

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

Nicholas Marson
c/o Arthur Marson
717 19th St. S.
La Crosse, WI 54601

General information

Date issued 6 - 5 - 2019
Parcel no. 17-50315-40
Address 3120 Losey Blvd. S.
Legal description

☐ Town ☐ Village ☒ City

Municipality La Crosse

Assessment information

2019 Original Assessment		2019 Final Assessment (determined by BOR)	
Land	\$ 30,700	Land	\$ 30,700
Improvements	\$ 132,100	Improvements	\$ 132,100
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Total personal property	\$	Total personal property	\$
Total all property	\$ 162,800	Total all property	\$ 162,800

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: 17-50315-40

Personal Property Account
Number(If applicable)

Property Address: 3120 Losey Blvd S

Property Owner: Nicholas Marson

Mailing Address: 717 19th St. S., La Crosse, WI 54601

January 1, 20 19

Assessment Value: 162,800

Land: 30,700

Improvements: 132,100

Total: 162,800

Hearing Date: June 3, 2019

Time: 8:20 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 and Arthur Marson

1. Sworn testimony by Property Owner/Objector: 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 other properties were presented:

Addresses of other properties:

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):

Arthur Marson as Power of Attorney for Nicholas Marson.

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

Has financial power of attorney for property owner. Believes market value is \$145,000-\$150,000. Educated 40 year career in looking at data; has ability to look at numbers. Approach is as a data analyst. Bought home nine years ago and in nine years assessment has gone up 70%. Won't come anywhere near \$162,000, simple mathematics. No improvements in a stable neighborhood. Home is on Losey Blvd.; rattling shelves, with no alley access. Not a valuable location given the environment it is in. Son's home is the third highest assessment in the neighborhood. Directed the Board's attention to the attachment in his objection. He described the differences between the subject and his neighbor's assessed values, square footage and lot size. Said Assessor indicated the primary driver was square footage. When comparing the square footage with the assessment, they are hardly comparable. Looking at the neighborhood, this house is third highest assessed. The two higher are the one across street on a double lot, and the other has more square feet. In his analysis square footage doesn't hold water. Son's home has two bedrooms, 1 bathroom and 1 car garage, access off Losey Blvd. with no alley access. Modest kitchen, no dishwasher, old sinks. Bathroom has pedestal sink and old tub.

3. Sworn testimony by Assessor Josh Benrud included:

a) Estimated level of assessment for the current year is 100 %

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

If yes: The subject property was sold for \$96,000 Date of sale 11/23/19

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

If yes: A total number of 8 other properties were presented:

Addresses of other properties:

2613 Losey Blvd. S.
3111 26th St. S.
3183 25th St. S.
3008 26th St. S.
3159 27th St. S.
3052 23rd St. S.
2601 Leonard St.
3108 Losey Blvd. S.

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

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

About the double lot of the neighbor's property, he does not see a return on value having a double lot. Provided a Report which he reviewed for the Board. The property does not have alley access and an adjustment was made. He referred to the comparables and grid sheet in the Report. The sale of the subject property on 11/23/2009 was to settle an estate and does not reflect market value; it is not an arms length transaction. When Mr. Marson came to open book, they reviewed adjacent neighbor property record cards and went through variations. His lot is larger and has 50 per cent more square feet than 3116 Losey Blvd. S. Mr. Marson was concerned about two bedrooms. It is not the bedroom count; but square footage. Current study shows two bedrooms are low; waiting for further information to make market adjustments. Square footage is one component, but other considerations are basement finish, fireplace, garage, utility shed which are additional to the price per square foot. The comparable grid sheet shows the differences. He considers maintenance when looking at age of the home. After the building permit was pulled, there was no assessment adjustment to reflect that. As of January 1, 2019, there is a utility shed listed on the grid sheet built in 1943, and \$300 adjustment. The square footage of the subject is a ranch and a lot of the objector's comparisons were cape cods; not valid comparables.

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

--

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

--

C. DETERMINATIONS

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

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

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

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

What was the most credible evidence presented:

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

1.

Passe

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:

Christians

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.

[Redacted]

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:

[Redacted]

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: [Redacted]

Improvements: [Redacted]

Total: [Redacted]

☐ that the level of assessment of the municipality is at [Redacted]

☐ and hereby sets the new assessment at

Land: [Redacted]

Improvements: [Redacted]

Total: [Redacted]

I, **Teri Lehrke** [Redacted] 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"/>

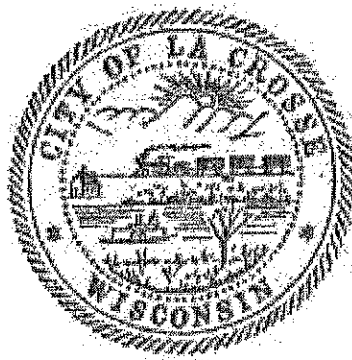
to adopt these Findings of Fact, Determinations and Decision on this 3rd day of June, 2019.

Teri Lehrke [Redacted]

Clerk of Board of Review

2019

CITY OF LA CROSSE
BOARD OF REVIEW



Appeal by Nicholas Marson
3120 Losey Blvd S.
La Crosse, WI 54601

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

1010

CITY OF LAUREL BOARD OF REVENUE



Approved by Resolution No. 1010
March 10, 1930
Mayor W. H. Smith

Received of the City of Laurel, Maryland, the sum of \$10.00 for the year 1930.

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

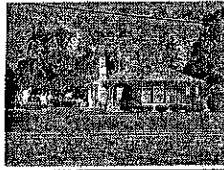
Purpose/Market Value:

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= \$ 30,700
- C. Improvement Value= \$ 132,100
- D. Total= \$ 162,800

Subject Description:



- A. Picture- [Image]
- B. Address- 3120 Losey Blvd.
- C. Site- Level
- D. Building- Ranch
- E. Other Improvements- Utility Shed
- F. Last time inspected- 10/30/2017
- 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- Not a Market Sale Estate, 11/23/2019, \$96,000
- B. Comp #1- 2613 Losey Blvd S.
- C. Comp #2- 3111 26th St. S.
- D. Comp #3- 3183 25th St. S.
- E. Comp #4- 3008 26th St. S.
- F. Comp #5- 3159 27th St S.
- G. Comp #6- 3052 23rd St. S.
- H. Comp #7- 2601 Leonard St.
- I. Comp #8- 3108 Losey Blvd S.
- J. Conclusion- All 6 Comps deemed reliable Valid Arm's Length Sales.
-Indicated value range of \$ 131,900-170,000

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- \$ 162,800 .

the first of these is the fact that the
the second is the fact that the
the third is the fact that the

the fourth is the fact that the
the fifth is the fact that the
the sixth is the fact that the

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

May 24, 2019

Tax key number: 017-050315-040

Property address: 3120 Losey Blvd S

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

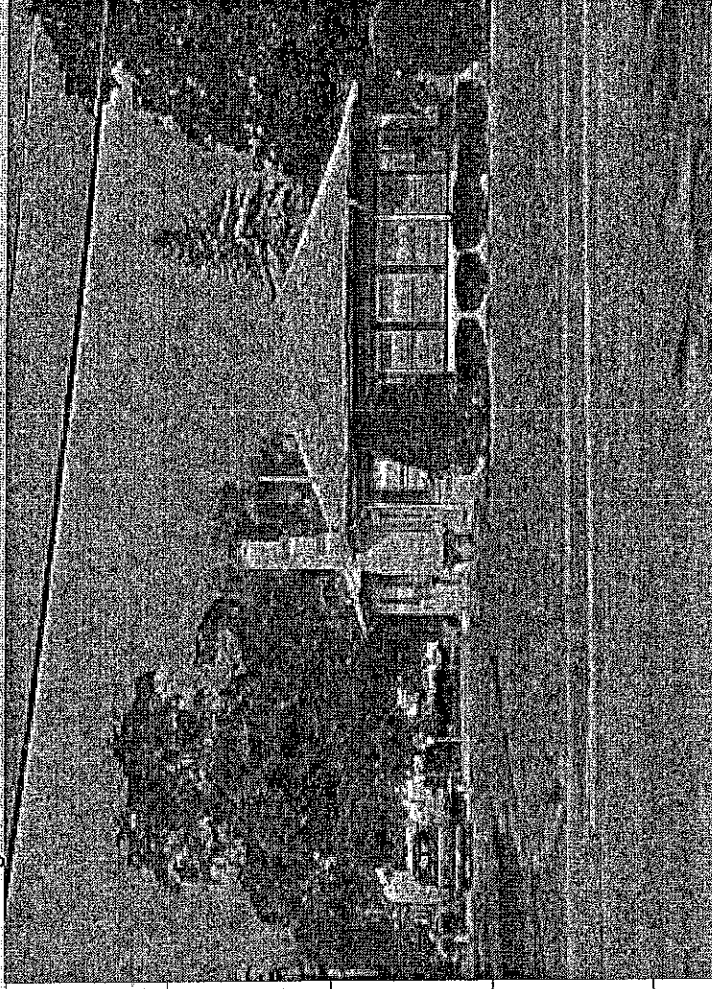
Legal description: PRT SE-NW COM SE COR N ALG E LN 490.73FT W 33FT TO W LN LOSEY BLVD POB W PW S LN 160.35FT N 81.32FT E PW S LN 160.35FT TO W LN LOSEY BLVD S ALG W LN 81.32FT TO POB LOT SZ: 81.32 x 160.35

Summary of Assessment	
Land	\$30,700
Improvements	\$132,100
Total value	\$162,800

Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Land	Description	Assess Value
1	Residential	81	160			None	Total land		\$30,700

Residential Building									
Year built:	1943	Full basement: 1,335 SF							
Year remodeled:		Crawl space: 500 SF (AV)							
Stories:	1 story	Rec room (rating):							
Style:	Ranch	Fin bsmt living area:							
Use:	Single family	First floor: 1,551 SF							
Exterior wall:	Stucco	Second floor:							
Masonry adjust:		Third floor:							
Roof type:	Asphalt shingles	Finished attic:							
Heating:	Gas, forced air	Unfinished attic:							
Cooling:	No A/C	Unfinished area:							
Bedrooms:	2	Garage: 336 SF							
Family rooms:	1	Screen porch: 210 SF							
Baths:	1 full, 0 half								
Other rooms:	3								
Whirl / hot tubs:									
Add'l plumb fixt:	3								
Masonry FPs:	1 stacks, 1 openings								
Metal FPs:									
Gas only FPs:									
Bsmt garage:									
Shed dormers:									
Gable/hip dorm:									
		Grade:	C						
		Condition:	Average						
		Energy adjustment:	No						
		Percent complete:	100%						

Total living area is 1,551 SF; building assessed value is \$131,800



May 24, 2019

新

151
152
153

100

2456

1114

Exit

24

研

論衡

19

100%

100

3374

261

344

3511

319

此

SECRET

266

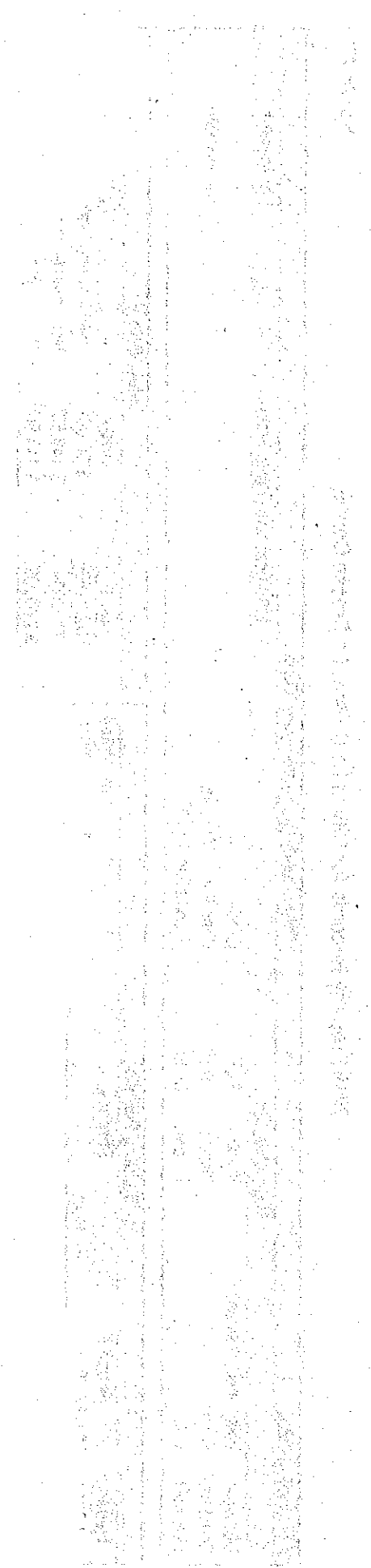
10

और

# of identical OBIs	1	Other Building Improvement (OBI)			Modifications (Type, Size)	Photograph
		Main Structure				
OBI type:	Utility shed, residential	Width:	8 LF	Grade:	C	not available
Const type:	Frame	Depth:	10 LF	Condition:	Average	
Year built:	1943	Fir area:	80 SF	% complete:	100%	

Building Permits				
Issued	Permit #	Purpose	\$ Amount	Completed
1/1/2018	001784-2017	Re-Roof	\$7,600	12/31/2018

Sales History		
Date	Price	Type
11/23/2009	\$ 96,000	Valid improved sale
7/1/2009	\$ 148,500	Not a market sale
3/24/2009	\$ 148,500	Not a market sale



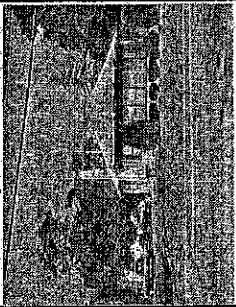
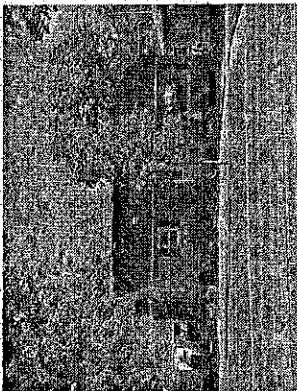
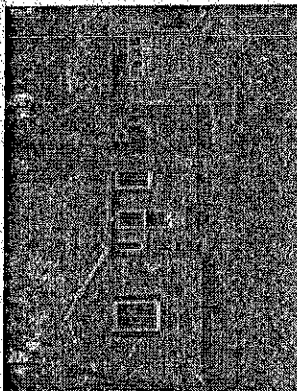
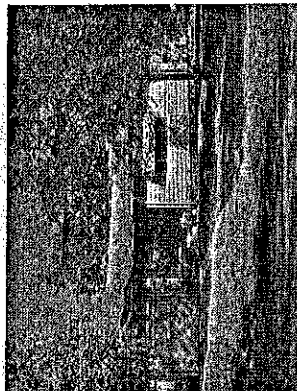
City of La Crosse, La Crosse County
2019 Sales Comparison

Tax key number: 017-050315-040

Property address: 3120 Losey Blvd S, City of La Crosse

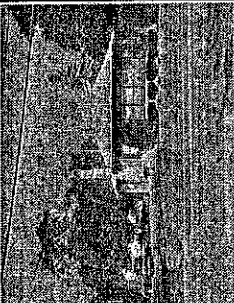
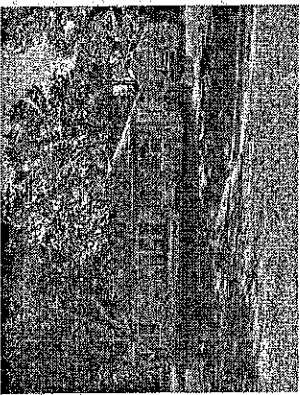
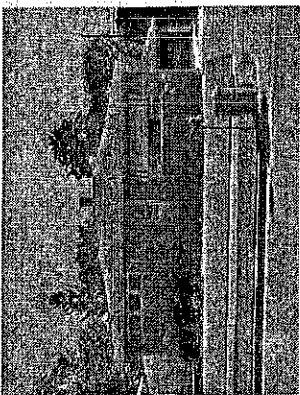

Estimated fair market value: \$162,800 *

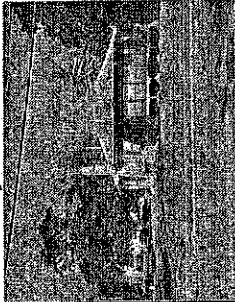
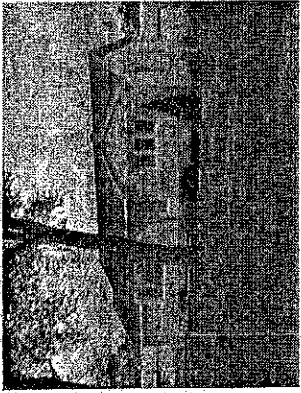
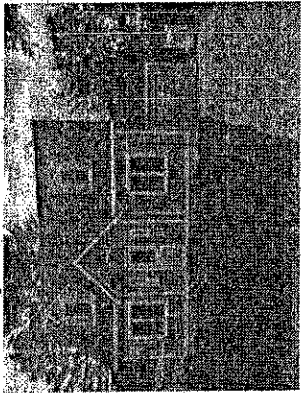
Comparable market value: \$166,500 (+2.3%) *

Subject Property		Comparison 1	Comparison 2	Comparison 3
Tax key number Site address	50315-040 3120 Losey Blvd S	50119-070 2613 Losey Blvd S	50174-060 3111 26th St S	50180-110 3183 25th St S
				
Summary of Comparison				
Sale date and price		Nov 2018	Jun 2018	Jun 2018
Net adjustments		\$139,900	\$153,000	\$132,000
Comparable value		\$31,300	\$15,500	\$39,000
Comparability rating		\$171,200	\$168,500	\$171,000
Gross adjustments		98	96	96
Composite rating		56%	38%	47%
Adjustments to last valid sale		85	88	85
Neighborhood group		Josh Southside	Josh Southside	Josh Southside
Neighborhood		SA 39	SA 43	SA 43
Flood plain		Heavy	Light	Light
Traffic		50 front feet	70 front feet	70 front feet
Land		\$12,400	\$2,700	\$6,900
Residential				
Buildings				
Single family				
Use		Single family	Single family	Single family
Above grade area		1,246 SF	1,216 SF	1,116 SF
Below grade area		976 SF	1,216 SF	1,116 SF
Style		Ranch	Ranch	Ranch
Grade		C	C	C
Yr built/Age/Eff age		1953 / 66 / 26	1965 / 54 / 25	1952 / 67 / 36
Exterior wall		Alum/Vinyl	Wood	Wood
Stories		1 story	1 story	1 story

First floor SF	1,551 SF	1,246 SF	1,216 SF	1,116 SF	\$22,400
Second floor SF	0 SF	0 SF	0 SF	0 SF	
Full basement SF	1,335 SF	976 SF	1,216 SF	1,116 SF	\$2,700
Crawl space SF	0 SF	270 SF	0 SF	0 SF	
FBLA	0 SF	0 SF	0 SF	0 SF	
Rec room	500 SF (Average)	0 SF	350 SF (Average)	0 SF	\$3,800
Bedrooms	2	3	3	3	
Bathrooms	1 full/0 half	1 full/0 half	1 full/0 half	1 full/0 half	
Condition (CDU)	Average	Average	Average	Average	
Heating & cooling	Gas, forced air/No A/C	Gas, forced air/A/C, same duct	Gas, forced air/A/C, same duct	Gas, forced air/A/C, same duct	-\$2,400
Fireplaces	1 masonry/0 mtl/0 gas	0 masonry/0 mtl/0 gas	0 masonry/0 mtl/0 gas	0 masonry/0 mtl/0 gas	\$5,600
Additional fixtures					\$2,800
Attached garage	336 SF	0 SF	364 SF	308 SF	\$300
Open porch	0 SF	20 SF	0 SF	80 SF	-\$1,900
Screen porch	210 SF	0 SF	0 SF	0 SF	\$5,400
Enclosed porch	0 SF	0 SF	0 SF	0 SF	
Deck	0 SF	105 SF	0 SF	0 SF	
All other adjustments					-\$6,900
Utility shed, residential	8 x 10	0 SF	0 SF	0 SF	\$300
Garage		22 x 24			-\$5,700

* 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 & invalid if so used.

Subject Property		Comparison 4		Comparison 5		Comparison 6	
50315-040 3120 Losey Blvd S		50170-040 3008 26th St S		50185-030 3159 27th St S		50317-090 3052 23rd St S	
Tax key number Site address		Jul 2018 \$148,000 \$17,600 \$165,600 95 44% 85		Jan 2017 \$140,000 \$20,300 \$160,300 96 58% 83		Jul 2018 \$133,000 \$31,600 \$164,600 95 56% 82	
Summary of Comparison Sale date and price Net adjustments Comparable value Comparability rating Gross adjustments Composite rating		Josh Southside SA 43 Heavy 81 front feet		Josh Southside SA 43 Light 59 front feet		Josh Southside SA 43 Cul de sac 71 front feet	
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/Est age Exterior wall Stories First floor SF Second floor SF Full basement SF Crawl space SF FBLA		Josh Southside SA 43 Light 95 front feet Single family 1,551 SF 1,335 SF Ranch C 1943 / 76 / 36 Stucco 1 story 1,551 SF 0 SF 1,335 SF 0 SF 0 SF		Josh Southside SA 43 Light 59 front feet Single family 1,164 SF 1,164 SF Ranch C 1961 / 58 / 26 Alum/Vinyl 1 story 1,164 SF 0 SF 1,164 SF 0 SF 0 SF		Josh Southside SA 43 Cul de sac 71 front feet Single family 1,071 SF 759 SF Ranch C 1959 / 60 / 27 Wood 1 story 1,071 SF 0 SF 759 SF 0 SF 0 SF	
		-\$4,800		\$6,200		\$5,400	
		\$18,800 \$5,200		\$20,000 \$2,100		\$24,900 \$7,200	
		0 SF		0 SF		0 SF	

Subject Property		Comparison 7	Comparison 8	Comparison 9
50315-040 3120 Losey Blvd S		50182-110 2601 Leonard St  Nov 2017 \$131,900 \$35,900 \$167,800 95 58% 82	50315-020 3108 Losey Blvd S  Mar 2018 \$170,000 -\$7,500 \$162,500 85 65% 73	
Josh Southside SA 43 Heavy 81 front feet	Josh Southside SA 43 Light 60 front feet \$5,600	Josh Southside SA 43 Heavy 75 front feet \$2,200	Josh Southside SA 43 Heavy 75 front feet \$2,200	
Single family 1,551 SF 1,335 SF Ranch C 1943 / 76 / 36 Stucco 1 story	Single family 988 SF 988 SF Ranch C 1953 / 66 / 28 Alum/vinyl 1 story	Single family 1,657 SF 924 SF Cape cod C 1941 / 78 / 29 Alum/vinyl 1.5 story	Single family 1,657 SF 924 SF Cape cod C 1941 / 78 / 29 Alum/vinyl 1.5 story	
First floor SF 0 SF Full basement SF 0 SF Crawl space SF FBLA	First floor SF 0 SF Full basement SF 0 SF Crawl space SF FBLA	First floor SF 0 SF Full basement SF 0 SF Crawl space SF FBLA	First floor SF 0 SF Full basement SF 0 SF Crawl space SF FBLA	

Rec room	500 SF (Average)	0 SF	208 SF (Average)	\$2,100	
Bedrooms	2	2	5		
Bathrooms	1 full/0 half	1 full/0 half	2 full/1 half	-\$4,500	
Condition (CDU)	Average	Average	Average		
Heating & cooling	Gas, forced air/No A/C	Gas, forced air/A/C, same duct	Gas, forced air/A/C, same duct	-\$3,000	
Fireplaces	1 masonry/0 mtl/0 gas	0 masonry/0 mtl/0 gas	1 masonry/0 mtl/0 gas	\$2,700	
Additional fixtures					
Attached garage	336 SF	350 SF	288 SF	\$500	
Open porch	0 SF	16 SF	0 SF		
Screen porch	210 SF	0 SF	0 SF	\$5,200	
Enclosed porch	0 SF	0 SF	96 SF	-\$3,600	
Deck	0 SF	0 SF	0 SF		
All other adjustments					
Utility shed, residential					
Garage	8 x 10	0 SF	0 SF	\$300	
		12 x 22		-\$3,700	

* 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 & invalid if so used.

Address: 3120 S LOSEY BLVD La Crosse, Wisconsin 54601-7345 Taxed by: La Crosse

MLS #: 1098641



Property Type: Single-Family
 Status: Sold
 Tax Key: 017050315040
 County: La Crosse

List Price: \$99,900
 Taxes: \$3,870
 Tax Year: 2008

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

Rooms: 7
 Est. Total Sq. Ft.: 1,551
 Est. Year Built: 1943
 Lot Description: 81.32 X 160.35 +/-
 Zoning: RES

Flood Plain: No
 Conforming Use: Unknown

Occ. Permit Required: N
 Days On Market: 50

Directions: SOUTH ON LOSEY BLVD ALMOST TO THE MORMON COULEE INTERSECTION

Coordinates: 600N 4560W

School District: <u>La Crosse</u>	Name	Dim	Level	Name	Dim	Level
	Master Bedroom	13 x 14	Main	Living/Great Room	13 x 23	Main
	Bedroom 2	11 x 15	Main	Kitchen	11 x 13	Main
				Dining Room	9 x 11	Main
				Other Room	12 x 18	Main

Type: Single Family
 Style: 1 Story
 Architecture: Ranch
 Garage: Electric Door Opener; Driveway Entrance
 Driveway: Parking Space
 Outbuildings: Storage Shed
 Exterior: Stucco; Partial-Wood; Partial-Aluminum
 Roofing: Composition
 Basement: Full; Crawl Space
 Heating Fuel: Natural Gas
 H/C Type: Forced Air
 Bath Description: Half on Lower; Full on Main

Documents: Seller Condition; LeadPaint Disclosure
 Appliances Incl.: Oven/Range; Refrigerator; Washer; Dryer
 Misc. Exterior: Other
 Misc. Interior: Natural Fireplace
 Water/Waste: Municipal Sewer; Private Well
 Tax Includes: Trash Collection
 Municipality: City
 Other Rooms: Florida/Sun Room
 Estimated Age: 61-100 Years; Not Verified
 Est. Sq. Footage: 1501-1750; Not Verified
 Occupancy: See Listing Broker

Remarks: CHECK OUT THE ROOM SIZES IN THIS HOUSE! VERY SPACIOUS WITH LARGE OVERSIZED LIVING ROOM & AWESOME SUNROOM YOU WILL DEFINATELY LOVE ESPECIALLY THE FRENCH DOORS. THIS HOEM IS MUCH LARGER THAN IT APPEARS & HAS BASEMENT W/ FULL SIZE WINDOWS, ATTACHED GARAGE & SCREEN ROOM OFF THE GARAGE. CHECK IT OUT TODAY. ONE YEAR HOME WARRANTY INCLUDED.
 Private Remarks: SELLER IS DISTANTLY RELATED TO LISTING AGENT.

Showing Information: CALL MIKE PETERSON 608-784-4008 OR 608-780-5402

Sub Agent Comm: 2.8 %	Excl. Agency Conctct: N	Broker Owned: N	
Buyer Agent Comm: 2.8 %	Var. Comm.: N		Listing Date: 08/24/2009
Limited/Unserviced: No	Named Prospects: N		Expiration Date: 02/24/2010
Sold Price: \$96,000	Closing Date: 11/24/2009	Pending Date: 10/12/2009	Terms of Sale: Conventional

Listing Office: RE/MAX First Choice: 505801
 Ph: 608-781-7629
 Fax: 608-781-7577
 URL: <http://www.remax-firstchoice-onwi.com>

Listing Agent: Michael W Peterson ABR: 132762
 Ph: 608-784-4008 Cell: 608-780-5402
 Fax: 608-781-7577
 Email: mikepeterson@topproducer.com

LA Address: 3210 State Road
 La Crosse, WI 54601
 LO License #: 834617-91
 LA License #: 47959-90

Selling Office: RE/MAX First Choice 505801 Ph: 608-781-7629
 URL: <http://www.remax-firstchoice-onwi.com>
 License #: 834617-91

Selling Agent: Michael W Peterson ABR 132762 Ph: 608-784-4008
 Email: mikepeterson@topproducer.com
 License #: 47959-90

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 2019 by Multiple Listing Service, Inc. See copyright notice.
 Prepared by Mark Schlafer on Friday, May 24, 2019 8:18 AM.

$$P_{\text{eff}} = \frac{P_{\text{max}}}{1 + \left(\frac{P_{\text{max}}}{P_{\text{min}}} \right)^{\frac{1}{n}}}$$

THE UNIVERSITY OF CHICAGO
LIBRARY
540 EAST 58TH STREET
CHICAGO, ILLINOIS 60637

1. 2000年12月29日，在“2000年中国新闻奖”颁奖典礼上，
 2. 2000年12月29日，在“2000年中国新闻奖”颁奖典礼上，

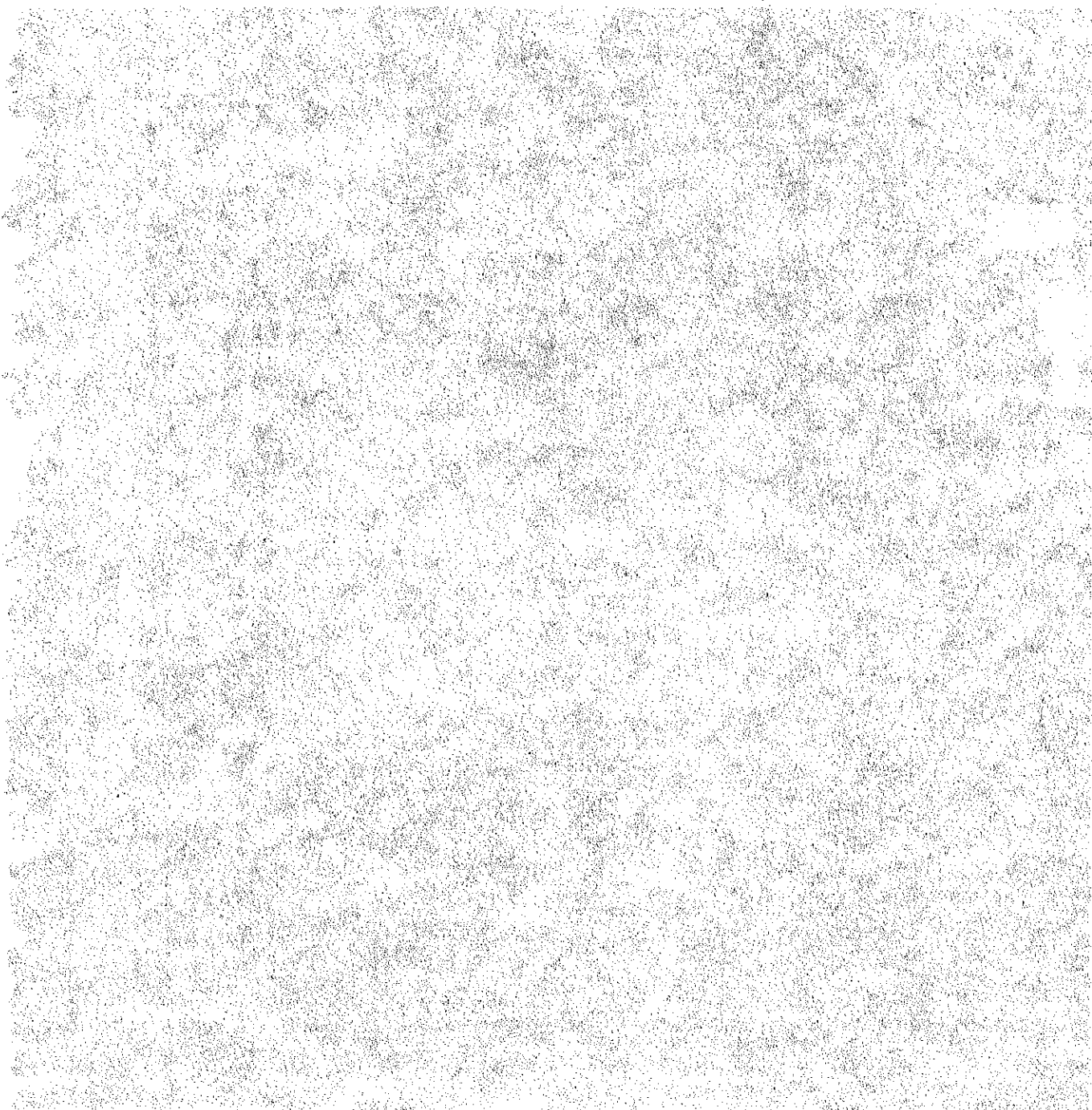
1. *Journal of Management Education* 2003, 27(1): 1-10
 2. *Journal of Management Education* 2003, 27(1): 11-20

[illegible]

DOI: 10.1002/for

- 1.) The sale of 3120 Losey Blvd on 11/23/2009 was to settle an estate in the midst of a recession and a housing bubble.
- 2.) 3120 Losey Blvd is receiving a -10% adjustment to his land and a -5% adjustment to his dwelling for being located on a heavy traffic roadway, which is typical for his neighborhood and not having alley access.
- 3.) Mr. Marson came to open book stating that his assessment was higher than his neighbors and the houses and lots were the same. We reviewed his adjacent neighbor's property record cards on either side and we went through the variations which accounted for the differences in assessments. I stated specifically in comparison to 3116 Losey that his lot is larger and he has 50% more sqft than 3116 Losey.
- 4.) Mr. Marson was particularly concerned about having only 2 bedrooms. I stated that our valuation keys off of the total sqft and not the bedroom count of the building.
- 5.) Mr. Marson has a ranch style home while his comparisons at 3022, 3030, 3104, 3107, and 3130 have finished attic living space which cost significantly less to build because it uses a smaller foot print.
- 6.) While Sqft area is one component other variations from some of his comparable properties are basement finish, a fire place, garage, utility shed, and a screen porch, which are additional to the price per sqft.





RECEIVED

MAY 15 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 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) NICHOLAS MARSON				Agent name (if applicable) ARTHUR A. MARSON POA			
Owner mailing address 3120 LOSEY BLVD. S.				Agent mailing address 717 19th ST. S			
City LA CROSSE	State WI	Zip 54601		City LA CROSSE	State WI	Zip 54601	
Owner phone () -		Email		Owner phone (608) 386-1854		Email AMARSON@CENTURYTEL.NET	
Section 2: Assessment Information and Opinion of Value							
Property address 3120 LOSEY BLVD. S.				Legal description or parcel no. (on changed assessment notice) 017-050315-040			
City LA CROSSE	State WI	Zip 54601					
Assessment shown on notice - Total \$ 162,800				Your opinion of assessed value - Total \$ 145,000			

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) See attached	Basis for your opinion of assessed value: (Attach additional sheets if needed)
---	--

Section 4: Other Property Information

A. Within the last 10 years, did you acquire the property? ☒ Yes ☐ No
If Yes, provide acquisition price \$ **96,000** Date **11-23-2009** ☒ Purchase ☐ Trade ☐ Gift ☐ Inheritance
(mm-dd-yyyy)

B. Within the last 10 years, did you change this property (ex: remodel, addition)? ☐ Yes ☒ No
If Yes, describe _____
Date of changes - - - - - Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? ☐ Yes ☒ No
(mm-dd-yyyy)

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

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

Section 5: BOR Hearing Information

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

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

Property owner or Agent signature Arthur A. Marson	Date (mm-dd-yyyy) 05-15-2019
--	--

RECEIVED

City of La Crosse
2019 Assessment Year

MAY 15 2019

LA CROSSE
CITY ASSESSOR

Notice of Intent to File Objection with Board of Review

I, ARTHUR MARSON as the property owner or as agent for NICHTOLAS MARSON
(insert property owner's name or strike) with an address of 717 19th ST. S.
hereby give notice of an intent to file an objection on the assessment for the following property: 3120
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) _____
(Date) _____

Received by: _____
Date: _____ Time: _____

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.

① \$66,800 or 70% increase in value in 9 years in a stable neighborhood, no improvements.

② Location, Location, Location

Address	Type	Sq. Ft.	Assessed Value
3016 Josely	Ranch	1,052	\$ 115,100
3022	Cape Cod	1,560	\$ 142,000
3030	Brungshov	1,691	\$ 138,800
3036	1 story	1,120	\$ 125,400
3044	Cape Cod	1,110	\$ 118,100
3104	Cape Cod	1,748	\$ 157,600
3107	Cape Cod	1,712	\$ 144,000
3108	1.5 story	1,921	\$ 170,300
3116	Ranch	1,052	\$ 115,100
3119	2 story Colonial		
	Very Large Lot	1,561	\$ 175,000
** 3120	Ranch	1,551	\$ 162,800
3130	1.5 story Cape Cod	1,302	\$ 125,900
3132	Ranch	1,202	\$ 145,200
3136	1 story	853	\$ 81,500
3138	1 story	911	\$ 98,100

In discussion with the assessor he indicated the high assessment was mostly due to the larger sq. ft. in the house (we have a large living room) compared to neighbors. Please look at 3022, 3030, 3104 and 3107, all with more sq. ft and lower assessment.

Next he indicated I need to look at my house compared to the neighbor. Please look at 3030 and 3036 - a 570 sq-ft difference with \$13,400 difference in assessment. Our house and neighbor in 3130 (a 1.5 story cape cod) with 258 sq-ft difference has a \$37,000 difference in assessment.

Looking at the neighborhood our house is one of the highest assessed - only the 1.5 story with 460 more sq-ft and the Colonial with a very large lot have a higher assessed value.

③ Features / Desirability

Two bedroom	Most people like three
1 Bath	Many homes have more
1 Car Garage	Lot of people prefer Two
Access off Losey Blvd	Many prefer alley access or off of a less busy street
Large Living Room	This is the only plus feature

Most homes have similar or better features

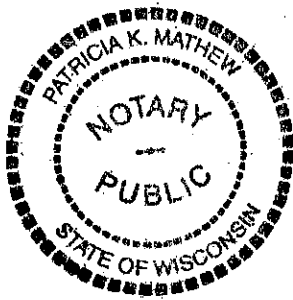
In summary, this home couldn't be sold for its assessed value.

State of Wisconsin

County of La Crosse

CERTIFIED COPY

I have verified the attached to be a true and correct copy of an original "Durable Power of Attorney" document in the possession of Arthur A. Marson. Mr. Marson, who is personally known to me, presented both the original document and the copy to me on September 27, 2012. I hereby certify the attached document to be a full, true, and accurate transcription of the original.



September 27, 2012

Patricia K. Mathew

Patricia K. Mathew
Notary Public

My commission expires: June 12, 2016

DURABLE POWER OF ATTORNEY

I, Nicholas A. Marson, residing at 3120 Losey Blvd. South, La Crosse, Wisconsin 54601, hereby appoint Arthur A. Marson of 717 S. 19th Street, La Crosse, Wisconsin 54601 and Jo Ann M. Marson of 717 S. 19th Street, La Crosse, Wisconsin 54601 as my attorneys-in-fact (collectively referred to as my "Agent"). Each Agent may act independently, without the consent of the other Agent.

This Power of Attorney shall not be affected by my subsequent incapacity.

I hereby revoke any and all general powers of attorney and special powers of attorney that previously have been signed by me. However, the preceding sentence shall not have the effect of revoking any powers of attorney that are directly related to my health care that previously have been signed by me.

My Agent shall have full power and authority to act on my behalf but only to the extent permitted by this Special Power of Attorney. My Agent's powers shall include the power to:

1. Open, maintain or close bank accounts (including, but not limited to, checking accounts, savings accounts, and certificates of deposit), brokerage accounts, retirement plan accounts, and other similar accounts with financial institutions. This power shall include the authority to conduct any business with any banking or financial institution with respect to any of my accounts, including, but not limited to, making deposits and withdrawals, negotiating or endorsing any checks or other instruments with respect to any such accounts, obtaining bank statements, passbooks, drafts, money orders, warrants, and certificates or vouchers payable to me by any person, firm, corporation, or political entity.
2. Sell or convey any interest of mine in real estate (whether currently owned or later acquired).

This power shall include the power to (i) sell upon such terms as my Agent shall deem appropriate, subject to the limitations (if any) stated above, (ii) sign any documents (including deeds) that may be required to convey title to such property (including changing tenancy regarding right of survivorship), and (iii) collect and receive the proceeds from any such sale.

3. Mortgage or encumber any interest of mine in real estate (whether currently owned or later acquired).

This power shall include the power to (i) mortgage or encumber on such terms as my Agent shall deem appropriate, subject to the limitations (if any) stated above, (ii) sign any

1 *NAM*

documents (including a mortgage or deed of trust), and (iii) take any other action that may be required to effect such mortgage or encumbrance.

4. Manage, insure, improve, repair, collect rents, execute leases, or take any other action that a landlord might take, with respect to any interest of mine in real estate (whether currently owned or later acquired).

5. Sell or convey any personal property that I might own now or in the future, tangible or intangible, on such terms and conditions as my Agent deems appropriate.

This power shall include the power to (i) sign contracts of sale and documents to transfer title (including bills of sale), and (ii) accept a security interest for any unpaid portion of the purchase price.

6. Obtain credit or borrow money in an amount not to exceed \$50,000.00.

This power shall include the power to (i) obtain credit upon such terms as my Agent may deem appropriate, subject to the limitations (if any) stated above, (ii) sign any documents (including notes, credit agreements, security agreements, and financing statements), and (iii) take any other action that may be required to complete the above transactions.

7. Prepare, sign, and file documents with any governmental body or agency, including, but not limited to, authorization to:

a. Prepare, sign, and file income, gift and other tax returns of all kinds with federal, state, local, and other governmental bodies, and any Power of Attorney form appointing an Agent required by the Internal Revenue Service and/or any state or local taxing authority.

b. Obtain information or documents from any government or its agencies, and represent me in all tax matters, including the authority to negotiate, compromise, or settle any matter with such government or agency.

c. Prepare applications, provide information, and perform any other act reasonably requested by any government or its agencies in connection with governmental benefits (including medical, military and social security benefits), and to appoint anyone, including my Agent, to act as my "Representative Payee" for the purpose of receiving Social Security benefits.

8. Act on my behalf with respect to the following matters:

- Enter into binding contracts on my behalf.
- Purchase, maintain, surrender, collect, or cancel (a) life insurance or annuities of any kind on my life or on the life of anyone in whom I have an insurable interest,

(b) liability insurance protecting me and my estate against third party claims, (c) hospital insurance, medical insurance, Medicare supplement insurance, custodial care insurance, and disability income insurance for me or any of my dependents, and (d) casualty insurance insuring assets of mine against loss or damage due to fire, theft, or other commonly insured risk; to pay all insurance premiums, to select any options under such policies, to increase coverage under any such policy, to borrow against any such policy, to pursue all insurance claims on my behalf, to adjust insurance losses, and the foregoing powers shall apply to private and public plans, including but not limited to Medicare, Medicaid, SSI and Worker's Compensation; to designate and change beneficiaries of insurance policies insuring my life and beneficiaries under any annuity contract in which I have an interest; to decrease coverage under or cancel any of these policies described above; to receive and make such disposition of the cash value on termination of any such policy as my Agent deems appropriate. However, my Agent shall have no power or authority whatsoever with respect to any interest in or incidents of ownership in any policy of insurance I may own on the life of my Agent.

- Employ professional and business advisors as may be appropriate, including attorneys, accountants, and real estate Agents.
- Add, delete or change beneficiaries to any financial accounts I own including insurance policies, annuities, retirement accounts, payable on death savings or checking account or other investments.
- Hiring contractors to manage and repair property

9. Provide for the support and protection of myself, my spouse, or of any minor child I have a duty to support or have established a pattern of prior support, including, without limitation, provision for food, lodging, housing, medical services, recreation and travel;

10. Make gifts from my assets to members of my family and to such other persons or charitable organizations with whom I have an established pattern of giving (or if it is appropriate to make such gifts for estate planning and/or tax purposes), to file state and federal gift tax returns, and to file a tax election to split gifts with my spouse, if any. No Agent acting under this instrument, except as specifically authorized in this instrument, shall have the power or authority to (a) gift, appoint, assign or designate any of my assets, interests or rights, directly or indirectly, to such Agent, such Agent's estate, such Agent's creditors, or the creditors of such Agent's estate, (b) exercise any powers of appointment I may hold in favor of such Agent, such Agent's estate, such Agent's creditors, or the creditors of such Agent's estate, or (c) use any of my assets to discharge any of such Agent's legal obligations, including any obligations of support which such Agent may owe to others, *excluding* those whom I am legally obligated to support.

11. To utilize my assets to fund a trust not created by me, but to which I have either established a pattern of funding, or to fund a trust created by my Agent for my benefit or the benefit of my dependents, heirs or devisees upon the advice of a financial adviser.

12. To create, sign, modify or revoke any trust agreements or other trust documents in an attempt to manage or create a trust created for my benefit or the benefit of my dependants, heirs or devisees. This shall include the creation, modification or revocation of any inter vivos, family living, irrevocable or revocable trusts.

I hereby grant to my Agent the full right, power, and authority to do every act, deed, and thing necessary or advisable to be done regarding the above powers, as fully as I could do if personally present and acting.

Any power or authority granted to my Agent under this document shall be limited, to the extent necessary, to prevent this Power of Attorney from causing, (i) my income to be taxable to my Agent, (ii) my assets to be subject to a general power of appointment by my Agent, or (iii) my Agent to have any incidents of ownership with respect to any life insurance policies that I may own on the life of my Agent.

My Agent shall not be liable for any loss that results from a judgment error that was made in good faith. However, my Agent shall be liable for willful misconduct or the failure to act in good faith while acting under the authority of this Power of Attorney. A Successor Agent shall not be liable for acts of a prior Agent.

No person who relies in good faith on the authority of my Agent under this instrument shall incur any liability to me, my estate or my personal representative. I authorize my Agent to indemnify and hold harmless any third party who accepts and acts under this document.

If any part of any provision of this instrument shall be invalid or unenforceable under applicable law, such part shall be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of such provision or the remaining provisions of this instrument.

My Agent shall not be entitled to any compensation, during my lifetime or upon my death, for any services provided as my Agent. My Agent shall be entitled to reimbursement of all reasonable expenses incurred as a result of carrying out any provision of this Power of Attorney.

My Agent shall provide an accounting for all funds handled and all acts performed as my Agent as required under state law or upon my request or the request of any authorized personal representative, fiduciary or court of record acting on my behalf.

This Power of Attorney shall become effective immediately, and shall not be affected by my disability or lack of mental competence, except as may be provided otherwise by an applicable state statute. This is a Durable Power of Attorney. This Power of Attorney shall continue effective until my death. This Power of Attorney may be revoked by me at any time by providing written notice to my Agent.

Dated May 3, 2012, at La Crosse, Wisconsin.

Nicholas A. Marson
Nicholas A. Marson

STATE OF WISCONSIN,
COUNTY OF LA CROSSE, ss:

This instrument was acknowledged before me on this 3 day of May 2012, by
Nicholas A. Marson.

Christa M. Sanger
Notary Public

My commission expires April 13, 2014

WITNESS ATTESTATION

The foregoing power of attorney was, on the date written above, published and declared by
Nicholas A. Marson in our presence to be his power of attorney. We, in his presence and at his
request, and in the presence of each other, have attested to the same and have signed our names
as attesting witnesses.

[Signature]

Reta Keen

Notice to Person Executing Power of Attorney:

A Power of Attorney is an important legal document. By signing the Power of Attorney, you are authorizing another person to act for you, the principal. Before you sign this Power of Attorney, you should know these important facts:

Your Agent (attorney-in-fact) has no duty to act unless you and your Agent agree otherwise in writing.

This document gives your Agent the powers to manage, dispose of, sell and convey your real and personal property, and to use your property as security if your Agent borrows money on your behalf, unless you provide otherwise in this Power of Attorney.

Your Agent will have the right to receive reasonable payment for services provided under this Power of Attorney unless you provide otherwise in this Power of Attorney.

The powers you give your Agent will continue to exist for your entire lifetime, unless you state that the Power of Attorney will last for a shorter period of time or unless you otherwise terminate the Power of Attorney. The powers you give your Agent in this Power of Attorney will continue to exist even if you can no longer make your own decisions respecting the management of your property, unless you provide otherwise in this Power of Attorney.

You can change or correct the terms of this Power of Attorney only by executing a new Power of Attorney, or by executing an amendment through the same formalities as an original. You have the right to revoke or terminate this Power of Attorney at any time, so long as you are competent.

This Power of Attorney must be dated and must be acknowledged before a notary public or signed by two witnesses. If the Power of Attorney is signed by two witnesses, the witnesses must be mentally competent and they must witness the principal's signing of the Power of Attorney or (2) the principal's signing or acknowledgment of his or her signature. A Power of Attorney that may affect real property should be acknowledged before a notary public so that it may easily be recorded.

You should read this Power of Attorney carefully. When effective, this Power of Attorney will give your Agent the right to deal with property that you now have or might acquire in the future. The Power of Attorney is important to you. If you do not understand the Power of Attorney, or any provision of it, then you should obtain the assistance of an attorney or other qualified person.

6
NAM

Notice to Person Accepting the Appointment as Attorney-in-Fact:

By acting or agreeing to act as the Agent (attorney-in-fact) under this Power of Attorney, you assume the fiduciary and other legal responsibilities of an Agent. These responsibilities include:

1. The legal duty to: act solely in the interest of the principal; act loyally, with care, competence, and diligence; and avoid conflicts of interest.
2. The legal duty to keep a record of all transactions made on behalf of the principal, including the responsibility to produce receipts, ledgers and other records of all deposits, disbursements or other transactions involving the principal's assets or indebtedness.
3. To cooperate with the principal's Agent for health care decisions, should the principal appoint such an Agent, in making decisions in accordance with the principal's desires or in the best interest of the principal if the principal's wishes are not known.
4. The legal duty to preserve the principal's estate plan, if one exists, and the principal's desires for such plan to be preserved.
5. The legal duty to keep the principal's property separate and distinct from any other property owned or controlled by you.
6. The legal duty to terminate actions as Agent (Attorney-in-Fact) under this Power of Attorney upon the occurrence of any of the following:
 - a. Principal's death;
 - b. Revocation of the Power of Attorney of principal;
 - c. The arrival of any date stated in the Power of Attorney, which states the termination of the Power of Attorney, if any; or
 - d. No additional action is required under the Power of Attorney.
7. If you are the spouse of the principal, the Power of Attorney terminates upon legal separation

7
HAN

or dissolution of the marriage.

8. You may be held responsible and liable for any intentional actions which violate or abuse your authority under this Power of Attorney as provided by the state and federal laws governing this Power of Attorney.


9. You have the right to seek legal advice if you do not understand your duties as Agent or any provisions in the Power of Attorney.

You may not transfer the principal's property to yourself without full and adequate consideration or accept a gift of the principal's property unless this Power of Attorney specifically authorizes you to transfer property to yourself or accept a gift of the principal's property. If you transfer the principal's property to yourself without specific authorization in the Power of Attorney, you may be prosecuted for fraud and/or embezzlement. If the principal is 65 years of age or older at the time that the property is transferred to you without authority, you may also be prosecuted for elder abuse under Penal Code Section 368. In addition to criminal prosecution, you may be sued in civil court.

I have read the foregoing notice and I understand the legal and fiduciary duties that I assume by acting or agreeing to act as the Agent (attorney-in-fact) under the terms of this Power of Attorney.

Date:

Signed:


Arthur A. Marson

8 NAM

TRADITIONAL**IRA****CONTRIBUTION AND INVESTMENT SELECTION****PART 1. IRA OWNER**

Name (First/Mi/Last) NICHOLAS A MARSON
 Social Security Number 393-94-1290
 Date of Birth 06/26/1985 Phone _____
 Email Address _____
 Account Number 1005234 Suffix 2

PART 2. IRA TRUSTEE OR CUSTODIAN*To be completed by the IRA trustee or custodian*

Name MARINE CREDIT UNION
 Address Line 1 811 MONITOR ST STE 100
 Address Line 2 _____
 City/State/ZIP LA CROSSE, WI 54603
 Phone 800-923-7280 Organization Number 33032

PART 3. CONTRIBUTION INFORMATION

Contribution Amount \$5,500.00 Contribution Date 04/14/2014

CONTRIBUTION TYPE (Select one)

- ☒ **1. Regular** (Includes catch-up contributions)
 Contribution for Tax Year 2013
- ☐ **2. Rollover** (Distribution from a Traditional IRA, SIMPLE IRA, or eligible employer-sponsored retirement plan that is being deposited into this IRA)
 By selecting this transaction, I irrevocably designate this contribution as a rollover.
- ☐ **3. Transfer** (Direct movement of assets from a Traditional IRA or SIMPLE IRA into this IRA)
- ☐ **4. Recharacterization** (A nontaxable movement of a Roth IRA contribution, a conversion, or eligible employer-sponsored retirement plan rollover to a Roth IRA into this IRA)
 By selecting this transaction, I irrevocably designate this contribution as a recharacterization.
- ☐ **5. SEP Contribution** (Contribution made under a simplified employee pension (SEP) plan)

IF YOU ARE 70½ OR OLDER THIS YEAR, COMPLETE THE FOLLOWING IF APPLICABLE*(Checking any of the following will adjust your required minimum distribution.)*

- ☐ This is a rollover or transfer of assets removed last year. Date of Removal _____
- ☐ This is a transfer from my deceased spouse's Traditional IRA and the assets were removed from the IRA in any year after death.
 The value of my portion of my deceased spouse's IRA on December 31 of last year _____
- ☐ This is a recharacterization of a conversion or taxable retirement plan rollover to a Roth IRA made last year.

PART 4. INVESTMENT AND DEPOSIT INFORMATION**INVESTMENT INFORMATION** (Complete this section as applicable.)

Investment Description	Quantity or Amount	Status (new or existing)	Investment Number	Term or Maturity Date	Interest Rate

DEPOSIT METHOD

- ☐ **Cash or Check** (If the contribution type is transfer, the check must be from a financial organization made payable to the trustee for this IRA.)
- ☒ **Internal Account**
 Account Number 1005234 Type (e.g., checking, savings, IRA) Savings
- ☐ **External Account** (e.g., EFT, ACH, wire)
 Name of Organization Sending the Assets _____ Routing Number (optional) _____
 Account Number _____ Type (e.g., checking, savings, IRA) _____
- Deposit Taken by Lindsay M Olson

PART 5. SIGNATURE

I certify that all of the information provided by me is accurate and may be relied upon by the trustee or custodian. I certify that the contribution described above is eligible to be contributed to the IRA and I authorize the deposit/investment in the manner described above.

X
 Signature of IRA Owner

04/14/2014
 Date (mm/dd/yyyy)

RULES AND CONDITIONS APPLICABLE TO TRADITIONAL IRA CONTRIBUTIONS

The IRA contribution rules are often complex. The general rules are listed below. If you have any questions regarding a contribution, please consult with a competent tax professional or refer to IRS Publication 590, *Individual Retirement Arrangements (IRAs)*, for more information. This publication is available on the IRS website at www.irs.gov or by calling 1-800-TAX-FORM.

REGULAR

The total amount you may contribute to a Traditional IRA for any tax year cannot exceed the lesser of the published annual limit or 100 percent of your earned income and other eligible compensation. If you also maintain a Roth IRA, the maximum contribution to your Traditional IRA is reduced by any contributions you make to your Roth IRA.

- You may make a contribution for the prior year up until your tax filing deadline for that year, not including extensions. Designating a contribution for the prior year is irrevocable.
- If you are age 50 or older by the end of the year, you may be eligible to make an additional catch-up contribution to an IRA for that tax year.

ROLLOVER

A rollover is a distribution and a subsequent tax-free movement of assets from any of your Traditional IRAs, SIMPLE IRAs, or eligible employer-sponsored retirement plans to your Traditional IRA.

- You may roll over only one distribution from each of your Traditional IRAs in a 12-month period.
- A rollover generally must be completed within 60 days from the date you receive the assets.
- A rollover contribution of Roth IRA assets may not be made to a Traditional IRA.
- A rollover contribution of assets distributed from a SIMPLE IRA within two years of the first contribution to your SIMPLE IRA may not be made to a Traditional IRA.

TRANSFER

A transfer is a direct movement of assets to your Traditional IRA from any of your other Traditional IRAs or SIMPLE IRAs.

- You may perform an unlimited number of transfers.
- A transfer contribution may not be made from a Roth IRA.
- A transfer contribution may not be made from a SIMPLE IRA within two years of the first contribution to your SIMPLE IRA.

RECHARACTERIZATION

A recharacterization is the procedure to treat all or a portion of a contribution, conversion, or eligible employer-sponsored retirement plan rollover to a Roth IRA as if it had been made to a Traditional IRA.

- A contribution, conversion, or eligible employer-sponsored retirement plan rollover that is recharacterized must be adjusted for earnings.
- The recharacterization deadline is your tax filing deadline for the year of the original transaction, including extensions.

SEP CONTRIBUTION

If you are a participant in your employer's simplified employee pension (SEP) plan, contributions may be made to your Traditional IRA.

- Your employer may make SEP contributions to your Traditional IRA within the published annual limits.
- If your employer maintains a salary deferral SEP plan, your elective deferrals may not exceed the published annual limit.
- If your employer maintains a salary deferral SEP plan and you are age 50 or older by the end of the calendar year, you may be eligible to make additional catch-up salary deferral contributions.

