

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

Hoffer LLC
1510 Madison St.
La Crosse, WI 54601

General information

Date issued 6 - 5 - 2019

Parcel no. 17-20109-120

Address 216 16th St. S.

Legal description

☐ Town ☐ Village ☒ City

Municipality La Crosse

Assessment information

20 <u>19</u> Original Assessment		20 <u>19</u> Final Assessment <i>(determined by BOR)</i>	
Land	\$ 34,000	Land	\$ 34,000
Improvements	\$ 136,900	Improvements	\$ 97,300
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Total personal property	\$	Total personal property	\$
Total all property	\$ 170,900	Total all property	\$ 131,300

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.

A. PROPERTY IDENTIFICATION AND FINDINGS OF FACT

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}:

Adam Hoffer and Shannon Neumann

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

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

If yes: The subject property was sold for \$132,000 Date of sale December 2017

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):

Stated opinion of value is \$140,300. Had appraisal in November 2017. Property listed on MLS - open to anyone to purchase. Appraised value was \$132,000. Purchased property for \$132,000. Made zero significant improvements, pulled no permits, no major upgrades. One year later believes property is valued at \$140,300. Used a 7.5% average increase in value is above \$140,000. Pulled comps nearby. Average of five comparable properties and adjustments, expected fair market price of \$140,300. Will not be able to sell the property for anything close to the city value. Receives \$1,500 per month rent. Does not have a real estate license, and is not a licensed appraiser. This is a single family rental. Rent includes water but not heat or gas, includes lawn and snow shoveling. House has 4 conforming bedrooms. He was not the first person to walk the property before he bought it. Never met the seller. He did tell real estate agent he was looking for a rental property to purchase. It's not worth \$170,900. 29% increase in 13 months. It could be worth more if he puts in \$30,000-\$40,000.

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 \$ 131,700 Date of sale 12/22/2017

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

If yes: A total number of 6 other properties were presented:

Addresses of other properties:

216 16th St. S.
125 16th St. S.
1616 King St.
1326 Main St.
1414 Madison St.
1720 Cass St.

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

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

Single family houses are not typically rented; not highest and best use of single family house. Viewed interior in 2002. House listed for 10 days; not a very long time. Found other single family homes in same proximity, same neighborhood as this, and reviewed comparables in Report, with indicated range of \$131,700-\$208,600. Did not use income approach because this type of property is not typically used as income. When you have people that own multiple rental properties, there is a network of people; sometimes they never hit the market. Sometimes they get deals that typically you and I never know of. She doesn't know if this is the case here.

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

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

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C. DETERMINATIONS

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

100 %

2. The Board of Review finds that there was a recent sale of the subject property: Yes: ☒ No: ☐

a) The sale was an arm's-length transaction. Yes: ☒ No: ☐

b) The sale was representative of the value as of January 1 Yes: ☒ No: ☐

c) The Board finds that the sale supports the assessment. Yes: ☐ No: ☒

d) If all answers are 'yes':

d1. What is the sale price?

d2. What if any adjustments, based on the evidence presented, should be made for such considerations as time between the date of sale and the January 1 assessment date, non-market class value in the selling price (ag-use value and fractionally assessed classes), and/or other physical changes that occurred to the property between the sale date and the January 1 assessment date?

d3. What is the full market value?

If responses in 2 through 2c were "yes", upon completion of the section, proceed to section D, Decision, check all that apply and determine the assessed value.

* The relationship between the assessed value and the equalized value of non-manufacturing property minus corrections for prior year over or under charges within a municipality--town, city, or village. For example if the assessed value of all property subject to property tax in the municipality is \$2,700,000 and the equalized value (with no prior corrections) in the municipality is \$3,000,000 then the assessment level is said to be 90% ($\$2,700,000/\$3,000,000 = .90$ or 90%).

3. The Board of Review finds that there are recent sales of comparable properties: Yes: ☒ No: ☐

If Yes, answer the following:

Property Owner

a) Did the Property Owner present testimony of recent sales of comparable properties in the market area: Yes: ☐ No: ☒

b) If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value? Yes: ☐ No: ☐

Assessor

c) Did the Assessor present testimony of recent sales of comparable properties in the market area: Yes: ☒ No: ☐

d) If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value? Yes: ☒ No: ☐

Conclusion

e) LIST THE PROPERTIES AND VALUES THAT THE BOARD OF REVIEW RELIES ON TO MAKE ITS DETERMINATION AS TO FAIR MARKET VALUE:

See Assessor Report

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:

Recent arm's length sale for \$131,300

What was the most credible evidence presented:

Recent sale of property.

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.

Passe

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

Ryan

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: \$34,000

Improvements: \$97,300

Total: \$131,300

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

☒ and hereby sets the new assessment at

Land: \$34,000

Improvements: \$97,300

Total: \$131,300

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

RECEIVED

MAY 17 2019

LA CROSSE

CITY ASSESSOR

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) Adam Hoffer				Agent name (if applicable)			
Owner mailing address 1510 Madison Street				Agent mailing address			
City La Crosse	State WI	Zip 54601		City	State	Zip	
Owner phone (304) 376 - 4286	Email hofferLLC@gmail.com			Owner phone () -	Email		

Section 2: Assessment Information and Opinion of Value			
Property address 216 16th St S		Legal description or parcel no. (on changed assessment notice) 017-020109-120	
City La Crosse	State WI	Zip 54601	
Assessment shown on notice - Total \$ 170,900		Your opinion of assessed value - Total \$ 140,300	

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			
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 attachment	Basis for your opinion of assessed value: (Attach additional sheets if needed) see attachment

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 \$ 131,300 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe Date of changes - - Cost of changes \$ Does this cost include the value of all labor (including your own)? <input 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) 10 - - 2017 to 12 - 26 - 2017 (mm-dd-yyyy) (mm-dd-yyyy) Asking price \$ 135,000 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 11 - 13 - 2017 Value 132,000 Purpose of appraisal bank valuation 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	Date (mm-dd-yyyy) 5 - 17 - 2019
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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, Adam Hoffer as the property owner or as agent for _____
(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: _____
216 16th Street South (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:

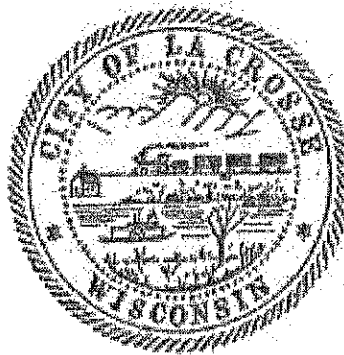
Section B: The Board of Review may waive all notice requirements and hear the objection even if the property owner fails to provide written or oral notice of an intent to object 48 hours before the first scheduled meeting, and fails to request a waiver of the notice requirement during the first two hours 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.

— 22 —

2019

CITY OF LA CROSSE
BOARD OF REVIEW



Appeal by Hoffer LLC
216 16th 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= \$34,000
- C. Improvement Value= \$136,900
- D. Total= \$170,900

Subject Description:



- A. Picture- [Image]
- B. Address- 216 16th Street South
- C. Site- Level
- D. Building- Historic
- E. Other Improvements- N/A
- F. Last time inspected- 2002
- 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- 12/22/2017 @ \$131,700
- B. Comp #1 - 216 16th Street South
- C. Comp #2 - 125 16th Street South
- D. Comp #3 - 1616 King Street
- E. Comp #4 - 1326 Main Street
- F. Comp #5 - 1414 Madison Street
- G. Comp #6 - 1720 Cass Street

Conclusion- All 6 Comps deemed reliable Valid Arm's Length Sales.

-Indicated value range of \$131,700 - \$208,600

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 \$170,900




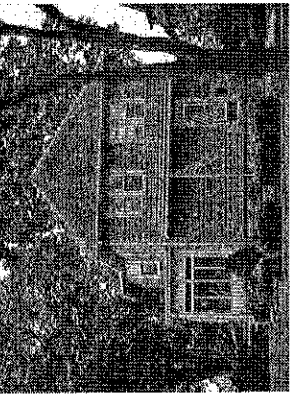
City of La Crosse, La Crosse County
2019 Sales Comparison

Tax key number: 017-020109-120

Property address: 216 16th St S, City of La Crosse





Estimated fair market value: \$170,900 *

Comparable market value: \$180,800 (+5.8%) *

Subject Property		Comparison 1	Comparison 2	Comparison 3
20109-120 216 16th St S		20109-120 216 16th St S 	20129-020 125 16th St S 	20103-050 1616 King St 
Tax key number Site address Summary of Comparison Sale date and price Net adjustments Comparable value Comparability rating Gross adjustments Composite rating Adjustments to last valid sale Neighborhood group Neighborhood Flood plain Traffic Land Residential Buildings Single family Use Above grade area Below grade area Style Grade Yr built/Age/Eff age Exterior wall Stories	Shannon Neumann Weigent Park Medium 46 front feet Single family 2,560 SF 1,024 SF Historic C+ 1890 / 129 / 46 Wood 2 story w/attic	Dec 2017 \$131,700 \$0 \$131,700 100 0% 100	Jul 2018 \$315,000 -\$115,200 \$199,800 99 44% 88	Aug 2018 \$239,900 -\$55,100 \$184,800 93 37% 86
		Shannon Neumann Weigent Park Medium 46 front feet Single family 2,560 SF 1,024 SF Historic C+ 1890 / 129 / 46 Wood 2 story w/attic	Shannon Neumann Weigent Park Medium 62 front feet Single family 2,762 SF 980 SF Historic B 1910 / 109 / 34 Wood 2 story w/attic	Shannon Neumann Weigent Park Medium 50 front feet Single family 2,350 SF 1,175 SF Farmhouse C+ 1903 / 116 / 39 Alum/Vinyl 2 story
		Shannon Neumann Weigent Park Medium 46 front feet Single family 2,560 SF 1,024 SF Historic C+ 1890 / 129 / 46 Wood 2 story w/attic	Shannon Neumann Weigent Park Medium 62 front feet Single family 2,762 SF 980 SF Historic B 1910 / 109 / 34 Wood 2 story w/attic	Shannon Neumann Weigent Park Medium 50 front feet Single family 2,350 SF 1,175 SF Farmhouse C+ 1903 / 116 / 39 Alum/Vinyl 2 story
		Shannon Neumann Weigent Park Medium 46 front feet Single family 2,560 SF 1,024 SF Historic C+ 1890 / 129 / 46 Wood 2 story w/attic	Shannon Neumann Weigent Park Medium 62 front feet Single family 2,762 SF 980 SF Historic B 1910 / 109 / 34 Wood 2 story w/attic	Shannon Neumann Weigent Park Medium 50 front feet Single family 2,350 SF 1,175 SF Farmhouse C+ 1903 / 116 / 39 Alum/Vinyl 2 story
		Shannon Neumann Weigent Park Medium 46 front feet Single family 2,560 SF 1,024 SF Historic C+ 1890 / 129 / 46 Wood 2 story w/attic	Shannon Neumann Weigent Park Medium 62 front feet Single family 2,762 SF 980 SF Historic B 1910 / 109 / 34 Wood 2 story w/attic	Shannon Neumann Weigent Park Medium 50 front feet Single family 2,350 SF 1,175 SF Farmhouse C+ 1903 / 116 / 39 Alum/Vinyl 2 story

First floor SF	1,024 SF	1,024 SF	1,148 SF	-6,100	1,175 SF	-7,800
Second floor SF	1,024 SF	1,024 SF	1,148 SF	-3,500	1,175 SF	-4,600
Finished attic SF	0 SF	0 SF	466 SF	-14,500	0 SF	
Unfinished attic SF	512 SF	512 SF	0 SF	\$7,700	0 SF	\$8,200
Full basement SF	1,024 SF	1,024 SF	980 SF	\$500	1,175 SF	-1,800
Crawl space SF	0 SF	0 SF	168 SF	-2,200	0 SF	
FBLA	0 SF	0 SF	0 SF		0 SF	
Rec room	0 SF	0 SF	240 SF (Average)	-1,700	1,000 SF (Poor)	-7,300
Bedrooms	5	5	4		5	
Bathrooms	2 full/0 half	2 full/0 half	3 full/2 half	-5,900	2 full/1 half	-1,800
Condition (CDU)	Average	Average	Average		Average	
Heating & cooling	Gas, forced air/No A/C	Gas, forced air/No A/C	Electric, hot water/No A/C		Gas, forced air/A/C, same duct	-3,300
Fireplaces	0 masrny/0 mtl/0 gas	0 masrny/0 mtl/0 gas	1 masrny/0 mtl/0 gas	-5,100	1 masrny/0 mtl/0 gas	-5,500
Additional fixtures		3	2	\$900	-1	\$3,700
Attached garage	0 SF	0 SF	0 SF		0 SF	
Open porch	0 SF	0 SF	0 SF		100 SF	-2,300
Screen porch	0 SF	0 SF	0 SF		124 SF	-3,500
Enclosed porch	147 SF	147 SF	240 SF	-2,000	0 SF	\$4,900
Deck	0 SF	0 SF	669 SF	-5,900	100 SF	-1,300
All other adjustments				\$2,700		-7,400
Garage			24 x 30	-10,400	20 x 20	-4,800

* 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	
20109-120 216 16th St S		20104-120 1326 Main St		30179-090 1414 Madison St		30174-040 1720 Cass St	
Tax key number Site address		Summary of Comparison Sale date and price Net adjustments Comparable value Comparability rating Gross adjustments Composite rating		Aug 2018 \$203,000 \$5,600 \$208,600 92 60% 79		May 2018 \$217,000 -\$15,200 \$201,800 78 35% 75	
Adjustments to last valid sale Neighborhood group Neighborhood Flood plain Traffic Land Residential Buildings Single family		Shannon Neumann Weigent Park Medium 58 front feet -7,800		Shannon Neumann Weigent Park No Light 63 front feet -\$22,900		Shannon Neumann Weigent Park No Medium 50 front feet -\$9,300	
Use Above grade area Below grade area Style Grade Yr built/Age/Eff age Exterior wall Stories		Single family 2,560 SF 1,024 SF Historic C+ 1890 / 129 / 46 Wood 2 story w/attic		Single family 2,698 SF 1,079 SF Farmhouse C+ 1890 / 129 / 49 Wood 2 story w/attic		Single family 1,722 SF 810 SF Colonial C+ 1910 / 109 / 34 Stucco 2 story	
First floor SF Second floor SF Finished attic SF Unfinished attic SF Full basement SF		968 SF 0 SF 484 SF 0 SF 968 SF		1,079 SF 1,079 SF 0 SF 540 SF 1,079 SF		1,002 SF 720 SF 0 SF 0 SF 810 SF	
		\$2,800 \$41,900 -\$14,900 \$7,700 \$700		-\$2,700 -\$1,600 -\$300 -\$600		\$1,100 \$9,200 \$7,800 \$2,400	

Crawl space SF	0 SF	0 SF	0 SF	0 SF	192 SF	-\$2,300
FBLA	0 SF	0 SF	0 SF	0 SF	250 SF	-\$5,500
Rec room	0 SF	600 SF (Average)	-\$4,200	0 SF	560 SF (Average)	-\$3,900
Bedrooms	5	3	4	3		
Bathrooms	2 full/0 half	1 full/1 half	1 full/1 half	2 full/0 half		
Condition (CDU)	Average	Average	Average	Average		
Heating & cooling	Gas, forced air/No A/C	Gas, forced air/A/C, same duct	Gas, forced air/A/C, same duct	Electric, hot water/A/C, separa		-\$6,200
Fireplaces	0 masnry/0 mtl/0 gas	1 masnry/0 mtl/0 gas	1 masnry/0 mtl/0 gas	0 masnry/0 mtl/0 gas		\$2,600
Additional fixtures	0 SF	0	0	0		
Attached garage	0 SF	240 SF	-\$6,300	0 SF	0 SF	
Open porch	0 SF	0 SF	100 SF	24 SF		-\$700
Screen porch	0 SF	120 SF	-\$3,300	390 SF	0 SF	
Enclosed porch	147 SF	0 SF	\$4,700	140 SF	0 SF	\$4,700
Deck	0 SF	0 SF	0 SF	0 SF	0 SF	
All other adjustments		\$2,700		\$2,700		\$2,700
Garage			22 x 26		20 x 29	-\$6,100

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

Address: 216 16th St S La Crosse, Wisconsin 54601-4207 Taxed by: La Crosse

MLS #: 1556766



Property Type: Single-Family
Status: Sold
Tax Key: 017020109120
County: La Crosse

List Price: \$134,900
Taxes: \$3,316
Tax Year: 2016
Est. Acreage: 0.1

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: 0
Garage Type: None

Rooms:
Est. Total Sq. Ft.: 2,048
Est. Year Built: 1890
Zoning: RES

Flood Plain: No**Days On Market:** 10**Directions:** LOCATED ON 16TH ST BETWEEN KING & CASS**School District:** La Crosse

Name	Dim	Level	Name	Dim	Level
Master Bedroom	13 x 16	Upper	Living/Great Room	17 x 25	Main
Bedroom 2	12 x 7	Main	Kitchen	12 x 13	Main
Bedroom 3	12 x 13	Upper	Dining Room	12 x 13	Main
Bedroom 4	10 x 11	Upper			
Bedroom 5	10 x 13	Upper			

Type: Subdivision**Documents:** Listing Contract; Seller Condition; Other**Lot Description:** Sidewalk; Near Public Transit**Appliances Incl.:** Oven/Range; Refrigerator**Style:** 2 Story**Misc. Interior:** Cable TV Available; High Speed Internet Available**Architecture:** Victorian/Federal**Water/Waste:** Municipal Water; Municipal Sewer**Driveway:** Parking Space**Municipality:** City**Exterior:** Vinyl**Basement:** Full**Heating Fuel:** Natural Gas**H/C Type:** Forced Air

Remarks: GREAT STUDENT RENTAL ONLY THREE BLOCKS TO UWL CURRENTLY LEASED UNTIL JUNE 2018 FOR \$1500 PER MONTH. 5 BEDROOM & 2 FULL BATHS PLUS LOTS OF HUGE ROOMS AND WOODWORK IN THIS VICTORIAN LOCATED IN THE HISTORIC DISTRICT OF CASS & 16TH ST AND ONLY THREE BLOCKS FROM UWL. KITCHEN HAS NEWER CABINETS 2 STAIRCASES FULL BASEMENT UNFINISHED AND WALK UP TO THIRD FLOOR. LOTS OF POSSIBILITIES.

Showing Information: Use ShowingTime tenants need 24 hour notice**Sub Agent Comm:** 2 %**Excl. Agency Contract:** N**Broker Owned:** N**Electronic Consent:** Yes**Buyer Agent Comm:** 2 %**Var. Comm.:** N**Listing Date:** 10/25/2017**Limited/Unserviced:** No**Named Prospects:** N**Concessions:** No**Expiration Date:** 05/27/2018**Sold Price:** \$131,700**Closing Date:** 12/22/2017**Pending Date:** 11/03/2017**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 5006ofs **Ph:** 608-782-2300**Selling Agent:** David Snyder 162959 **Ph:** 608-386-1831**URL:** <http://www.ghrealtors.com>**Email:** dsnyder@ghrealtors.com**License #:** 834038-91**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.
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 Prepared by Mark Schlafer on Wednesday, May 29, 2019 1:11 PM.

Tax key number: 20109-120

Owners: Hoffer, LLC

Site addresses: 216 16th St S

Legal description: BELMONT PLACE N 1/2 LOT 1 BLOCK 2 LOT SZ: IRR (Section 5)

Neighborhood: Weigent Park

Traffic: Medium

Water: City water

Sanitary: Sewer

Occupancy status:

Current Assessment			
Year	Tax Class	Acres	Improvements
2019	Residential	\$34,000	\$136,900
Totals		\$34,000	\$136,900

Access to Property	
Appraiser	
Date/time	
Entrance	
Witness	

Reminders		
Reminder Date	Type of Action	Assigned To
5/31/2019	Revaluation w/full inspection	Shannon Neumann
Full inspection required		

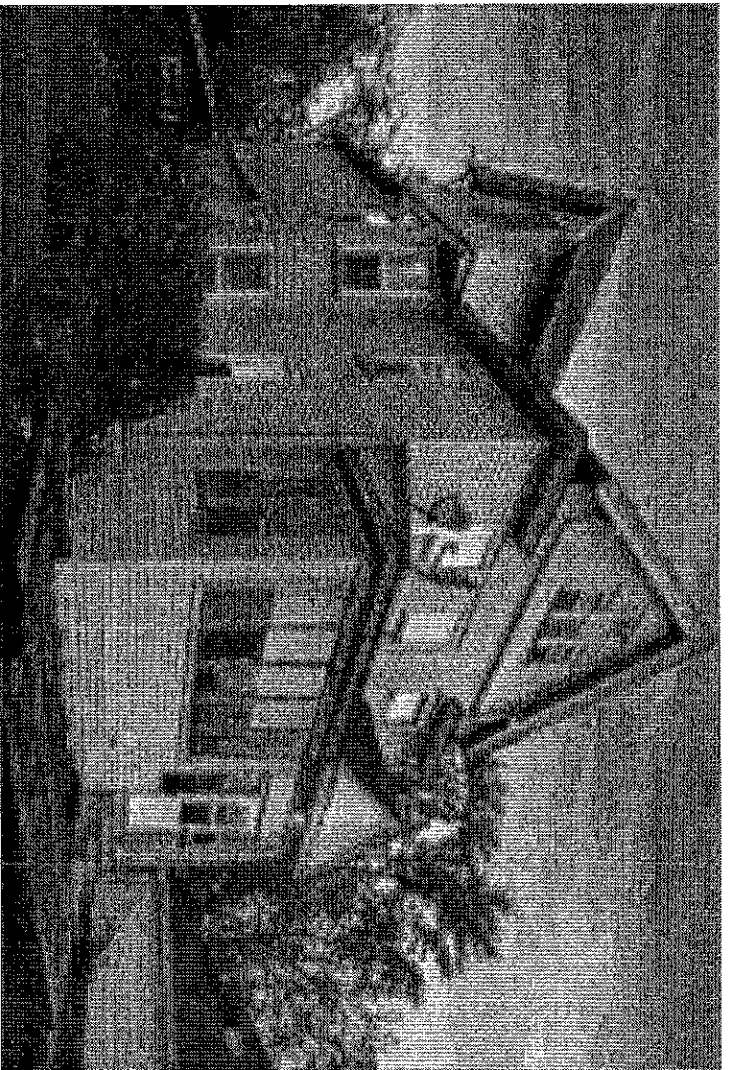
Sales History (Last 2 Years)			
Date	Price	Type	
11/12/2018	\$ 465,400	Not a market sale	
12/22/2017	\$ 116,800	Not a market sale	
12/22/2017	\$ 131,700	Valid improved sale	

Other Improvements	
Tax Class	Assessed Value

Land			
Land Use	Qty	Width	Sq Ft
	UOM	Depth	Acres
Residential	1	46	None
	FF	100	n/a
Total land			
Note: total acres from the legal description is 0.105			
Adj Description			Adj Amt
Elevation: Above street			0.00%

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

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

[illegible]Page 2 of 4

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

May 31, 2019

Other Features					Adjustments			
Qty	Other Feature Type	Units	Grade	Location	Yr Built	Condition		

Adjustment Description	Amount
Replacement cost new: (cost and design)	2.0%

