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.

Hoffer LLC 1510 Madison St. La Crosse, WI 54601	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> Origin	nal Assessmen	t	20 19 Final Assessment (determined by BOR)			
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 <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 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.

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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: 2019 Tax Key Number: 17-20109-120
Personal Property Account Number(If applicable)
Property Address: 216 16th St. S.
Property Owner: Hoffer LLC
Mailing Address: 1510 Madison St., La Crosse, WI 54601
January 1, 20 19 Assessment Value: 170,900
Land: 34,000 Improvements: 136,900 Total: 170,900
Hearing Date: June 3, 2019 Time: 1:00 p.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:
\square Good Cause \underline{or}
Extraordinary Circumstances
Board members present:
Nick Passe, Dan Ryan, Kenna Christians, Mike Brown, Susan Dillenbeck

Board members removed (if any):	
	
Board Counsel present:	
Property Owner/Objector's Attorney or Representative: Board Members with certified training (must have at least one):	
Nick Passe, Mike Brown, Susan Dillenbeck	
B. TESTIMONY The following individuals were sworn as witnesses by the Board of Review Clerk	k finaluda Property
Owner/Objector (or his/her representative, if testifying) and Assessor}:	k (metade Property
Adam Hoffer and Shannon Neumann	
1. Sworn testimony by Property Owner/Objector: Adam Hoffer a) A recent sale of the subject property: Yes: ✓ No: ✓	included:
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 ofother properties were presented:	
Addresses of other properties:	
c) Other factors or reasons (if presented): Yes: No: No: If yes: List of summary factors or reasons presented by property owner/objector available to one side - list corroboration of that evidence):	(if evidence presented only

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 foll witnesses (if any):	owing other
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 \$\frac{131,700}{}\] D	ate 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.	

Yes: ☑ No: ☐

d) Other factors or reasons (if presented):

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.

Sworn testimony	(ii any) on behan of e	ile assessor was presen	ated by:		
Summary of testimony of other witnesses for assessor (if any):					
	J				

C. DETERMINATIONS

1. The assessor's estimated level of assessment* of the municipalit	ty has been determined to be
100 %	
2. The Board of Review finds that there was a recent sale of the su	ubject 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 as time between the date of sale and the January 1 assessmen selling price (ag-use value and fractionally assessed classes), occurred to the property between the sale date and the Januar	t date, non-market class value in the and/or other physical changes that
d3. What is the full market value?	***************************************
If responses in 2 through 2c were "yes", upon completion of the sectional that apply and determine the assessed value.	on, proceed to section D, Decision, check
minus corrections for prior year over or under charges within a mulexample if the assessed value of all property subject to property tax a equalized value (with no prior corrections) in the municipality is \$3, to be 90% (\$2,700,000/\$3,000,000 = .90 or 90%).	in the municipality is \$2,700,000 and the 0,000,000 then the assessment level is said
3. The Board of Review finds that there are recent sales of compa	rable properties: Yes: ⊻ No: □
If Yes, answer the following:	·
<u>Property Owner</u> a) Did the Property Owner present testimony of recent sales of compa properties in the market area:	rable Yes: ☐ No: ☑
b) If yes, were the attributes satisfactorily adjusted for their difference subject and their contribution to value?	es from the Yes: No: No:
Assessor	
c) Did the Assessor present testimony of recent sales of comparable p the market area:	roperties in Yes: ☑ No: □
d) If yes, were the attributes satisfactorily adjusted for their difference subject and their contribution to value?	es from the Yes: No:
<u>Conclusion</u> e) LIST THE PROPERTIES AND VALUES THAT THE BOARD O DETERMINTION AS TO FAIR MARKET VALUE:	F REVIEW RELIES ON TO MAKE ITS
See Assessor Report	

4. The Board of Review finds that the assessment 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 <u>Wisconsin Property Assessment Manual</u> ;
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 <u>Wisconsin Property Assessment Manual</u> ;
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.

2.	e alletak limit talah ing alah dan dalam ka	to de maio maio			
Passe					
Moves: Exercising its judgment and of Board of Review, by majority and rol					
Ryan	i can voi	e nereby de	erman	nes:	
Seconds, (mark all that apply):		i			
that the Assessor's valuation is inc	orrect;	•			
that the property owner has present by law to the Assessor;	ted suffic	ient evidence	to reb	but the presumption of correctness gran	ted
that the property owner valuation i	s reasona	ble in light o	f the re	relevant evidence;	
that the fair market value of the pro	perty is:	·			
Land: \$34,000					
Improvements: \$97,300					
Total: \$131,300					
that the level of assessment of the	nunicipal	lity is at 100	%	The second secon	
and hereby sets the new assessmen	t at	·			
Land: \$34,000	**************************************				
Improvements: \$97,300		A V A T 1000 A 1000 C			
Total: \$131,300	22.24422.252.4682.4c.24594.468gen	. Additional			
Total.					
· ·		· · · · · · · · · · · · · · · · · · ·		•	
I, Teri Lehrke				e Board of Review, do hereby cert	ify
that the members of the Board of I	Review v	voted as fol	lows:		
Name of Board of Review Member:	Yes	No			
Nick Passe					
Dan Ryan	3				
Kenna Christians	<u> </u>				
Mike Brown	$\overline{\mathbf{Q}}$				
Susan Dillenbeck	$\mathbf{\nabla}$				
Dasan Dinenbeck	hini	ll			
to adopt these Findings of Fac	et. Dete	rminations	and	Decision on this 3rd day of	f
June	, 20 19				-
		-		•	
			Teri	ri Lehrke	· · · · · · · · · · · · · · · · · · ·

Clerk of Board of Review

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MAY 17 2019

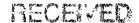
Objection to Real Property Assessment

LA CROSSE

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or organization der 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 <u>autho</u>	rization (Form P	4-105) with	this form
Property owner name (on changed assessment notice) Adam Hoffer			Agent name (if applicable)				
Owner malling address 1510 Madison Street			Agent mailing address				
City	State Zip			City State			
La Crosse		mail.com	Owner phone	Email		1	·
Section 2: Assessment Information		The second secon				MANUAL DE LA DESCRIPTION DE LA DESCRIPTION DE LA PROPERTIE DE	Salaran (Salaran (Sal
Property address	an Earth R	AAIIII (AI EA) EA GAIRT ST	Legal description or parcel no. (on char	ged assess	ment not	ice)	
216 16th St S			017-020109-120	_			
City State Zip La Crosse WI 54601							
Assessment shown on notice – Total \$ 170,	900		Your opinion of assessed value – Total	\$ 140	,300		
If this property contains non-market value	ue class a	creage, provide you	r opinion of the taxable value brea	kdown:			
Statutory Class		Acres	\$ Per Acre		F	ull Taxabl	e Value
Residential total market value		The second secon	The second of th				
Commercial total market value							
Agricultural classification: # of tillable ad	cres		@ \$ acre use value				
# of pasture a	cres		@ \$ acre use value				
# of specialty	acres		@ \$ acre use value				
Undeveloped classification # of acres			@ \$ acre @ 50% of ma			r	
Agricultural forest classification # of acres			@ \$ acre @ 50% of ma		е		·
Forest classification # of acres			@ \$ acre @ market val	ue			
Class 7 "Other" total market value		7.75	market value			· · · · · · · · · · · · · · · · · · ·	
Managed forest land acres			@ \$ acre @ 50% of market value				
Managed forest land acres			@ \$ acre @ market val	ue		224231344901345991541	
Section 3: Reason for Objection and Basis of Estimate Reason(s) for your objection: (Attach additional sheets if needed) Basis for your opinion of assessed value: (Attach additional sheets if					If needed)		
see attachment	mai sireets	II Needed)	see attachment	ilue. įAttu	uuun	uonar sireets	ii necucuj
Section 4: Other Property Inform	ation			0 10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Part of the state	Continues and incident regions. See help of our or one (included only in the continues of t	And the second of the could be second of the
	Antiberralization (MASA)	roperty?				X Yes	∏No
		· (n	nm-dd-yyyy)	_			⊠ No
B. Within the last 10 years, did you char	ige this p	property (ex: remode	i, addition)/	• • • • • • • •		Yes	X Mo
If Yes, describe Date of Cost of							
Date of Cost of changes changes \$		Does this co	ost include the value of all labor (incl	uding you	ır own)?	Yes	☐ No
(mm-dd-yyyy)						X Yes	□ N-
C. Within the last five years, was this pro					• • • • •	M res	No
If Yes, how long was the property list	ed (provi	de dates) 10 20 (mm-dd-yy)	(mm-dd-yyyy)				•
Asking price \$ <u>135,000</u>		st all offers received				B 4	
D. Within the last five years, was this pr						X Yes	∐ No
If Yes, provide: Date $\frac{11 - 13 - 20}{(mm - dd - yyyy)}$		lue <u>132,000</u>	Purpose of appraisal bank val	uation fo	r lendii	ng	
If this property had more than one ap	praisal, p	provide the requested	l information for each appraisal				······································
Section 5: BOR Hearing Informat	ion		Consideration to the constraint of the constrain				### 17-07 / 1/23 / 1/20
A. If you are requesting that a BOR men Note: This does not apply in first or seco			r hearing, provide the name(s):				•
B. Provide a reasonable estimate of the			the hearing minutes.				
Property owner or Agent signature Adam	J. Hoffe		> Olghally signed by Asian J. Hoffer District on-Arizon J. Hoffer, o., out, enails-shoffer@unkx.edu, e=U.5		1	mm-dd-yyyy) - 17 - 2	n19





City of La Crosse 2019 Assessment Year

MAY 17 2019 LA CROSSE CITY ASSESSOR

Notice of Intent to File Objection with Board of Review

K Adam	Hoffer as the property owner or as agent for
(insert prope	rty 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 S	treet South (insert address of subject property)
for the 2019	Assessment Year in the City of La Crosse.
THIS NOTIO	CE OF INTENT IS BEING FILED: (please mark one)
,0 0	at least 48 hours before the Board's first scheduled meeting
a	less than 48 hours before the start of, but not later than the first two hours of, the Board's first solveduled 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 FI	THIS FORM DOES NOT RELIEVE THE OBJECTOR FROM THE REQUIREMENT OF LING A FULLY COMPLETED WRITTEN OBJECTION ON THE PROPER FORM WITH K OF THE BOARD OF REVIEW.
(Name) Ada (Date) 5/17	am Hoffer
(17810) 3/1/	Received by:
	Received by: Date: Time:
objection if a first two ho	The Board of Review shall grant a waiver of the 48-hour notice of an intent to file a written a property owner who does not meet the notice requirement appears before the Board during the urs 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 neeting, and he property he end of to DBJECTION	The Board of Review may waive all notice requirements and hear the objection even if the ner 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 he 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 of circumstances is as follows:
	the state of the s

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

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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-
- B. Address- 216 16th Street South
- C. Site-<u>Level</u>
- D. Building- Historic
- E. Other Improvements- N/A
- F. Last time inspected- 2002
- G. Building Permits- N/A

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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 <u>1720 Cass Street</u>

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

Estimated fair market value: \$170,900 * Comparable market value: \$180,800 (+5.8%) *

Tax key number: 017-020109-120 Property address: 216 16th St S, City of La Crosse

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

	Subject Property	Comparison 1	Comparison 2	Comparison 3	PINCE PINCE
Tax key number Site address	20109-120 216 16th St S	20109-120 216 16th St S	20129-020 125 16th St S	20103-050 1616 King St	
	Š				
Summary of Comparison Sale date and price	-	Dec 2017 \$131,700	Jul 2018	Aug 2018 \$236	\$239,900
Net adjustments Comparable value		\$U \$131,700	\$113, \$199,8	\$184 8184	-\$55,100 \$184,800
Comparability rating Gross adjustments		100	99		93
Composite rating Adjustments to last valid sale		100			98
Neighborhood group	Shannon Neumann Weigenf Park	Shannon Neumann Weinent Park	Shannon Neumann Weigent Park	Shannon Neumann Weigent Park	
Flood plain					
Traffic	Medium	Medium	Medium	Wedium	
Land Residential	46 front feet	46 front feet	62 front feet -\$27,000	50 front feet	-\$11,700
Bulidings Single family					
Úse	Single family	Single family	Single family	Single family	
Above grade area Relow grade area	2,560 SF 1 024 SF	2,560 SF 1 024 SF	2,762 SF 980 SF	2,350 SF 1,175 SF	
Style Style	Historic	Historic	:		
Grade	.	0+		C+	000
Yr built/Age/Eff age	1890 / 129 / 46	1890 / 129 / 46 Wood	1910 / 109 / 34 - 4 10,900	1903 / 116 / 39 AlimAginyl	000°0¢-
Exterior wall	vvood 2 storv w/affic	wood 2 story w/attic	2 story w/attic	2 story	
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St S, City
:16 16th

-\$7,800	-\$4,600		\$8,200	-\$1,800			-\$7,300		-\$1,800		-\$3,300	-\$5,500	\$3,700		-\$2,300	-\$3,500	\$4,900	-\$1,300	-\$7,400	-\$4,800
\$6,100 1,175 SF	00 1,175 SF	-\$14,500 0 SF	00 0 SF	\$500 1,175 SF	-\$2,200 0 SF	0 SF	-\$1,700 1,000 SF (Poor)	2	-\$5,900 2 fuil/1 half	Average	Gas, forced air/A/C, same duct	-\$5,100 1 masnry/0 mtl/0 gas	\$900 -1	0 SF	100 SF	124 SF	000 0 SF	-\$5,900 100 SF	00	\$10,400 20 x 20
£0,7	-\$3,5	-\$14,5	\$7,700	\$5(-\$2,2		-\$1,7		-\$5,9			-\$5,1	ଚ୍ଚ				-\$2,0	-\$5,9	\$2,7	-\$10,4
1,148 SF	1,148 SF	466 SF	0.SF	980 SF	168 SF	0 SF	240 SF (Average)	4	3 full/2 half	Average	Electric, hot water/No A/C	1 masnry/0 mtl/0 gas	2	0 SF	0 SF	0 SF	240 SF	869 SF		24 x 30
1,024 SF	1,024 SF	0 SF	512 SF	1,024 SF	0 SF	0 SF	0 SF	5	2 full/0 half	Average	Gas, forced air/No A/C	0 masnry/0 mtl/0 gas	က	0 SF	0 SF	0 SF	147 SF	0 SF		
1,024 SF	1,024 SF	0 SF	512 SF	1,024 SF	0 SF	0 SF	0 SF	5	2 full/0 half	Average	Gas, forced air/No A/C	0 masnry/0 mtl/0 gas		0 SF	0 SF	0 SF	147 SF	0 SF		
First floor SF	Second floor SF	inished attic SF	Unfinished attic SF	Full basement SF	Crawl space SF	FBLA ·	Rec room	Bedrooms	Bathrooms	Condition (CDU)	Heating & cooling	Fireplaces	dditional fixtures	ttached garage	Open porch	Screen porch	Enclosed porch	Deck	All other adjustments	

* 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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	Subject Property	Comparison 4	Comparison 5		Comparison 6	
Tax key number Site address	20109-120 216 16th St S	20104-120 1326 Main St	30179-090 1414 Madison St	30174-040 1720 Cass St	35	
Summary of Comparison					.709	
Sale date and price Net adjustments Comparable value		Aug 2018 \$203,000 \$5,600 \$208,600	Nov 2017	\$212,500 May 2018 -\$42,500 \$170,000	-\$14 -\$14 \$20	\$217,000 -\$15,200 \$201,800
Comparability rating Gross adjustments Composite rating		.	92 60% 79	29% 79		75 75
Neighborhood group Neighborhood Flood plain	Shannon Neumann Weigent Park	Shannon Neumann Weigent Park	Shannon Neumann Weigent Park No	Shannon Neumann Weigent Park No	eumann irk	
Traffic Land Residential	Medium 46 front feet	Medium 58 front feet -\$7,8	\$7,800 63 front feet -\$2.	-\$22,900 50 front feet		-\$9,300
Buildings Single family				,		
Use Above grade area	Single family 2,560 SF	Single family 1,452 SF	Single family 2,698 SF	Single family 1,722 SF	Á	
Below grade area Style	1,024 SF Historic	968 SF Cape cod	1,079 SF Farmhouse	810 SF Colonial		
Grade Yr biili/Age/Eff age	C+ 1890 / 129 / 46	C+ 1942 / 77 / 34 -\$10,500	C+ 1890 / 129 / 49	\$3,100 1910 / 109 / 34		-\$11,700
Exterior wall	Wood Story W/attic	attic	Wood 2 story w/attic	Stucco 2 story		
First floor SF	1,024 SF	ļ.	1,079 SF		€9 (\$1,100
Second floor SF	1,024 SF	0 SF \$41,900	1,079 SF 0 SF	-\$1,600 720 SF	↔	9,200
Fillished attic SF Unfinished attic SF	512 SF		540 SF	_	↔	\$7,800
Full basement SF	1,024 SF	968 SF	\$700 1,079 SF	-\$600 810 SF	€9	\$2,400

Page 3 of 4

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216 16th St S, City	

Crawl space SF	10 SF	10 SF		0 SF		192 SF	-\$2,300
FBLA	0 SF	0 SF		0 SF		250 SF	-\$5,500
Rec room	0 SF	600 SF (Average)	-\$4,200 0 SF	0 SF		560 SF (Average)	-\$3,900
Bedrooms	2	ಣ		4	٠	3	
Bathrooms	2 full/0 half	1 full/1 half	\$300	1 full/1 half	\$800	\$800 2 full/0 half	
Condition (CDU)	Average	Average		Average		Average	
Heating & cooling	Gas, forced air/No A/C	Gas, forced air/A/C, same duci	-\$2,700	-\$2,700 Gas, forced air/A/C, same duct	-\$2,900	-\$2,900 Electric, hot water/A/C, separa	-\$6,200
Fireplaces	0 masnry/0 mtl/0 gas	1 masnry/0 mtl/0 gas	-\$5,100		-\$5,100	-\$5,100 0 masnry/0 mtl/0 gas	
Additional fixtures	•		\$2,600 0	. 0	\$2,600 0	. 0	\$2,600
Attached garage	0 SF	240 SF	-\$6,300 0 SF	0 SF		0 SF	
Open porch	0 SF	0 SF		100 SF	-\$2,100 24 SF	24 SF	-\$700
Screen porch	0 SF	120 SF	-\$3,300 390 SF	390 SF	-\$7,600 0 SF	0 SF	
Enclosed porch	147 SF	0.SF	\$4,700 140 SF	140 SF	\$100 OSF	0 SF	\$4,700
_ Deck	0 SF	0 SF		0 SF		0 SF	
All other adjustments			\$2,700		\$2,700		\$2,700
Garade				22 x 26	-\$6,000	-\$6,000 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 utilitzation. The separate values must not be used individually a invalid if so used.

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

Property Type: Single-Family

Status: Sold

County: La Crosse

Taxes: \$3,316 Tax Key: 017020109120 Tax Year: 2016 Est. Acreage: 0.1

Redrooms: 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

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

Flood Plain: No

Garage Type: None

Davs On Market: 10

List Price: \$134,900

Rooms:

Listing Contract; Seller Condition; Other

Municipal Water: Municipal Sewer

Cable TV Available; High Speed Internet Available

Oven/Range: Refrigerator

MLS #: 1556766

	BETWEEN KING	

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			

Documents:

Appliances incl.:

Misc. Interior:

Water/Waste:

Municipality:

Subdivision Type:

Lot Description:

Sidewalk; Near Public Transit

Architecture:

2 Story Victorian/Federal

Parking Space

Driveway: Exterior:

Style:

Vinvl

Basement:

Full

Heating Fuel:

Natural Gas

Listing Office: Gerrard-Hoeschler, REALTORS:

H/C Type:

5006ofs

Ph: 608-782-2300 Fax: 608-785-2400 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 % **Buver Agent Comm: 2 %**

Limited/Unserviced: No

Sold Price: \$131,700

Excl. Agency Contrct: N Var. Comm.: N

Named Prospects: N

Closing Date: 12/22/2017

Listing Agent: David Snyder: 162959 Ph: 608-386-1831 Cell: 608-386-1831

Fax: 608-785-2400

Email: dsnyder@ghrealtors.com

Broker Owned: N

Concessions: No Pending Date: 11/03/2017 Expiration Date: 05/27/2018 Terms of Sale: Conventional

LA Address: 600 North 3rd Street Suite 200 LA CROSSE, WI 54601

Electronic Consent: Yes

Listing Date: 10/25/2017

LO License #: 834038-91 LA License #: 62959-94

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

URL: http://www.ghrealtors.com License #: 834038-91

URL: http://www.ghrealtors.com

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 copyright 2019 by Multiple Listing Service, Inc. See copyright notice.

Prepared by Mark Schlafer on Wednesday, May 29, 2019 1:11 PM.

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

Owners: Hoffer, LLC

Tax key number: 20109-120

216 16th St S Site addresses: BELMONT PLACE N 1/2 LOT 1 BLOCK 2 LOT SZ: IRR (Section 5) Legal description:

Tax Class Residential 2019 Year Weigent Park City water Medium Sewer Neighborhood: Sanitary: Traffic: Water:

Occupancy status:

Access to Property				
	Appraiser	Date/time	Entrance	Witness
	overnents	\$136,900 \$136,900		

Improvements

Acres

Totals

Current Assessment

\$34,000 \$34,000 Reminders Full inspection required Assigned To Revaluation w/full inspection Shannon Neumann Type of Action Reminder Date 5/31/2019

Valid improved sale Not a market sale Not a market sale Sales History (Last 2 Years) \$ 465,400 \$ 116,800 Price \$ 131,700 11/12/2018 12/22/2017 1*212212*017 Date

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Attachments	Rooms	Heating / Cooling	EY/E	Roof	2 3 3 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	Exterior Wall	Use	Style	Stories
Attachm 1 Enclosed porch	(0) No A/C Bedrooms: 5 Family rooms: 1 Other rooms: 4	(0) None (1) Gas, forced air (2) Gas, nor water (3) Electric, forced air (4) Electric, baseboard (5) Electric, hot water	Year built: 1890	(1) Asphalt shingles	Masonry adjust:	(1) Wood (2) Block (3) Stucco (4) Alum/vinyl (5) Asbestos/asphalt (6) Metal	(1) Single family (2) Mouner-II-law (3) Condominium	(1) Ranch (2) Bi-level (4) Cape cod (5) Colonial (6) Farmhouse (8) Split level	(10) 1 story (11) 1 story w/attic (15) 1.5 story
Attachment Type ed porch Frame	(1) A/C, same ducts Full baths: 2 Half baths: 1	(6) Oil, forced air (7) Oil, hot water (8) Oil, steam (9) Wood/coal, forced a (10) Wood/coal, hot water (11) Wood/coal, steam	Remodeled:	(3) Tile (4) Flat	SE	(7) Brick (8) Stone (9) Msnry/frame (10) Log (11) Split log (12) Other	<ul><li>(4) 2 Family</li><li>(5) Apartment</li><li>(6) Commercial</li></ul>	(9) Contemporary (10) Custom (11) Cottage (12) Remodeled cottage (14) Executive Mansion (15) Other	(20) 2 story (21) 2 story w/attic (25) 2.5 story
Construction Type Frame, lower	(2) A/C, separate ducts	<ul> <li>(12) Space (1 unit)</li> <li>(13) Space (2 units)</li> <li>(14) Space (3 units)</li> <li>(15) Woodfired, interior</li> <li>(16) Woodfired, exterior</li> <li>(18) Gas, steam</li> </ul>		(5) Metal (6) Slate		(13) Cement board	(7) 3 Family	(16) Bungalow (17) Town house (18) Historic (19) Apartment (20) Twindo (21) Craftsman	<ul><li>(27) 3 story w/attic</li><li>(28) 3.5 story</li><li>(31) 3 story w/attic</li></ul>
147 SF	Dormers, shed:  Whirlpools: Hottubs:	Interior: Exterior: Masonry stacks: Metal stacks: Gas only FPs: Gas only FPs:	1.1	Equipment A					
	≽	Average Average  openings: openings: openings: (stalls)	Average Average	Average					
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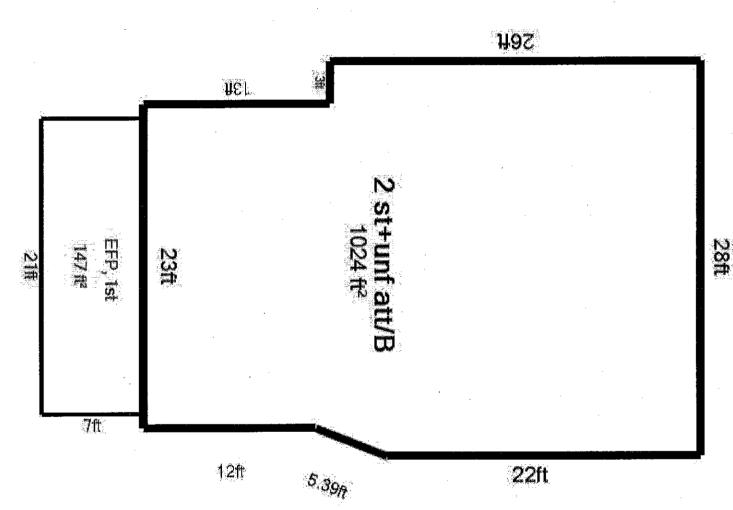
# Tax key number: 20109-120

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2019 Field Data Collection Worksheet for City of La Crosse, La Crosse County	Te Type Yr Built Condition	
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Other Features



Tax key number: 20109-120

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