### Notice of Board of Review Determination

Under state law (sec. 70.47(12), Wis. Stats.), your property assessment for the current year 20\_19 as finalized by the Board of Review (BOR) is listed below.

Buchner Properties #2 LLC 2704 7th St. S. La Crosse, WI 54601	Date issued 6 - 5 - 2019 Parcel no. 17-10060-50 Address 819 Wall St. Legal description
	☐ Town ☐ Village ☒ City  Municipality La Crosse

20 <u>19</u> Origii	nal Assessm	ent	20 <u>19</u> Final Assessment (determined by BOR)							
Land	\$	10,700	Land	\$	10,700					
Improvements	\$	53,100	Improvements	\$	53,100					
Personal property	\$		Personal property	\$	,					
Personal property	\$		Personal property	\$						
Personal property	\$		Personal property	\$						
Total personal property	\$		Total personal property	\$						
Total all property	\$	63,800	Total all property	\$	63,800					

### 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 <u>revenue.wi.gov</u> 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 filling 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.

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### 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: 17-10060-50
Personal Property Account Number(If applicable)
Property Address: 819 Wall St.
Property Owner: Buchner Properties #2 LLC
Mailing Address: 2704 7th St. S., La Crosse, WI 54601
January 1, 20 19 Assessment Value: 63,800
Land: 10,700 Improvements: 53,100 Total: 63,800
Hearing Date: June 3, 2019 Time: 11:20 a.m.
Objector Received written confirmation of Hearing Date: Yes: Vo: (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 <u>or</u>
Extraordinary Circumstances
Board members present:
Nick Passe, Dan Ryan, Kenna Christians, Mike Brown, Susan Dillenbeck
•

Board members removed (if any):				-
·				
Board Counsel present:				
<del> </del>				
Property Owner/Objector's Attorney or Representative:				
Board Members with certified training (	must have at	least one):		
Nick Passe, Mike Brown, Susan	Dillenbeck	(		
<u> </u>				
B. TESTIMONY			•	
b. TESTIMONT				•
The following individuals were sworn a	s witnesses b	y the Board of Revi	ew Clerk {inclu	de Property
Owner/Objector (or his/her representation  Josh Benrud, Doug Buchner	7e, ir testifyin	ig) and Assessor);		
Josh Bernad, Doug Bucimer	· ·			
				;
1. Sworn testimony by Property Own	er/Objector:	Doug Buchner	regregates erromogates erromogates erromogates de distributivo de	included:
a) A recent sale of the subject property:	Yes: ☑ ì			
If yes: The subject property was sold for	or \$ 15,000		Dat	e of sale 4 yrs. ago
b) Recent sales of comparable properties		T		
parameter, care proprieta de la companya del companya del companya de la companya	Habitation and the months of the second			
If yes: A total number of	other	properties were pre-	sented:	
Addresses of other properties:			•	
		·		
	•			
	45			
c) Other factors or reasons (if presented	,		-1-1	anno muodontad ant
If yes: List of summary factors or reason available to one side - list corroboration	ns presented of that evide	oy property owner/	objector (ir evid	ence presented only

Bought four years ago for \$15,000 at a lower price because of its condition. When he took over the place, he let the tenant stay. Numerous repairs were needed. With the condition, it should not have increased in assessment. Assessor was unable to walk through property. There is no off-street parking. Gets \$500 per month in rent. Someone told him about the property, that they were looking for a buyer. The property was not on the open market; someone referred him. Owner wanted to get rid of the property. It was infested with bugs. County was taking care of the renter who couldn't shovel or mow the grass. Utilities are extra.

Summary of testimony of other witnesses for object	atom (if any)	
summary of testimony of other witnesses for object	etor (II ally).	
	•	
		· · · · · · · · · · · · · · · · · · ·
3. Sworn testimony by Assessor Josh Benrud		included
a) Estimated level of assessment for the current year	is 100 %	
·		
	es: ☑ No: □	
If yes: The subject property was sold for \$		Date of sale
c) Recent sales of comparable properties: yo	es: ☑ No: □	
If yes: A total number of 5 other properties		
Addresses of other properties:	es were presented.	
1114 Clinton St.		
1507 Liberty St.		
1512 Kane St. 1341 Avon St.		
12/11 AVAN CE		

We had accurate data, so there wasn't a need to come out and view the property. With the volume of notices, unless there was an error, there was no need to visit. Market adjustments were applied universally throughout the city. He was in home in 2005. It was not a market sale because Deke Swanson is another landlord, which is often seen in sales. It is not reflective of full market value, not arms length. He reviewed the comparable properties on grid sheet in his Report. He does not use income based approach for single family homes; it is not an approach for that style home. Data is accurate, keying off the same costs and tables all properties are using; no evidence to contradict the data.

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

### C. DETERMINATIONS

1. The assessor's estimated level of assessment* of the municipality has been dete	rmined to be
2. The Board of Review finds that there was a recent sale of the subject property:  a) The sale was an arm's-length transaction.	
100 kmml 110 k	
b) The sale was representative of the value as of January 1 Yes: No:	<b></b>
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 mad as time between the date of sale and the January 1 assessment date, non-mark selling price (ag-use value and fractionally assessed classes), and/or other phy occurred to the property between the sale date and the January 1 assessment of	et class value in the vical changes that
d3. What is the full market value?	
If responses in 2 through 2c were "yes", upon completion of the section, proceed to seall that apply and determine the assessed value.	ction D, Decision, check
minus corrections for prior year over or under charges within a municipality—town, example if the assessed value of all property subject to property tax in the municipal equalized value (with no prior corrections) in the municipality is \$3,000,000 then th to be $90\%$ (\$2,700,000/\$3,000,000 = .90 or 90%).	ity is \$2,700,000 and the
3. The Board of Review finds that there are recent sales of comparable properties	:: Yes: ☑ No: □
If Yes, answer the following:	
Property Owner	
properties in the market area.	s: 🗌 No: 🗹
b) If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value?	s: 🗌 No: 🔲
Assessor	
c) Did the Assessor present testimony of recent sales of comparable properties in the market area: $Y\epsilon$	es: ☑ No: □
d) If yes, were the attributes satisfactorily adjusted for their differences from the $y_{\epsilon}$ subject and their contribution to value?	s: 🗹 No: 🗌
<u>Conclusion</u> e) LIST THE PROPERTIES AND VALUES THAT THE BOARD OF REVIEW REI DETERMINTION AS TO FAIR MARKET VALUE:	JES ON TO MAKE ITS
See Assessor Report	

Wh	at was the most credible evidence presented:
-	
D.	DECISION (Motion must be made and seconded.)
1.	
Ry	ves: Exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board
of F	eview by majority and roll call vote hereby determines:
Ch	ristians
	onds, (mark all that apply):
<b>✓</b>	that the Assessor's valuation is correct;
F	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
	methods which conform to the statutory requirements and which are outlined in the <u>Wisconsin Property</u> Assessment Manual;
	methods which conform to the statutory requirements and which are outlined in the Wisconsin Property
	methods which conform to the statutory requirements and which are outlined in the <u>Wisconsin Property</u> Assessment Manual;
	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
	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
	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;

	A						
Moves: Exercising its judgment and Board of Review, by majority and	ad discreti roll call vo	on, pursuant ote hereby de	to Sec. termine	70.47(9)(a es:	), of Wis.	Statutes, the	
Seconds, (mark all that apply):  that the Assessor's valuation is	incorrect;						
that the property owner has pres by law to the Assessor;	sented suffi	icient evidenc	e to rebu	it the presu	ımption of	correctness g	ranted
that the property owner valuation	n is reason	able in light o	f the rel	evant evid	ence;		
that the fair market value of the	property is	s:					
Land:		- 40 A					
Improvements:	And the second s						
Total:		9					
☐ that the level of assessment of the	he municip	ality is at			a difficulty and a state of the	inter en en en entre en entre en entre en entre en	Proceedings to a few size of the second
and hereby sets the new assessn	nent at						
Land:	**************************************	700g					
Improvements:	V DOGET V DY LETTERY OF THE SECOND ACCOUNT.	Maria de la companya					
Total:	CONTRACTOR						
		<del></del>		V			
		- MANAGEMENT - NAS ARES S. A. A. A.					
I, Teri Lehrke that the members of the Board of	of Review	Clerk voted as fol		Board of	Review,	do hereby c	ertify
that the members of the board (	n icenten	voted as for	wws.				
Name of Board of Review Member	a commence	No					
Nick Passe							
Dan Ryan							
Kenna Christians	<b>_</b>				•		•
Mike Brown	図						
Susan Dillenbeck	回			•			
to adopt these Findings of	Fact. Det	terminations	and	Decision	on this	3rd <sub>day</sub>	of
June	, 20 19	and the same	*******	TOURIUM	VAR LIKAS	uay	01
			graphing and a second	007 007 000 mm od A March			
			Teri	Lehrke	The second secon		

Clerk of Board of Review

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# CITY OF LA CROSSE BOARD OF REVIEW



Appeal by Doug Buchner 819 Wall St La Crosse, WI 54601

Appeal (See March ) (See Appeal ) See (See All See Appeal ) (See Appeal )

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### 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 the latest the state of the latest t
  - a. Wisconsin Dept. of Revenue 102161 Revenue 102161
  - 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= \$ 10,700
- C. Improvement Value= \$ 53,100
- D. Total= \$ 63,800

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# Subject Description: week with to position is enough the sone of the above the contraction in

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			seement signs of Microsofts,
A.	Picture		Table West to suit the fireses
В.	Address	819 Wall St.	nemark to accept to agreement
C.	Site- <u>Lev</u>	el	1987 1987 S.
D.	Building-	Basic Single	Story Transmission CANACA
E.	Other Imp	orovements	NA week Kourses Eve the NA
F.	Last time	inspected- <u>(</u>	08/10/2005 - 18/10/2005 - 18/10/2005
_	Duilding D	Parmits Da	ma Shad 11/07/2007 at all in the

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.

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### Sales Analysis:

- A. Subject Sale- Not a Market Sale
- B. Comp #1- 1114 Clinton St.
- C. Comp #2- 1507 Liberty St.
- D. Comp #3- 1512 Kane St.
- E. Comp. #4- 1341 Avon St. and was professional and substance and all the substance and substance an
- F. Comp #5- 1332 Rose St.
- G. Conclusion- All 5 Comps deemed reliable Valid Arm's Length Sales.

-Indicated value range of \$ 69,000-89,900

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 is-\_\$ 63,800.

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

Tax key number: 017-010060-050

Property address; 819 Wall St

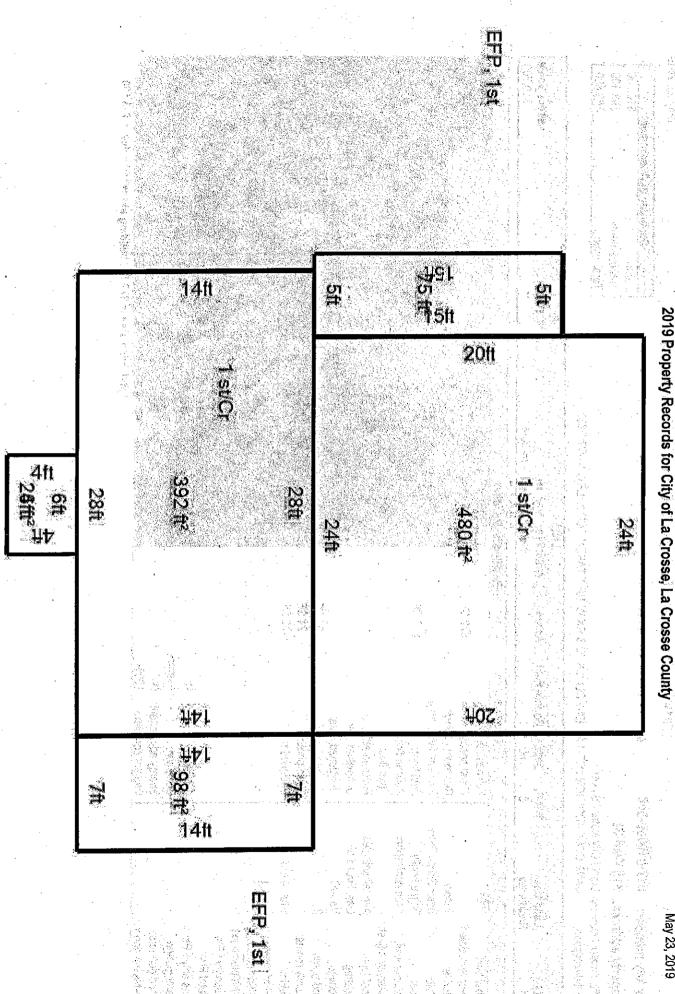
Traffic / water / sanitary: Light / City water / Sewer Legal description:

JANE COLE ADDITION LOT 1 EX E1/2 BLOCK 12 & EX W 10FT TAKEN FOR ALLEY IN V77 P603

ment	\$10,700	\$53,100	\$63,800
lary of Assess			
Sumr	Land	Improvements	Total value

Sade   I Xeeses Value	Total land		ulding																					
ee Modes Water Frontage			Residential Building		872 SF			872 SF						98 SF	24 SF	75 SF ***							Average	
Worth Depth Square Feet	75   50			Full basement:	Crawl space:	Rec room (rating):	Fin bsmt living area:	First floor:	Second floor:	Third floor:	Finished attic:	Unfinished affic:	Unfinished area:	Enclosed porch	Open porch	Enclosed porch	. PV			though	i vi	Grade: D	   	Fnerov adjustment: No
Land Use The Table V		Samuel of the second of the se		1901		1 story	Basic Single Story	Single family	Asbestos/asphalt			Gas, forced air	No A/C	2	ego.;	1 full, 0 half	Leening Commission of the Comm		Maren e	Two .	: -9	in the second se		
NO.		energy of the strategic section of the section of t		Year built	Year remodeled:	Stories:	Style:	Use:	Exterior wall:	Masonry adjust:	Roof type:	Heating:	Cooling:	Bedrooms:	Family rooms:	Baths:	Other rooms:	Whirl / hot tubs:	Add'l plumb fixt:	Masonry FPs:	Metal FPs:	Gas only FPs:	Bsmt garage:	Shed dormers

Total living area is 872 SF; building assessed value is \$53,100



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

Sales History	Type	narket sale	
	Date	7/9/2015	
	S Amount Completed	\$0 1/14/2008	
Building Permits	A CONTRACT Purpose In the Contract of the Cont	DEMO SHED	
	Issued 🔐 🚡 🖧 Permit # 🗠	11/7/2007 RAZE2007-99	

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\$63,800 * \$64,800 (+1.6%) *	Comparison 3			000'98\$	-\$16,100	\$69,900	36% 36%	98		a			\$1.200						-\$11,300	00°0¢-		
Estimated fair market value: \$63,800 * Comparable market value: \$64,800 (+	Con	10114-045 1512 Kane St		Sep 2018					loch Northeide	Central Northside	No	Light	34 front feet		Single family	760 SF	0 SF		C 420 720	Shicco	1 story	
Estimated fa Comparable	on 2			\$86,500	-\$19,200	\$67,300	43%	88					-\$3,000			•			-\$5,700	000,0¢-		
	Comparison 2	10093-120 1507 Liberty St		Apr 2017	-		-		losh Northside	Central Northside	No	Light	50 front feet		Single family	843 SF	843 SF		D+ 1000 / 120 / 22		1 story	
	rison (			000'69\$	-\$5,100	\$63,900	37%	06					\$2,900						-\$5,100	, 74, 00 00 - (74)		
	Comparison 1	10096-050 1114 Clinton St		Mar 2018			·		Insh Northside	Central Northside	No	Medium	50 front feet		Single family	836 SF	0 SF	Basic Single Story	D+	Metal	1 story	•
ी fla Crosse	Subject Property.	10060-050 819 Wall St			•				losh Northeide	Central Northside	No	Light	75 front feet		Single family	872 SF	0 SF	Basic Single Story	D 4004 / 440 / 48	13017 1107 40 Ashastas/asahalt	1 story	
Tax key number: 017-010060-050 Property address: 819 Wall St, City of La Crosse		Tax key number Site address		Summary of Comparison Sale date and price	Net adjustments	Comparable value	Gross adjustments	Composite rating	Adjustments to last Valid sale				Land Residential	Buildings Single family	<b></b>	Above grade area 8	grade area	Style	Grade Crackers			-

Deck, All off Utility sho Garage	Attac Open Enclo	Heati	Bathr Cond	Craw	Full b	Finish	First i
er adjustments ed, residential	Attached garage  Open porch  Enclosed porch	<b>9</b>	Bathrooms Condition (CDU)	ST.	FN (2)	•	First floor SF
0.SF	0.SF 24.SF 173.SF	Gas, forced air/No A/C	1 full/0 half Average	872 SF	0.SF	0 %	872 SF
0.SF	240 SF 0 SF 212 SF	Gas, forced air/A/C, same duci	1 full/0 half	0 SF	0 SF	0 SF	836 SF
	-\$5,000 0 SF \$500 0 SF -\$700 120 SF	-\$1,800	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	\$5,400 0 SF		0 SH	\$1,400  843 SF
0SF 120SF	0 SF 0 SF 120 SF	Gas, forced air/A/C, same du	7 full/0 half	0 SF	843 SF	0 SE	843 SF
-\$1,600 3	0 SF \$600 24 SF \$1,900 160 SF	ct -\$1,900 C	<b>A A A</b>	\$5,300 7	-\$9,700 0 SF		\$1,200 760 SF
0.SE 352.SE	90 SE 14 SE	rced air/A/C, same duct -\$1,900 Gas, forced air/No A/C	15 full/0 half	\$5,300 760 SF	SF CONTROL	0 위 9	760 SF
<b>-</b> \$5,800	\$1,200		-	\$500		-	\$4,600

<sup>\*</sup> Any allocation of the total value estimated in this report between land and the improvements applies only under the stated program of utilitzation. The separate values must not be used individually a invalid if so used.

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Tar Aky number   10066-050   14077-70   10075-050	10060-050 819 Wall St Central Northside No Light 75 front feet Single family 872 SF 0 SF Basic Single Story D 1901 / 118 / 46 Asbestos/asphalt 1 story 872 SF 0	10075-120 1341_Avon St	10076-050 1332 Rose St	t week grige
1919 Walf St	# 19 Wall St  # 19 Wall St  # 19 Wall St  # 10 Purce	100/3-120 1341:Avon St	100/6-050 1332 Rose Sf	21.41
Comparison	Comparison and price ments ments le value lility rating strating to last valid sale ood group ood group ood group  Light  To front feet  Ramily Single family Single famil			
sale         Apr 2017         \$77,000         Mar 2017         \$89,900           cale         Apr 2017         \$71,000         Mar 2017         \$89,900           Sale         Apr 2017         \$70,000         \$60,900           Sale         Apr 2017         \$89,900           Apr 2017         \$60,000         \$60,900           Apr 2017         \$60,000         \$60,900           Apr 2017         \$60,000         \$60,000           App 2017	sale Josh Northside Central Northside No Light 75 front feet Single family 872 SF 0 SF 0 SF 1901 / 118 / 46 Asbestos/asphalt 1 story 872 SF 0 SF 0 SF 0 SF 0 SF			
sale         Apr 2017         \$71,000 Mar 2017         Mar 2017         \$88,900 sep.900 sep	sale Josh Northside Central Northside No Light 75 front feet Single family 872 SF 0 SF 0 SF 1901 / 118 / 46 Asbestos/asphalt 1 story 872 SF 0 SF 0 SF 0 SF 0 SF 0 SF			
sale         Apr 2017         \$71,000 (s0,900) (s0,9	sale Josh Northside Central Northside No Light 75 front feet Single family 872 SF 0 SF 0 D 1901 / 118 / 46 Asbestos/asphalt 1 story 872 SF 0 SF 0 SF 0 SF 0 SF 0 SF			
sale         Apr 2017         \$71,000 (Se),000 (Se),500 (Se),	sale Josh Northside Central Northside No Light 75 front feet Single family 872 SF 0 SF 0 D 1901 / 118 / 46 Asbestos/asphalt 1 story 872 SF 0 SF 0 SF 0 SF 0 SF	があっている。	到是一个是一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一	
sale         Apr 2017         \$71,000 (\$60,	sale Josh Northside Central Northside No Light 75 front feet Single family 872 SF 0 SF 0 SF 1901 / 118 / 46 Asbestos/asphalt 1 story 872 SF 0 SF 0 SF 0 SF			
sale         Josh Northside         S0,900 Seal         Mar 2017         \$71,000 Seal           Seale         Josh Northside         Josh Northside         Josh Northside         Central Northside           No         Light         Light         Heavy           Zi front feet         50 front feet         Single family         Single family           Single family         Single family         Single family         Single family           Single fami	Sale Josh Northside Central Northside No Light T5 front feet Single family 872 SF 0 SF Basic Single Story D 1901 / 118 / 46 Asbestos/asphalt 1 story 872 SF 0 SF 0 SF 0 SF 0 SF 0 SF 0 SF			
Se6,900   Se6,	Josh Northside Central Northside No Light 75 front feet Single family 872 SF 0 SF Basic Single Story D 1901 / 118 / 46 Asbestos/asphalt 1 story 872 SF 0 SF 0 SF 0 SF		Mar 2017	Q
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92           45%           Josh Northside         Josh Northside           Central Northside         Central Northside           No         Light           Light         Heavy           75 front feet         50 front feet           75 front feet         50 front feet           75 front feet         50 front feet           872 SF         1137 SF           872 SF         Cape cod           872 SF         Cape cod           88sic Single Story         Cape cod           D         Cape cod           D         Cape cod           D         Cape cod           D         1873 / 46 / 50           1 story         81,50           1 story         1 story w/attic           0 SF         \$6,10           0 SF         \$15 story           0 SF         \$1,50           0	Josh Northside Central Northside No Light 75 front feet 872 SF 0 SF Basic Single Story D 1901 / 118 / 46 Asbestos/asphalt 1 story 872 SF 0 SF	006'09\$		· ·
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Age/Eff age         1901 / 118 / 46         1873 / 146 / 50         \$1,500         1898 / 121 / 44           wall         Asbestos/asphalt         Wood         Asbestos/asphalt           nr SF         872 SF         721 SF         \$6,100         948 SF           floor SF         0 SF         321 SF           nattic SF         0 SF         -\$10,500         0 SF           nace SF         872 SF         721 SF         708 SF	Age/Eff age 1901 / 118 / 46  Wall Asbestos/asphalt 1 story  or SF 872 SF 6 SF	ים המת	Sape cou	
wall         Asbestos/asphalt         Wood         Asbestos/asphalt           1 story         1 story w/attic         1.5 story           1 story         721 SF         \$6,100         948 SF           floor SF         0 SF         321 SF           1 attic SF         0 SF         -\$10,500         0 SF           ement SF         0 SF         708 SF           bace SF         \$721 SF         \$700 SF	wall Asbestos/asphalt 1 story 1 story 872 SF 872 SF 1 attic SF 0 SF ement SF 0 SF ement SF 0 SF	3 / 146 / 50	1898 / 121 / 44	
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0 SF		•	0 SF	
872 SF \$700   300 SF			708 SF	00
	872 SF		300 SF	9

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<sup>\*</sup> Any allocation of the total value estimated in this report between land and the improvements applies only under the stated program of utilitzation. The separate values must not be used individually a invalid if so used

### **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 Informa	tion	200 72 7 2 7 2 7 2 7 2 7 2 7 2 7 2 7 2 7	orization (Form PA-105) with this form
Property owner name (on changed assessment notice)		Agent name (if applicable)	IVEN
Owner mailing address		Agent mailing address	The last
2704 S. 774 Str		City MAY 1	/ 2019 State Zip
La Crosse State 21	54601	, , , , , ,	
(668) 769 - 1400		Owner phone LA CF	OBSE SESSOR
Section 2: Assessment Information and Opi	nion of Value		
Property address 819 wall st		Legal description or parcel no. (on cha	nged assessment notice)
City La C1 0852 State W1	84603		
Assessment shown on notice - Total 63, 800		Your opinion of assessed value - Total	44,000
If this property contains non-market value class acre	age, provide vour	opinion of the taxable value bre	akdown:
Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value	Language Communication		
Commercial total market value			
Agricultural classification: # of tillable acres	TO EXPLANE OF BUILDING PARTY.	@ \$ acre use value	N Target State - State
# of pasture acres		@ \$ acre use value	
# of specialty acres	<u> </u>	@ \$ acre use value	
Undeveloped classification # of acres	<u> </u>	@ \$ acre @ 50% of m	arket value
Agricultural forest classification # of acres	****	@ \$ acre @ 50% of m	arket value
Forest classification # of acres		@ \$ acre @ market va	ilue
Class 7 "Other" total market value	Maria de la composición dela composición de la composición de la composición de la composición de la composición dela composición de la composición dela composición dela composición dela composición de la composición dela composición de	market value	
Managed forest land acres	THE SECRETARY AND ADDRESS OF THE PROPERTY OF T	@ \$ acre @ 50% of m	arket value
Managed forest land acres		@ \$ acre @ market va	lue
Section 3: Reason for Objection and Basis o	f Estimate	the contract of the contract of the contract of the	
Reason(s) for your objection: (Attach additional sheets if n 1/2 lot no OFF STREET Park	eeded)	Basis for your opinion of assessed v don't feel the	alue: (Attach additional sheets if needed)  - OSS-ESSED VOLUE IS.
Section 4: Other Property Information			
A. Within the last 10 years, did you acquire the prop	erty?		
If Yes, provide acquisition price \$ 15,000	Date -	Purchase	Trade Gift Inheritance
n 1955 to the least 10 areas alid and shape of this man	(m	m-dd-yyyy)	Yes 🕅 No
B. Within the last 10 years, did you change this prop	erty (extremode)	, addition):	[] les \( \sum_{\text{INO}} \)
If Yes, describe			
Date of Cost of changes changes \$	Does this co	st include the value of all labor (inc	iuding your own)? Yes No
(mm-dd-yyyy)			<u> </u>
C. Within the last five years, was this property listed			Yes No
If Yes, how long was the property listed (provide d	ates)	to <u> </u>	
	ll offers received		
D. Within the last five years, was this property appra	aised?		Yes 🔀' No
If Yes, provide: Date - Value		Purpose of appraisal	
If this property had more than one appraisal, prov	ride the requested	information for each appraisal	
Section 5: BOR Hearing Information			
A. If you are requesting that a BOR member(s) be re Note: This does not apply in first or second class citie	moved from your		
B. Provide a reasonable estimate of the amount of t		he hearing minutes.	
Property owner or Agent signature	<u> </u>		Date (mm-dd-yyyy)
Land Buca	6 -	·	5-17-19

PA-115A (R. 10-18)

Wisconsin Department of Revenue

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# RECEIVED

### City of La Crosse 2019 Assessment Year

MAY 17 2019

LA CROSSE CITY ASSESSOR

# Notice of Intent to File Objection with Board of Review

I. Dong	Buchner as the property owner or as agent for
(insert propert	y owner's name or strike) with an address of 819 Wall 5to
hereby give no	otice of an intent to file an objection on the assessment for the following property:
	(insert address of subject property)
for the 2019 A	ssessment Year in the City of La Crosse.
THIS NOTICE	E OF INTENT IS BEING FILED: (please mark one)
6-	at least 48 hours before the Board's first scheduled meeting
<b>(</b>	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)
TIMELY FII	THIS FORM DOES NOT RELIEVE THE OBJECTOR FROM THE REQUIREMENT OF LING A FULLY COMPLETED WRITTEN OBJECTION ON THE PROPER FORM WITH OF THE BOARD OF REVIEW.
(Name) (Date)	Received by: Shila Rasmussen Date: 5-17-19 Time: 3:30 p.m.
objection if a first two hou	he Board of Review shall grant a waiver of the 48-hour notice of an intent to file a written property owner who does not meet the notice requirement appears before the Board during the irs of the meeting, SHOWS GOOD CAUSE FOR FAILURE TO MEET THE 48-HOUR QUIREMENT AND FILES A WRITTEN OBJECTION. My good cause is as follows:
property own meeting, and the property of the end of th OBJECTION	he Board of Review may waive all notice requirements and hear the objection even if the er fails to provide written or oral notice of an intent to object 48 hours before the first scheduled fails to request a waiver of the notice requirement during the first two hours of the meeting, if owner appears before the Board at any time up to the end of the fifth day of the session or up to be final day of the session if the session is less than five days, and FILES A WRITTEN AND PROVIDES EVIDENCE OF EXTRAORDINARY CIRCUMSTANCES. Proof of my circumstances is as follows:

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

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