

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

Robert Massena
c/o Adam Hoffer
1510 Madison St.
La Crosse, WI 54601

General information

Date issued 6 - 5 - 2019
Parcel no. 17-30051-130
Address 933-937 Division St.
Legal description

☐ Town ☐ Village ☒ City

Municipality La Crosse

Assessment information

20 <u>19</u> Original Assessment		20 <u>19</u> Final Assessment (determined by BOR)	
Land	\$ 29,100	Land	\$ 29,100
Improvements	\$ 118,400	Improvements	\$ 118,400
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Total personal property	\$	Total personal property	\$
Total all property	\$ 147,500	Total all property	\$ 147,500

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: 17-30051-130

Personal Property Account
Number(If applicable)

Property Address: 933-937 Division St.

Property Owner: Robert Massena

Mailing Address: 142 Norman Dennis Dr., Toano, VA 23168

January 1, 20 19 Assessment Value: 147,500

Land: 29,100

Improvements: 118,400

Total: 147,500

Hearing Date: June 3, 2019

Time: 12:40 p.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:

Adam Hoffer

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, Adam Hoffer

1. Sworn testimony by Property Owner/Objector: Adam Hoffer, Agent included:

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

If yes: The subject property was sold for \$70,000 Date of sale October 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):

Opinion of value is \$70,000. Bought property with brother Robert Messina in October 2018. Listed for \$70,000; purchased for \$70,000. Used bank (Coulee Bank) financing, ordered an appraisal and appraised for \$70,000. For these reasons property is worth \$70,000. Did not double in value by January 1st. The appraiser is not with him today. Rent is \$500 for one bedroom; \$550 and \$500 for 2 bedroom. Removal of water in one of the units and hauling trash done before January 1. Standard operating procedure is to reassess the following year after improvements. Property was listed for sale based on a price determined by seller. Property was in very poor condition.

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 \$ 70,000 Date of sale

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

If yes: A total number of 4 other properties were presented:

Addresses of other properties:

826 6th St. S.
803 7th St. S.
325 Jackson St.
820 6th St. S.

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

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

Appraisal is hearsay. Described home from Report. She questioned why it sold for \$70,000, and called the seller who was not knowledgeable about the house. Then called listing agent and he said it was on the market for four days. It had to go through court because it was an estate. Only 11 sales of triplexes between January 2018 and June 2019. Only two that were sold for similar sale. This was an atypical sale. Called Mr. Hoffer a couple weeks ago and asked to view property. Saw water stains on ceiling, microwave, newer floor, average bathroom, oak floors throughout. Pulled comparables, in the range \$134,200-\$161,850. Noticed a building permit for fence and wondered if plumbing was bad why would he put up a fence. Roofer said there was a small hole. Requirements for an arms length transaction are an informed seller and undue distress. Being property was sold for an estate and seller's limited knowledge of property, it was not an arms length transaction. Comps are reliable.

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.

Brown

Moves: Exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board of Review by majority and roll call vote hereby determines:

Dillenbeck

Seconds, (mark all that apply):

- ☒ that the Assessor's valuation is 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.

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 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:

Improvements:

Total:

- ☐ that the level of assessment of the municipality is at

- ☐ and hereby sets the new assessment at

Land:

Improvements:

Total:

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"/>

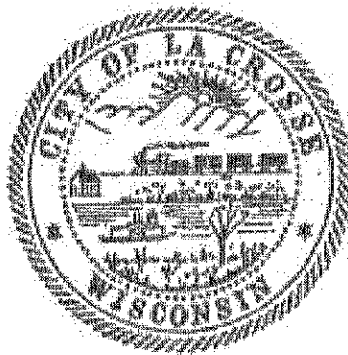
to adopt these Findings of Fact, Determinations and Decision on this **3rd** day of **June**, 20**19**.

Teri Lehrke

Clerk of Board of Review

2019

CITY OF LA CROSSE
BOARD OF REVIEW



Appeal by Adam Hoffer
Representing for Robert Massena
933-937 Division Street
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- Triplex Residential
- B. Land Value= \$29,100
- C. Improvement Value= \$118,400
- D. Total= \$147,500

Subject Description:



- A. Picture- [Image]
- B. Address- 933, 935 & 937 Division Street
- C. Site- Level
- D. Building- Farmhouse
- E. Other Improvements- (2) Storage Shed's
- F. Last time inspected- 11/28/2018
- G. Building Permits- Fence and Roof Permit

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- ESTATE \$70,000
- B. Comp #1 - 826 6th Street South
- C. Comp #2 - 803 7th Street South
- D. Comp #3 - 325 Jackson Street
- E. Comp #4- 820 6th Street South

Conclusion- All 4 Comps deemed reliable Valid Arm's Length Sales.

-Indicated value range of \$134,200 - \$161,850

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 \$147,500

The Federal National Mortgage Association (**FNMA**), commonly known as **Fannie Mae**

B4-1.1-01: Definition of Market Value (04/15/2014)

Definition of Market Value





Market value is the most probable price that 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, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and each acting in what he or she considers his/her own best interest;
- a reasonable time is allowed for exposure in the open market;
- payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

City of La Crosse, La Crosse County
2019 Sales Comparison


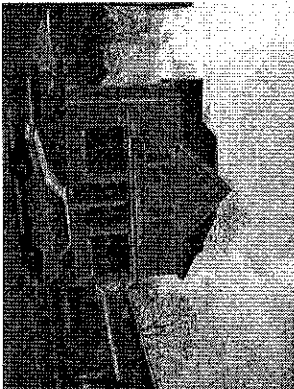
Tax key number: 017-030051-130
Property address: 935 Division St, City of La Crosse

Estimated fair market value: \$147,500 *
Comparable market value: \$145,900 (-1.1%) *

Tax key number Site address	Subject Property	Comparison 1	Comparison 2	Comparison 3
30051-130 935 Division St		30129-030 826 6th St S 	30127-070 803 7th St S 	30088-020 325 Jackson St 
Summary of Comparison Sale date and price Net adjustments Comparable value Comparability rating Gross adjustments Composite rating		Apr 2017 \$130,000 \$8,800 \$138,800 99 46% 88	Dec 2018 \$131,250 \$30,600 \$161,850 95 48% 84	Feb 2018 \$75,000 \$59,200 \$134,200 95 80% 76
Adjustments to last valid sale Neighborhood Traffic Land Residential Buildings 3 Family Below grade area Style Grade Yr built/Age/Eff age Exterior wall Stories First floor SF Second floor SF Unfinished attic SF Full basement SF	Downtown Res Light 77 front feet 0 SF Farmhouse D+ 1885 / 134 / 48 Alum/vinyl 2 story 1,878 SF 609 SF 0 SF 0 SF	Gundersen Nbrd Light 51 front feet 0 SF Farmhouse C 1901 / 118 / 38 Alum/vinyl 2 story 1,389 SF 717 SF 0 SF 0 SF	Gundersen Nbrd Medium 61 front feet 0 SF Farmhouse C 1873 / 146 / 49 Stucco 2 story 1,163 SF 888 SF 0 SF 0 SF	Gundersen Nbrd Heavy 51 front feet 0 SF Farmhouse D+ 1901 / 118 / 47 Wood 2 story 1,344 SF 408 SF 0 SF 0 SF
		\$5,000 \$7,100	\$4,800 \$7,500	\$2,800 \$13,200
		-\$11,500 -\$7,600	-\$9,700 \$600	-\$500
		\$16,700 -\$2,700	\$24,800 -\$6,700	\$16,400 \$4,800

Crawl space SF	1,878 SF	1,389 SF	\$2,200	1,163 SF	\$3,200	1,344 SF	\$2,100
Bedrooms	4	5		5		5	
Bathrooms	3 full/0 half	3 full/0 half		3 full/0 half		3 full/0 half	
Condition (CDU)	Average	Average		Average		Average	
Heating & cooling	Electric, hot water/No A/C	Gas, forced air/No A/C		Gas, forced air/No A/C		Space (1 unit)/No A/C	
Additional fixtures	70 SF	2	\$1,300	3	\$600	2	\$3,400
Open porch	144 SF	70 SF		0 SF	\$1,200	52 SF	\$1,100
Enclosed porch		84 SF	\$1,100	0 SF	\$3,500	0 SF	\$300
All other adjustments					\$100		\$3,100
Utility shed, residential	10 x 12	0 SF	\$400	0 SF	\$400	0 SF	\$11,800
Utility shed, residential	7 x 14	0 SF	\$300	0 SF	\$300	0 SF	\$400
Garage		15 x 16	-\$3,500				\$300

* 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
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 Traffic Land Residential Buildings 3 Family Below grade area Style Grade Yr built/Age/Eff age Exterior wall Stories First floor SF Second floor SF Unfinished attic SF Full basement SF Crawl space SF Bedrooms Bathrooms Condition (CDU) Heating & cooling	30051-130 935 Division St 	30128-150 820 6th St S 		
		Aug 2017 \$178,000 -\$29,500 \$148,500 67 52% 62		
	Downtown Res Light 77 front feet	Gundersen Nbrd Light 51 front feet \$4,700		
	0 SF Farmhouse	1,680 SF Farmhouse		
	D+ 1885 / 134 / 48 Alum/vinyl 2 story	C 1901 / 118 / 44 Alum/vinyl 2 story w/attic		
	1,878 SF 609 SF 0 SF 0 SF	1,680 SF 1,272 SF 636 SF 1,680 SF		
	1,878 SF 4 3 full/0 half Average	0 SF 5 4 full/0 half Average		
	Electric, hot water/No A/C	Gas, forced air/No A/C		

Additional fixtures	70 SF	4		
Open porch	144 SF	212 SF		
Enclosed porch		0 SF	-\$2,100 \$3,500	
All other adjustments				
Utility shed, residential	10 x 12	0 SF	\$400	
Utility shed, residential	7 x 14	0 SF	\$300	
Garage				

* 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.

City of La Crosse, La Crosse County

Property Sales List

Sales occurring between 1/1/2018 and 6/1/2019, with a Market Drive validation of valid improved sale, having a residential valuation with a 3 family use.

Sorted by sale date

Tax Key Number	Street Address	Sale Date	Sale Price	MD Validation	Status	Assigned To
20184-020	238 10th St S	1/5/2018	\$310,000	Valid improved sale	Finalized	Shannon Neumann
30088-020	325 Jackson St	2/21/2018	\$75,000	Valid improved sale	Finalized	Shannon Neumann
30118-140	705 5th Ave S	3/16/2018	\$210,000	Valid improved sale	Finalized	Shannon Neumann
10139-010	1541 Wood St	5/11/2018	\$140,000	Valid improved sale	Finalized	Josh Berndt
20187-090	209 10th St S	8/1/2018	\$205,000	Valid improved sale	Finalized	Shannon Neumann
10136-070	1622 George St	8/17/2018	\$166,000	Valid improved sale	Finalized	Josh Berndt
20179-120	229 8th St S	8/22/2018	\$270,000	Valid improved sale	Finalized	Shannon Neumann
30051-130	935 Division St	10/17/2018	\$70,000	Valid improved sale	Finalized	Shannon Neumann
20192-070	1002 State St	12/5/2018	\$152,000	Valid improved sale	Finalized	Shannon Neumann
30127-070	803 7th St S	12/20/2018	\$131,250	Valid improved sale	Finalized	Shannon Neumann
10110-040	1527 Kane St	2/4/2019	\$195,000	Valid improved sale	Not updated	Josh Berndt

Total sales listed: 11

* This is a listing (not a completed sale)

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

May 31, 2019

Tax key number: 30051-130

Owners: Robert A. Massena

Site addresses: 933 Division St
935 Division St
937 Division St

Legal description: CLINTON & RUBLEES ADDITION LOT 8 EX E 33FT & ALL LOT 9 BLOCK 6 LOT SZ: 77 1/4 X 140 +/-" (Section 5)

Neighborhood: Downtown Res

Traffic: Light

Water: City water

Sanitary: Sewer

Occupancy status:

Current Assessment			
Year	Tax Class	Acres	Land
2019	Residential		\$29,100
	Totals		\$29,100
			\$118,400
			\$118,400

Access to Property	
Appraiser	
Date/time	
Entrance	
Witness	

Current Occupants					
Name of Occupant	Building Occupied	SF Occupied	Annual Rent	Rent per SF	Moved In

Inspection Date	Type of Inspection	Completed By	Inspection History	Note Text
11/28/2018	Full inspection	Shannon Neumann	11/28/18 10:00 SN- SA	TRIPLEX RENTS - UPPER UNIT 933 - \$300MO/935-\$450/MO, 937-\$450/MO UNIT 935-KIT NEWER VINYL FL/NEWER DROP CLG/NO OVEN IN THIS UNIT/LIV RM AC CLG/CARPET, FULL AVE BATHRM, UNIT 933- UPPER- 1BATHRM, KIT VINYL FL/ORG COND, LIV RM, 1 BEDRM W/CLOSET UNIT 937- UNABLE TO VIEW - RENTER WAS NOT GIVEN AMPLE NOTICE PER OWNER OAK FLS THRU OUT, HOUSE HAS SOME H2O MARKS ON CLGS.

Sales History (Last 2 Years)		
Date	Price	Type
10/17/2018	\$ 70,000	Valid improved sale

Other Improvements	
Tax Class	Assessed Value

Land					
Land Use	Qty	Width	Sq Ft	Waterfront Type	Description
Residential	1	77		None	Total land
	FF	140		n/a	Contour: Level
					Adj Amt
					0.00%

# of identical OBIs	1	Main Structure	Other Building Improvement (OBI)	Modifications (Type, Size)	Photograph
---------------------	---	----------------	----------------------------------	----------------------------	------------

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

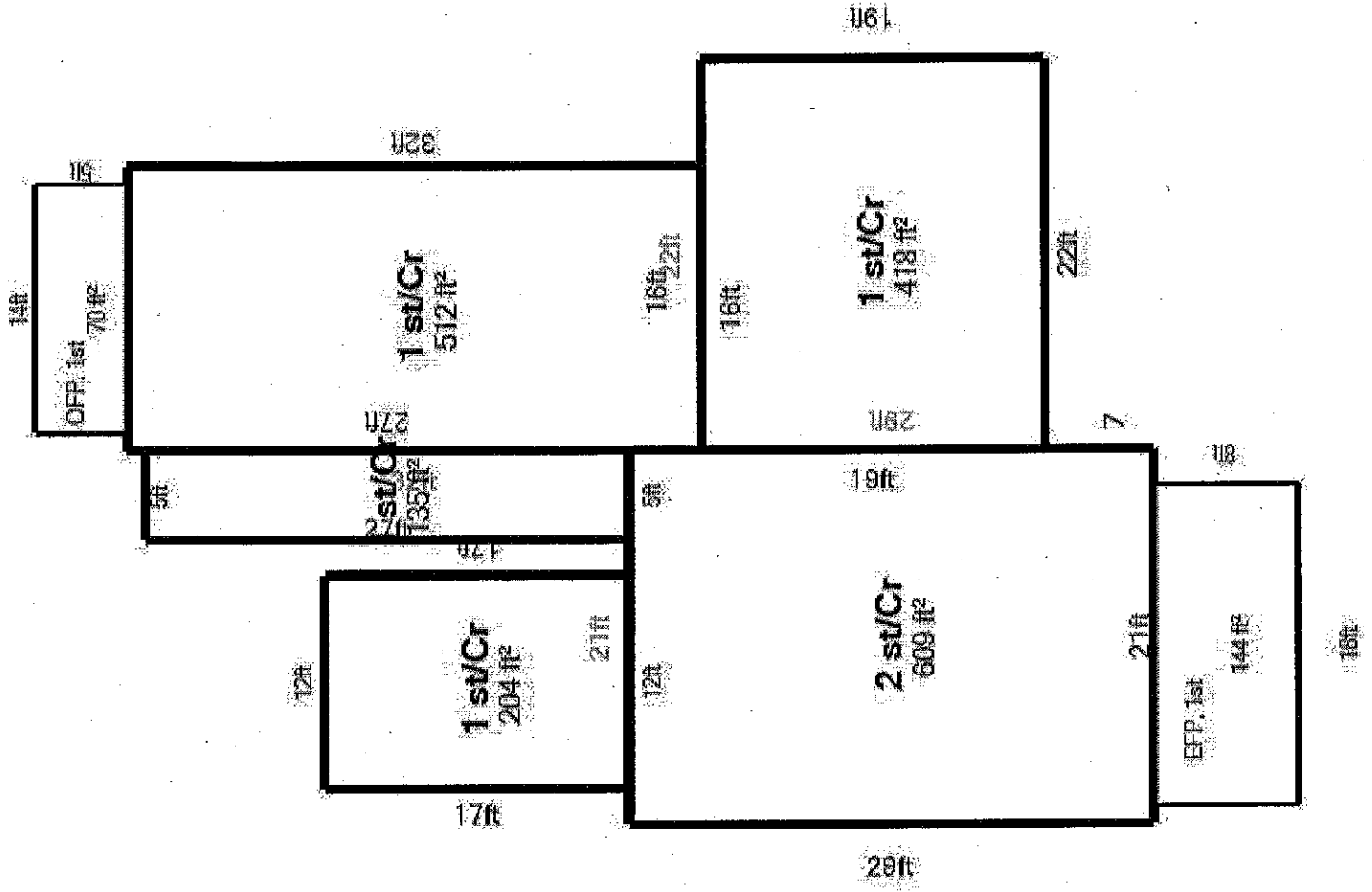
OBI type: Utility shed, residential	Width: 7 LF	Grade: C	not available
Const type: Frame	Depth: 14 LF	Condition: Average	
Year built: 1982	Fir area: 98 SF	% complete: 100%	
Location:			

# of identical OBIs: 1	Other Building Improvement (OBI)			Photograph
	Main Structure		Modifications (Type, Size)	
OBI type: Utility shed, residential	Width: 10 LF	Grade: C	not available	
Const type: Frame	Depth: 12 LF	Condition: Average		
Year built: 1982	Fir area: 120 SF	% complete: 100%		
Location:				

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

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

A grainy, black and white photograph of a multi-story building, possibly a school or institutional structure, with a prominent central tower or entrance area. The image is heavily textured and appears to be a reproduction from a newspaper or magazine.



Address: 935 Division ST La Crosse, Wisconsin 54601-4775 Taxed by: La Crosse

MLS #: 1597737



Property Type: Multi-Family
Status: Sold
Tax Key: 017030051130
County: La Crosse

List Price: \$69,900
Taxes: \$2,954
Tax Year: 2017
Est. Acreage: 0.25

Flood Plain: No
Occ. Permit Required: N

Est. Year Built: 1885
Zoning: Res

School District: La Crosse
High School:
Middle School:
Elem. School:

Subd. Dues/Yr.: \$
Body of Water:
Days On Market: 4

Directions: West Avenue, west on Division Street

Unit Details

	Unit Type 1	Unit Type 2	Unit Type 3	Unit Type 4
Avg Rent \$	450	450	300	
# Units	1			

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

Inside Parking: 0
Outside Parking: 3
Occupied: Yes
Security Deposit: No
Code Comp: Yes
DILHR: Unknown

Type: Duplex +
of Stories: 1-2 Stories
Exterior: Vinyl
Roofing: Composition; Metal
Garage/Parking: Outdoor Space; Near Public Transit
1st Type Unit: 2 Bedrooms; 1 Bath; Living Room; Cable TV Available; Storage Lockers
2nd Type Unit: 1 Bedroom; 1 Bath; Living Room; Cable TV Available; Storage Lockers
3rd Type Unit: 1 Bedroom; 1 Bath; Living Room; Cable TV Available; Handicap Equipped
Owner Pays: Other
Tenant Pays: Other
Basement: Partial

Heating/Cooling: Natural Gas; Hot Water/Steam
Water/Waste: Municipal Water; Municipal Sewer
Tax Includes: Trash Collection
Municipality: City
Seller Owned: Water Heater
Seller Leased: None
Tenant Provides: None
Documents On File: Listing Contract; Seller Condition; None
Estimated SqFt #1: Not Verified
Estimated SqFt #2: Not Verified
Estimated SqFt #3: Not Verified

Remarks: A great opportunity to build equity. Updates needed and rents that haven't been changed in years. Located near the hospital and universities. Across the street from the community garden. Off street parking. Alley access. All units currently occupied and generating income.

Private Remarks: Being sold for an estate. Seller has little knowledge of the property. No leases. Chris Richgels' listing.

Showing Information: Call Chris at 780-1135. Occupied with tenants so notice is required.

Concession Remarks: \$5000 closing cost credit

Sub Agent Comm: 2.4 %	Excl. Agency Conct: N	Broker Owned: N	Electronic Consent: No
Buyer Agent Comm: 2.4 %	Var. Comm.: N		Listing Date: 07/26/2018
Limited/Unserviced: No	Named Prospects: N	Concessions: Yes	Expiration Date: 12/31/2018
Sold Price: \$70,000	Closing Date: 10/19/2018	Pending Date: 07/29/2018	Terms of Sale: Conventional

Listing Office: RE/MAX First Choice: 5058

Ph: 608-781-7629

Fax: 608-783-4263

URL: http://www.remax-firstchoice-onwi.com

Listing Agent: Michael J Richgels : l5057

Ph: 608-781-7669 **Cell:** 608-780-4127

Fax:

Email: mike.richgels@onalaskarealty.com

LA Address: 757 Sand Lake Road

Onalaska, WI 54650

LO License #: 834617-91

LA License #: 5057-90

Selling Office: Gerrard-Hoeschler, REALTORS 5006ofs **Ph:** 608-782-2300

URL: http://www.ghrealtors.com

License #: 834038-91

Selling Agent: David Snyder l62959 **Ph:** 608-386-1831

Email: dsnyder@ghrealtors.com

License #: 62959-94

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 31, 2019 2:58 PM.

RECEIVED

Objection to Real Property Assessment

MAY 17 2019

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) Robert Massena				Agent name (if applicable) Adam Hoffer			
Owner mailing address 142 norman davis drive				Agent mailing address 1510 Madison Street			
City Toano	State VA	Zip 23168		City La Crosse	State WI	Zip 54601	
Owner phone () -		Email		Owner phone (304) 376 - 4286		Email hofferLLC@gmail.com	

Section 2: Assessment Information and Opinion of Value			
Property address 933-937 Division St		Legal description or parcel no. (on changed assessment notice) 017-30051-130	
City La Crosse	State WI	Zip 54601	
Assessment shown on notice - Total \$ 147,500		Your opinion of assessed value - Total \$ 70,000	

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) see attached

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 \$ 70,000 Date - - <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance (mm-dd-yyyy)	
B. Within the last 10 years, did you change this property (ex: remodel, addition)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe new boiler in February 2019 Date of changes 2 - - 2019 Cost of changes \$ 6,000 Does this cost include the value of all labor (including your own)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (mm-dd-yyyy)	
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) 6 - - 2018 to 11 - - 2018 (mm-dd-yyyy) (mm-dd-yyyy) Asking price \$ 70,000 List all offers received _____	
D. Within the last five years, was this property appraised? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide: Date 8 - 13 - 2018 Value 70,000 Purpose of appraisal bank required for lending (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 _____ minutes.	

Property owner or Agent signature Adam J. Hoffer	Digitally signed by Adam J. Hoffer DN: cn=Adam J. Hoffer, o=, ou=, email=ahoffer@undac.edu, c=US Date: 2019.05.18 09:43:08 -0500	Date (mm-dd-yyyy) 5 - 17 - 2019
--	--	---

62

1000
1000
1000

RECEIVED

MAY 17 2019

LA CROSSE
CITY ASSESSOR

City of La Crosse
2019 Assessment Year

Notice of Intent to File Objection with Board of Review

I, Adam Hoffer as the property owner or as agent for Robert Massena
(insert property owner's name or strike) with an address of _____
hereby give notice of an intent to file an objection on the assessment for the following property: _____
933-937 Division Street (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) Adam Hoffer
(Date) 5/17/2019

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.

