

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

Kari Brown
535 17th St. S.
La Crosse, WI 54601

General information

Date issued 6 - 5 - 2019

Parcel no. 17-30200-10

Address 535 17th St. S.

Legal description

☐ Town ☐ Village ☒ City

Municipality La Crosse

Assessment information

20 <u>19</u> Original Assessment		20 <u>19</u> Final Assessment <small>(determined by BOR)</small>	
Land	\$ 22,000	Land	\$ 22,000
Improvements	\$ 158,300	Improvements	\$ 127,900
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Total personal property	\$	Total personal property	\$
Total all property	\$ 180,300	Total all property	\$ 149,900

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: 17-30200-10

Personal Property Account
Number(If applicable)

Property Address: 535 17th St. S.

Property Owner: Kari Brown

Mailing Address: 535 17th St. S.

January 1, 20 19 Assessment Value: 180,300

Land: 22,000

Improvements: 158,300

Total: 180,300

Hearing Date: June 3, 2019

Time: 9:40 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}:

Shannon Neumann, Greg Tooke, Kari Brown

1. Sworn testimony by Property Owner/Objector: **Kari Brown** included:

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

If yes: The subject property was sold for \$ 149,900 Date of sale January 2018

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):

Fair market value should be \$149,900, which was purchase price in 2018. The first assessment was \$196,200 and called Assessor office and said there have been no improvements and assessment dropped to \$180,300. Improvements need to be done - painting, new electrical, carpet, kitchen, bathroom - from 1980 since it was a group home. Appraisal during purchase of home last year as bank's due diligence in issuing home mortgage; appraisal paid by her. No appraiser is present, other than what is written in the report. Appraisal was done December 2017 for \$156,000. She saw the house listed on Zillow and called her realtor. She looked at it. Complete arms length transaction. She doesn't know anyone at Mayo. Mayo also used a realtor. Offered the asking price. She is a first-time home owner with a family and was deliberate in determining the value. She was looking at the \$150,000 range. Concerned if assessment will go up if she improves.

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

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

3. Sworn testimony by Assessor Shannon Neumann 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 \$ 149,900 Date of sale January 2018

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

If yes: A total number of 5 other properties were presented:

Addresses of other properties:

609 13th St. S.
2324 Market St.
2136 Market St.
421 23rd St. S.
1522 Winnebago St.

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

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

Submitted Report to the Board and stated certifications for the record. Sale was below market. After several attempts to view the home she viewed the interior and reduced the assessment to \$180,300. The property was exempt when it was owned by Mayo and went from exempt to on the roll in 2019. Homes relatively close to 17th St. were compared to the subject, and when you look at them in the grid, believes it was a below market sale. All sales were between \$149,900 and \$270,600. The house was built in 1930, but reflects a house of 1980s. With recent sale of Mayo-owned property, reached out to the listing agent. Mayo was no longer running a rehab home and was trying to sell. They weren't motivated to keep up with the market. Her opinion is it was sold below market. The appraisal is from one year ago, and the market has grown since then. The realtor was in charge of setting the sale price. He said in today's market he would sell for much more than that. It was on the market nine days. The market is continuously growing and they are finding the market is escalating. Sometimes houses sell low and quickly, and she believes this is one of them.

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:

Recent sale price of subject property.

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.

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:

Brown

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: \$22,000

Improvements: \$127,900

Total: \$149,900

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

☒ and hereby sets the new assessment at

Land: \$22,000

Improvements: \$127,900

Total: \$149,900

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"/>

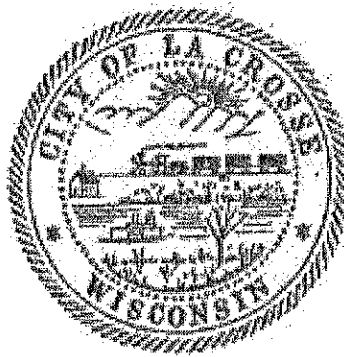
to adopt these Findings of Fact, Determinations and Decision on this 3rd day of June, 2019.

Teri Lehrke

Clerk of Board of Review

2019

CITY OF LA CROSSE
BOARD OF REVIEW



Appeal by Kari Brown
535 17th St S
La Crosse WI 54601

Report Prepared by Shannon Neumann- State Certified Assessor II

Introduction

Name: Shannon Neumann

Position: Residential Property Appraiser- Office of City Assessor

- I. Associates Degree in Real Estate Appraisal and Assessment.
- II. Certified Assessor II- State of Wisconsin
- III. Member of WAAO- Wisconsin Association of Assessing Officers
- IV. Completed Appraisal Coursework and continuing education from
 - a. Wisconsin Dept. of Revenue
 - b. Institute For Municipal Assessors
 - c. Appraisal Institute
 - d. IAAO
 - e. NCRAAO

Determine Market Value of Subject Property:

- A. Highest and Best Use- Single family Residential
- B. Land Value= \$22,000
- C. Improvement Value= \$158,300
- D. Total= \$180,300

Subject Description:



- A. Picture- [Image]
- B. Address- 535 17th Street South
- C. Site- Level
- D. Building- Cape Cod
- E. Other Improvements- N/A
- F. Last time inspected- 05/14/2019
- G. Building Permits- N/A

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- \$149,900 January 2018
- B. Comp #1 – 535 17th Street South
- C. Comp #2 - 609 13th Street South
- D. Comp #3 - 2324 Market Street
- E. Comp #4- 2136 Market Street
- F. Comp #5 - 421 23rd Street South
- G. Comp #5 - 1522 Winnebago Street

Conclusion- All 5 Comps deemed reliable Valid Arm's Length Sales.

-Indicated value range of \$270,600 – \$149,900

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 to be \$180,300.




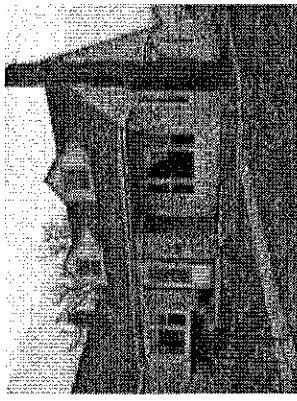
2019 Sales Comparison

Tax key number: 017-030200-010

Property address: 535 17th St S, City of La Crosse

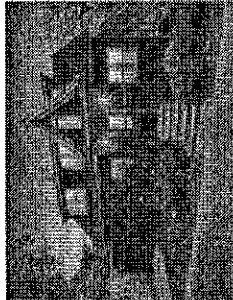
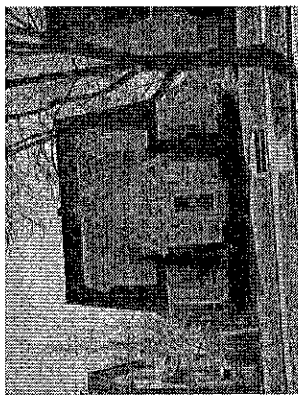

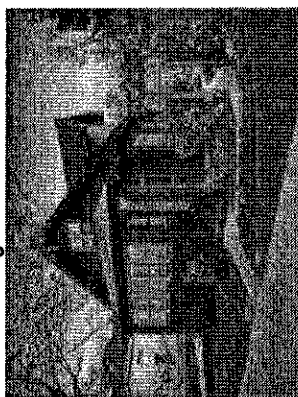
Estimated fair market value: \$180,300 *

Comparable market value: \$196,900 (+9.2%)*

Subject Property		Comparison 1	Comparison 2	Comparison 3
30200-010 535 17th St S		30200-010 535 17th St S 	30197-120 609 13th St S 	30145-090 2324 Market St 
Summary of Comparison Sale date and price Net adjustments Comparable value Comparability rating Gross adjustments Composite rating Adjustments to last valid sale 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		Jan 2018 \$149,900 \$0 \$149,900 100 0% 100	Nov 2018 \$180,000 \$35,200 \$215,200 99 36% 90	Jan 2017 \$187,500 -\$4,000 \$183,500 99 36% 90
SA 28(N of Jackson) No Light 46 front feet Single family 2,021 SF 1,075 SF Cape cod C+ 1930 / 89 / 44 Msnry/frame 1.5 story 1,135 SF		SA 28(N of Jackson) No Light 46 front feet Single family 2,021 SF 1,075 SF Cape cod C+ 1930 / 89 / 44 Msnry/frame 1.5 story 1,135 SF	SA 28(N of Jackson) No Light 52 front feet Single family 1,758 SF 921 SF Cape cod C+ 1941 / 78 / 44 Brick 2 story 921 SF	SA 27 No Medium 40 front feet Single family 1,912 SF 1,066 SF Cape cod C+ 1951 / 68 / 31 Alum/vinyl 2 story 1,066 SF
				-\$7,200 \$100 -\$15,500 \$2,300 \$3,600

Second floor SF	886 SF	886 SF	837 SF	\$1,500	846 SF	\$1,300
Finished attic SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
Full basement SF	1,075 SF	1,075 SF	921 SF	\$1,700	1,066 SF	\$100
Crawl space SF	60 SF	60 SF	0 SF	\$1,400	0 SF	\$1,500
FBLA	500 SF	500 SF	0 SF	\$9,300	0 SF	\$9,700
Rec room	250 SF (Average)	250 SF (Average)	0 SF	\$1,700	533 SF (Poor)	-\$1,900
Bedrooms	4	4	3		4	
Bathrooms	2 full/0 half	2 full/0 half	2 full/0 half		2 full/0 half	
Condition (CDU)	Average	Average	Average		Average	
Fireplaces	1 masnry/0 mtl/0 gas	1 masnry/0 mtl/0 gas	0 masnry/0 mtl/0 gas	\$4,900	0 masnry/0 mtl/2 gas	\$1,500
Additional fixtures	0	0	1	-\$900	0	
Attached garage	336 SF	336 SF	0 SF	\$8,700	0 SF	\$9,100
Open porch	0 SF	0 SF	0 SF		44 SF	-\$1,100
Enclosed porch	0 SF	0 SF	450 SF	-\$12,000	200 SF	-\$5,800
Deck	336 SF	336 SF	0 SF	\$2,800	0 SF	\$3,000
Patio	0 SF	0 SF	0 SF		0 SF	
All other adjustments				\$6,400		-\$200
2nd story over garage unfinished					8 x 11	
Garage					16 x 22	-\$4,500
2nd story over garage finished						

* 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	
30200-010 535 17th St S		30143-040 2136 Market St		30135-090 421 23rd St S		50254-050 1522 Winnebago St	
SA 28(N of Jackson) No Light		May 2018 \$224,900 -\$21,100 \$203,800 99 40% 89	Oct 2018 \$182,900 \$4,800 \$187,700 99 88% 77	Jul 2017 \$247,000 \$23,600 \$270,600 61 47% 59			
46 front feet		40 front feet	42 front feet	51 front feet			
Single family		Single family	Single family	Single family			
2,021 SF		1,660 SF	1,848 SF	1,817 SF			
1,075 SF		1,096 SF	1,092 SF	1,015 SF			
Cape cod		Cape cod	Cape cod	Bungalow			
C+		C+	C	C+			
1930 / 89 / 44		1931 / 88 / 27	1928 / 91 / 32	1928 / 91 / 42			
Msnry/frame		Alum/vinyl	Cement board	Msnry/frame			
1.5 story		2 story	1 story w/attic	1 story w/attic			
1,135 SF		1,096 SF	1,134 SF	1,179 SF			
886 SF		564 SF	0 SF	0 SF			
0 SF		0 SF	714 SF	638 SF			
1,075 SF		1,096 SF	1,092 SF	1,015 SF			
60 SF		0 SF	42 SF	164 SF			
500 SF		872 SF	0 SF	0 SF			

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	
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	
Finished attic SF	
Full basement SF	
Crawl space SF	
FBLA	

Rec room	250 SF (Average)	0 SF	\$1,700	786 SF (Poor)	-\$3,900	0 SF	\$1,700
Bedrooms	4	3		5		4	
Bathrooms	2 full/0 half	3 full/0 half	-\$2,500	1 full/1 half	\$900	1 full/1 half	\$800
Condition (CDU)	Average	Average		Average		Average	
Fireplaces	1 masny/0 mt/0 gas	0 masny/0 mt/0 gas	\$5,100	0 masny/0 mt/0 gas	\$5,400	0 masny/0 mt/0 gas	\$5,000
Additional fixtures			-\$900	1	-\$900	1	-\$800
Attached garage	336 SF	0 SF	\$9,200	0 SF	\$9,800	0 SF	\$9,100
Open porch	0 SF	0 SF		0 SF		20 SF	-\$600
Enclosed porch	0 SF	0 SF		0 SF		56 SF	-\$2,300
Deck	336 SF	180 SF	\$1,100	0 SF	\$3,100	0 SF	\$2,900
Patio	0 SF	0 SF		0 SF		120 SF	-\$700
All other adjustments			-\$3,100		-\$3,300		
2nd story over garage unfinished		24 x 33	-\$9,900		-\$7,300	16 x 28	-\$2,000
Garage		26 x 12	-\$3,200	22 x 24		22 x 28	-\$11,100
2nd story over garage finished							

* 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.

Tax key number: 30200-010

Site addresses: 535 17th St S

Legal description:

RUBLEE & OBERS SUBD OF LOTS 4 & 16 OF RUBLEE & GILLETTES W 46FT LOT 1 EX N 85FT & W 46FT LOT 4 BLOCK 9 LOT SZ: 105 X 46 (Section 5)

Neighborhood:

SA 28(N of Jackson)

Traffic:

Light

Water:

City water

Sanitary:

Sewer

Occupancy status:

Owners: Kari C. Brown

Current Assessment			Access to Property	
Year	Tax Class	Acres	Land	Improvements
2019	Residential	0.117	\$22,000	\$158,300
Totals		0.117	\$22,000	\$158,300
			Appraiser	
			Date/time	
			Entrance	
			Witness	

Inspection History		
Inspection Date	Type of Inspection	Note Text
5/14/2019	Full inspection	<p>2019 WENT FROM EXEMPT TO TAXABLE, WAS A GROUP HOME PRIOR TO THIS INSPECTION THE LAST ONE WAS IN 1994</p> <p>5/23/19 9:40 Spoke to Listing agent Dave Snyder, he stated he price house himself the home was owed by Mayo for vet rehab home, that he took into account to tuck pointing, but only verbal</p> <p>5/14/2019 SN REVIEW HOUSE WAS 9 DAYS ON MARKET,</p> <p>MAIN FL - LIV/DIN RM ARCH OPENING, ACUSTIC CLG/CARPET, 1BEDRM W/ AC CLG/ORG OAK FLS/CLOSET, FULL BATHM W/4' CERM TILE WAINSCOTT/VINYL FL/ORG TUB AVE COND, 1BEDRM CLOSET/CRPT W/ACCESS TO EITHER THE HALL OR KITCHEN, KIT CINYL FL 90'S OAK FLUSH CABS/VINYL FL,</p> <p>2ND FL- CARPET THRU OUT, 1BEDRM W/CLOSET/ACCESS TO DECK/PANEL WALL, 1RM ORG VERY SMALL BEDRM WHICH I CHANGED TO ROOM THAT WOULD BE BETTER SUITED AS A CLOSET/STORAGE AREA, FULL BATHM 3'CERM TILE AVE/VINYL FL, 1BEDRM W/CLOSET AND ACCESS TO EXTERIOR STAIRWAY.</p> <p>BSMT- 1 RM W/CRPT AND SHOWER IN THE ROOM (EXTRA FIXTURE), PER OWNER THE ELECTRICAL IS NOT GROUNDED/BRICK NEEDS TUCK POINTING</p> <p>OVERALL HOUSE IS IN GOOD CONDITION.</p>

Sales History (Last 2 Years)			
Date	Price	Type	
1/5/2018	\$ 149,900	Valid improved sale	

Other Improvements	
Tax Class	Assessed Value

Land					Note: total acres from the legal description is 0.117	
Land Use	Qty UOM	Width Depth	Sq Ft Acres	Waterfront Type	Description	Adj Amt
Residential	1	46	5,097	None	Total land	
	FF	111	0.117	n/a		

2019 Field Data Collection Worksheet for City of La Crosse, La Crosse County

May 31, 2019

# of identical OBIs	Main Structure	Other Building Improvement (OBI)	Modifications (Type, Size)	Photograph
OBI type: _____ Const type: _____ Year built: _____ Location: _____		Grade: _____ Condition: _____ % complete: _____		not available
# of identical OBIs: _____	Main Structure	Other Building Improvement (OBI)	Modifications (Type, Size)	Photograph
OBI type: _____ Const type: _____ Year built: _____ Location: _____		Grade: _____ Condition: _____ % complete: _____		not available

Stories (10) 1 story (20) 2 story (27) 3 story w/attic
 (11) 1 story w/attic (21) 2 story w/attic (28) 3.5 story
 (15) 1.5 story (25) 2.5 story (31) 3 story w/attic

Style (1) Ranch (16) Bungalow
 (2) Bi-level (17) Town house
 (4) Cape cod (18) Historic
 (3) Colonial (19) Apartment
 (6) Farmhouse (20) Twindo
 (8) Split level (21) Craftsman

Use (1) Single family (7) 3 Family
 (2) Multi-unit (5) Apartment
 (3) Condominium (6) Commercial

Exterior Wall (1) Wood (13) Cement board
 (2) Block (8) Stone
 (3) Stucco (9) Msrny/frame
 (4) Alum/Vinyl (10) Log
 (5) Asbestos/asphalt (11) Split log
 (6) Metal (12) Other

Masonry adjust: _____ SF

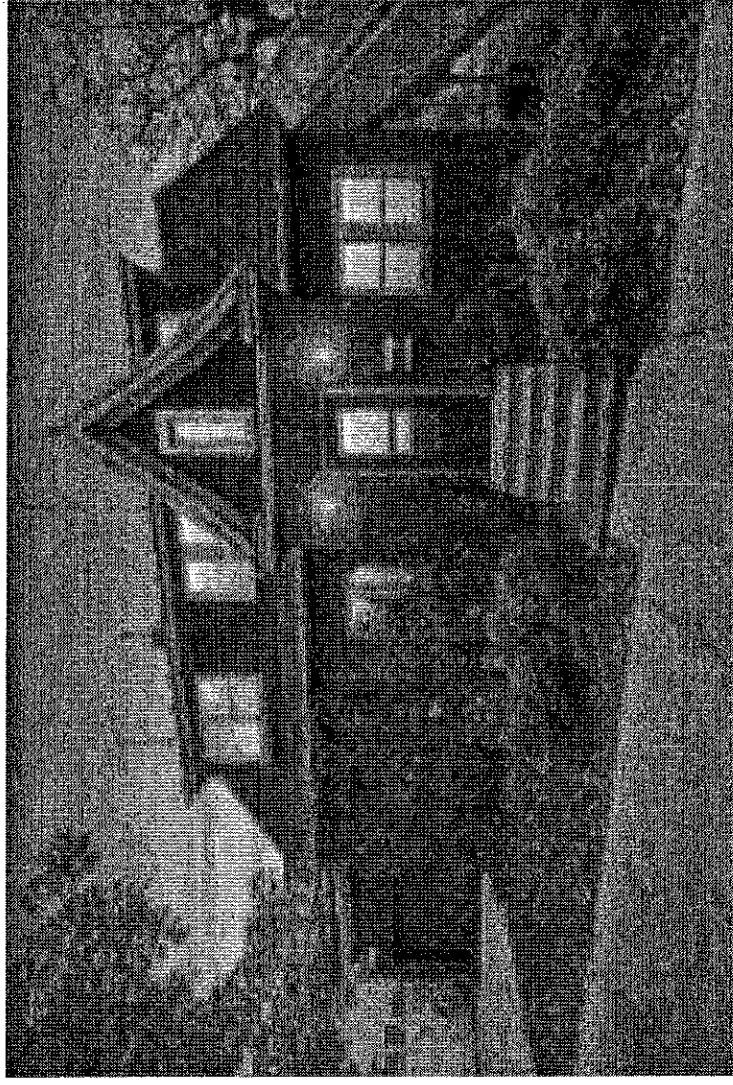
Roof (1) Asphalt shingles (5) Metal
 (2) Wood shakes (6) Slate

Yr Year built: 1930 Remodeled: _____

Heating / Cooling (0) None (6) Oil, forced air (12) Space (1 unit)
 (1) Gas, forced air (7) Oil, hot water (13) Space (2 units)
 (2) Gas, hot water (8) Oil, steam (14) Space (3 units)
 (3) Electric, forced air (9) Wood/coal, forced a (15) Woodfired, interior
 (4) Electric, baseboard (10) Wood/coal, hot wa (16) Woodfired, exterior
 (5) Electric, hot water (11) Wood/coal, steam (18) Gas, steam

(0) No A/C (1) A/C, same ducts (2) A/C, separate ducts

Rooms Bedrooms: 4 Full baths: 2
 Family rooms: 1 Half baths: _____
 Other rooms: 3 Living units: _____



Ratings Equipment Average _____
 Kitchen: Average _____
 Bath: Average _____
 Interior: Average _____
 Exterior: Average _____

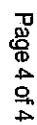
Miscellaneous Masonry stacks: 1 openings: 1 add'l stories: _____
 Metal stacks: _____ openings: _____ add'l stories: _____
 Gas only FPs: _____ (openings) _____
 Bsmt garage: _____ (stalls) _____
 Dormers, shed: _____ LF Gable/hip: _____ LF

Plumb Whirlpools: _____ Add'l fixtures: _____
 Hot tubs: _____ Rough-ins: _____

Living Areas Full basement: 1,075 SF
 Crawl space: 60 SF
 Rec room: 250 SF
 Rec room rating: Average
 FBLA: 500 SF
 1st floor: 1,135 SF
 2nd floor: 886 SF
 3rd floor: _____ SF
 Finished attic: _____ SF
 Unfinished attic: _____ SF
 Unfinished area: _____ SF

Overall Grade: C+
 % complete: 100%
 Energy adjust?: No

Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Complete	Yr Built	Condition
1	Garage	Masonry	336 SF		C	100%	1930	Average
1	Deck	Fir or pine	336 SF		C	100%	1930	Average



Address: 535 17th St S La Crosse, Wisconsin 54601-4962 Taxed by: La Crosse

MLS #: 1558194



Property Type: Single-Family
Status: Sold
Tax Key: 017030200010
County: La Crosse

List Price: \$149,900
Taxes: \$0
Tax Year: 2016
Est. Acreage: 0.12

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
Garage Type: Attached

Rooms: 11
Est. Total Sq. Ft.: 2,582
Est Fin Above Grade SqFt: 2,040
Est Fin Below Grade SqFt: 542
Est. Year Built: 1930
Zoning: RES

Flood Plain: No**Days On Market:** 9**Directions:** Corner of Ferry St and 17th St**School District:** La Crosse

Name	Dim	Level	Name	Dim	Level
Master Bedroom	15 x 11	Main	Living/Great Room	15 x 13	Main
Bedroom 2	13 x 11	Main	Kitchen	12 x 10	Main
Bedroom 3	14 x 10	Upper	Family Room	19 x 21	Lower
Bedroom 4	14 x 11	Upper	Dining Room	12 x 13	Main
Bedroom 5	13 x 13	Upper	Laundry Room	6 x 8	Lower
Den/Office	13 x 11	Lower	Other Room	8 x 12	Upper

Type: Subdivision**Documents:** Listing Contract; Seller Condition; Other**Lot Description:** Corner**Appliances Incl.:** Oven/Range; Refrigerator**Style:** 2 Story**Misc. Exterior:** Deck**Architecture:** Colonial**Misc. Interior:** Cable TV Available; Wood or Sim. Wood Floors**Garage:** Electric Door Opener**Water/Waste:** Municipal Water; Municipal Sewer**Driveway:** Paved**Municipality:** City**Exterior:** Brick**Accessibility:** Bedroom on Main Level; Full Bath on Main Level**Basement:** Full; Partial Finished**Heating Fuel:** Natural Gas**H/C Type:** Forced Air; Central Air**Bath Description:** Shower Stall

Remarks: Spacious 5 bedroom 2 bath brick colonial in very desirable south La Crosse neighborhood. Large home with good sized bedrooms, formal dining room, finished lower level with family room and office/den. Home also features a roof top deck area for entertaining and fenced yard. Great price for this lovely home.
Private Remarks: Property is currently exempt from real estate taxes but will be assessed at current value once the property is sold. Seller credit \$4000

Showing Information: Use ShowingTime**Sub Agent Comm:** 2.4 %**Excl. Agency Contract:** N**Broker Owned:** N**Electronic Consent:** Yes**Buyer Agent Comm:** 2.4 %**Var. Comm.:** N**Listing Date:** 11/07/2017**Limited/Unserviced:** No**Named Prospects:** N**Concessions:** Yes**Expiration Date:** 04/30/2018**Sold Price:** \$149,900**Closing Date:** 01/05/2018**Pending Date:** 11/15/2017**Terms of Sale:** Conventional**Listing Office:** Gerrard-Hoeschler, REALTORS:**Listing Agent:** David Snyder : 162959**LA Address:** 600 North 3rd Street Suite 200

5006ofs

Ph: 608-386-1831 **Cell:** 608-386-1831

LA CROSSE, WI 54601

Ph: 608-782-2300**Fax:** 608-785-2400**LO License #:** 834038-91**Fax:** 608-785-2400**Email:** dsnyder@ghrealtors.com**LA License #:** 62959-94**URL:** http://www.ghrealtors.com**Selling Office:** Gerrard-Hoeschler, REALTORS 500601 **Ph:** 608-781-7355**Selling Agent:** Jill Raven 154387 **Ph:****URL:** http://www.ghrealtors.com**Email:****License #:** 834038-91**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. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.
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 Prepared by Mark Schlafer on Friday, May 31, 2019 12:32 PM.

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) Kari Brown				Agent name (if applicable)			
Owner mailing address 535 17th St S				Agent mailing address			
City La Crosse	State WI	Zip 54601		City	State	Zip	
Owner phone (608) 513 - 0108	Email brownkari@gmail.com			Owner phone ()	Email		
Section 2: Assessment Information and Opinion of Value							
Property address 535 17th St S				Legal description or parcel no. (on changed assessment notice) Ruble & Obers Subd of Lots 4&16 of Rublee & Gillette W 46Ft Lot 1 Ex N 85Ft & W 46Ft Lot 4 Block 9.			
City La Crosse	State WI	Zip 54601		Your opinion of assessed value - Total \$ 149,900			
Assessment shown on notice - Total \$ 180,300							

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			149,900
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) I just purchased this property on the open market through a Realtor in January 2018 for asking price, no improvements done.	Basis for your opinion of assessed value: (Attach additional sheets if needed) This was a group home and no updates have been done to the home-needs new roof, electrical, kitchen/bathroom, floors, deck.

Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, provide acquisition price \$ 149,900 Date 01 - 05 - 2018 <input checked="" 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 N/A	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, how long was the property listed (provide dates) 11 - 9 - 2017 to 1 - 5 - 2019	
Asking price \$ 149,900 List all offers received I was the buyer and do not have this information	
D. Within the last five years, was this property appraised?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, provide: Date 12 - 6 - 2017 Value 156,000 Purpose of appraisal Mortgage appraisal	
If this property had more than one appraisal, provide the requested information for each appraisal.	

Section 5: BOR Hearing Information	
A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s):	
Note: This does not apply in first or second class cities.	
B. Provide a reasonable estimate of the amount of time you need at the hearing _____ minutes.	

Property owner or Agent signature 	Date (mm-dd-yyyy) 05 - 16 - 2019
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