Refrigerator**Misc. Exterior:** Deck**Misc. Interior:** Pantry; Cable TV Available; High Speed Internet Available**Water/Waste:** Municipal Water; Municipal Sewer**Municipality:** City**Accessibility:** Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level

**Remarks:** 3 BEDROOM, 2 BATHROOM HOME WITH FENCED YARD GREAT FOR OWNER OCCUPANCY OR AS REGISTERED RENTAL. MAIN FLOOR BEDROOM, BATHROOM AND LAUNDRY. DECK FOR ENTERTAINING. FASCIA AND SOFFIT BEING REPLACED BY SELLER BY END OF JULY. CLOSE TO LINCOLN MIDDLE SCHOOL AND THE BUS LINE. CALL OR TEXT LISTING AGENT TO SCHEDULE YOUR PRIVATE SHOWING TODAY!

**Sold Price:** \$85,000**Closing Date:** 07/03/2017**Listing Office:** LUX Real Estate: 5990**LO License #:** 937786-91

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**Address:** 927-929 Adams St La Crosse, Wisconsin 54601-5546 **Taxed by:** La Crosse**MLS #:** 1537974

**Property Type:** Two-Family  
**Status:** Sold  
**Tax Key:** 017030016110  
**County:** La Crosse  
**Garage Spaces:** 0  
**Garage Type:** None  
**Flood Plain:** No  
**Occ. Permit Required:** N  
**School District:** [La Crosse](#)  
**High School:**  
**Middle School:**  
**Elem. School:**

**List Price:** \$115,500  
**Taxes:** \$2,257  
**Tax Year:** 2016  
**Est. Acreage:** 0.08  
**Est. Year Built:** 1901  
**Conforming Use:** Yes  
**Est. Total Sq. Ft.:** 1,672  
**Zoning:** R-1  
**Subdivision:**  
**Subd. Dues/Yr.:** \$  
**Body of Water:**  
**Days On Market:** 45

**Directions:** West Ave south to Adams St, right (West) 3 blocks

Unit Details						Unit 1 Rooms			Unit 2 Rooms		
	Unit 1	Unit 2		Unit 1	Unit 2	Name	Dim	Level	Name	Dim	Level
# Rooms:	5	4	Elec:			#1 Living/Great Room	18 x 11	Main	#2 Living/Great Room	12 x 10	Upper
BR:	2	2	Rent:	700	600	#1 Kitchen	14 x 11	Main	#2 Kitchen	14 x 13	Upper
Baths:	1 / 0	1 / 0	Sec Dep:	700	600	#1 Master Bedroom	11 x 9	Main	#2 Master Bedroom	17 x 9	Upper
Sq Ft:	892	780	Occ:			#1 2nd Bedroom	10 x 9	Main	#2 2nd Bedroom	10 x 9	Upper
Heat:			Exp Dt:								

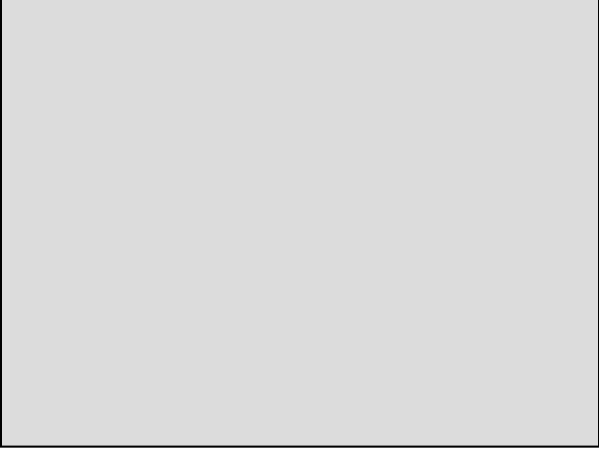
**Type:** Duplex/2 Story**Exterior:** Vinyl**Roofing:** Metal**Garage/Parking:** Parking Space; Alley Entrance; None**Basement:** Partial**Left/Lower #1:** Living Room; Dining 'L'; Laundry; Other**Right/Upper #2:** Living Room; Dining 'L'; Laundry**Bath Unit #1:** Shower Over Tub; Full on Main**Bath Unit #2:** Shower Over Tub; Full on Upper**Heat Type #1:** Natural Gas; One Furnace; Forced Air**Heat Type #2:** Electric**Water/Waste:** Municipal Water; Municipal Sewer**Tax Includes:** Trash Collection**Municipality:** City**Owner Pays:** Water**Tenant Pays:** Electricity; Gas; Heat**# of Meters:** Gas 1; Electric 2**Appliances #1:** Range; Refrigerator; Washer; Dryer**Appliances #2:** Range; Refrigerator; Washer; Dryer**Misc #1:** Circuit Breakers; Cable TV Available; Window Air; Smoke Detector; Separate Thermostat**Misc #2:** Circuit Breakers; Cable TV Available; Window Air; Smoke Detector; Separate Thermostat**Documents on File:** Seller Condition; Tax Bill; Zoning; LeadPaint Disclosure**Occupancy:** See Listing Broker

**Remarks:** Nice 2 story duplex with cash flow. Both apartments come with washer & dryer for the tenant's use in addition to the stove and refrigerator. The heat and electricity are separated so each apartment pays their own utility bills. The apartments are in good updated condition. Neat and clean with newer appliances in upper unit.

**Inclusions:** 2 stoves, 2 refrigerators, 2 washers, 2 dryers**Exclusions:** Tenants personal property**Sold Price:** \$105,900**Closing Date:** 09/26/2017**Listing Office:** Hamilton Realty: 6005**LO License #:** 38785-90

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<b>Address:</b> 815-817 6TH ST S La Crosse, Wisconsin 54601-4547		<b>Taxed by:</b> La Crosse		<b>MLS #:</b> 1538122	
		<b>Property Type:</b> Single-Family		<b>List Price:</b> \$112,000	
		<b>Status:</b> Sold		<b>Taxes:</b> \$2,136	
		<b>Tax Key:</b> 017030128040		<b>Tax Year:</b> 2015	
		<b>County:</b> La Crosse		<b>Est. Acreage:</b> 0.1	
		<b>Bedrooms:</b> 4		<b>Rooms:</b>	
		<b>Total Full/Half Baths:</b> 2 / 0		<b>Est. Total Sq. Ft.:</b> 1,887	
		<b>F/H Baths Main:</b> 2 / 0		<b>Est. Year Built:</b> 1880	
		<b>F/H Baths Upper:</b>		<b>Zoning:</b> residential	
		<b>F/H Baths Lower:</b>			
		<b>Garage Spaces:</b> 2			
<b>Garage Type:</b> Detached					
<b>Flood Plain:</b> No		<b>Days On Market:</b> 1			
<b>Directions:</b>					
<b>School District:</b> <a href="#">La Crosse</a>		<b>Name</b>	<b>Dim</b>	<b>Level</b>	<b>Name</b>
		Master Bedroom	10 x 10	Main	Living/Great Room
					Kitchen
<b>Style:</b> 2 Story		<b>Documents:</b> None			
<b>Architecture:</b> Colonial		<b>Appliances Incl.:</b> None			
<b>Exterior:</b> Wood		<b>Water/Waste:</b> Municipal Water; Municipal Sewer			
<b>Basement:</b> Full		<b>Municipality:</b> City			
<b>Heating Fuel:</b> Natural Gas					
<b>H/C Type:</b> Forced Air					
<b>Remarks:</b>					
<b>Sold Price:</b> \$112,000		<b>Closing Date:</b> 05/31/2017			
<b>Listing Office:</b> NON MLS: nmlsofs		<b>LO License #:</b>			

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**Address:** 420 Jackson St La Crosse, Wisconsin 54601-5321 **Taxed by:** La Crosse**MLS #:** 1541137**Property Type:** Single-Family**Status:** Expired**Tax Key:** 017030092060**County:** La Crosse**Bedrooms:** 4**Total Full/Half Baths:** 1 / 0**F/H Baths Main:** 1 / 0**F/H Baths Upper:****F/H Baths Lower:****Garage Spaces:** 1**Garage Type:** Detached**Flood Plain:** No**List Price:** \$87,500**Taxes:** \$1,859**Tax Year:** 2016**Est. Acreage:** 0.07**Rooms:** 7**Est. Total Sq. Ft.:** 1,698**Est. Year Built:** 1900**Lot Description:** Level, Mature Trees**Zoning:** Res**Days On Market:** 185**Directions:** Between 4th & 5th on Jackson St. Must give notice. Sellers have small children.**School District:** [La Crosse](#)**Subdivision:** Burns Addition

Name	Dim	Level	Name	Dim	Level
Master Bedroom	19 x 8	Main	Living/Great Room	21 x 11	Main
Bedroom 2	11 x 13	Upper	Kitchen	13 x 18	Main
Bedroom 3	11 x 11	Upper	Dining Room	11 x 13	Main
Bedroom 4	11 x 13	Upper			

**Type:** Subdivision**Lot Description:** Sidewalk; Fenced Yard; Near Public Transit**Style:** 2 Story**Architecture:** Other**Garage:** Electric Door Opener**Driveway:** Alley Entrance**Exterior:** Other**Basement:** Full**Heating Fuel:** Natural Gas**H/C Type:** Forced Air; Central Air**Bath Description:** At least one Bathtub; Shower Over Tub**Documents:** Seller Condition; LeadPaint Disclosure; Other**Appliances Incl.:** Oven/Range; Refrigerator; Dishwasher; Microwave; Washer; Dryer**Misc. Exterior:** Deck**Misc. Interior:** Cable TV Available; Wood or Sim. Wood Floors**Water/Waste:** Municipal Water; Municipal Sewer**Municipality:** City**Accessibility:** Bedroom on Main Level; Full Bath on Main Level; Level Drive**Remarks:** Possible investment opportunity or a first time residence. This four bedroom house offers an updated kitchen with oak cabinets with all appliances included, large open living/dining room combination, wood deck, fenced backyard, large unfinished basement and a 1.5 car detached garage.**Inclusions:** Range, Refrigerator, Microwave, Washer, Dryer, Dishwasher**Exclusions:** Seller's personal property.**Listing Office:** Castle Realty, LLC: 5383**LO License #:** 936644-91

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Prepared by Scott Neumeister on Friday, April 20, 2018 7:19 PM.

**Address:** 932 Adams ST La Crosse, Wisconsin 54601-5501 **Taxed by:** La Crosse**MLS #:** 1546367

**Property Type:** Single-Family  
**Status:** Sold  
**Tax Key:** 017030021060  
**County:** La Crosse  
**Bedrooms:** 3  
**Total Full/Half Baths:** 1 / 0  
**F/H Baths Main:** 1 / 0  
**F/H Baths Upper:** 0 / 0  
**F/H Baths Lower:** 0 / 0  
**Garage Spaces:** 3.5  
**Garage Type:** Detached  
**Flood Plain:** No

**List Price:** \$129,900  
**Taxes:** \$2,398  
**Tax Year:** 2016  
**Est. Acreage:** 0.16  
**Rooms:**  
**Est. Total Sq. Ft.:** 1,200  
**Est Fin Above Grade SqFt:** 1,200  
**Est. Year Built:** 1901  
**Zoning:** Res  
**Days On Market:** 9

**Directions:** West Ave, west on Adams**School District:** [La Crosse](#)

Name	Dim	Level	Name	Dim	Level
Master Bedroom	12 x 11	Main	Living/Great Room	14 x 13	Main
Bedroom 2	12 x 9	Upper	Kitchen	15 x 13	Main
Bedroom 3	13 x 8	Upper	Laundry Room	8 x 6	Main

**Lot Description:** Sidewalk; Fenced Yard**Style:** 2 Story**Architecture:** Farm House**Garage:** Electric Door Opener**Driveway:** Paved; Parking Space; Alley Entrance**Exterior:** Vinyl**Basement:** Partial**Heating Fuel:** Natural Gas**H/C Type:** Forced Air; Wall/Sleeve Air**Bath Description:** Shower Over Tub**Documents:** Seller Condition; LeadPaint Disclosure; Other**Appliances Incl.:** Oven/Range; Refrigerator**Misc. Interior:** Cable TV Available; High Speed Internet Available**Water/Waste:** Municipal Water; Municipal Sewer**Municipality:** City**Accessibility:** Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level

**Remarks:** Recently updated home. Nice fenced back yard. Lovely front and back porches. Back porch leads out to large patio. Large, bright kitchen. Family room with beautiful hardwood floors. Master bedroom on the main floor. Laundry and full bath on main floor as well. Huge garage with additional parking pad along side. La Crosse Promise neighborhood.

**Sold Price:** \$128,000**Closing Date:** 09/22/2017**Listing Office:** RE/MAX First Choice: 5058**LO License #:** 834617-91

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**Address:** 513 Ferry ST La Crosse, Wisconsin 54601-4541 **Taxed by:** La Crosse**MLS #:** 1547108

**Property Type:** Single-Family  
**Status:** Expired  
**Tax Key:** 017030117120  
**County:** La Crosse  
**Bedrooms:** 4  
**Total Full/Half Baths:** 1 / 1  
**F/H Baths Main:** 1 / 1  
**F/H Baths Upper:**  
**F/H Baths Lower:**  
**Garage Spaces:** 0  
**Garage Type:** None  
**Flood Plain:** No

**List Price:** \$88,900  
**Taxes:** \$2,876  
**Tax Year:** 2016  
**Est. Acreage:** 0.25  
**Rooms:**  
**Est. Total Sq. Ft.:** 1,300  
**Est. Year Built:** 1969  
**Zoning:** Residential

**Days On Market:** 119**Directions:** 4th street east on Ferry St.**School District:** [La Crosse](#)

Name	Dim	Level	Name	Dim	Level
Master Bedroom	13 x 12	Main	Living/Great Room	24 x 14	Main
Bedroom 2	14 x 12	Main	Kitchen	15 x 10	Main
Bedroom 3	11 x 10	Main	Dining Room	12 x 10	Main
Bedroom 4	20 x 15	Lower			

**Lot Description:** Sidewalk; Near Public Transit**Style:** 1 Story**Architecture:** Ranch**Driveway:** Paved**Exterior:** Wood**Basement:** Full; Block**Heating Fuel:** Natural Gas**H/C Type:** Forced Air; Central Air**Bath Description:** Off MBR**Documents:** Seller Condition; Tax Bill; LeadPaint Disclosure**Appliances Incl.:** Oven/Range; Refrigerator**Misc. Interior:** Natural Fireplace**Water/Waste:** Municipal Water; Municipal Sewer**Municipality:** City**Accessibility:** Bedroom on Main Level; Full Bath on Main Level

**Remarks:** Hard to find 4 bedroom ranch home. 4th bedroom in basement with egress window. Natural fireplace in living room has never been used by owner. Parking pad and large covered back porch. Full basement could be finished.

**Inclusions:** Oven/ range, refrigerator**Exclusions:** balance of owners personal property**Listing Office:** Century 21 Affiliated: 5045**LO License #:** 833681-91

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 Prepared by Scott Neumeister on Friday, April 20, 2018 7:19 PM.

**Address:** 603 Ferry St La Crosse, Wisconsin 54601-4540 **Taxed by:** La Crosse**MLS #:** 1547263

**Property Type:** Two-Family  
**Status:** Sold  
**Tax Key:** 017030074020  
**County:** La Crosse  
**Garage Spaces:** 0  
**Garage Type:** None  
**Flood Plain:** No  
**Occ. Permit Required:** N

**School District:** [La Crosse](#)  
**High School:**  
**Middle School:**  
**Elem. School:**

**List Price:** \$109,900  
**Taxes:** \$3,157  
**Tax Year:** 2016  
**Est. Acreage:** 0.1  
**Est. Year Built:** 1900  
**Lot Description:** Corner Lot  
**Conforming Use:** No  
**Est. Total Sq. Ft.:** 1,700  
**Zoning:** RES  
**Subdivision:**  
**Subd. Dues/Yr.:** \$  
**Body of Water:**  
**Days On Market:** 26

**Directions:** South on 6th St, Left on Ferry

Unit Details						Unit 1 Rooms			Unit 2 Rooms		
	Unit 1	Unit 2		Unit 1	Unit 2	Name	Dim	Level	Name	Dim	Level
<b># Rooms:</b>	5	5	<b>Elec:</b>			#1 Living/Great Room	13 x 19	Main	#2 Living/Great Room	13 x 15	Main
<b>BR:</b>	2	2	<b>Rent:</b>		700	#1 Kitchen	10 x 15	Main	#2 Kitchen	12 x 12	Main
<b>Baths:</b>	1 / 0	1 / 0	<b>Sec Dep:</b>			#1 Master Bedroom	10 x 16	Main	#2 Master Bedroom	13 x 23	Upper
<b>Sq Ft:</b>	750	950	<b>Occ:</b>		Vac	#1 2nd Bedroom	10 x 11	Main	#2 2nd Bedroom	12 x 15	Upper
<b>Heat:</b>			<b>Exp Dt:</b>								

**Type:** Duplex/2 Story**Exterior:** Vinyl**Roofing:** Composition**Garage/Parking:** Parking Space**Basement:** Full; Walk Out/Outer Door; Block; Dual Entry**Left/Lower #1:** Living Room**Right/Upper #2:** Living Room**Bath Unit #1:** Shower Over Tub; Ceramic Tile; Full on Main**Bath Unit #2:** Shower Over Tub**Heat Type #1:** Natural Gas; Forced Air**Heat Type #2:** Natural Gas; Forced Air**Water/Waste:** Municipal Water; Municipal Sewer**Tax Includes:** Trash Collection**Municipality:** City**Owner Pays:** Gas; Heat**Tenant Pays:** Electricity**# of Meters:** Other**Appliances #1:** Oven; Refrigerator; Washer; Dryer**Appliances #2:** Oven; Refrigerator**Misc #1:** Cable TV Available; Elec/Artf Fireplace**Misc #2:** Cable TV Available; Window Air**Documents on File:** Seller Condition; Other**Occupancy:** Immediate

**Remarks:** Your next investment property or owner-occupy! Property ready to rent out right away. Unit 1 has most of original woodwork and doors along with a big bedroom and fenced in back yard. Unit 2 is bigger with big bedrooms as well. Close to downtown with nice landscaping on a corner lot. Property will cashflow well!

**Inclusions:** 2 Ovens, 2 Refrigerators, Washer, Dryer, Outside Shed**Exclusions:** Sellers personal property**Sold Price:** \$97,500**Closing Date:** 10/27/2017**Listing Office:** OneTrust Real Estate: 5422**LO License #:** 56566-90

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 Prepared by Scott Neumeister on Friday, April 20, 2018 7:19 PM.

**Address:** 415 Johnson ST La Crosse, Wisconsin 54601-5337 **Taxed by:** La Crosse**MLS #:** 1549955**Property Type:** Single-Family**Status:** Sold**Tax Key:** 017030091130**County:** La Crosse**Bedrooms:** 4**Total Full/Half Baths:** 1 / 1**F/H Baths Main:** 1 / 1**F/H Baths Upper:****F/H Baths Lower:****Garage Spaces:** 1**Garage Type:** Detached**Flood Plain:** No**List Price:** \$88,900**Taxes:** \$1,862**Tax Year:** 2016**Est. Acreage:** 0.07**Rooms:****Est. Total Sq. Ft.:** 1,499**Est. Year Built:** 1883**Zoning:** Res**Days On Market:** 70**Directions:** South on 3rd Street to Johnson**School District:** [La Crosse](#)

Name	Dim	Level	Name	Dim	Level
Master Bedroom	14 x 14	Upper	Living/Great Room	18 x 13	Main
Bedroom 2	13 x 12	Upper	Kitchen	10 x 15	Main
Bedroom 3	11 x 7	Upper	Laundry Room	11 x 6	Main
Bedroom 4	13 x 11	Main			

**Style:** 2 Story**Architecture:** Farm House**Documents:** Seller Condition; LeadPaint Disclosure**Appliances Incl.:** Oven/Range**Exterior:** Other**Water/Waste:** Municipal Water; Municipal Sewer**Basement:** Partial**Municipality:** City**Heating Fuel:** Natural Gas**H/C Type:** Forced Air; Central Air**Remarks:** Cute, clean, roomy and the price is right too! Spacious rooms, hardwood floors, front and back porches, main floor laundry. You can't beat this with 3 bedrooms up, one bedroom on main which could be office. Newer furnace, updated electrical, fenced yard & garage.**Inclusions:** Stove**Sold Price:** \$84,500**Closing Date:** 01/02/2018**Listing Office:** RE/MAX First Choice: 5058**LO License #:** 834617-91

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Prepared by Scott Neumeister on Friday, April 20, 2018 7:19 PM.

**Address:** 1312 7th ST S La Crosse, Wisconsin 54601-5404 **Taxed by:** La Crosse**MLS #:** 1550145

**Property Type:** Single-Family  
**Status:** Sold  
**Tax Key:** 017030012040  
**County:** La Crosse  
**Bedrooms:** 3  
**Total Full/Half Baths:** 1 / 0  
**F/H Baths Main:** 1 / 0  
**F/H Baths Upper:** 0 / 0  
**F/H Baths Lower:** 0 / 0  
**Garage Spaces:** 2  
**Garage Type:** Detached  
**Flood Plain:** No

**List Price:** \$104,900  
**Taxes:** \$1,705.08  
**Tax Year:** 2016  
**Est. Acreage:** 0.12  
**Rooms:** 8  
**Est. Total Sq. Ft.:** 1,357  
**Est. Year Built:** 1901  
**Zoning:** Residential

**Days On Market:** 83**Directions:** South Avenue to 7th St, property on left.**School District:** [La Crosse](#)

Name	Dim	Level	Name	Dim	Level
Master Bedroom	14 x 13	Main	Living/Great Room	17 x 13	Main
Bedroom 2	9 x 8	Main	Kitchen	12 x 12	Main
Den/Office	8 x 7	Main	Dining Room	12 x 12	Main
Sun/Four Season Room	16 x 6	Main	Laundry Room	8 x 8	Main

**Type:** Subdivision**Lot Description:** Corner; Fenced Yard; Near Public Transit**Style:** 1 Story**Architecture:** Ranch**Garage:** Electric Door Opener**Driveway:** Paved; Parking Space**Exterior:** Vinyl**Basement:** Partial**Heating Fuel:** Natural Gas**H/C Type:** Forced Air; Central Air**Documents:** Seller Condition; LeadPaint Disclosure; Other**Appliances Incl.:** Oven/Range; Refrigerator; Dishwasher; Microwave; Washer**Misc. Exterior:** Patio**Misc. Interior:** Cable TV Available; High Speed Internet Available**Water/Waste:** Municipal Water; Municipal Sewer**Municipality:** City**Accessibility:** Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level; Stall Shower; Grab Bars in Bath; Level Drive

**Remarks:** Come see this quaint home located on the corner of a tree-lined street. New on the market, it shows lots of tender loving care. You will love the patio and fenced yard. You can enjoy a spacious living room, a heated sun porch in the front and back, and a large kitchen with lots of cupboard space that makes cooking easy plus a dining room. Low utilities and low taxes. 2-car garage. Remodeled bathroom. Main-floor laundry. This home is made for comfortable living. Convenient to schools, shopping, hospital.

**Inclusions:** Stove/oven, refrigerator, dishwasher, microwave, washer, dryer.**Sold Price:** \$99,000**Closing Date:** 12/18/2017**Listing Office:** BHHS- Metro Realty: 5396**LO License #:** 936715-91

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**Address:** 911 5th AVE S La Crosse, Wisconsin 54601 **Taxed by:** La Crosse**MLS #:** 1553741**Property Type:** Single-Family**Status:** Sold**Tax Key:** 017030120020**County:** La Crosse**Bedrooms:** 3**Total Full/Half Baths:** 1 / 1**F/H Baths Main:** 0 / 1**F/H Baths Upper:** 1 / 0**F/H Baths Lower:** 0 / 0**Garage Spaces:** 0**Garage Type:** None**Flood Plain:** No**List Price:** \$99,900**Taxes:** \$2,006**Tax Year:** 2016**Est. Acreage:** 0.1**Rooms:****Est. Total Sq. Ft.:** 1,475**Est. Year Built:** 1880**Zoning:** res**Days On Market:** 6**Directions:** Market street to south on 5th Avenue**School District:** [La Crosse](#)**Name****Dim****Level****Name****Dim****Level**

Living/Great Room

15 x 11

Main

**Style:** 2 Story**Architecture:** Bungalow**Driveway:** Parking Space**Exterior:** Vinyl**Basement:** Full**Heating Fuel:** Natural Gas**H/C Type:** Forced Air; Central Air**Bath Description:** Shower Over Tub**Documents:** Seller Condition**Appliances Incl.:** Oven/Range; Refrigerator**Water/Waste:** Municipal Water**Municipality:** City**Remarks:****Sold Price:** \$99,900**Closing Date:** 10/20/2017**Listing Office:** Bi-State Realty & Appraisals: 524701**LO License #:** 836008-91

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**Address:** 940 Johnson ST La Crosse, Wisconsin 54601-5506 **Taxed by:** La Crosse**MLS #:** 1556959

**Property Type:** Single-Family  
**Status:** Sold  
**Tax Key:** 017030015060  
**County:** La Crosse  
**Bedrooms:** 4  
**Total Full/Half Baths:** 2 / 0  
**F/H Baths Main:** 1 / 0  
**F/H Baths Upper:** 1 / 0  
**F/H Baths Lower:** 0 / 0  
**Garage Spaces:** 2  
**Garage Type:** Detached  
**Flood Plain:** Unknown

**List Price:** \$115,400  
**Taxes:** \$1,997.69  
**Tax Year:** 2016  
**Est. Acreage:** 0.1  
**Rooms:** 8  
**Est. Total Sq. Ft.:** 1,488  
**Est Fin Above Grade SqFt:** 1,488  
**Est. Year Built:** 1900  
**Lot Description:** 29 ft x 137 ft.  
**Zoning:** Residential  
**Days On Market:** 123

**Directions:** US Hwy 14, to Jackson St, one block off of Jackson St. on south side of LaCrosse.**School District:** [La Crosse](#)

Name	Dim	Level	Name	Dim	Level
Master Bedroom	13 x 12	Upper	Living/Great Room	15 x 12	Main
Bedroom 2	13 x 7	Upper	Kitchen	15 x 14	Main
Bedroom 3	11 x 7	Upper	Laundry Room	12 x 6	Main
Bedroom 4	12 x 10	Main			
Den/Office	11 x 5	Main			

**Lot Description:** Sidewalk; Fenced Yard; Near Public Transit**Style:** 2 Story**Architecture:** Bungalow**Garage:** Electric Door Opener; Heated**Driveway:** Paved; Parking Space; Alley Entrance**Exterior:** Stucco**Basement:** Partial**Heating Fuel:** Natural Gas; Propane Gas**H/C Type:** Forced Air; Central Air**Bath Description:** At least one Bathtub; Shower Over Tub; Shower Stall**Documents:** Seller Condition; Tax Bill; LeadPaint Disclosure; Other**Appliances Incl.:** Oven/Range; Refrigerator; Dryer**Misc. Exterior:** Patio**Misc. Interior:** Cable TV Available; High Speed Internet Available; Wood or Sim. Wood Floors; Kitchen Island; Split Bedrooms**Water/Waste:** Municipal Water**Municipality:** City**Accessibility:** Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level; Stall Shower

**Remarks:** Nicely updated and cared for stucco four bedroom, 2 bath home. Oak hardwood flooring, new roof, 2 hot water heaters, some new windows, and nicely remodeled bathrooms. Main floor mudroom with laundry. Large handy kitchen. Fenced yard. Perfectly located for students, near Viterbo, UW and Technical College. Also conveniently located between Gundersen and Mayo Clinics! Two car detached finished garage with LP Furnace, sidewalk and a small yard with a cement patio.

**Inclusions:** Stove, Refrigerator, Dryer**Sold Price:** \$110,000**Closing Date:** 03/27/2018**Listing Office:** New Directions Real Estate: 5983**LO License #:** 937732-91

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**Address:** 629 Ferry St La Crosse, Wisconsin 54601-4540 **Taxed by:** La Crosse**MLS #:** 1561857

**Property Type:** Single-Family  
**Status:** Sold  
**Tax Key:** 017030073150  
**County:** La Crosse  
**Bedrooms:** 4  
**Total Full/Half Baths:** 2 / 0  
**F/H Baths Main:** 2 / 0  
**F/H Baths Upper:**  
**F/H Baths Lower:**  
**Garage Spaces:** 0  
**Garage Type:** None  
**Flood Plain:** No

**List Price:** \$124,900  
**Taxes:** \$2,021.39  
**Tax Year:** 2017  
**Est. Acreage:** 0.11  
**Rooms:** 9  
**Est. Total Sq. Ft.:** 1,500  
**Est. Year Built:** 1880  
**Zoning:** Residential

**Days On Market:** 5**Directions:** From Losey Blvd go west on Cass Street toward downtown. South on 7th street to the corner of Ferry and 7th.**School District:** [La Crosse](#)

Name	Dim	Level	Name	Dim	Level
Master Bedroom	15 x 15	Main	Living/Great Room	15 x 13	Main
Bedroom 2	10 x 10	Main	Kitchen	10 x 15	Main
Bedroom 3	13 x 12	Main	Dining Room	15 x 13	Main
Bedroom 4	12 x 9	Main	Laundry Room	x	Main

**Lot Description:** Corner; Sidewalk; Fenced Yard**Style:** 1 Story**Architecture:** Ranch**Driveway:** Paved**Outbuildings:** Storage Shed**Exterior:** Wood**Basement:** Partial; Crawl Space**Heating Fuel:** Natural Gas**H/C Type:** Central Air**Bath Description:** Off MBR; At least one Bathtub; Ceramic Tile**Documents:** Seller Condition; LeadPaint Disclosure; Other**Appliances Incl.:** Oven/Range; Refrigerator; Dishwasher; Microwave; Washer; Dryer; Water Softener-owned**Misc. Exterior:** Deck**Misc. Interior:** Cable TV Available; High Speed Internet Available; Wood or Sim. Wood Floors; Kitchen Island**Water/Waste:** Municipal Water; Municipal Sewer**Municipality:** City**Accessibility:** Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level; Open Floor Plan; Stall Shower

**Remarks:** Beautifully remodeled 4 bedroom, 2 full bath ranch style home. Bamboo hard wood floors in kitchen and living room. New tiled shower in mstr bath with in floor heating. fully fenced in yard with a new maintenance free deck! Swing set included if you want it! All measures and dimensions are approximate and to be verified by buyer

**Inclusions:** Refrigerator, Oven, Microwave, dishwasher, water softener, washer/Dryer,**Exclusions:** Seller's personal property**Sold Price:** \$127,500**Closing Date:** 01/30/2018
**Listing Office:** Coldwell Banker River Valley,  
 REALTORS: 5349
**LO License #:** 701807-91

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Prepared by Scott Neumeister on Friday, April 20, 2018 7:19 PM.

**Address:** 325 Jackson ST 321-325 La Crosse, Wisconsin 54601-5342 **Taxed by:** La Crosse**MLS #:** 1565043

**Property Type:** Multi-Family  
**Status:** Sold  
**Tax Key:** 017030088020  
**County:** La Crosse  
**Flood Plain:** No  
**Occ. Permit Required:** N  
**School District:** [La Crosse](#)  
**High School:** Central  
**Middle School:**  
**Elem. School:**

**List Price:** \$69,900  
**Taxes:** \$1,518.83  
**Tax Year:** 2016  
**Est. Acreage:** 0.06  
**Est. Year Built:** 1901  
**Zoning:** Residential  
**Subdivision:**  
**Subd. Dues/Yr.:** \$  
**Body of Water:**  
**Days On Market:** 9

**Directions:** Downtown Lacrosse to Jackson St. Building is between 3RD and 4TH Street, next to alley on North Side of Jackson St.**Unit Details**

	Unit Type 1	Unit Type 2	Unit Type 3	Unit Type 4
<b>Avg Rent \$</b>	850	450	575	
<b># Units</b>	1			

**Total Units:** 3  
**Sched Gross Income \$** 1,875  
**Vac Allow:**  
**Gross Operating Inc. \$** 0  
**Total Operating Exp. \$** 0  
**Net Operating Income \$** 0  
**Laundry:**

**Inside Parking:** 0  
**Outside Parking:** 0  
**Occupied:** Yes  
**Security Deposit:** Yes  
**Code Comp:** Yes  
**DILHR:** Yes

**Type:** Apartment Building  
**# of Stories:** 1-2 Stories  
**Exterior:** Wood  
**Roofing:** Composition  
**Garage/Parking:** None  
**1st Type Unit:** 1 Bedroom; 2 Bedrooms  
**Owner Pays:** Water  
**Tenant Pays:** Gas; Heat; Electricity  
**Basement:** Crawl Space Only

**Heating/Cooling:** Natural Gas  
**Water/Waste:** Municipal Water; Municipal Sewer  
**Municipality:** City  
**Seller Owned:** None  
**Seller Leased:** None  
**Tenant Provides:** None  
**Documents On File:** Seller Condition; Tax Bill; Lease/Rent Agreement; LeadPaint Disclosure  
**Estimated SqFt #1:** 750 or less

**Remarks:** Older 3 unit rental property with good history of strong cash flow. For sale to settle estate.**Inclusions:** 3 stoves, 3 refrigerators, 2 microwave ovens, 1 AC Unit**Exclusions:** personal property of the tenants**Sold Price:** \$75,000**Closing Date:** 02/21/2018**Listing Office:** Hoppens Realty Co: 5016**LO License #:** 833699-91

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**Address:** 1201 5th Ave S La Crosse, Wisconsin 54601-5362 **Taxed by:** La Crosse**MLS #:** 1566738

**Property Type:** Single-Family  
**Status:** Active  
**Tax Key:** 017030096020  
**County:** La Crosse  
**Bedrooms:** 3  
**Total Full/Half Baths:** 1 / 0  
**F/H Baths Main:** 0 / 0  
**F/H Baths Upper:** 1  
**F/H Baths Lower:**  
**Garage Spaces:** 1.5  
**Garage Type:** Detached  
**Flood Plain:** No

**List Price:** \$83,900  
**Taxes:** \$1,409  
**Tax Year:** 2016  
**Est. Acreage:** 0.07  
**Rooms:**  
**Est. Total Sq. Ft.:** 1,389  
**Est. Year Built:** 1885  
**Zoning:** Residential

**Days On Market:** 68**Directions:** South Ave to North on 5th Ave S or Property is on the corner of 5th and Johnson Street.**School District:** [La Crosse](#)

Name	Dim	Level	Name	Dim	Level
Master Bedroom	17 x 15	Upper	Living/Great Room	15 x 10	Main
Bedroom 2	15 x 9	Upper	Kitchen	15 x 15	Main
Bedroom 3	11 x 9	Upper	Dining Room	15 x 11	Main
Sun/Four Season Room	13 x 6	Main	Laundry Room	4 x 4	Main

**Lot Description:** Corner; Sidewalk; Near Public Transit**Style:** 2 Story**Architecture:** Other**Garage:** Electric Door Opener**Driveway:** Parking Space**Exterior:** Wood; Vinyl**Basement:** Crawl Space**Heating Fuel:** Natural Gas**H/C Type:** Forced Air; Wall/Sleeve Air**Bath Description:** Shower Over Tub**Terms/Misc:** Home Warranty**Documents:** Seller Condition; LeadPaint Disclosure; Other**Appliances Incl.:** Oven/Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer; Window A/C**Misc. Exterior:** Deck**Misc. Interior:** Cable TV Available; High Speed Internet Available; Kitchen Island**Water/Waste:** Municipal Water; Municipal Sewer**Municipality:** City**Accessibility:** Laundry on Main Level

**Remarks:** Updated southside home, corner lot, spacious rooms throughout, remodeled kitchen with island, cabinets, convenient first floor laundry, formal dining room, Bright 4 season room with patio doors leading to large deck, brand new windows, newer furnace and hardwood flooring on the main. Updated Bath. Home 1 year home warranty included. 1.5 car garage. Electrical work recently completed, on file in documents.

**Inclusions:** Stove, Range, Refrigerator, Microwave, Dishwasher, Stackable Washer and Dryer, 2 window air conditioning units, disposal.**Exclusions:** Seller or Tenants personal property**Listing Office:** Century 21 Affiliated: 5045**LO License #:** 833681-91

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