

Notice of Board of Review Determination

Under state law (sec. 70.47(12), Wis. Stats.), your property assessment for the current year 2019 as finalized by the Board of Review (BOR) is listed below.

Property owner

Monica Bodoh
2115 Losey Blvd. S.
La Crosse, WI 54601

General information

Date issued 6 - 5 - 2019
Parcel no. 17-50069-30
Address 2115 Losey Blvd. S.
Legal description

☐ Town ☐ Village ☒ City

Municipality La Crosse

Assessment information

20 <u>19</u> Original Assessment		20 <u>19</u> Final Assessment <i>(determined by BOR)</i>	
Land	\$ 24,900	Land	\$ 24,900
Improvements	\$ 189,400	Improvements	\$ 175,100
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Total personal property	\$	Total personal property	\$
Total all property	\$ 214,300	Total all property	\$ 200,000

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: 20 19

Tax Key Number: 17-50069-30

Personal Property Account
Number(If applicable)

Property Address: 2115 Losey Blvd S

Property Owner: Monica Bodoh

Mailing Address: 2115 Losey Blvd S, La Crosse, WI 54601

January 1, 20 19 Assessment Value: 214,300

Land: 24,900

Improvements: 189,400

Total: 214,300

Hearing Date: June 3, 2019 Time: 8:00 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:

Nick Passe, Dan Ryan, Kenna Christians, Mike Brown, Susan Dillenbeck

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):

Nick Passe, Mike Brown, Susan Dillenbeck

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}:

Josh Benrud, Dawn Gale, Monica Bodoh

1. Sworn testimony by Property Owner/Objector: **Monica Bodoh** included:

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

If yes: The subject property was sold for \$ Date of sale

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

If yes: A total number of 2 other properties were presented:

Addresses of other properties:

Next door neighbor
2133 Losey Blvd. S.

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

If yes: List of summary factors or reasons presented by property owner/objector (if evidence presented only available to one side - list corroboration of that evidence):

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

--

2118 22nd St. S.
2326 Sisson Dr.
2133 21st Pl. S.
2139 Hoeschler Dr.
2256 Coulee Dr.

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

Stated qualifications and education and submitted Report to the Board. No errors were found in property records. Taxpayer is using a 2012 appraisal as her basis for \$173,000 valuation, and referenced her home value would have to increase \$6,000 per year to reach the city appraisal. In this very fast-paced market due to low interest rates, low housing stock and high demand, most homes sell within three days on the market. A 1% per year increase is not reflective of our current state in the market. A lot of people use the assessment as a determination and valuation to list their home. It is very broad, general, no one is there to inspect the homes; only as good as the data is putting in - referring to Zillow information provided by taxpayer. It is not an appraisal; is a starting point for selling the property, and they recommend getting an appraisal, inspection. Zillow is very broad tool; value fluctuates daily. City assessments have to take a look at whole market; different approach. The comparables the taxpayer provided are listings, not comparables. There are no differences of square footage, etc. Comparables should consider neighborhood, style, square footage, bathroom count, basement finish, etc., and apply market adjustments to the subject. Homes selling on Losey; there is an adjustment made for that. If a home on Losey has alley access, it is not selling different than other homes; but if you have to back out on Losey, a market adjustment is made.

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

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

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C. DETERMINATIONS

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

100 %

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 DETERMINATION AS TO FAIR MARKET VALUE:

See Assessor Report and property owner letter.

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:

Convincing comparables presented by owner. Traffic on Losey Blvd.; no alley access.

What was the most credible evidence presented:

Property owner letter.

D. DECISION (Motion must be made and seconded.)

1.

Moves: 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:

Seconds, (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.

Ryan

Moves: 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:

Dillenbeck

Seconds, (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: \$24,900

Improvements: \$175,100

Total: \$200,000

- ☒ that the level of assessment of the municipality is at 100%

- ☒ and hereby sets the new assessment at

Land: \$24,900

Improvements: \$175,100

Total: \$200,000

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
Nick Passe	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dan Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kenna Christians	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mike Brown	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Susan Dillenbeck	<input checked="" type="checkbox"/>	<input type="checkbox"/>

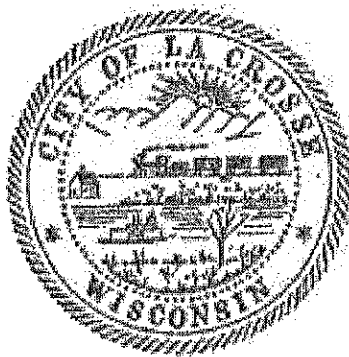
to adopt these Findings of Fact, Determinations and Decision on this 3rd day of June, 2019.

Teri Lehrke

Clerk of Board of Review

2019

CITY OF LA CROSSE
BOARD OF REVIEW



Appeal by Monica Bodoh
2115 Losey Blvd S.
La Crosse, WI 54601

Report Prepared by Joshua Benrud – State Certified Assessor II & III

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. Certified Assessor III- State of Wisconsin
- V. Wisconsin Real Estate License
- 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
 - Residential Modeling Concepts
 - 121 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= \$ 24,900
- C. Improvement Value= \$ 189,400
- D. Total= \$ 214,300

Subject Description:



- A. Picture- 
- B. Address- 2115 Losey Blvd S.
- C. Site- Level
- D. Building- Split Level
- E. Other Improvements- Utility Shed
- F. Last time inspected- 11/18/2004
- G. Building Permits- 01/01/2018 Re-roof

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- 05/31/1999 \$105,000
 B. Comp #1- 2118 22nd St. S.
 C. Comp #2- 2326 Sisson Dr.
 D. Comp #3- 2133 21st Pl S.
 E. Comp #4- 2139 Hoeschler Dr.
 F. Comp #5- 2256 Coulee Dr.
 G. Conclusion- All 5 Comps deemed reliable Valid Arm's Length Sales.
 -Indicated value range of \$ 145,100-195,000

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- \$ 214,300.

2019 Property Records for City of La Crosse, La Crosse County

May 24, 2019

Tax key number: 017-050069-030

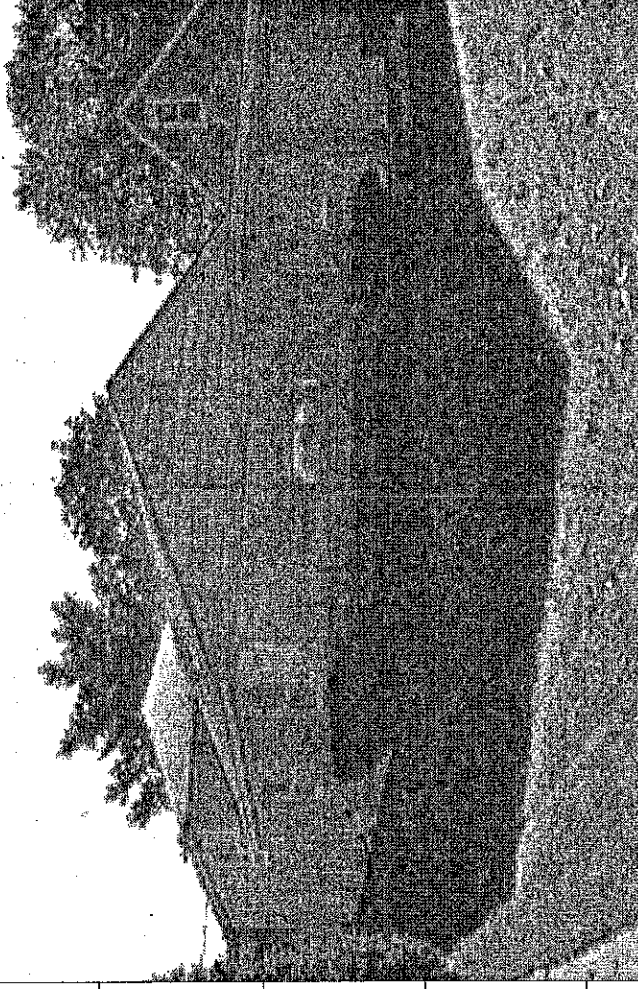
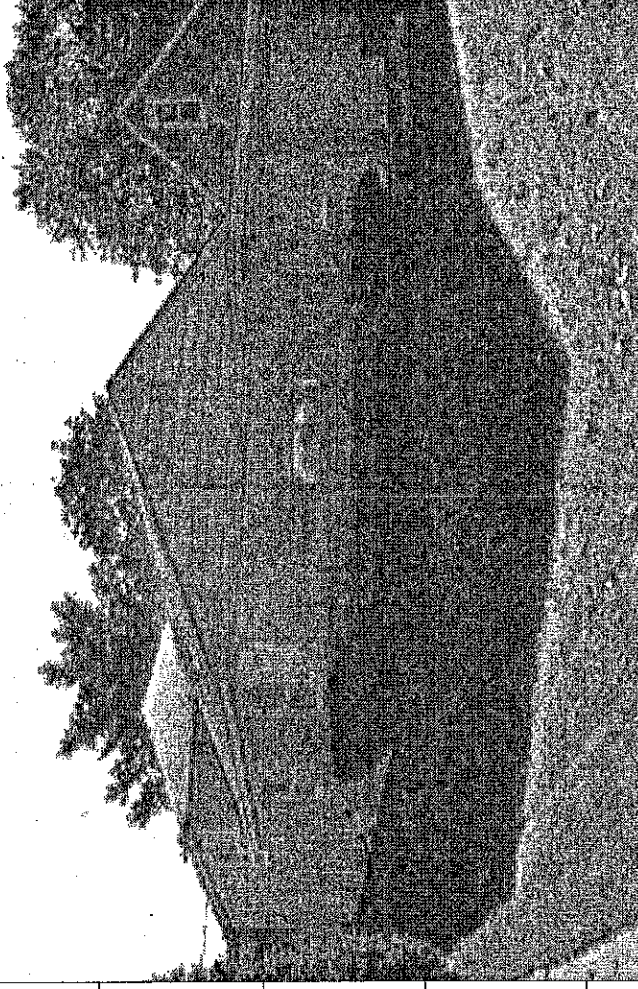
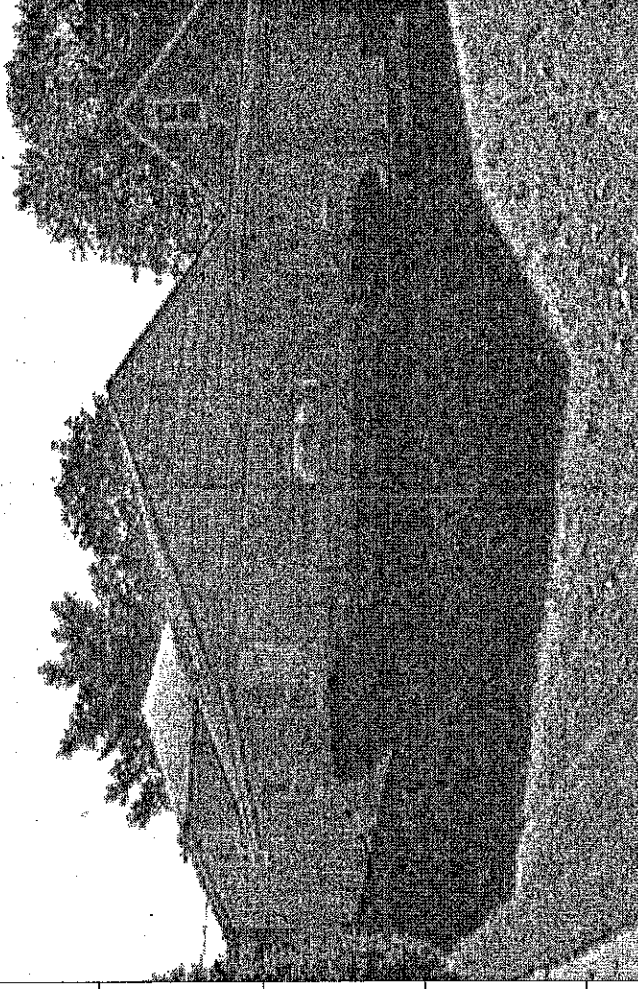
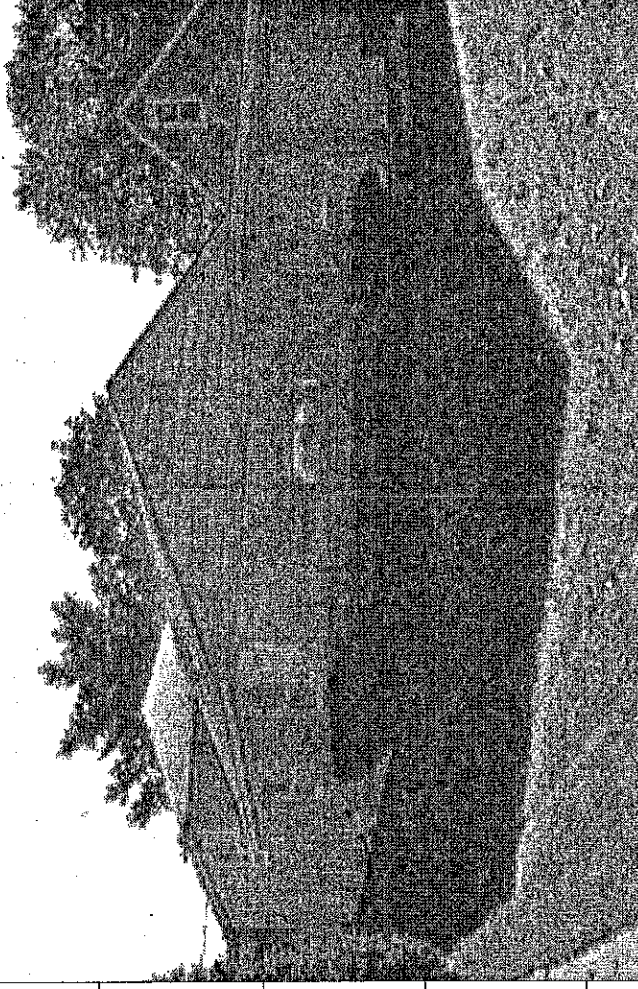
Property address: 2115 Losey Blvd S

Traffic / water / sanitary: Heavy / City water / Sewer

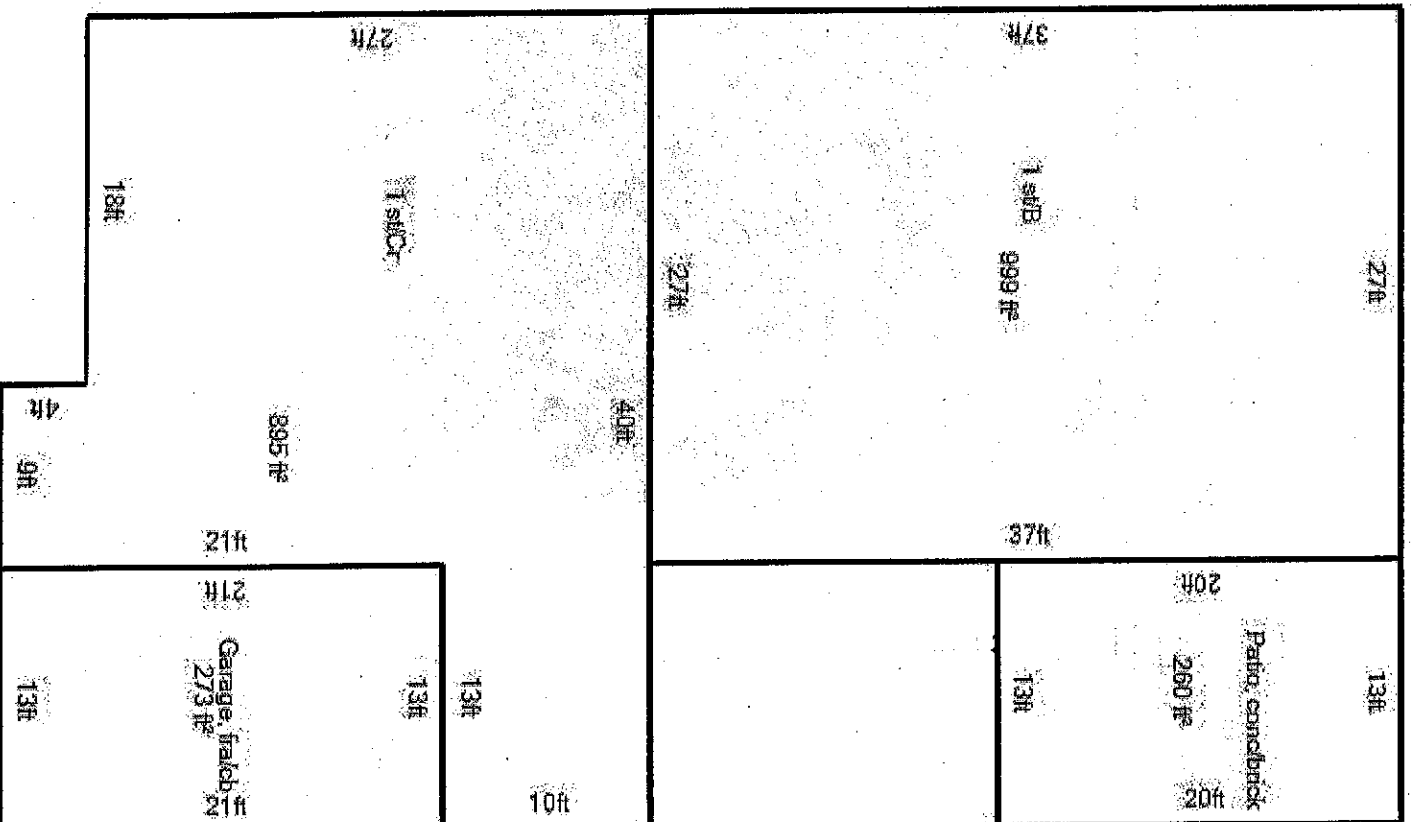
Legal description: SUNRISE ADDITION LOT 3 BLOCK 1 LOT SZ: 59.45 X 130

Summary of Assessment		
Land		\$24,900
Improvements		\$189,400
Total value		\$214,300

Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Description	Assess. Value
1	Residential	59	130	7,710	0.177	None	Total land	\$24,900

Residential Building									
Year built:	1956	Full basement:	999 SF						
Year remodeled:		Crawl space:	895 SF						
Stories:	1 story	Rec room (rating):							
Style:	Split level	Fin bsmt living area:	627 SF						
Use:	Single family	First floor:	1,894 SF						
Exterior wall:	Masonry/frame	Second floor:							
Masonry adjust:		Third floor:							
Roof type:	Asphalt shingles	Finished attic:							
Heating:	Gas, forced air	Unfinished attic:							
Cooling:	A/C, same ducts	Unfinished area:							
Bedrooms:	4	Garage	273 SF						
Family rooms:	1	Patio	260 SF						
Baths:	2 full, 1 half								
Other rooms:	5								
Whirl / hot tubs:									
Add'l plumb fixt:									
Masonry FPs:	1 stacks, 1 openings								
Metal FPs:									
Gas only FPs:									
Bsmt garage:									
Shed dormers:		Grade:	B						
Gable/hip dorm:		Condition:	Average						
		Energy adjustment:	No						
		Percent complete:	100%						

Total living area is 2,521 SF; building assessed value is \$188,800



2019 Property Records for City of La Crosse, La Crosse County

May 24, 2019



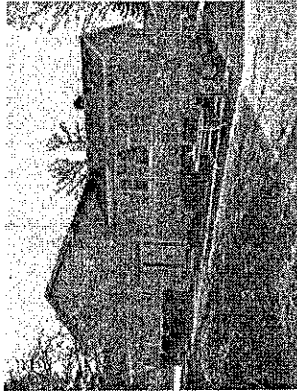

# of identical OBIs: 1		Other Building Improvement (OBI)			Modifications (Type, Size)		Photograph	
Main Structure		Grade: C			Condition: Average		not available	
OBI type: Utility shed, residential		Width: 12 LF			Depth: 15 LF			
Const type: Frame		Fir area: 180 SF			% complete: 100%			
Year built: 1956								

Building Permits				Sales History	
Issued	Permit #	Purpose	\$ Amount	Date	Type
1/1/2018	005036-2018	Re-Roof	\$9,100	5/30/2012	Not a market sale
				5/31/1999	Valid improved sale

City of La Crosse, La Crosse County
2019 Sales Comparison

Tax key number: 017-050069-030
Property address: 2115 Losey Blvd S, City of La Crosse

Estimated fair market value: \$214,300 *
Comparable market value: \$213,900 (-0.2%) *

Subject Property		Comparison 1	Comparison 2	Comparison 3
50069-030 2115 Losey Blvd S		50102-040 2118 22nd St S 	50080-010 2326 Sisson Dr 	50100-050 2133 21st Pl S 
Nov 2018		Nov 2018	Feb 2018	Dec 2017
\$195,000		\$195,000	\$190,000	\$195,000
\$25,000		\$25,000	\$24,200	\$18,900
\$220,000		\$220,000	\$214,200	\$213,900
98		98	98	97
98%		98%	130%	72%
74		74	66	80
Josh Southside SA 37		Josh Southside SA 37	Josh Southside SA 37	Josh Southside SA 37
Heavy		Light	Light	Light
59 front feet		60 front feet	70 front feet	60 front feet
		-\$2,900	-\$9,100	-\$3,200
Single family 1,894 SF		Single family 2,034 SF	Single family 1,955 SF	Single family 1,352 SF
999 SF		780 SF	645 SF	1,352 SF
Split level		Split level	Split level	Split level
B		C+	C	C+
1956 / 63 / 29		1957 / 62 / 29	1963 / 56 / 24	1964 / 55 / 17
Msnry/frame		Alum/vinyl	Wood	Wood
1 story		2 story	2 story	1 story
		\$23,000	\$34,100	\$22,400
			-\$9,300	-\$21,700
			\$3,400	\$1,800
			\$4,800	

Summary of Comparison


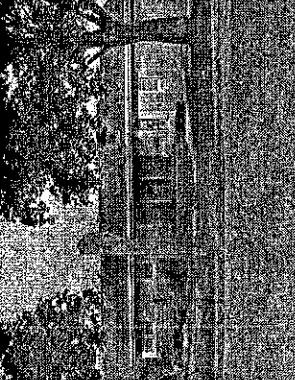
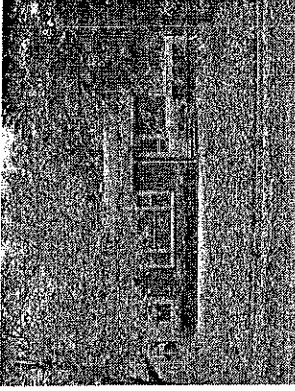
Sale date and price
Net adjustments
Comparable value
Comparability rating
Gross adjustments
Composite rating

Adjustments to last valid sale

Neighborhood group
Neighborhood
Flood plain
Traffic
Land
Residential
Buildings
Single family
Use
Above grade area
Below grade area
Style
Grade
Yr built/Age/Eff age
Exterior wall
Stories

First floor SF	1,894 SF	1,132 SF	1,300 SF	1,352 SF	\$34,500
Second floor SF	0 SF	902 SF	655 SF	0 SF	-\$5,200
Full basement SF	999 SF	780 SF	645 SF	1,352 SF	\$9,000
Crawl space SF	895 SF	0 SF	0 SF	0 SF	-\$900
FBLA	627 SF	352 SF	0 SF	672 SF	
Rec room	0 SF	0 SF	645 SF (Average)	0 SF	
Bedrooms	4	4	5	4	
Bathrooms	2 full/1 half	2 full/0 half	2 full/0 half	2 full/0 half	
Condition (CDU)	Average	Average	Average	Average	
Fireplaces	1 masonry/0 mt/0 gas	0 masonry/0 mt/0 gas	0 masonry/0 mt/0 gas	1 masonry/0 mt/0 gas	
Additional fixtures	273 SF	528 SF	0 SF	0 SF	
Attached garage	0 SF	84 SF	27 SF	55 SF	
Open porch	0 SF	0 SF	0 SF	32 SF	
Enclosed porch	0 SF	0 SF	0 SF	0 SF	
Deck	0 SF	0 SF	0 SF	0 SF	
Patio	260 SF	195 SF	0 SF	240 SF	
All other adjustments					
Utility shed, residential	180 SF	0 SF	0 SF	0 SF	
Garage			352 SF	384 SF	

* Any allocation of the total value estimated in this report between land and the improvements applies only under the stated program of utilization. The separate values must not be used individually or invalid if so used.

Subject Property		Comparison 4	Comparison 5	Comparison 6
50069-030 2115 Losey Blvd S		50075-070 2139 Hoeschler Dr 	50077-060 2256 Coulee Dr 	
Tax key number Site address Summary of Comparison Sale date and price Net adjustments Comparable value Comparability rating Gross adjustments Composite rating Adjustments to last valid sale Neighborhood group Neighborhood Flood plain Traffic Land Residential Buildings Single family Use Above grade area Below grade area Style Grade Yr built/Age/Eff age Exterior wall Stories First floor SF Second floor SF Full basement SF Crawl space SF FBLA	Josh Southside SA 37 Heavy 59 front feet	Apr 2018 \$173,000 \$38,700 \$211,700 91 64% 77	May 2017 \$145,100 \$64,400 \$209,500 90 95% 69	
	Josh Southside SA 37 Light 75 front feet	Josh Southside SA 37 Light 75 front feet	Josh Southside SA 37 Light 7,970 square feet	
	Single family 1,894 SF 999 SF Split level B	Single family 1,501 SF 1,144 SF Ranch C+	Single family 1,254 SF 1,254 SF Ranch C+	
	1956 / 63 / 29 Msnry/frame 1 story	1953 / 66 / 30 Wood 1 story	1953 / 66 / 28 Alum/vinyl 1 story	
	1,894 SF 0 SF 999 SF 895 SF 627 SF	1,501 SF 0 SF 1,144 SF 357 SF 0 SF	1,254 SF 0 SF 1,254 SF 0 SF 0 SF	
			\$41,300 -\$3,800 \$9,000 \$15,700	

Rec room	0 SF	312 SF (Average)	-\$2,800	0 SF	
Bedrooms	4	2		3	
Bathrooms	2 full/1 half	1 full/0 half	\$5,600	1 full/0 half	\$5,600
Condition (CDU)	Average	Average		Average	
Fireplaces	1 masny/0 mt/0 gas	1 masny/0 mt/0 gas	-\$2,300	1 masny/0 mt/0 gas	
Additional fixtures		2	0		
Attached garage	273 SF	396 SF	-\$1,300	0 SF	\$8,800
Open porch	0 SF	0 SF		64 SF	-\$2,000
Enclosed porch	0 SF	0 SF		0 SF	
Deck	0 SF	0 SF		128 SF	\$2,000
Patio	260 SF	480 SF	-\$900	0 SF	\$1,700
All other adjustments			-\$20,900		-\$20,900
Utility shed, residential			\$600	0 SF	\$600
Garage	180 SF	0 SF		240 SF	-\$3,500

* Any allocation of the total value estimated in this report between land and the improvements applies only under the stated program of utilization. The separate values must not be used individually or invalid if so used.

Appraisal to assessed: 173,000 to 214,300				
2012	173,000	5900	3.41%	
2013	178,900	5900	3.30%	
2014	184,800	5900	3.19%	
2015	190,700	5900	3.09%	
2016	196,600	5900	3.00%	
2017	202,500	5900	2.91%	
2018	208,400	5900	2.83%	
2019	214,300	5900	2.75%	
Appraisal to opinion of value: 173,000 to 185,000				
2012	173,000	1714	0.99%	
2013	174,714	1714	0.98%	
2014	176,428	1714	0.97%	
2015	178,142	1714	0.96%	
2016	179,856	1714	0.95%	
2017	181,570	1714	0.94%	
2018	183,284	1714	0.94%	
2019	184,998	1714	0.93%	

To Whom It May Concern:

I have lived at my home at 2115 Losey Boulevard South since 1999. The home was built in the 1950s and added on in the 1960s. The bathrooms and kitchen have not been remodeled or upgraded. Last summer I had exterior work on my home that hadn't been done for 20 years. These were not upgrades, but maintenance to a home that was beginning to look run down. Once I had the work completed, I had a real estate agent to my house in November of last year. The real estate agent would list my house at \$189,000 with an anticipated sale price of \$185,000. She gave me 17 pages of comps with not a single sale in my area for over \$200,000. I also put my address in the Zillow Zestimate which listed my house with a value of \$191,000 and a Zestimate range of \$180,000-\$206,000. Both of these estimates are well below the city appraisal of \$214,000. The last appraisal on my home was in 2012 with a value of \$173,000. My home value would have to increase \$6,000 a year to reach the city appraisal of \$214,000.

My next door neighbor sold her home for \$158,000 this spring. The home at 2215 Losey is currently on the market for \$164,000 which has been reduced by \$10,000 from its asking price of \$174,000. The home at 2133 Losey has a square footage greater than mine and is only 3 houses down from me. This home sold for \$121,000 in September of last year and had a Zestimate of \$179,000. The homes around me determine what I would receive for mine. I have to be conscious of the work ~~of~~ I have done on my home. I know that if someone were to have a budget of \$214,000 to spend on a home they would likely choose Onalaska or Holmen to live.

I am well aware of the pros and cons of living at my current address. The road on Losey Boulevard is currently a mess. The heavy traffic area with no alley access negatively impacts my home value and possibly structure. I have a 3 foot long hairline crack in my hallway below a support beam. I recently had a friend over who asked if she was hearing thunder. When I stated it was just traffic her reply was, "Wow." Many people would say, "I would never live on Losey" or "I wouldn't want to back out onto Losey." Last year was the most challenging with the city leaving pile of leaves on my boulevard, Harters skipping garbage pickup because of the snow banks, and the semis rattling my home. The shaking and rattling of my home has been so loud at times it wakes me up at night. I have a large tree on my neighbor's property that partially obstructs my visibility when I back out of my driveway. I would have to take my request for removal of this tree to another board which is frustrating. I know if any one of you lived in my home that tree would no longer be there. I feel like the requests and opinions of the citizens are falling on deaf ears. The initiatives seem to be to give less and take more.

I know this re-evaluation won't immediately affect me, but eventually it will. I do agree my home value has increased from the last assessment, however I don't believe it should have increased \$55,000. I honestly believe this appraisal is an inflated figure which will only have a downstream negative impact for me. I don't know why the city would want to force someone like me who takes pride in home ownership to sell due to high taxes and a frustration with a lack of compassion and services for its citizens.

Sincerely,

Monica Bodoh

2019 – Property Assessment Appeal Guide for Wisconsin Real Property Owners

RECEIVED

MAY 02 2019

LA CROSSE
CITY ASSESSOR

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 of 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) Monica Bodoh		Agent name (if applicable)	
Owner mailing address 2115 Losey Blvd S		Agent mailing address	
City LaCrosse	State WI	Zip 54601	
Owner phone 608-385-0968	Email mbodoh@charter.net	Owner phone	Email

Section 2: Assessment Information and Opinion of Value	
Property address 2115 Losey Blvd S	Legal description or parcel no. (on changed assessment notice) Net change in assessment
City LaCrosse	State WI
Zip 54601	\$55,700
Assessment shown on notice - Total \$214,300	Your opinion of assessed value - Total \$185,000

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) No alley access in heavy traffic area	Basis for your opinion of assessed value: (Attach additional sheets if needed) \$185,000 - \$191,000 *see attached*

Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide acquisition price \$ _____ Date (mm-dd-yyyy) _____ <input type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance	
B. Within the last 10 years, did you change this property (ex: remodel, addition)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)? <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. Within the last five years, was this property listed/offered for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. Within the last five years, was this property appraised? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide: Date (mm-dd-yyyy) 5-4-12 Value 173,000 Purpose of appraisal bank 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 _____ minutes.	

Property owner or Agent signature Monica M. Bodoh	Date (mm-dd-yyyy) 5-2-19
-------------------------------------------------------------	------------------------------------

PA-115A (R, 10-18)

Wisconsin Department of Revenue



City of La Crosse
2019 Assessment Year

RECEIVED

MAY 02 2019

LA CROSSE
CITY ASSESSOR

Notice of Intent to File Objection with Board of Review

I, Monica Bodoh as the property owner or as agent for _____
(insert property owner's name or strike) with an address of 2115 Losey Blvd S
hereby give notice of an intent to file an objection on the assessment for the following property: _____
2115 Losey Blvd S (insert address of subject property)
for the 2019 Assessment Year in the City of La Crosse.

THIS NOTICE OF INTENT IS BEING FILED: (please mark one)

- ☒ at least 48 hours before the Board's first scheduled meeting
- ☐ less than 48 hours before the start of, but not later than the first two hours of, the Board's first scheduled meeting (please complete Section A)
- ☐ after the first two hours of the Board's first scheduled session, but no later than the end of the fifth day of the session or, if the session is less than five days, the end of the final day of the session (please complete Section B)

FILING OF THIS FORM DOES NOT RELIEVE THE OBJECTOR FROM THE REQUIREMENT OF TIMELY FILING A FULLY COMPLETED WRITTEN OBJECTION ON THE PROPER FORM WITH THE CLERK OF THE BOARD OF REVIEW.

(Name) Monica M. Bodoh
(Date) 5-2-2019

Received by: Shirley Rasmussen
Date: 5-2-19 Time: 11:00 a.m.

Section A: The Board of Review shall grant a waiver of the 48-hour notice of an intent to file a written objection if a property owner who does not meet the notice requirement appears before the Board during the first two hours of the meeting, **SHOWS GOOD CAUSE FOR FAILURE TO MEET THE 48-HOUR NOTICE REQUIREMENT AND FILES A WRITTEN OBJECTION.** My good cause is as follows:

Section B: The Board of Review may waive all notice requirements and hear the objection even if the property owner fails to provide written or oral notice of an intent to object 48 hours before the first scheduled meeting, and fails to request a waiver of the notice requirement during the first two hours of the meeting, if the property owner appears before the Board at any time up to the end of the fifth day of the session or up to the end of the final day of the session if the session is less than five days, and **FILES A WRITTEN OBJECTION AND PROVIDES EVIDENCE OF EXTRAORDINARY CIRCUMSTANCES.** Proof of my extraordinary circumstances is as follows:

A WRITTEN OBJECTION ON THE PROPER FORM MUST BE PROPERLY FILED WITH THE CLERK OF THE BOARD OF REVIEW.



OFF MARKET



2115 Losey Blvd S La Crosse, WI 54601

4 bds · 2.5 ba · 1,894 sqft

[View this home >](#)

Your home value

Zestimate **\$190,646**

Thinking of selling? Start here

Get a professional valuation

Connect with a local agent to see what your home could sell for.

Get selling tips

Check out our Sellers Guide for timelines, tips and advice on selling your home.

List for sale by owner

Post a listing for free, including video and unlimited photos.

No AMC
Altra Federal Credit Union
2715 Losey Blvd South
La Crosse, WI 54601

File Number: 0412-080

In accordance with your request, I have appraised the real property at:

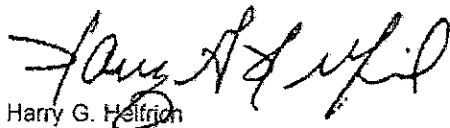
2115 Losey Blvd
La Crosse, WI 54601-6863

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of May 4, 2012 is:

\$173,000
One Hundred Seventy-Three Thousand Dollars

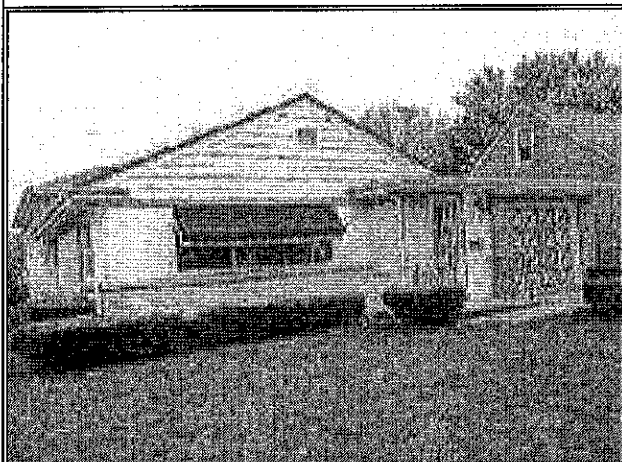
The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.


Harry G. Helfrich

Would be an ↑ of
\$41,300 over 7 years
\$5900/year increase in
value with city
appraisal.

Address: 2115 S LOSEY BLVD La Crosse, Wisconsin 54601 Taxed by: La Crosse

MLS #: 448910



Property Type: Single-Family
Status: Sold
Tax Key: 17 50069 030
County: La Crosse

List Price: \$115,500

Taxes: \$3,322
Tax Year: 1998

Sold 1999
\$105,000

Bedrooms: 4
Total Bathrooms: 2.5
Total Full/Half Baths: 2 / 1
F/H Baths Main:
F/H Baths Upper:
F/H Baths Lower:
Garage Spaces: 1
Garage Type: Attached

Rooms: 8
Est. Total Sq. Ft.: 2,396
Est. Year Built: 1956
Lot Description: 59.45X130
Zoning: RES

Flood Plain: No
Conforming Use: Yes

Occ. Permit Required: N
Days On Market: 175

Directions:
Coordinates: 424N 1760W

School District: LACROSSE

Name	Dim	Level	Name	Dim	Level
Master Bedroom	15 x 12	Lower	Living/Great Room	18 x 13	Main
Bedroom 2	15 x 10	Upper	Kitchen	16 x 11	Main
Bedroom 3	11 x 9	Upper	Dining Room	11 x 10	Main
Bedroom 4	17 x 11	Lower	Rec Room	35 x 13	Lower

Type: Single Family
Lot Description: Near Public Transit
Style: Tri-Level
Architecture: Contemporary
Garage: Electric Door Opener

Documents: Seller Condition; Lead Paint Disclosure
Appliances Incl.: Oven/Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer; Water Softener

Outbuildings: Storage Shed
Exterior: Brick; Stone

Misc. Interior: Gas Fireplace; Cable TV Available; Fuses; Smoke Detector

Roofing: Composition

Water/Waste: Municipal Water; Municipal Sewer

Basement: Partial; 1/2 Bath

Tax Includes: Sewer Charge; Water Charge

Heating Fuel: Natural Gas

Municipality: City

H/C Type: Forced Air

Other Rooms: Living Room; Dining 'L'; Utility Room-Lower

Bath Description: Half on Upper; Full on Lower; Full on Upper

Estimated Age: 41-60 Years

Est. Sq. Footage: 2001-2500

Occupancy: Immediate

Remarks: WANT A COMFORTABLE TRI-LEVEL? FOUR BEDROOMS 2.5 BATHS TO AVOID THE EARLY MORNING RUSH LOTS OF CLOSET & STORAGE SPACE KITCHEN HAS AN INORDINATE AMOUNT OF CABINETRY & COUNTER SPACE COZY EATING AREA WITH GAS FIREPLACE NEW ENERGY EFFICIENT GAS FURNACE BRIGHT 35X13 FAMILY ROOM FOR THE KIDS OR ENTERTAINING.

Showing Information: CALL LISTER, LOCKBOX

Sub Agent Comm: 2.8 %
Buyer Agent Comm: 2.8 %
Limited/Unserviced:
Sold Price: \$105,000

Excl. Agency Contract: N
Var. Comm.: N
Named Prospects: N
Closing Date: 06/11/1999

Broker Owned: N
Owner: LICHTIE
Pending Date: 06/02/1999

Listing Date: 12/10/1998
Expiration Date: 06/10/1999
Terms of Sale: Conventional

Listing Office: Gerrard-Hoeschler, REALTORS:
5006ofs
Ph: 608-782-2300
Fax: 608-785-2400
URL: <http://www.ghrealtors.com>

Listing Agent: PHILOMENA A DORAN : I27785
Ph: Cell:
Fax:
Email:

LA Address:
LO License #: 834038-91
LA License #:

Selling Office: Gerrard-Hoeschler, REALTORS 5006ofs Ph: 608-782-2300
URL: <http://www.ghrealtors.com>
License #: 834038-91

Selling Agent: Dorothy E Beyer I16752 Ph:
Email:
License #:

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. This information is independently verified and confirmed 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 2019 by Multiple Listing Service, Inc. See copyright notice. Prepared by Mark Schlafer on Thursday, May 02, 2019 9:30 AM.

House was on the market greater than
170 days when I purchased.
Patio is 3 different types of cement.

SELLER'S ESTIMATE OF NET PROCEEDS*

Date: 11-24-18

Seller's Name: Monica

Property Address: 2115 Losey Blvd. S

Proposed Closing Date: _____

Offering Price	\$ <u>185,000</u>
Deed Preparation	\$ <u>80.00</u>
State Transfer Fee \$ <u>3.00</u> Per \$ <u>1000</u> of Selling Price	\$ <u>555.00</u>
Title Insurance	\$ <u>700.00</u>
Gap Insurance	\$ <u>125.00</u>
Prior Year Property Tax	\$ <u>*</u>
Tax Proration	\$ _____
Special Assessments	\$ _____
Brokerage Fee <u>6</u> %	\$ <u>11,100</u>
Wood Eating Insect Inspection	\$ <u>100.00</u>
Water and/or Sewer Use Charge	\$ _____
Safe Water Test	\$ _____
Well & Septic Inspection	\$ _____
Home Warranty Program (<u>Approx \$1550.00</u>)	\$ _____
Radon Gas Test	\$ _____
Recording Fees <u>to record the</u> <u>Sale's portion of the mortgage</u>	\$ <u>35.00</u>
Other _____	\$ _____
Other _____	\$ _____

Estimated Costs of Sale	\$ <u>14,030.00</u>
Estimated Net Proceeds before Mortgage Payoff	\$ <u>170,970.00</u>
Mortgage Payoff	\$ _____
Total Mortgage Payoff	\$ _____

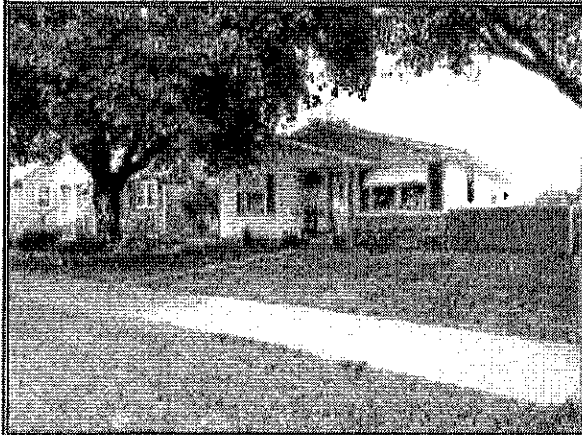
SELLER'S ESTIMATED NET PROCEEDS \$ _____ *

*Subject to Actual Figures at Day of Closing

1000

Address: 2153 Hyde Ave La Crosse, Wisconsin 54601-6643 Taxed by: La Crosse

MLS #: 1555968



Property Type: Single-Family
Status: Sold
Tax Key: 017050090050
County: La Crosse

List Price: \$189,900
Taxes: \$3,111
Tax Year: 2016
Est. Acreage: 0.13

Bedrooms: 4
Total Bathrooms: 2
Total Full/Half Baths: 2 / 0
F/H Baths Main: 1 / 0
F/H Baths Upper:
F/H Baths Lower: 1
Garage Spaces: 2.5
Garage Type: Detached

Rooms:
Est. Total Sq. Ft.: 1,573
Est Fin Above Grade SqFt: 1,128
Est Fin Below Grade SqFt: 445
Est. Year Built: 1958
Lot Description: 46.71X123.10
Zoning: Res

Flood Plain: No**Days On Market:** 3**Directions:** GreenBay Street to South on 22nd Street to West/Left on Hyde Ave. Third House on the Right.

School District: La Crosse
High School: Central
Middle School: Longfellow
Elem. School: Spence
Subdivision: Atkinsons Addition

Name	Dim	Level	Name	Dim	Level
Master Bedroom	13 x 13	Lower	Living/Great Room	18 x 15	Main
Bedroom 2	12 x 11	Main	Kitchen	18 x 12	Main
Bedroom 3	11 x 11	Main	Family Room	23 x 12	Lower
Bedroom 4	11 x 10	Main	Laundry Room	13 x 13	Lower
			Other Room	13 x 13	Lower

Lot Description: Sidewalk; Fenced Yard; Near Public Transit
Style: 1 Story
Architecture: Ranch
Garage: Electric Door Opener
Driveway: Paved; Parking Space; Alley Entrance
Exterior: Aluminum/Steel
Basement: Full; Block; Shower; Finished
Heating Fuel: Natural Gas
H/C Type: Forced Air; Central Air; Other
Bath Description: At least one Bathtub; Shower Stall; Ceramic Tile

Terms/Misc: Home Warranty
Documents: Seller Condition; LeadPaint Disclosure; Other
Appliances Incl.: Oven/Range; Refrigerator; Disposal; Dishwasher; Washer; Dryer; Other
Misc. Exterior: Patio
Misc. Interior: Electric Fireplace; Pantry; 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: NICE OPEN CONCEPT HOME, MANY UPDATES! HARDWOOD FLOORS, COVED CEILING IN LR, NEW BATHROOMS, LOWER LEVEL COMPLETELY REMODELED IN 2015, ADDED MASTERBEDROOM WITH ATTRACTIVE EGRESS WINDOW, 2ND BATH, BEAUTIFUL FAMILY ROOM W/CUSTOM FIREPLACE THAT BOASTS A TRAIN CAR BEAM MANTLE, FLAT SCREEN TV FITS ABOVE FIREPLACE, BARN BOARD LOOKING TILE UNDER BAR AREA, NEWER FIXTURES THROUGHOUT. PRIVACY FENCED YARD, 2 PATIO AREAS, 2.5 CAR GARAGE WITH ADDITIONAL BONUS 1 CAR WORKSHOP AREA, 2 OFF STREET PARKING AREAS NEXT TO GARAGE. NOTE: LISTING AGENT IS THE SELLER OF THIS HOME. 1 YEAR HOME WARRANTY INCLUDED!
Inclusions: STOVETOP RANGE, REFRIGERATOR, BUILT IN OVEN, WASHER AND DRYER, DISPOSAL, DEHUMIDIFIER AND SHELVES IN STORAGE ROOM AND GARAGE, BAR IN LOWER LEVEL. SHOE RACK IN LL BEDROOM. ALL CABINETS/SHELVES IN LAUNDRY ROOM.
Exclusions: SELLERS PERSONAL PROPERTY

Sold Price: \$174,500 **Closing Date:** 11/30/2017**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 Jennifer Prelasky on Saturday, November 24, 2018 1:25 PM.

Address: 1910 22ND ST S La Crosse, Wisconsin 54601-8626 Taxed by: La Crosse

MLS #: 1566071



Property Type: Single-Family
Status: Sold
Tax Key: 017050094130
County: La Crosse

List Price: \$169,900
Taxes: \$4,252.55
Tax Year: 2017
Est. Acreage: 0.2

Bedrooms: 4
Total Bathrooms: 2
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: Attached

Rooms:
Est. Total Sq. Ft.: 1,747
Est. Year Built: 1960
Zoning: RES

Flood Plain: No**Days On Market:** 22**Directions:** Losey Blvd S to Green Bay St. Heading West on Green Bay St. go left onto 22nd St.**School District:** La Crosse

Name	Dim	Level	Name	Dim	Level
Master Bedroom	12 x 11	Main	Living/Great Room	14 x 20	Main
Bedroom 2	12 x 11	Main	Kitchen	12 x 10	Main
Bedroom 3	11 x 20	Upper	Family Room	13 x 20	Lower
Bedroom 4	18 x 14	Upper	Dining Room	15 x 10	Main
Den/Office	12 x 12	Lower	Laundry Room	11 x 10	Lower
Three Season Room	15 x 10	Main			

Style: 1.5 Story
Architecture: Cape Cod
Garage: Electric Door Opener; Tandem
Driveway: Paved
Exterior: Vinyl
Basement: Full
Heating Fuel: Natural Gas
H/C Type: Forced Air; Central Air
Bath Description: At least one Bathtub

Documents: Seller Condition; Indep Inspection Rpt; Lead/Paint Disclosure; Other
Appliances Incl.: Oven/Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer; Water Softener-owned
Misc. Exterior: Patio; Sprinkler System
Misc. Interior: Pantry
Water/Waste: Municipal Water; Municipal Sewer
Municipality: City

Remarks: Location! Location! Don't miss out on this great 4 bedroom, 2 bath home on a quiet street. Enjoy your large living room perfect for entertaining! Kitchen has ample storage with walk in pantry. Large formal dining room. Master bedroom on main level with beautiful hardwood floors. 2 large bedrooms upstairs and full bath. Lower level is partially finished and includes rec room and den/office with room to expand. Relax in your 3 season room or enjoy your large city lot with great patio. Close to schools and shopping.

Inclusions: Stove, refrigerator, washer, dryer, microwave, dishwasher, garbage disposal, water softener.**Exclusions:** All seller's personal property. Kitchen window shade.**Sold Price:** \$173,525 **Closing Date:** 04/09/2018

Listing Office: Coldwell Banker River Valley,
REALTORS: 534902

LO License #: 701807-91

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Prepared by Jennifer Pretasky on Saturday, November 24, 2018 1:25 PM.

Address: 2803 E Fairchild St La Crosse, Wisconsin 54601-6962 Taxed by: La Crosse MLS #: 1568251



Property Type: Single-Family
Status: Sold
Tax Key: 017050139040
County: La Crosse

List Price: \$169,900
Taxes: \$2,017
Tax Year: 3711
Est. Acreage: 0.17

Bedrooms: 3
Total Bathrooms: 2
Total Full/Half Baths: 2 / 0
F/H Baths Main: 1 / 0
F/H Baths Upper:
F/H Baths Lower: 1
Garage Spaces: 2
Garage Type: Detached

Rooms: 7
Est. Total Sq. Ft.: 1,684
Est Fin Above Grade SqFt: 1,220
Est Fin Below Grade SqFt: 464
Est. Year Built: 1959
Zoning: RES

Flood Plain: No

Days On Market: 17

Directions: State rd to south on 30th to right on E Fairchild

School District: La Crosse

Name	Dim	Level	Name	Dim	Level
Master Bedroom	10 x 15	Main	Living/Great Room	13 x 19	Main
Bedroom 2	12 x 10	Main	Kitchen	13 x 11	Main
Bedroom 3	11 x 9	Main	Family Room	13 x 28	Lower
			Dining Room	8 x 12	Main
			Laundry Room	8 x 9	Lower

Style: 1 Story
Architecture: Ranch
Garage: Electric Door Opener
Driveway: Paved
Outbuildings: Storage Shed
Exterior: Vinyl

Documents: Seller Condition; Lead Paint Disclosure
Appliances Incl.: Oven/Range; Refrigerator; Dishwasher; Microwave; Washer; Dryer; Water Softener-rented

Water/Waste: Municipal Water; Municipal Sewer
Municipality: City

Basement: Full; Shower; Radon Mitigation; Partial Finished
Heating Fuel: Natural Gas
H/C Type: Forced Air; Central Air
Bath Description: At least one Bathtub; Shower Over Tub; Shower Stall; Ceramic Tile

Accessibility: Bedroom on Main Level; Full Bath on Main Level

Remarks: Are you looking for cozy and charming? Well you hit the jackpot here. The open floor plan, gorgeous wood floors and full sized LR windows will have you feeling right at home. Formal dining room with built-ins. Updated kitchen is bright and cheery. Lower level features large family room, full bath and laundry room. Epoxy floor in utility, storage and laundry room gives the LL a meticulously clean feel. Large deck and fenced yard.

Exclusions: Water softener rented

Sold Price: \$170,000


Closing Date: 04/20/2018

Listing Office: Castle Realty, LLC: 5383

LO License #: 936644-91

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 is independently verified and confirmed 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.

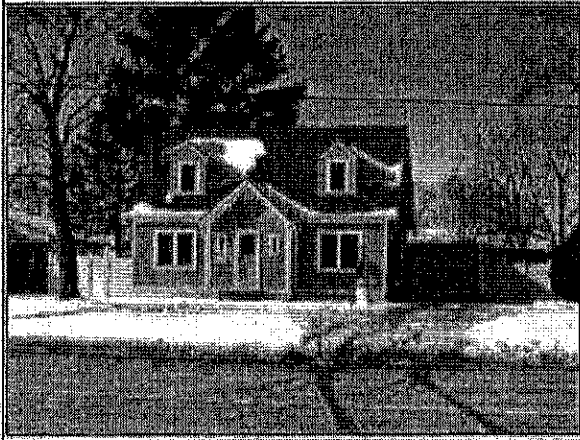
Prepared by Jennifer Pretasky on Saturday, November 24, 2018 1:25 PM.

Address: 2130 31st St S La Crosse, Wisconsin 54601-6919 Taxed by: La Crosse		MLS #: 1594321																														
	Property Type: Single-Family Status: Sold Tax Key: 017050135040 County: La Crosse		List Price: \$169,900 Taxes: \$4,517 Tax Year: 2017 Est. Acreage: 0.25																													
	Bedrooms: 3 Total Bathrooms: 2 Total Full/Half Baths: 2 / 0 F/H Baths Main: 1 / 0 F/H Baths Upper: F/H Baths Lower: 1 Garage Spaces: 2 Garage Type: Detached		Rooms: Est. Total Sq. Ft.: 2,200 Est. Year Built: 1978 Zoning: Res																													
	Flood Plain: No		Days On Market: 14																													
	Directions: East on Hwy 33 to 31st, south to property.																															
School District: La Crosse	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Dim</th> <th style="text-align: left;">Level</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>13 x 11</td> <td>Upper</td> </tr> <tr> <td>Bedroom 2</td> <td>13 x 11</td> <td>Upper</td> </tr> <tr> <td>Bedroom 3</td> <td>11 x 12</td> <td>Upper</td> </tr> <tr> <td>Three Season Room</td> <td>14 x 12</td> <td>Main</td> </tr> </tbody> </table>	Name	Dim	Level	Master Bedroom	13 x 11	Upper	Bedroom 2	13 x 11	Upper	Bedroom 3	11 x 12	Upper	Three Season Room	14 x 12	Main	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Dim</th> <th style="text-align: left;">Level</th> </tr> </thead> <tbody> <tr> <td>Living/Great Room</td> <td>25 x 12</td> <td>Main</td> </tr> <tr> <td>Kitchen</td> <td>13 x 12</td> <td>Main</td> </tr> <tr> <td>Dining Room</td> <td>12 x 10</td> <td>Main</td> </tr> <tr> <td>Rec Room</td> <td>23 x 22</td> <td>Lower</td> </tr> </tbody> </table>	Name	Dim	Level	Living/Great Room	25 x 12	Main	Kitchen	13 x 12	Main	Dining Room	12 x 10	Main	Rec Room	23 x 22	Lower
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Dining Room	12 x 10	Main																														
Rec Room	23 x 22	Lower																														
Lot Description: Fenced Yard Style: Multi-Level Architecture: Contemporary Garage: Electric Door Opener Driveway: Paved; Parking Space Exterior: Brick; Wood Basement: Full; Finished Heating Fuel: Natural Gas H/C Type: Forced Air; Central Air Bath Description: MBR Bath Walk-in Shower		Documents: Seller Condition; Tax Bill; Prior Title Policy; LeadPaint Disclosure; Other; Seller Updates Appliances Incl.: Oven/Range; Refrigerator; Disposal; Dishwasher; Microwave Misc. Interior: Natural Fireplace; Cable TV Available; Wood or Sim. Wood Floors Water/Waste: Municipal Water; Municipal Sewer Municipality: City																														
Remarks: LOTS of house. 4 level split with many updates. Kitchen was remodeled by previous owner. New flooring, Landscaping. 3 Season Porch. Metal roof. room for 4th bedroom. Concession Remarks: 4%; \$7,000																																
Sold Price: \$175,000		Closing Date: 09/10/2018																														
Listing Office: Gerrard-Hoeschler, REALTORS: 500601		Transaction Type: Arms Length LO License #: 834038-91																														

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Prepared by Jennifer Pretasky on Saturday, November 24, 2018 1:25 PM.

Address: 3108 Losay Blvd S La Crosse, Wisconsin 54601-7345 Taxed by: La Crosse MLS #: 1566605



Property Type: Single-Family
Status: Sold
Tax Key: 017050315020
County: La Crosse

List Price: \$172,000
Taxes: \$3,981
Tax Year: 2017
Est. Acreage: 0.27

Bedrooms: 5
Total Bathrooms: 2.5
Total Full/Half Baths: 2 / 1
F/H Baths Main: 0 / 1
F/H Baths Upper: 1 / 0
F/H Baths Lower: 1 / 0
Garage Spaces: 1
Garage Type: Attached

Rooms:
Est. Total Sq. Ft.: 2,419
Est. Year Built: 1941
Lot Description: 75X154
Zoning: Residential

Flood Plain: No

Days On Market: 5

Directions: south on Losay

School District: La Crosse

Name	Dim	Level	Name	Dim	Level
Master Bedroom	14 x 13	Upper	Living/Great Room	19 x 14	Main
Bedroom 2	14 x 10	Main	Kitchen	13 x 10	Main
Bedroom 3	14 x 11	Upper	Family Room	16 x 13	Lower
Bedroom 4	12 x 10	Lower	Dining Room	13 x 12	Main
Bedroom 5	12 x 12	Lower			

Lot Description: Sidewalk; Fenced Yard; Near Public Transit

Style: 1.5 Story

Architecture: Cape Cod

Driveway: Paved

Exterior: Vinyl

Basement: Full; Full Size Windows

Heating Fuel: Natural Gas

H/C Type: Forced Air; Central Air

Bath Description: Shower Over Tub

Documents:

Seller Condition; LeadPaint Disclosure

Appliances Incl.:

Oven/Range; Refrigerator; Disposal; Dishwasher

Misc. Interior:

Natural Fireplace

Water/Waste:

Municipal Water; Municipal Sewer

Municipality:

City

Accessibility:

Bedroom on Main Level

Remarks: Come and see this nicely updated home with new kitchen, refinished hardwoods, new carpet, updated baths, wood fireplace, new siding & new windows. Plenty of room to spread out and great fenced in back yard.

Inclusions: stove, refrigerator, dishwasher, microwave, shed

Exclusions: washer, dryer

Sold Price: \$170,000

Closing Date: 03/28/2018

Listing Office: RE/MAX First Choice: 5058

LO License #: 834617-81

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Prepared by Jennifer Pretasky on Saturday, November 24, 2018 1:25 PM.

Address: 1016 28th St S La Crosse, Wisconsin 54601-8009 Taxed by: La Crosse MLS #: 1555456



Property Type: Single-Family
Status: Sold
Tax Key: 017040071140
County: La Crosse

List Price: \$174,900
Taxes: \$3,447.95
Tax Year: 2016
Est. Acreage: 0.26

Bedrooms: 3
Total Bathrooms: 3
Total Full/Half Baths: 3 / 0
F/H Baths Main: 2 / 0
F/H Baths Upper:
F/H Baths Lower: 1
Garage Spaces: 2
Garage Type: Attached

Rooms: 9
Est. Total Sq. Ft.: 1,328
Est Fin Above Grade SqFt: 1,328
Est. Year Built: 1964
Lot Description: 76X150
Zoning: Residential

Flood Plain: Yes

Days On Market: 29

Directions: From Losey Blvd South to Farnam St. East on Farnam St to 2th St, North on 28th St to property on left

School District: La Crosse

Name	Dlm	Level	Name	Dlm	Level
Master Bedroom	15 x 11	Main	Living/Great Room	20 x 13	Main
Bedroom 2	12 x 11	Main	Kitchen	11 x 11	Main
Bedroom 3	11 x 10	Main	Dining Room	11 x 10	Main
Bedroom 4	14 x 13	Lower	Rec Room	20 x 24	Lower
Screened Porch	12 x 16	Main	Laundry Room	x	Lower

Style: 1 Story
Architecture: Ranch
Garage: Electric Door Opener
Driveway: Paved
Exterior: Wood
Basement: Full; Block; Shower; Partial Finished
Heating Fuel: Natural Gas
H/C Type: Forced Air; Central Air
Bath Description: Off MBR; MBR Bath Shower over Tub; Shower Over Tub; Shower Stall; Ceramic Tile

Documents: Seller Condition; LeadPaint Disclosure; Other
Appliances Incl.: Oven/Range; Refrigerator; Disposal; Dishwasher; Washer; Dryer; Water Softener-owned
Misc. Exterior: Deck
Misc. Interior: Cable TV Available; Skylight
Water/Waste: Municipal Water; Municipal Sewer
Municipality: City
Accessibility: Bedroom on Main Level; Full Bath on Main Level; Stall Shower; Level Drive

Remarks: Exceptionally comfortable ranch! Living room has wonderful view of bluff! Three BR 2 full baths on main level. Large master BR has full bath with shower over tub. Newer vinyl windows, furnace, water heater, carpet, 6 panel doors, trim and more. Kitchen has ample oak cabinets, ceramic floor, counter tops, back splash, & a skylight. 5 rooms have ceiling fans & 2 have remote controls. 2 patio doors to large deck & fenced yard. Wonderful screened porch! Basement has big rec room and room with egress window plus a 3rd bath with shower. Buyer or buyers agent advised to verify all room sizes.

Inclusions: Range/oven, Refrigerator, dishwasher, disposal, 2 washers, 1 dryer, water softener.

Exclusions: Sellers personal belongings


Sold Price: \$174,900 **Closing Date:** 12/15/2017

Listing Office: BHHS Lovejoy Realty: 5120

LO License #: 834192-91

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Prepared by Jennifer Pretasky on Saturday, November 24, 2018 1:25 PM.

Address: 3321 27th St S La Crosse, Wisconsin 54601-7960 Taxed by: La Crosse		MLS #: 1574540																																										
	Property Type: Single-Family Status: Sold Tax Key: 017050186070 County: La Crosse	List Price: \$177,500 Taxes: \$3,539 Tax Year: 2017 Est. Acreage: 0.18																																										
	Bedrooms: 3 Total Bathrooms: 2 Total Full/Half Baths: 2 / 0 F/H Baths Main: 1 / 0 F/H Baths Upper: F/H Baths Lower: 1 Garage Spaces: 3 Garage Type: Detached	Rooms: Est. Total Sq. Ft.: 1,533 Est Fin Above Grade SqFt: 1,040 Est Fin Below Grade SqFt: 493 Est. Year Built: 1959 Zoning: Res																																										
	Flood Plain: No Days On Market: 3																																											
	Directions: Losey Blvd to Diagonal Rd, east to 27th S, to house on Left.																																											
School District: <u>La Crosse</u>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Name</th> <th style="width: 15%;">Dim</th> <th style="width: 15%;">Level</th> <th style="width: 30%;">Name</th> <th style="width: 15%;">Dim</th> <th style="width: 15%;">Level</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>14 x 10</td> <td>Main</td> <td>Living/Great Room</td> <td>18 x 14</td> <td>Main</td> </tr> <tr> <td>Bedroom 2</td> <td>10 x 8</td> <td>Main</td> <td>Kitchen</td> <td>15 x 11</td> <td>Main</td> </tr> <tr> <td>Bedroom 3</td> <td>10 x 11</td> <td>Lower</td> <td>Family Room</td> <td>14 x 18</td> <td>Main</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Dining Room</td> <td>14 x 9</td> <td>Main</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Rec Room</td> <td>26 x 13</td> <td>Lower</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Laundry Room</td> <td>15 x 11</td> <td>Lower</td> </tr> </tbody> </table>		Name	Dim	Level	Name	Dim	Level	Master Bedroom	14 x 10	Main	Living/Great Room	18 x 14	Main	Bedroom 2	10 x 8	Main	Kitchen	15 x 11	Main	Bedroom 3	10 x 11	Lower	Family Room	14 x 18	Main				Dining Room	14 x 9	Main				Rec Room	26 x 13	Lower				Laundry Room	15 x 11	Lower
Name	Dim	Level	Name	Dim	Level																																							
Master Bedroom	14 x 10	Main	Living/Great Room	18 x 14	Main																																							
Bedroom 2	10 x 8	Main	Kitchen	15 x 11	Main																																							
Bedroom 3	10 x 11	Lower	Family Room	14 x 18	Main																																							
			Dining Room	14 x 9	Main																																							
			Rec Room	26 x 13	Lower																																							
			Laundry Room	15 x 11	Lower																																							
Type: Subdivision Lot Description: Sidewalk; Fenced Yard Style: 1 Story Architecture: Bungalow Garage: Electric Door Opener; Heated Driveway: Paved Outbuildings: Additional Garage(s) Exterior: Vinyl Basement: Full; Block; Shower; 8+ Ceiling; Finished Heating Fuel: Natural Gas H/C Type: Forced Air; Central Air Bath Description: Dual Entry Off MBR; At least one Bathtub; Shower Over Tub		Documents: Seller Condition; Tax Bill; LeadPaint Disclosure Appliances Incl.: Oven/Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer; Water Softener-owned Water/Waste: Municipal Water; Municipal Sewer Municipality: City Accessibility: Full Bath on Main Level; Level Drive																																										
Remarks: This is a charming updated bungalow!! With plenty of space, and a great detached garage for a workshop?? Fenced yard, four-season sunroom, that makes a great main floor family room! On demand water heater! 3rd lower level bedroom is non-conforming, a buyer can put in an egress to make it conforming. Updated Anderson windows, remodeled bathroom, finished lower level has Family room, bath, storage, and large laundry room. Small attached garage, and a separate detached 2 1/2 car garage. Inclusions: Oven/range, refrigerator, dishwasher, microwave, washer, dryer, and water softener (owned); window coverings/blinds. Exclusions: Personal belongings of sellers																																												
Sold Price: \$182,000		Closing Date: 05/11/2018																																										
Listing Office: Gerrard-Hoeschler, REALTORS: 500603		LO License #: 834038-81																																										

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Prepared by Jennifer Pretasky on Saturday, November 24, 2018 1:26 PM.

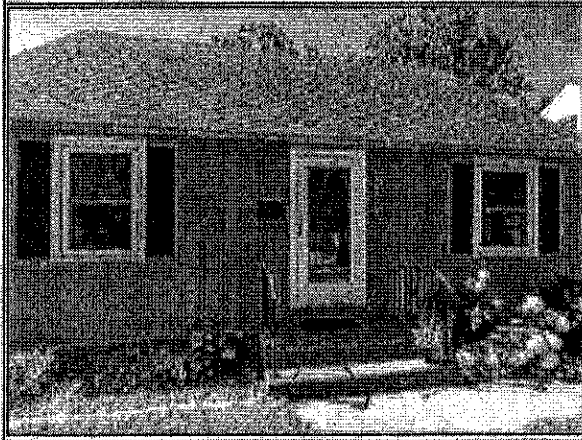
Address: 3315 26th St S La Crosse, Wisconsin 54601-7912 Taxed by: La Crosse		MLS #: 1564173																									
	Property Type: Single-Family Status: Sold Tax Key: 017050183010 County: La Crosse		List Price: \$179,900 Taxes: \$3,737 Tax Year: 2017 Est. Acreage: 0.19																								
	Bedrooms: 3 Total Bathrooms: 2 Total Full/Half Baths: 2 / 0 F/H Baths Main: 1 / 0 F/H Baths Upper: F/H Baths Lower: 1 Garage Spaces: 4 Garage Type: Detached		Rooms: Est. Total Sq. Ft.: 1,508 Est. Year Built: 1973 Zoning: RESIDENTIAL																								
	Flood Plain: No		Days On Market: 54																								
	Directions: LOSEY BLVD SOUTH, EAST ON ROBINSDALE, SOUTH ON 26TH ST.																										
School District: La Crosse	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Name</th> <th style="width: 15%;">Dim</th> <th style="width: 10%;">Level</th> <th style="width: 30%;">Name</th> <th style="width: 15%;">Dim</th> <th style="width: 10%;">Level</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>15 x 12</td> <td>Main</td> <td>Living/Great Room</td> <td>25 x 11</td> <td>Main</td> </tr> <tr> <td>Bedroom 2</td> <td>10 x 12</td> <td>Main</td> <td>Kitchen</td> <td>10 x 12</td> <td>Main</td> </tr> <tr> <td>Bedroom 3</td> <td>x</td> <td>Main</td> <td>Family Room</td> <td>21 x 12</td> <td>Lower</td> </tr> </tbody> </table>			Name	Dim	Level	Name	Dim	Level	Master Bedroom	15 x 12	Main	Living/Great Room	25 x 11	Main	Bedroom 2	10 x 12	Main	Kitchen	10 x 12	Main	Bedroom 3	x	Main	Family Room	21 x 12	Lower
Name	Dim	Level	Name	Dim	Level																						
Master Bedroom	15 x 12	Main	Living/Great Room	25 x 11	Main																						
Bedroom 2	10 x 12	Main	Kitchen	10 x 12	Main																						
Bedroom 3	x	Main	Family Room	21 x 12	Lower																						
Lot Description: Sidewalk; Near Public Transit Style: 1 Story Architecture: Ranch Garage: Electric Door Opener Driveway: Paved Exterior: Vinyl Basement: Full; Block; Shower; Partial Finished Heating Fuel: Natural Gas H/C Type: Forced Air; Central Air Bath Description: Shower Over Tub		Documents: Seller Condition; LeadPaint Disclosure Appliances Incl.: Oven/Range; Refrigerator; Dishwasher; Microwave; Water Softener-owned Misc. Exterior: Deck 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: TAKE ADVANTAGE OF A "MOVE IN" READY HOME LOCATED ON THE SOUTH SIDE OF LA CROSSE! UPDATED KITCHEN WITH RECENTLY PURCHASED STAINLESS STEEL APPLIANCES. THIS PROPERTY LAST SOLD IN DAYS, BUT THE SELLER IS LOOKING TO RELOCATE FOR EMPLOYMENT. THE GARAGE SIZE WAS RECENTLY DOUBLED IN SIZE WITH OVER 1,000 SQ FEET! FINISHED LOWER LEVEL AND AN EXCELLENT PLACE FOR ENTERTAINING. DON'T MISS THIS OPPORTUNITY! CALL TODAY FOR YOUR PRIVATE SHOWING. Inclusions: Refrigerator, Range; Stove, Dishwasher, Microwave, Water Softener (Owned) Exclusions: Washer, Dryer and seller's personal property.																											
Sold Price: \$177,500		Closing Date: 05/16/2018																									
Listing Office: Castle Realty, LLC: 5383		LO License #: 936644-91																									

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Prepared by Jennifer Pretasky on Saturday, November 24, 2018 1:25 PM.

Address: 2218 Hyde Ave La Crosse, Wisconsin 54601-6632 **Taxed by:** La Crosse **MLS #:** 1595425



Property Type: Single-Family
Status: Sold
Tax Key: 017060096110
County: La Crosse

List Price: \$179,900
Taxes: \$4,203
Tax Year: 2017
Est. Acreage: 0.17

Bedrooms: 3
Total Bathrooms: 2
Total Full/Half Baths: 2 / 0
F/H Baths Main: 1 / 0
F/H Baths Upper: 1
F/H Baths Lower:
Garage Spaces: 1.5
Garage Type: Detached

Rooms:
Est. Total Sq. Ft.: 2,304
Est. Year Built: 1950
Zoning: Residential

Flood Plain: No

Days On Market: 28

Directions: South on Losey Blvd to West on Greenbay to S. on 22nd to East on Hyde

School District: La Crosse

Name	Dim	Level	Name	Dim	Level
Master Bedroom	30 x 13	Upper	Living/Great Room	16 x 12	Main
Bedroom 2	13 x 11	Main	Kitchen	12 x 10	Main
Bedroom 3	11 x 10	Main	Family Room	17 x 12	Main
			Dining Room	7 x 7	Main
			Rec Room	29 x 12	Lower

Lot Description: Sidewalk; Near Public Transit

Style: 1.5 Story

Architecture: Bungalow

Garage: Electric Door Opener

Driveway: Paved

Exterior: Stucco

Basement: Full; Block

Heating Fuel: Natural Gas

H/C Type: Forced Air; Central Air

Bath Description: Off MBR; Shower Over Tub; Shower Stall; Ceramic Tile

Documents: Seller Condition; Tax Bill; Prior Title Policy; Lead Paint Disclosure; Other

Appliances Incl.: Oven/Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer; Window A/C

Misc. Interior: Gas Fireplace; 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

Remarks: This home was completely remodeled a few years ago from flooring to new kitchen with custom cabinets and granite tops, home also has some original hardwood flooring, new bar area in lower level and a brand new A/C unit in June 2018. New landscaping also includes a fire pit off back patio. This is a great neighborhood close to schools, parks and shopping.

Inclusions: Stove, refrigerator, dishwasher, disposal, washer, dryer, refrigerator in basement, window treatments, a/c unit in master.

Exclusions: Mini fridge in basement bar and sellers remaining personal property

Sold Price: \$179,900

Closing Date: 09/19/2018

Listing Office: Keller Williams Premier Realty: 5969

LO License #: 937398-91

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Prepared by Jennifer Pretasky on Saturday, November 24, 2018 1:25 PM.

Address: 2613 HOESCHLER DR La Crosse, Wisconsin 54601-7482 Taxed by: La Crosse MLS #: 1603540



Property Type: Single-Family
Status: Sold
Tax Key: 017050123080
County: La Crosse

List Price: \$179,900
Taxes: \$4,098
Tax Year: 2017
Est. Acreage: 0.21

Bedrooms: 3
Total Bathrooms: 2
Total Full/Half Baths: 2 / 0
F/H Baths Main: 1 / 0
F/H Baths Upper:
F/H Baths Lower: 1 / 0
Garage Spaces: 2.5
Garage Type: Detached

Rooms: 8
Est. Total Sq. Ft.: 2,008
Est Fin Above Grade SqFt: 1,478
Est Fin Below Grade SqFt: 532
Est. Year Built: 1949
Lot Description: 79 x 120
Zoning: RESIDENTIAL

Flood Plain: No

Days On Market: 3

Directions: LOSEY BLVD S TO LINCOLN AVE. EAST ON LINCOLN AVE TO HOESCHLER DR.

School District: La Crosse
Subdivision: GLENDALE ADDITION

Name	Dlm	Level	Name	Dlm	Level
Master Bedroom	14 x 12	Main	Living/Great Room	15 x 13	Main
Bedroom 2	12 x 9	Main	Kitchen	13 x 10	Main
Bedroom 3	13 x 8	Main	Family Room	22 x 22	Lower
			Dining Room	23 x 12	Main
			Other Room	19 x 12	Main

Style: 1 Story
Architecture: Ranch
Garage: Electric Door Opener
Driveway: Paved; Alley Entrance
Exterior: Vinyl
Basement: Full; Finished; Partial Finished
Heating Fuel: Natural Gas
H/C Type: Forced Air; Central Air

Documents: Seller Condition; Tax Bill; Indep Inspection Rpt; LeadPaint Disclosure; Other
Appliances Incl.: Oven/Range; Refrigerator; Disposal; Dishwasher; Microwave; Water Softener-owned
Misc. Exterior: Deck
Misc. Interior: Gas Fireplace; Cable TV Available
Water/Waste: Municipal Water; Municipal Sewer
Municipality: City
Accessibility: Bedroom on Main Level; Full Bath on Main Level

Remarks: Great location for this comfortable 1 story. Updated kitchen with plenty of cabinets. Big dining room to handle any size of table or amount of people. Main floor family room plus a living room, 3 bedrooms and a full bath. Lower level has a nice rec room that has a gas fireplace, and a space for a pool table, don't miss the bath in the back. Very nice. Big deck off the back overlooking a good sized yard and a big garage with parking area. Don't hesitate or will be gone.

Inclusions: stove, refrigerator

Sold Price: \$185,200

Closing Date: 10/17/2018

Listing Office: RE/MAX First Choice: 5058

LO License #: 834617-91

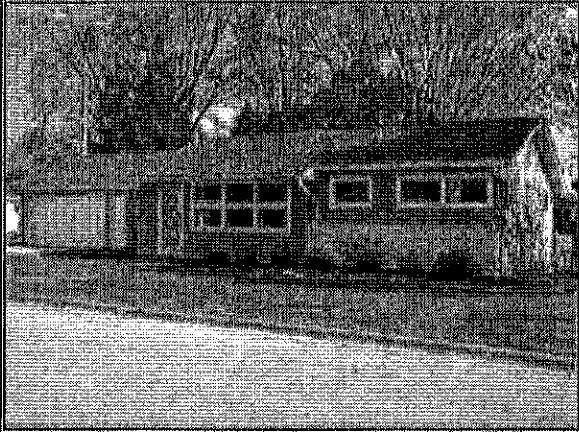
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Prepared by Jennifer Pretasky on Saturday, November 24, 2018 1:25 PM.

Address: 415 Losey BLVD N La Crosse, Wisconsin 54601-3971		Taxed by: La Crosse		MLS #: 1599061																																		
	Property Type: Single-Family Status: Sold Tax Key: 017020074110 County: La Crosse		List Price: \$189,900 Taxes: \$4,013.69 Tax Year: 2017 Est. Acreage: 0.18																																			
	Bedrooms: 3 Total Bathrooms: 1 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: Detached		Rooms: 8 Est. Total Sq. Ft.: 1,565 Est. Year Built: 1952 Zoning: RESIDENTIAL																																			
	Flood Plain: No		Days On Market: 25																																			
	Directions: North on Losey Blvd. Home is near Forest Hills on left. Turn left on Pine St, right into alley for parking in driveway.																																					
School District: La Crosse Subdivision: Crowley		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Dim</th> <th style="text-align: left;">Level</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>13 x 11</td> <td>Main</td> </tr> <tr> <td>Bedroom 2</td> <td>12 x 11</td> <td>Main</td> </tr> <tr> <td>Bedroom 3</td> <td>35 x 13</td> <td>Upper</td> </tr> <tr> <td>Den/Office</td> <td>10 x 12</td> <td>Upper</td> </tr> </tbody> </table>	Name	Dim	Level	Master Bedroom	13 x 11	Main	Bedroom 2	12 x 11	Main	Bedroom 3	35 x 13	Upper	Den/Office	10 x 12	Upper	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Dim</th> <th style="text-align: left;">Level</th> </tr> </thead> <tbody> <tr> <td>Living/Great Room</td> <td>14 x 12</td> <td>Main</td> </tr> <tr> <td>Kitchen</td> <td>15 x 9</td> <td>Main</td> </tr> <tr> <td>Dining Room</td> <td>11 x 12</td> <td>Main</td> </tr> <tr> <td>Laundry Room</td> <td>14 x 10</td> <td>Lower</td> </tr> <tr> <td>Other Room</td> <td>17 x 23</td> <td>Lower</td> </tr> </tbody> </table>	Name	Dim	Level	Living/Great Room	14 x 12	Main	Kitchen	15 x 9	Main	Dining Room	11 x 12	Main	Laundry Room	14 x 10	Lower	Other Room	17 x 23	Lower		
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Remarks: Meticulously maintained 3 bed, 1-2 bath, 2+ car garage in Crowley Subdivision! Fall in love w/the open concept of this home! Sunny living room w/recently updated bay window w/new cordless double blinds. Relax & enjoy the cozy feel of the attractive brick wall that perfectly complements lovely hardwood floors. Remodeled kitchen w/granite, impressive oak cabinetry, gas stove, dishwasher, breakfast bar plus trash compactor! Remodeled main bath has marble sink/countertop, plus a fantastic travertine tile shower/tub area! 2 bright bedrooms on the main floor, w/a large, spacious bedroom w/sitting room on upper level. Lower level is plumbed for a full 2nd bath & has a large, heavy duty egress window. Finish the lower level to your liking! New mechanicals, irrigation system, & so much more! Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Trash Compactor, Washer, Dryer, Water Softener, Rain Bird Irrigation System, Window Air Unit (for upstairs living area) Exclusions: Sellers personal property.																																						
Sold Price: \$189,900		Closing Date: 09/26/2018																																				
Listing Office: Century 21 Affiliated: 5045		LO License #: 833681-91																																				

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Prepared by Jennifer Pretasky on Saturday, November 24, 2018 1:25 PM.

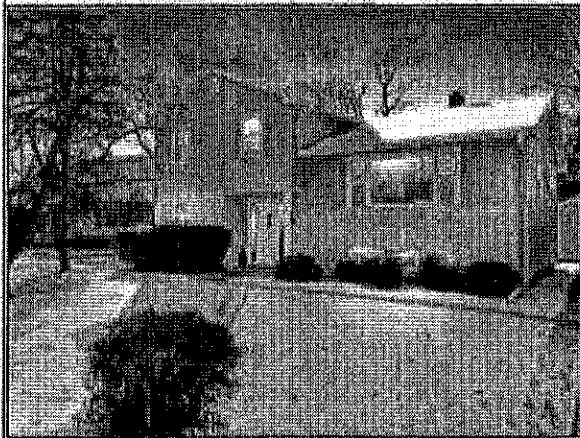
Address: 3102 Fairchild St E La Crosse, Wisconsin 54601-7457 Taxed by: La Crosse		MLS #: 1580114																															
	Property Type: Single-Family Status: Sold Tax Key: 017050144080 County: La Crosse		List Price: \$193,000 Taxes: \$4,523 Tax Year: 2017 Est. Acreage: 0.24																														
	Bedrooms: 4 Total Bathrooms: 2 Total Full/Half Baths: 2 / 0 F/H Baths Main: 1 / 0 F/H Baths Upper: F/H Baths Lower: 1 Garage Spaces: 2 Garage Type: Attached		Rooms: Est. Total Sq. Ft.: 2,000 Est. Year Built: 1966 Zoning: res																														
	Flood Plain: No		Days On Market: 19																														
	Directions: State Rd to 32nd St. to west on E Fairchild																																
School District: La Crosse High School: Central	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Name</th> <th style="width: 15%;">Dim</th> <th style="width: 10%;">Level</th> <th style="width: 25%;">Name</th> <th style="width: 15%;">Dim</th> <th style="width: 10%;">Level</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>13 x 11</td> <td>Main</td> <td>Living/Great Room</td> <td>21 x 14</td> <td>Main</td> </tr> <tr> <td>Bedroom 2</td> <td>13 x 10</td> <td>Main</td> <td>Kitchen</td> <td>17 x 10</td> <td>Main</td> </tr> <tr> <td>Bedroom 3</td> <td>13 x 9</td> <td>Main</td> <td>Family Room</td> <td>20 x 14</td> <td>Main</td> </tr> <tr> <td>Bedroom 4</td> <td>13 x 10</td> <td>Lower</td> <td>Rec Room</td> <td>26 x 16</td> <td>Lower</td> </tr> </tbody> </table>			Name	Dim	Level	Name	Dim	Level	Master Bedroom	13 x 11	Main	Living/Great Room	21 x 14	Main	Bedroom 2	13 x 10	Main	Kitchen	17 x 10	Main	Bedroom 3	13 x 9	Main	Family Room	20 x 14	Main	Bedroom 4	13 x 10	Lower	Rec Room	26 x 16	Lower
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Remarks: Bright and cheery living room welcomes you as you walk in the front door. Updated kitchen features granite counter tops, tile back splash and stainless steel appliances. Natural wood floors in bedrooms and laminate wood throughout the rest of the main level. Relax in the large family room w/ vaulted ceiling and gas stove for those cool nights. LL rec room w/ wet bar and extra fridge make this space great for parties and/or hosting holidays. 4th bedroom and full bath on lower level. Nicely landscaped corner lot.																																	
Sold Price: \$193,000		Closing Date: 07/06/2018																															
Listing Office: Castle Realty, LLC: 6383		LO License #: 938644-91																															

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Prepared by Jennifer Pretasky on Saturday, November 24, 2018 1:25 PM.

Address: 2326 Sisson DR La Crosse, Wisconsin 54601-6827 Taxed by: La Crosse

MLS #: 1562711



Property Type: Single-Family
Status: Sold
Tax Key: 017050080010
County: La Crosse

List Price: \$194,900
Taxes: \$4,670
Tax Year: 2017
Est. Acreage: 0.21

Bedrooms: 5
Total Bathrooms: 2
Total Full/Half Baths: 2 / 0
F/H Baths Main: 1 / 0
F/H Baths Upper: 1
F/H Baths Lower:
Garage Spaces: 1.5
Garage Type: Detached

Rooms: 11
Est. Total Sq. Ft.: 2,282
Est Fin Above Grade SqFt: 2,030
Est Fin Below Grade SqFt: 252
Est. Year Built: 1963
Zoning: RES

Flood Plain: No

Days On Market: 6

Directions: LOSEY BLVD - EAST ON CHASE STREET - SOUTH ON Sisson DRIVE - HOUSE IS NEAR END OF CUL-DE-SAC

School District: La Crosse

Name	Dlm	Level	Name	Dlm	Level
Master Bedroom	16 x 12	Upper	Living/Great Room	22 x 15	Upper
Bedroom 2	15 x 11	Upper	Kitchen	12 x 10	Upper
Bedroom 3	11 x 9	Upper	Family Room	18 x 14	Lower
Bedroom 4	16 x 12	Main	Dining Room	11 x 10	Upper
Bedroom 5	10 x 11	Main	Laundry Room	18 x 14	Lower

Type:	Subdivision	Documents:	Seller Condition; Other
Lot Description:	Cul-de-sac	Appliances Incl.:	Oven/Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer
Style:	Multi-Level	Misc. Interior:	Cable TV Available; High Speed Internet Available; Wood or Sim. Wood Floors
Architecture:	Contemporary	Water/Waste:	Municipal Water; Municipal Sewer
Garage:	Electric Door Opener	Municipality:	City
Driveway:	Paved	Accessibility:	Bedroom on Main Level; Level Drive
Exterior:	Brick; Vinyl		
Basement:	Full; Full Size Windows; Partial Finished		
Heating Fuel:	Natural Gas		
H/C Type:	Forced Air; Central Air		
Bath Description:	At least one Bathtub; Ceramic Tile		

Remarks: VERY WELL MAINTAINED SPACIOUS 5 BEDROOM 2 BATH QUAD LEVEL HOME AT THE END OF A CUL-DE-SAC. OPEN CONCEPT KITCHEN WITH CUSTOM MAPLE CABINETS, TILE BACK-SPLASH, NEW SOLID SURFACE CORIAN COUNTERS AND STAINLESS STEEL APPLIANCES. FEATURES INCLUDES LARGE MAIN FLOOR FOYER WITH TWO MAIN FLOOR BEDROOMS & MAIN FLOOR BATH AND LOWER LEVEL FAMILY ROOM. UPDATES INCLUDE FRESH INTERIOR PAINT, NEW CARPETING, MANY BRAND NEW WINDOWS, NEW ROOF & NEWER FURNACE & A/C UNITS. THE PRIVATE BACK YARD FEATURES MATURE TREES, AN IRRIGATION SYSTEM, UPDATED LANDSCAPING AND A LARGE STORAGE SHED BEHIND THE 1.5 DETACHED GARAGE.


Sold Price: \$190,000

Closing Date: 02/21/2018


Listing Office: Gerrard-Hoeschler, REALTORS:
5006cfs

LO License #: 834038-91

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Address: 2501 Barlow St La Crosse, Wisconsin 54601-0000 Taxed by: La Crosse		MLS #: 1590128																					
	Property Type: Single-Family Status: Sold Tax Key: 017050129020 County: La Crosse																						
	List Price: \$194,900 Taxes: \$3,125.61 Tax Year: 2017 Est. Acreage: 0.13																						
	Bedrooms: 3 Total Bathrooms: 2 Total Full/Half Baths: 2 / 0 F/H Baths Main: 1 / 0 F/H Baths Upper: 1 F/H Baths Lower: 0 Garage Spaces: 1 Garage Type: Attached																						
	Rooms: 7 Est. Total Sq. Ft.: 1,600 Est. Year Built: 1940 Zoning: Residential																						
Flood Plain: No Days On Market: 7																							
Directions: Losey to Barlow, house on the corner.																							
School District: La Crosse	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Dim</th> <th style="text-align: left;">Level</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>12 x 10</td> <td>Upper</td> </tr> <tr> <td>Bedroom 2</td> <td>12 x 10</td> <td>Upper</td> </tr> <tr> <td>Bedroom 3</td> <td>12 x 10</td> <td>Upper</td> </tr> </tbody> </table>	Name	Dim	Level	Master Bedroom	12 x 10	Upper	Bedroom 2	12 x 10	Upper	Bedroom 3	12 x 10	Upper	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Dim</th> <th style="text-align: left;">Level</th> </tr> </thead> <tbody> <tr> <td>Living/Great Room</td> <td>17 x 12</td> <td>Main</td> </tr> <tr> <td>Kitchen</td> <td>13 x 10</td> <td>Main</td> </tr> </tbody> </table>	Name	Dim	Level	Living/Great Room	17 x 12	Main	Kitchen	13 x 10	Main
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Remarks: Move right in to this beautifully updated 3 bedroom, 2 bath home located in the heart of La Crosse. This house features an updated kitchen with stainless steel appliances, tile floor and wood floors on the main level. Relax with the family in the fully fenced backyard with a fire pit and dining area, perfect for summer barbecues! Priced to sell! Inclusions: Refrigerator, Dishwasher, Microwave, Stove, Water Softener Exclusions: Washer, Dryer Concession Remarks: closing costs and prepaids																							
Sold Price: \$190,000 Closing Date: 07/31/2018																							
Listing Office: Cindy Gerke & Associates: 515804		LO License #: 834616-81																					

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 Prepared by Jennifer Pretasky on Saturday, November 24, 2018 1:25 PM.

Address: 2118 Cameron Ave La Crosse, Wisconsin 54601-5038 Taxed by: La Crosse		MLS #: 1572743																																				
	Property Type: Single-Family Status: Sold Tax Key: 017030148070 County: La Crosse	List Price: \$195,900 Taxes: \$3,967 Tax Year: 2017 Est. Acreage: 0.14																																				
	Bedrooms: 3 Total Bathrooms: 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: 0 Garage Type: None	Rooms: 8 Est. Total Sq. Ft.: 1,977 Est Fin Above Grade SqFt: 1,563 Est Fin Below Grade SqFt: 414 Est. Year Built: 1952 Lot Description: 58+/- X 95+/- Zoning: RSF																																				
	Flood Plain: No																																					
	Days On Market: 4																																					
Directions: From Cass St turn right onto 21st St S; take 1st left onto Cameron Ave; house on right; BIG numbers 2118 on front of house; park on opposite side of street.																																						
School District: La Crosse High School: Logan Middle School: La Crosse Elem. School: Emerson	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Name</th> <th style="width: 15%;">Dim</th> <th style="width: 10%;">Level</th> <th style="width: 25%;">Name</th> <th style="width: 15%;">Dim</th> <th style="width: 10%;">Level</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>12 x 11</td> <td>Lower</td> <td>Living/Great Room</td> <td>14 x 17</td> <td>Main</td> </tr> <tr> <td>Bedroom 2</td> <td>12 x 11</td> <td>Main</td> <td>Kitchen</td> <td>8 x 16</td> <td>Main</td> </tr> <tr> <td>Bedroom 3</td> <td>9 x 11</td> <td>Main</td> <td>Family Room</td> <td>16 x 20</td> <td>Main</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Dining Room</td> <td>13 x 14</td> <td>Main</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Rec Room</td> <td>20 x 27</td> <td>Lower</td> </tr> </tbody> </table>		Name	Dim	Level	Name	Dim	Level	Master Bedroom	12 x 11	Lower	Living/Great Room	14 x 17	Main	Bedroom 2	12 x 11	Main	Kitchen	8 x 16	Main	Bedroom 3	9 x 11	Main	Family Room	16 x 20	Main				Dining Room	13 x 14	Main				Rec Room	20 x 27	Lower
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Remarks: This is one of those rare findings that you will fall in love with. If you think "I wonder if they did that", know that they did! Clean, comfortable, cozy and inviting. Walk right in and feel at home! Two large fireplaces, one in the living room and one in the family room help spread the radiant warmth this home has to offer. Natural light abounds, galley kitchen with all SS appliances and new cupboards, flooring and the list goes on and on. See attachment of Seller Improvements, you'll get the picture! Inclusions: Refrigerator, oven, range, dishwasher, microwave Exclusions: Seller's personal property.																																						
Sold Price: \$198,000 Closing Date: 05/18/2018																																						
Listing Office: BHHS Lovejoy Realty: 5120 LO License #: 834182-91																																						

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Prepared by Jennifer Pretasky on Saturday, November 24, 2018 1:25 PM.

Not in my neighborhood

Address: 2849 Brook Ct La Crosse, Wisconsin 54601 Taxed by: La Crosse

MLS #: 1589938



Property Type: Single-Family
 Status: Sold
 Tax Key: 017050195130
 County: La Crosse

List Price: \$199,500
 Taxes: \$5,414.77
 Tax Year: 2017
 Est. Acreage: 0.38

Bedrooms: 4
 Total Bathrooms: 2
 Total Full/Half Baths: 2 / 0
 F/H Baths Main: 1 / 0
 F/H Baths Upper: 1
 F/H Baths Lower:
 Garage Spaces: 2
 Garage Type: Attached

Rooms: 11
 Est. Total Sq. Ft.: 2,288
 Est. Year Built: 1968
 Zoning: Residential

Flood Plain: No

Days On Market: 83

Directions: Ward Avenue to south on Brook Ct.

School District: La Crosse

Name	Dim	Level	Name	Dim	Level
Master Bedroom	15 x 12	Upper	Living/Great Room	21 x 14	Main
Bedroom 2	12 x 11	Upper	Kitchen	12 x 11	Main
Bedroom 3	10 x 11	Upper	Family Room	15 x 14	Main
Bedroom 4	13 x 15	Main	Dining Room	14 x 11	Main
Den/Office	13 x 13	Main	Rec Room	15 x 13	Lower
			Laundry Room	8 x 5	Main
			Dining Area	14 x 11	Main
			Foyer	10 x 8	Main

Lot Description: Cul-de-sac
 Style: Multi-Level
 Architecture: Ranch; Contemporary
 Garage: Electric Door Opener
 Driveway: Paved
 Outbuildings: Storage Shed
 Exterior: Brick; Pressed Board
 Basement: Partial; Block; Partial Finished
 Heating Fuel: Natural Gas
 H/C Type: Forced Air; Central Air
 Bath Description: Off MBR; Dual Entry Off MBR; MBR Bath
 Shower over Tub; At least one Bathtub; Shower
 Stall

Documents: Seller Condition; Tax Bill; Indep Inspection Rpt; LeadPaint Disclosure; Floor Plans; Other
 Appliances Incl.: Oven/Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer; Water Softener-owned
 Misc. Exterior: Patio
 Misc. Interior: Natural Fireplace; Cable TV 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; Level Drive

Remarks: Bring your family! 3-4 bedroom, 2 bath home, 2 car attached garage, with large yard on quiet cu de sac in convenient south side location! 1st floor bedroom could be den or office. Formal living and dining rooms, plus casual dining off kitchen. Two additional family areas with built-ins, fireplace and patio leading to beautiful back yard. First floor laundry and separate rec area in lower level. Original owner, so your personal updates will make it all yours! Home inspection complete.

Inclusions: Stove, refrigerator, dishwasher, washer, dryer, water softener, microwave, pool table, garage shelves and workbench, master bedroom cabinet, dog kennel, storage shed.

Exclusions: Seller's personal items.

Sold Price: \$182,000

Closing Date: 10/29/2018

Listing Office: Cindy Gerke & Associates; 5158

LO License #: 834816-91

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 Jennifer Prelasky on Saturday, November 24, 2018 1:25 PM.

Address: 2118 22nd ST S La Crosse, Wisconsin 54601 Taxed by: La Crosse

MLS #: 1604966



Property Type: Single-Family
 Status: Sold
 Tax Key: 017050102040
 County: La Crosse

List Price: \$199,900
 Taxes: \$4,628
 Tax Year: 2017
 Est. Acreage: 0.18

Bedrooms: 4
 Total Bathrooms: 2
 Total Full/Half Baths: 2 / 0
 F/H Baths Main: 0 / 0
 F/H Baths Upper: 1
 F/H Baths Lower: 1
 Garage Spaces: 2
 Garage Type: Attached

Rooms:
 Est. Total Sq. Ft.: 2,034
 Est. Year Built: 1957
 Zoning: RES

Flood Plain: No

Days On Market: 7

Directions: LOSEY BLVD SO TO RIGHT ON WESTON, LEFT ON 22ND ST.

School District: La Crosse

Name	Dlm	Level	Name	Dlm	Level
Master Bedroom	17 x 11	Upper	Living/Great Room	20 x 14	Main
Bedroom 2	11 x 10	Upper	Kitchen	13 x 14	Main
Bedroom 3	13 x 9	Upper	Family Room	14 x 18	Lower
Bedroom 4	11 x 12	Upper	Dining Room	11 x 16	Main
			Laundry Room	x	Lower

Type: Subdivision
 Lot Description: Sidewalk; Near Public Transit
 Style: Multi-Level
 Architecture: Contemporary
 Garage: Electric Door Opener
 Driveway: Paved; Parking Space
 Exterior: Brick; Aluminum/Steel
 Basement: Full; Walk Out/Outer Door; Shower; Full Size Windows; Finished
 Heating Fuel: Natural Gas
 H/C Type: Forced Air; Central Air
 Bath Description: At least one Bathtub; Shower Over Tub; Shower Stall

Documents: Seller Condition; Other
 Appliances Incl.: Oven/Range; Refrigerator; Dishwasher
 Misc. Interior: Walk-In Closet; Pantry; Cable TV Available; High Speed Internet Available; Wood or Sim. Wood Floors
 Water/Waste: Municipal Water; Municipal Sewer
 Municipality: City

Remarks: Exceptionally well maintained 4 bedroom 2 full bath quad-level home in desired south La Crosse location. Spacious home with large living room, formal dining and newly remodeled family room with custom heated tiled floor and completely remodeled lower bath. Some great features include hardwood flooring, cove ceilings, extra wide staircase, mud room off garage and lots of large closets and storage space. Spacious master bedroom with walk-in closet, great patio and large yard complete this beautiful home. 1 Year home warranty included with sale.

Concession Remarks: \$2500 Seller Credit

Sold Price: \$195,000

Closing Date: 11/01/2018

Transaction Type: Arms Length

Listing Office: Gerrard-Hoeschler, REALTORS:
 5006ofs

LO License #: 834038-91

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