

## 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.

### Property owner

Ronald & Debra Johnson  
2309 Diagonal Road  
La Crosse, WI 54601

### General information

Date issued 6 - 5 - 2019

Parcel no. 17-50320-50

Address 2309 Diagonal Rd.

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	\$ 14,800	Land	\$ 14,800
Improvements	\$ 109,300	Improvements	\$ 109,300
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Total personal property	\$	Total personal property	\$
Total all property	\$ 124,100	Total all property	\$ 124,100

### 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](http://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: 17-50320-50

Personal Property Account  
Number(If applicable)

Property Address: 2309 Diagonal Rd.

Property Owner: Ronald & Debra Johnson

Mailing Address: 2309 Diagonal Rd., La Crosse, WI 54601

January 1, 20 19 Assessment Value: 124,100

Land: 14,800

Improvements: 109,300

Total: 124,100

Hearing Date: June 3, 2019 Time: 2:40 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:

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}:

Josh Benrud and Deb Johnson

1. Sworn testimony by Property Owner/Objector: **Deb Johnson** included:

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

If yes: The subject property was sold for \$  Date of sale

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 about \$85,000. Modular home, not well built. Has no basement, no garage, no frontage sidewalk, no central air, driveway is dirt. House came without steps, no rain gutters. House not worth what it is assessed at. Purchased house for \$40,000. It was condemned and had to take it down. Had to put up the cheapest house we could afford. Owned the lot. We went as cheap as we could. Comparables should be in our neighborhood. Current assessment on objection form incorrect. Son had a house at end of the road; took out \$10,000 so added on to her loan. House was only \$40,000. Paper is peeling off cupboard and can hear neighbors outside. Doesn't think it should go up \$40,000. Basement is a crawlspace, flooding all around it.

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

[illegible]

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


**3. Sworn testimony by Assessor Josh Benrud** 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 \$ \_\_\_\_\_ Date of sale \_\_\_\_\_

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

If yes: A total number of 7 other properties were presented:

Addresses of other properties:

3052	23rd St. S.
3159	27th St. S.
3111	26th St. S.
3164	28th St. S.
2601	Leonard St.
3008	26th St. S.
3007	26th St. S.

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

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

Inspected in 2012. Building permit for new construction in 2010 for \$60,000. Revaluation of this neighborhood not long ago; not contested then. Assuming the \$40,000 on objection form is the price they paid for just the shell. He looked at what is selling in the neighborhood, at railroad tracks and other features. Modular homes have come along way from days in the past. Building codes exceed standards often. Attic insulation R-values significantly higher in modular home. The stigma with modular home is no longer there. They are quality homes and sell in line with other homes. There is nothing he has seen to indicate modular homes are selling less than stick built homes. Quality of modular homes has been upgraded.

**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:

What was the most credible evidence presented:

**D. DECISION (Motion must be made and seconded.)**

1.

Ryan

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

Brown

Seconds, (mark all that apply):

- ☒ that the Assessor's valuation is 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, 2019.

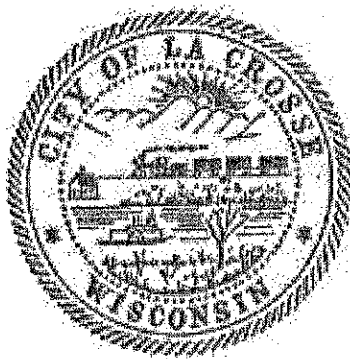
Teri Lehrke

Clerk of Board of Review



2019

CITY OF LA CROSSE  
BOARD OF REVIEW

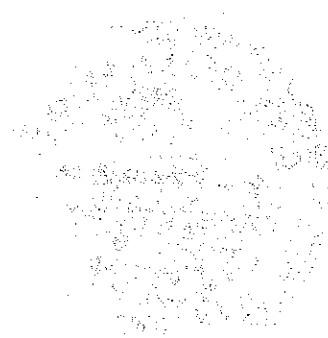


Appeal by Debra Johnson  
2309 Diagonal Rd  
La Crosse, WI 54601

Report Prepared by Joshua Benrud – State Certified Assessor II & III

1900

REPORT OF THE  
COMMISSIONER OF THE  
BUREAU OF REVENUE



Approved by (Name) \_\_\_\_\_  
Special Director  
(Date) \_\_\_\_\_

Printed by the Government Printing Office, Washington, D.C.

## Introduction

Name: Joshua Benrud

Position: Residential Property Appraiser- Office of City Assessor

- I. Certified Property Appraiser- State of Wisconsin
- II. Certified Assessor I- State of Wisconsin
- III. Certified Assessor II- State of Wisconsin
- IV. Certified Assessor III- State of Wisconsin
- V. Wisconsin Real Estate License
- VI. Member of WAAO- Wisconsin Association of Assessing Officers
- VII. Completed Appraisal Coursework from
  - a. Wisconsin Dept. of Revenue
  - b. Institute For Municipal Assessors
  - c. IAAO-International Association of Assessing Officers
    - Introduction to the Cost Approach to Value
    - Introduction to the Sales Comparison Approach
    - Mass Appraisal of Residential Property
    - Residential Modeling Concepts
    - 121 Hours Continuing Education

### Purpose/Market Value:

Market value is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

### Determine Market Value of Subject Property:

A. Highest and Best Use- Single family Residential

B. Land Value= \$ 14,800

C. Improvement Value= \$ 109,300

D. Total= \$ 124,100

**Subject Description:**



- A. Picture- [Image]
- B. Address- 2309 Diagonal Rd.
- C. Site- Level
- D. Building- Ranch
- E. Other Improvements- Utility Shed
- F. Last time inspected- 05/10/2012
- G. Building Permits- 11/16/2010 New Construction

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- NA
- B. Comp #1- 3052 23<sup>rd</sup> St. S.
- C. Comp #2- 3159 27<sup>th</sup> St. S.
- D. Comp #3- 3111 26<sup>th</sup> St. S.
- E. Comp #4- 3164 28<sup>th</sup> St. S.
- F. Comp #5- 2601 Leonard St.
- G. Comp #6- 3008 26th St. S.
- H. Comp #7- 3007 26th St. S.
- I. Conclusion- All 7 Comps deemed reliable Valid Arm's Length Sales.

-Indicated value range of \$ 124,000-153,000

Income Approach- Since properties of this type are not typically bought and sold as income producing, the income approach is not deemed applicable in the appraisal of the subject property.

Conclusion- Based on my training, knowledge, education, and experience, along with the comparable properties in this report, it is my opinion that the market value of the subject property is- \$ 124,100 .

with the research project in this area. A more critical but more  
value of the current country of 2184120



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

May 24, 2019

Tax key number: 017-050320-050

Property address: 2309 Diagonal Rd

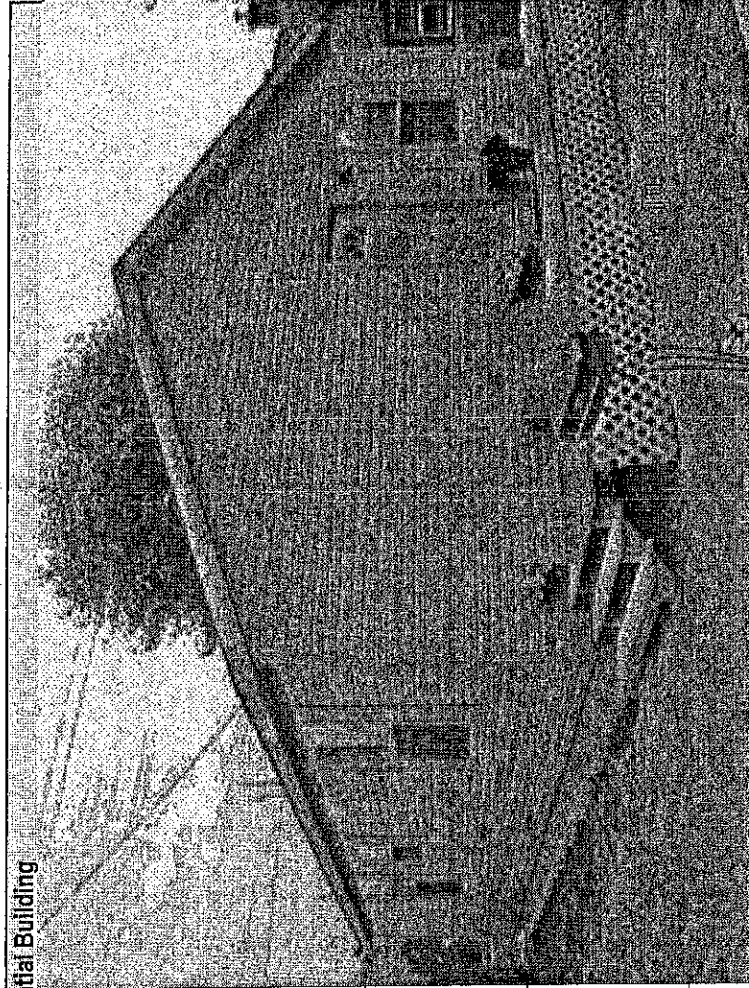
Traffic / water / sanitary: Light / City water / Sewer

Legal description: PRT NE-NW BEG NE COR S ALG E LN 677.45FT TO SWLY RW LN ABND RR RW NWLY ALG RW LN 39.1FT TO W RW LN LOSEY BLVD NWLY 219.5FT TO POB NEL 66FT TO SWLY RW LN RR RW SELY ALG SWLY RW LN 48.75FT SWLY 66FT NWLY 48.75FT TO POB LOT SZ: 48.75X66

Summary of Assessment		
Land		\$14,800
Improvements		\$109,300
Total value		\$124,100

Qty	Land Use	Width	Depth	Square Feet	Acres	Land		Description	Assess Value
						Water Frontage	None		
1	Residential	49	66	3,223	0.074			Total land	\$14,800

Residential Building									
Year built:	2011	Full basement:							
Year remodeled:		Crawl space:							
Stories:	1 story	Rec room (rating):							
Style:	Ranch	Fin bsmt living area:							
Use:	Single family	First floor:							
Exterior wall:	Alum/vinyl	Second floor:							
Masonry adjust:		Third floor:							
Roof type:	Asphalt shingles	Finished attic:							
Heating:	Gas, forced air	Unfinished attic:							
Cooling:	A/C, same ducts	Unfinished area:							
Bedrooms:	2	Deck							
Family rooms:	1								
Baths:	2 full, 0 half								
Other rooms:	2								
Whirl / hot tubs:									
Add'l plumb fixt:									
Masonry FPs:									
Metal FPs:									
Gas only FPs:									
Bsmt garage:									
Shed dormers:									
Gable/hip dormt:									
Grade:	D+								
Condition:	Average								
Energy adjustment:	No								
Percent complete:	100%								



Total living area is 1,080 SF; building assessed value is \$107,600

27ft		40ft	
1 s/cr		1080 ft <sup>2</sup>	
27ft		40ft	
27ft		40ft	
5ft	Deck, fir/pine	27ft	135 ft <sup>2</sup>
5ft		27ft	

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

May 24, 2019

# of identical OBI's	1	Other Building Improvement (OBI)			Modifications (Type, Size)	Photograph
OBI type:	Utility shed, residential	Main Structure				not available
Const type:	Frame	Width:	10 LF	Grade:		
Year built:	2017	Depth:	12 LF	Condition:		
		Fir area:	120 SF	% complete:		
				Average		
				100%		

Building Permits			Sales History	
Issued	Permit #	Purpose	Date	Type
10/18/2010	69062	DEMO HOUSE	1/31/2001	Valid improved sale
7/9/2008	FRPR2008-2	REPAIR FLOOD DAMAGE		

Issued	Permit #	Purpose	\$ Amount	Completed
10/18/2010	69062	DEMO HOUSE	-\$34,400	11/15/2010
7/9/2008	FRPR2008-2	REPAIR FLOOD DAMAGE	\$5,000	11/15/2010

DATE		TIME		LOCATION		REMARKS	
1970	10/10	10:00	10:15	10:30	10:45	11:00	11:15
1970	10/11	10:00	10:15	10:30	10:45	11:00	11:15
1970	10/12	10:00	10:15	10:30	10:45	11:00	11:15
1970	10/13	10:00	10:15	10:30	10:45	11:00	11:15
1970	10/14	10:00	10:15	10:30	10:45	11:00	11:15
1970	10/15	10:00	10:15	10:30	10:45	11:00	11:15
1970	10/16	10:00	10:15	10:30	10:45	11:00	11:15
1970	10/17	10:00	10:15	10:30	10:45	11:00	11:15
1970	10/18	10:00	10:15	10:30	10:45	11:00	11:15
1970	10/19	10:00	10:15	10:30	10:45	11:00	11:15
1970	10/20	10:00	10:15	10:30	10:45	11:00	11:15
1970	10/21	10:00	10:15	10:30	10:45	11:00	11:15
1970	10/22	10:00	10:15	10:30	10:45	11:00	11:15
1970	10/23	10:00	10:15	10:30	10:45	11:00	11:15
1970	10/24	10:00	10:15	10:30	10:45	11:00	11:15
1970	10/25	10:00	10:15	10:30	10:45	11:00	11:15
1970	10/26	10:00	10:15	10:30	10:45	11:00	11:15
1970	10/27	10:00	10:15	10:30	10:45	11:00	11:15
1970	10/28	10:00	10:15	10:30	10:45	11:00	11:15
1970	10/29	10:00	10:15	10:30	10:45	11:00	11:15
1970	10/30	10:00	10:15	10:30	10:45	11:00	11:15
1970	10/31	10:00	10:15	10:30	10:45	11:00	11:15




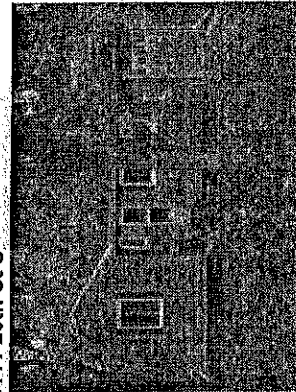
COPIES OF THIS REPORT ARE TO BE SUBMITTED TO THE FOLLOWING:

1. TO THE

City of La Crosse, La Crosse County  
2019 Sales Comparison


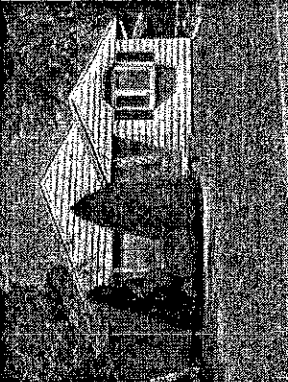
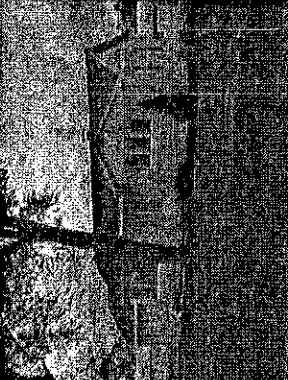
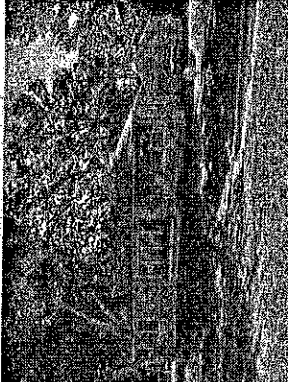
Tax key number: 017-050320-050  
Property address: 2309 Diagonal Rd, City of La Crosse

Estimated fair market value: \$124,100 \*  
Comparable market value: \$126,800 (+2.2%)\*

Subject Property		Comparison 1	Comparison 2	Comparison 3		
50320-050 2309 Diagonal Rd		50317-090 3052 23rd St S 	50185-030 3159 27th St S 	50174-060 3111 26th St S 		
<b>Summary of Comparison</b> Sale date and price Net adjustments Comparable value Comparability rating Gross adjustments Composite rating <b>Adjustments to last valid sale</b> 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	Jul 2018	\$133,000 -\$7,100 \$125,900 98 73% 80	Jan 2017	\$140,000 -\$18,400 \$121,600 98 76% 80	Jun 2018	\$153,000 -\$23,200 \$129,800 98 78% 79
	Josh Southside SA 43 Light 49 front feet	Josh Southside SA 43 Cul de sac 71 front feet	Josh Southside SA 43 Light 59 front feet	Josh Southside SA 43 Light 70 front feet	Josh Southside SA 43 Light 70 front feet	Josh Southside SA 43 Light 70 front feet
	Single family 1,080 SF 0 SF Ranch D+	Single family 1,071 SF 759 SF Ranch C	Single family 1,164 SF 1,164 SF Ranch C	Single family 1,216 SF 1,216 SF Ranch C	Single family 1,216 SF 1,216 SF Ranch C	Single family 1,216 SF 1,216 SF Ranch C
	2011 / 8 / 4 Alum/vinyl 1 story	1959 / 60 / 27 Wood 1 story	1961 / 58 / 26 Alum/vinyl 1 story	1965 / 54 / 25 Wood 1 story	1965 / 54 / 25 Wood 1 story	1965 / 54 / 25 Wood 1 story

First floor SF	1,080 SF	1,071 SF	1,164 SF	1,216 SF	\$-9,400
Full basement SF	0 SF	769 SF	1,164 SF	1,216 SF	\$-22,800
Crawl space SF	1,080 SF	0 SF	0 SF	0 SF	\$11,200
Rec room	0 SF	200 SF (Average)	875 SF (Average)	350 SF (Average)	\$-3,400
Bedrooms	2	2	3	3	
Bathrooms	2 full/0 half	1 full/1 half	2 full/0 half	1 full/0 half	\$3,600
Condition (CDU)	Average	Average	Average	Average	
Fireplaces	0 masonry/0 mt/0 gas	0 masonry/0 mt/0 gas	0 masonry/0 mt/0 gas	0 masonry/0 mt/0 gas	
Additional fixtures					
Attached garage	0 SF	1	0	0	
Open porch	0 SF	420 SF	0 SF	364 SF	\$-10,600
Enclosed porch	0 SF	48 SF	0 SF	0 SF	
Deck	0 SF	0 SF	0 SF	0 SF	
All other adjustments	136 SF	0 SF	0 SF	0 SF	\$2,200
Utility shed, residential					\$-100
Garage	120 SF	0 SF	0 SF	0 SF	\$1,700
			480 SF		\$-5,400


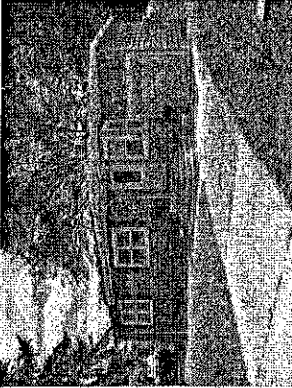
\* Any allocation of the total value estimated in this report between land and the improvements applies only under the stated program of utilization. The separate values must not be used individually or invalid if so used.

Subject Property		Comparison 4		Comparison 5		Comparison 6	
50320-050 2309 Diagonal Rd 	50185-070 3164 28th St S 	50182-110 2601 Leonard St 	50170-040 3008 26th St S 				
Josh Southside SA 43 Light 49 front feet	Apr 2018 \$152,000 -\$25,300 \$126,700 98 81% 78	Nov 2017 \$131,900 -\$2,800 \$129,100 98 82% 78	Jul 2018 \$148,000 -\$21,100 \$126,900 98 89% 76				
Josh Southside SA 43 Light 60 front feet	Josh Southside SA 43 Light 60 front feet	Josh Southside SA 43 Light 60 front feet	Josh Southside SA 43 Light 95 front feet				
Single family 1,080 SF 0 SF Ranch D+ 2011 / 8 / 4 Alum/vinyl 1 story	Single family 988 SF 988 SF Ranch C 1959 / 60 / 27 Alum/vinyl 1 story	Single family 988 SF 988 SF Ranch C 1953 / 66 / 28 Alum/vinyl 1 story	Single family 1,184 SF 920 SF Ranch C 1952 / 67 / 36 Alum/vinyl 1 story				
-\$11,400 \$31,600	-\$11,400 \$31,600	-\$9,500 \$27,300	-\$10,200 \$38,600				
1,188 SF 1,188 SF 0 SF 570 SF (Average)	1,188 SF 1,188 SF 0 SF 570 SF (Average)	988 SF 988 SF 0 SF 0 SF	1,184 SF 920 SF 0 SF 470 SF (Average)				
2 3	2 3	2 2	3				

<b>Tax key number</b> <b>Site address</b>  <b>Summary of Comparison</b> Sale date and price Net adjustments Comparable value Comparability rating Gross adjustments Composite rating <b>Adjustments to last valid sale</b> 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 First floor SF Full basement SF Crawl space SF Rec room Bedrooms
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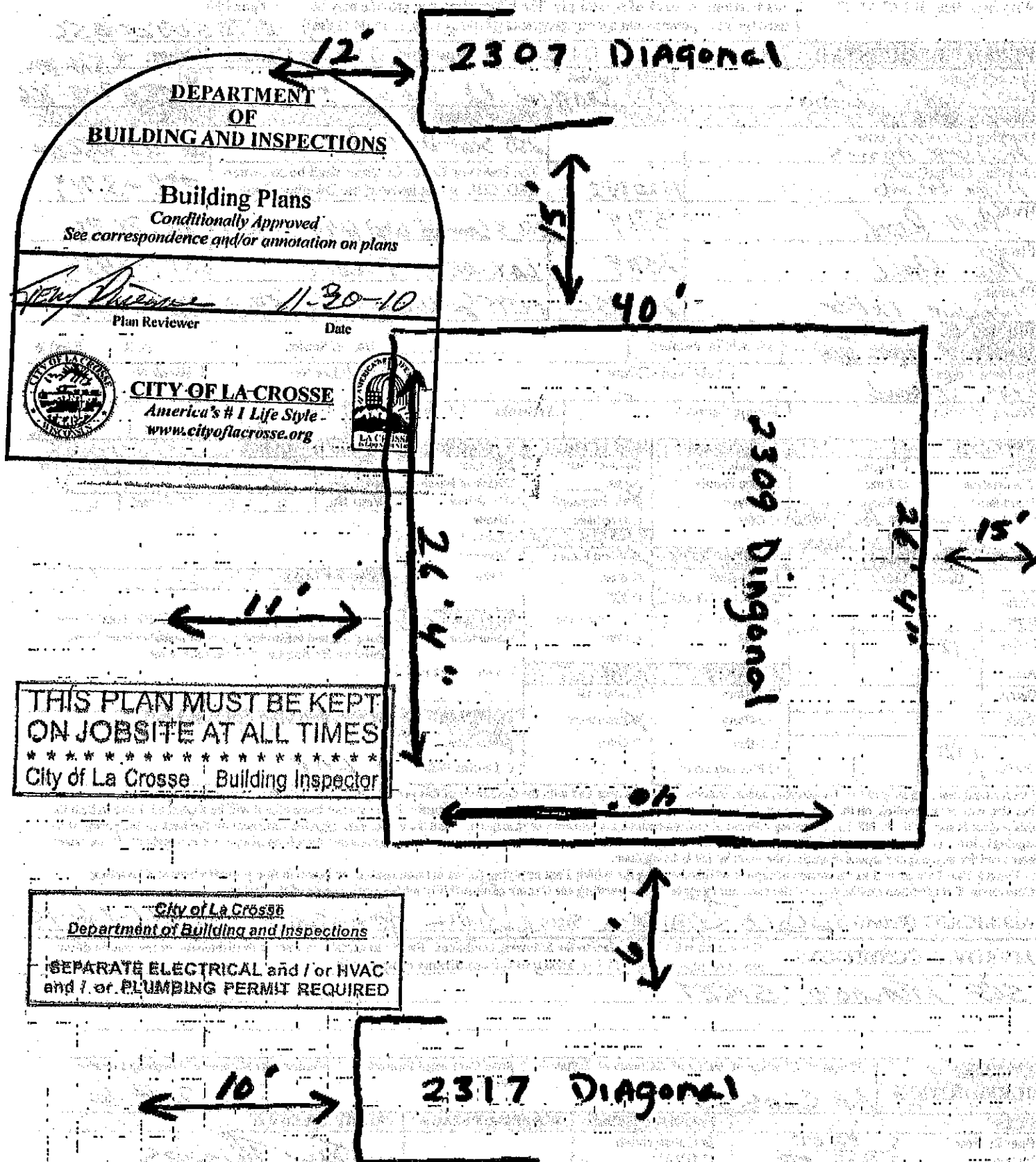




Subject Property		Comparison 7	Comparison 8	Comparison 9
50320-050 2309 Diagonal Rd		50175-140 3007 26th St S 		
Tax key number Site address		Jul 2018 \$124,000 \$4,100 \$128,100 98 93% 75		
Summary of Comparison				
Sale date and price				
Net adjustments				
Comparable value				
Comparability rating				
Gross adjustments				
Composite rating				
Adjustments to last valid sale				
Neighborhood group	Josh Southside	Josh Southside		
Neighborhood	SA 43	SA 43		
Flood plain	Light	Light		
Traffic				
Land	49 front feet	60 front feet		
Residential				
Buildings				
Single family				
Use	Single family	Single family		
Above grade area	1,080 SF	936 SF		
Below grade area	0 SF	728 SF		
Style	Ranch	Ranch		
Grade	D+	C		
Yr built/Age/Eff age	2011 / 8 / 4	1948 / 71 / 33		
Exterior wall	Alum/vinyl	Alum/vinyl		
Stories	1 story	1 story		
First floor SF	1,080 SF	936 SF		
Full basement SF	0 SF	728 SF		
Crawl space SF	1,080 SF	0 SF		
Rec room	0 SF	0 SF		
Bedrooms	2	2		



Wisconsin Division of Safety and Buildings  Wisconsin Stats. 101.63, 101.73		<b>WISCONSIN UNIFORM BUILDING PERMIT APPLICATION</b>			Application No. <span style="font-size: 1.2em;">69523</span>  Parcel No. <span style="font-size: 1.2em;">017050320050</span>																								
PERMIT REQUIRED? <input checked="" type="checkbox"/> Constr. <input type="checkbox"/> HVAC <input type="checkbox"/> Electric <input type="checkbox"/> Plumbing <input type="checkbox"/> Erosion Control <input type="checkbox"/> Other: *519-3018		Instructions on back of second ply. The information you provide may be used by other government agency programs [(Privacy Law, s. 15.04 (1)(m))]																											
Owner's Name <span style="font-size: 1.1em;">Ron &amp; Debbie Johnson</span>		Mailing Address <span style="font-size: 1.1em;">2309 Diagonal Rd LAX WI 54601</span>		Tel. <span style="font-size: 1.1em;">788-7661</span>																									
Contractor Name & Type <span style="font-size: 1.1em;">Heritage Homes</span>		Lic./Cert. <span style="font-size: 1.1em;">1020892</span>		Mailing Address <span style="font-size: 1.1em;">250 Scott Dr Oshkosh WI</span>																									
Dwelling Contractor (Constr.) <span style="font-size: 1.1em;">Mike Bremo</span>		The Dwelling Contr. Qualifier shall be an owner, CEO, COB or employee of the Dwelling Contr.		Tel. <span style="font-size: 1.1em;">792-3719</span>																									
HVAC <span style="font-size: 1.1em;">Bill Risch</span>		3319		106 S Leonard West Salem 54667 <span style="font-size: 1.1em;">786-2676</span>																									
Electrical <span style="font-size: 1.1em;">Mike Stahl</span>		251191		LAX WI 54601 <span style="font-size: 1.1em;">317-9485</span>																									
Plumbing <span style="font-size: 1.1em;">Wayne Hoffer</span>		227752		12995 Smith Valley Rd LAX 54601 <span style="font-size: 1.1em;">781-2342</span>																									
PROJECT LOCATION <span style="font-size: 1.1em;">2309 Diagonal</span>		Lot area <span style="font-size: 1.1em;">3217.5</span> Sq. ft. <input type="checkbox"/> One acre or more of soil will be disturbed		1/4, 1/4, of Section, T N, R E (or) W																									
Building Address <span style="font-size: 1.1em;">2309 Diagonal</span>		Subdivision Name		Lot No. Block No.																									
Zoning District(s)		Zoning Permit No.		Setbacks: Front ft. Rear ft. Left ft. Right ft.																									
<b>1. PROJECT</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Alteration <input type="checkbox"/> Raze <input type="checkbox"/> Addition <input type="checkbox"/> Move <input type="checkbox"/> Other: <span style="font-size: 1.1em;">Footing foundation for modular home</span>		<b>3. OCCUPANCY</b> <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Garage <input type="checkbox"/> Other:		<b>6. ELECTRIC</b> Entrance Panel Apps: <input type="checkbox"/> Underground <input type="checkbox"/> Overhead <b>7. WALLS</b> <input checked="" type="checkbox"/> Wood Frame <input type="checkbox"/> Steel <input type="checkbox"/> ICF <input type="checkbox"/> Timber/Pole <input type="checkbox"/> Other:																									
<b>2. AREA INVOLVED (Sq. ft.)</b> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Unit 1</th> <th>Unit 2</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Unfin. Bsmt</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Living Area</td> <td><span style="font-size: 1.1em;">1,120</span></td> <td></td> <td></td> </tr> <tr> <td>Garage</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td><span style="font-size: 1.1em;">1,120</span></td> <td></td> <td></td> </tr> </tbody> </table>			Unit 1	Unit 2	Total	Unfin. Bsmt				Living Area	<span style="font-size: 1.1em;">1,120</span>			Garage				Deck				Totals	<span style="font-size: 1.1em;">1,120</span>			<b>4. CONST. TYPE</b> <input type="checkbox"/> Site-Built <input checked="" type="checkbox"/> Mfd. per WI UDC <input type="checkbox"/> Mfd. per US HUD <b>5. STORIES</b> <input checked="" type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other: <input type="checkbox"/> Plus Basement		<b>9. HVAC EQUIP.</b> <input checked="" type="checkbox"/> Furnace <input type="checkbox"/> Radiant Basebd <input type="checkbox"/> Heat Pump <input type="checkbox"/> Boiler <input type="checkbox"/> Central AC <input type="checkbox"/> Fireplace <input type="checkbox"/> Other:	
	Unit 1	Unit 2	Total																										
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Living Area	<span style="font-size: 1.1em;">1,120</span>																												
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Deck																													
Totals	<span style="font-size: 1.1em;">1,120</span>																												
		<b>8. USE</b> <input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Other:		<b>10. SEWER</b> <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Sanitary Permit#																									
				<b>11. WATER</b> <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> On-Site Well																									
				<b>12. ENERGY SOURCE</b> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Fuel</th> <th>Nat Gas</th> <th>LP</th> <th>Oil</th> <th>Elec</th> <th>Solid</th> <th>Solar</th> </tr> </thead> <tbody> <tr> <td>Space Htg</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water Htg</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>		Fuel	Nat Gas	LP	Oil	Elec	Solid	Solar	Space Htg	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Fuel	Nat Gas	LP	Oil	Elec	Solid	Solar																							
Space Htg	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																							
Water Htg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																							
				<b>13. HEAT LOSS</b> BTU/HR Total Calculated Envelope and Infiltration Losses (available from "Total Building Heating Load" on Rescheck report)																									
				<b>14. EST. BUILDING COST w/o LAND</b> <span style="font-size: 1.2em;">\$ 60K</span>																									
I understand that I am subject to all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and the owner shall sign the statement on the back of the permit if not signing below. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done. <input type="checkbox"/> I vouch that I am or will be an owner-occupant of this dwelling for which I am applying for an erosion control or construction permit without a Dwelling Contractor Certification and have read the cautionary statement regarding contractor responsibility on the reverse side of the last ply.																													
APPLICANT (Print): <span style="font-size: 1.1em;">Debra Johnson</span> Sign: <span style="font-size: 1.1em;">Debra Johnson</span> DATE <span style="font-size: 1.1em;">11-16-10</span>																													
APPROVAL CONDITIONS This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. <input type="checkbox"/> See attached for conditions of approval.																													
<span style="font-size: 1.2em;">SEE ATTACHED SHEET</span>																													
ISSUING JURISDICTION <span style="font-size: 1.1em;">LA CROSSE</span>		<input type="checkbox"/> Town of <input type="checkbox"/> Village of <input checked="" type="checkbox"/> City of <input type="checkbox"/> County of <input type="checkbox"/> State of		State-Contracted Inspection Agency# Municipality Number of Dwelling Location <span style="font-size: 1.1em;">32-246</span>																									
FEES: Plan Review \$ <span style="font-size: 1.1em;">40.00</span> Inspection \$ <span style="font-size: 1.1em;">336.00</span> Wis. Permit Seal \$ <span style="font-size: 1.1em;">38.00</span> Other LAND DISR \$ <span style="font-size: 1.1em;">600.00</span> R.F. \$ <span style="font-size: 1.1em;">200.00</span> Total \$ <span style="font-size: 1.1em;">674.00</span>		PERMIT(S) ISSUED <input checked="" type="checkbox"/> Construction <input type="checkbox"/> HVAC <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Erosion Control		WIS PERMIT SEAL # <span style="font-size: 1.2em;">408667</span>  PERMIT ISSUED BY: Name <span style="font-size: 1.1em;">Terry Thienes</span> Date <span style="font-size: 1.1em;">11-30-10</span> Tel. <span style="font-size: 1.1em;">608-789-7583</span> Cert No. <span style="font-size: 1.1em;">969719</span>																									



**LAND DISTURBANCE PERMIT  
CITY OF LACROSSE**

PERMIT NO \_\_\_\_\_

The undersigned is applying for a land disturbance permit. The applicant agrees that all erosion control practices and procedures shall be in accordance with the requirements of Section 14.29 of the Code of Ordinances for the City of LaCrosse and with all other applicable City and State regulations. Application and erosion control plan, along with required fee, must be submitted to the City Inspection department prior to review and acceptance.

**APPLICANT**

Land Occupier/User Ron & Debbie Johnson Phone 788-7661  
Address 2309 Diagonal LAX WI 54601  
Street City State Zip  
Land Owner Same  
(if other than land occupier/user)  
Address \_\_\_\_\_  
Street City State Zip

**PARTY RESPONSIBLE FOR EROSION CONTROL**

Name Ron & Debbie Johnson Phone 788-7661  
Address Same  
Street City State Zip  
Signature \_\_\_\_\_

\*\*\*An individual responsible for erosion control must be available 7 days per week\*\*\*

**SITE LOCATION**

Address 2309 Diagonal Rd LAX WI Parcel No \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Is the site in an archaeological district? (circle one): YES ☒ NO

Is the site in the flood plain? (circle one): YES ☒ NO

Is the site in the floodway? (circle one): YES ☒ NO

**DESCRIPTION OF ACTIVITY** Building crawl space and building home

Start date Approx Dec 15<sup>th</sup> Completion Date Approx Feb 1<sup>st</sup>

Amount of disturbance: Square feet less than 1,000 Cubic yards filled \_\_\_\_\_

Cubic yards excavated 140 yds Linear feet \_\_\_\_\_

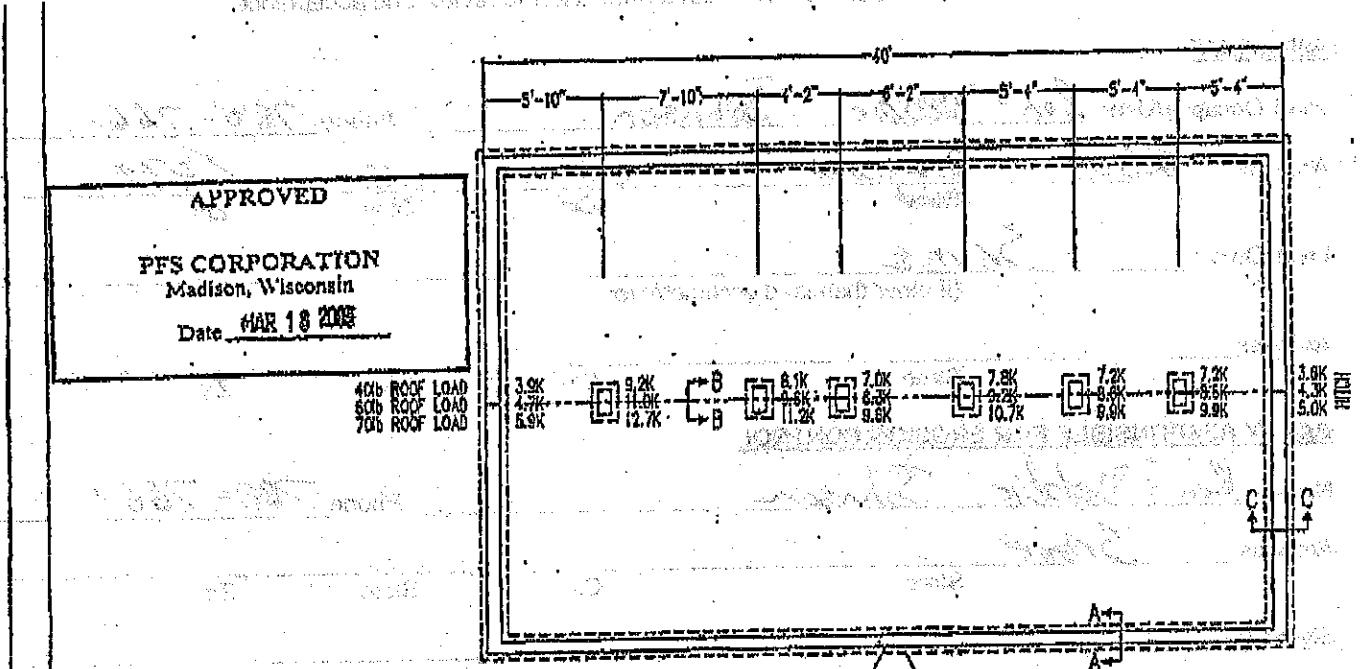
**OFFICE USE ONLY**

Application received \_\_\_\_\_ Application approved \_\_\_\_\_

Conditionally approved \_\_\_\_\_ Denied \_\_\_\_\_

Inspector \_\_\_\_\_ Date \_\_\_\_\_

THIS DOCUMENT IS THE PROPERTY OF THE CITY OF MADISON. IT IS TO BE KEPT IN THE OFFICE OF THE CITY CLERK. IT IS TO BE RETURNED TO THE CITY CLERK'S OFFICE WHEN REQUESTED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF MADISON.



407



**CITY OF LACROSSE  
DEPARTMENT OF BUILDING & INSPECTIONS**

808-789-7630 WWW.CITYOFLACROSSE.ORG

**PERMIT APPLICATION**

PERMIT #: FRPR 2008-2

PARCEL#: 17050320050

PROJECT ADDRESS: <u>2309 DIAGONAL RD</u>			
BUILDING <input type="checkbox"/>	ADDITION <input type="checkbox"/>	ALTERATION/REMODEL <input checked="" type="checkbox"/>	\$COST OF PROJECT <u>5600.00</u>
SIGN <input type="checkbox"/>	DEMOLITION <input type="checkbox"/>	INTENDED USE OF LAND AFTER DEMOLITION _____	
DESCRIPTION OF WORK <u>BUILD BASEMENT AFTER FLOOD DAMAGE</u>			

OWNER NAME <u>Ron &amp; Deb Johnson</u>	ZONING <u>R-1</u>	FLOOD PLAIN: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
OWNER ADDRESS <u>2309 DIAGONAL RD. LAX</u>	NUMBER OF DWELLING UNITS <u>1</u>	FIRE LIMITS: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
OWNER PHONE <u>788-7661</u>	PROPERTY LOCATED IN ARCHAEOLOGICAL DISTRICT: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
EMAIL _____		
CONTRACTOR NAME <u>BILL MILLER</u>	TENANT/OCCUPANCY _____	
CONTRACTOR ADDRESS _____	FORMER TENANT/OCCUPANT _____	
CONTRACTOR PHONE _____	ARCHITECT/ENG NAME _____	
WIS CRED/QUAL # _____	ARCHITECT/ENG PHONE _____	

**DO NOT CONCEAL ANY WORK WITHOUT FIRST RECEIVING INSPECTION APPROVAL.  
IT IS THE OWNER'S RESPONSIBILITY TO SEE THAT INSPECTION REQUESTS ARE CALLED IN TO INSPECTOR.**

OK TO ISSUE: <u>DA</u>	<p>It is hereby agreed between the applicant, as owner, owner's agent or servant, and the City of LaCrosse that for and in consideration for the premises and of the permit to construct, erect, alter, move, raze, or install and the occupancy of a building or property as above described, to be issued and granted by the Department of Building and Inspections of the City of LaCrosse, that the work thereon will be done in accordance with the descriptions set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter, move, raze or install and occupy in strict compliance with the ordinances of the City of LaCrosse, and to obey any and all lawful orders of the Department of Building and Inspections of the City of LaCrosse and State of Wisconsin laws relating to the construction, alteration, repairs, removal and safety buildings and other structures and permanent building equipment.</p>
APPR DATE: <u>7/8/08</u>	
COPIES: \$ <u>50</u>	
PLAN REVIEW: \$ <u>-</u>	
PERMIT FEE: \$ <u>50.00</u>	
OTHER: \$ <u>-</u>	
TOTAL \$ <u>50.50</u>	
RECEIVED BY: <u>ATS</u> <u>7/9/08</u>	
CHECK #: <u>1705</u> <u>7/9/08</u>	

PLEASE MAKE CHECKS PAYABLE TO: CITY OF LACROSSE TREASURER

(PRINT) AGENT/CONTRACTOR NAME

AGENT/CONTRACTOR SIGNATURE

DATE

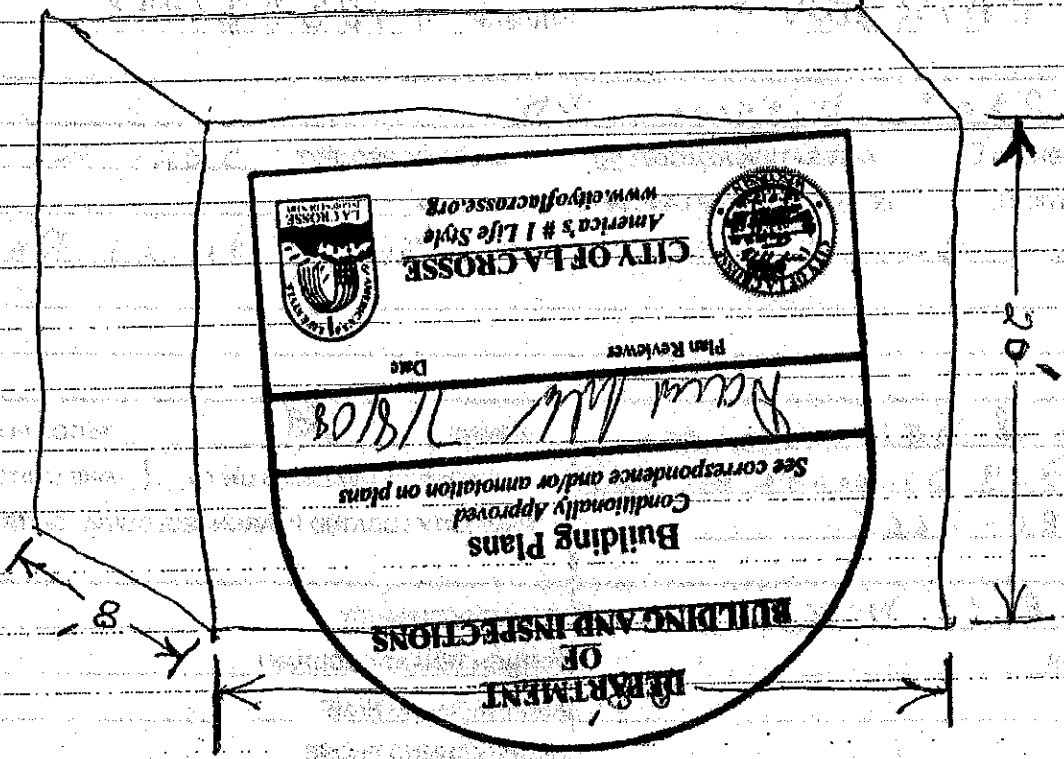
(PRINT) OWNER NAME

OWNER SIGNATURE

DATE

Ron Johnson  
Ron Johnson

2 pieces REBAR in footing  
 16" wide x 8" deep  
 footings  
 3" REBAR  
 wall grouted with REBAR every 4 ft



8" Block

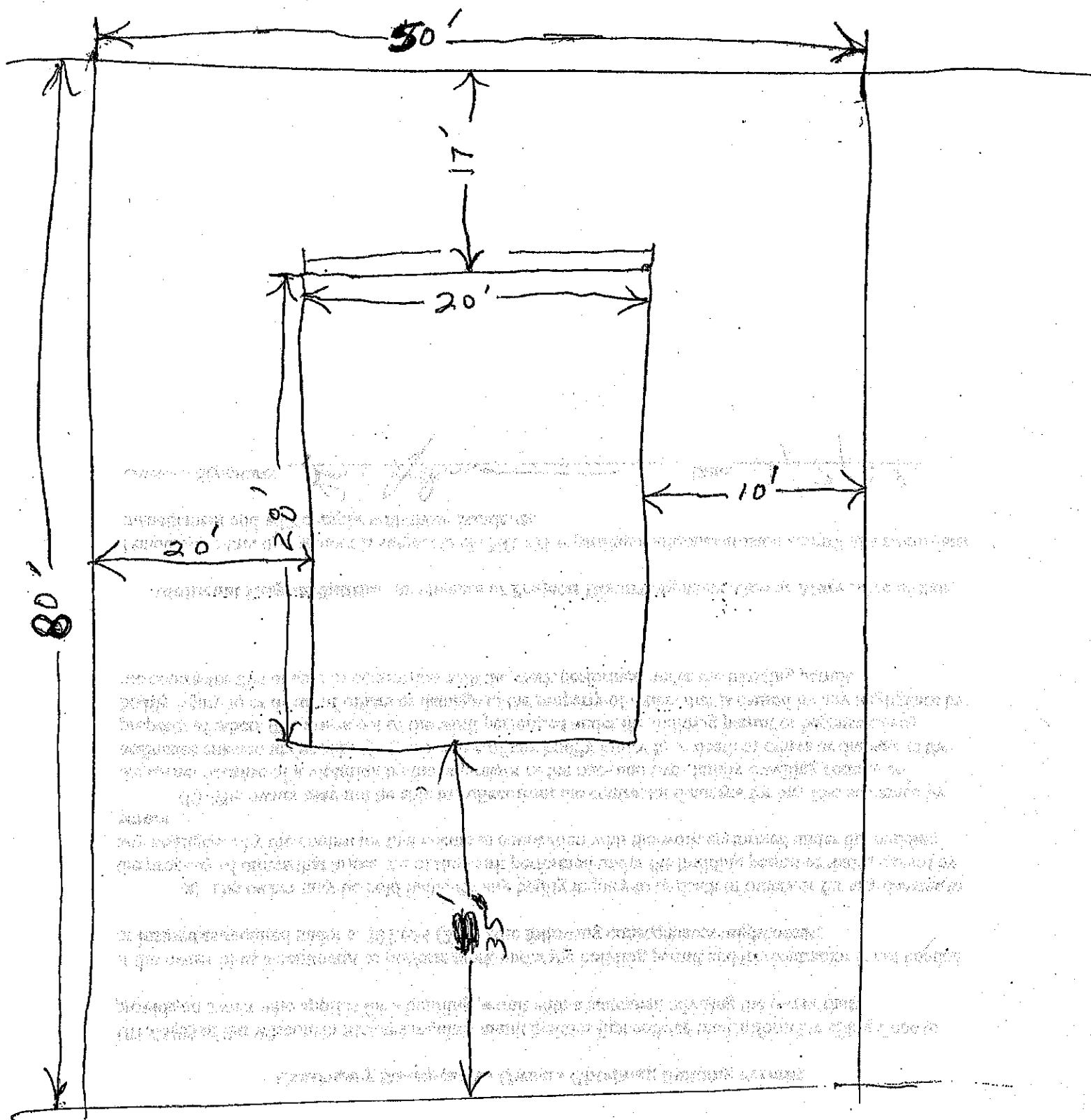
SEPARATE ELECTRICAL AND PLUMBING PERMIT REQUIRED  
 Department of Building and Inspection  
 City of La Crosse

16 in footing  
 Better Brick Layers LLC  
 N 5145 Moos RD  
 West Salem, W.S. 54669  
 William Miller  
 608-790-0776

407 Building 782-7530  
 3RB \$1000  
 Bill Miller 790-0776



2309 DIAGONAL RD 407



**Cautionary Statement To Owners Obtaining Building Permits**

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654 (2) (a), the following consequences might occur:

- (a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.
- (b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two- family dwelling code or an ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

**Additional Responsibilities for Owners of Projects Disturbing More One or More Acre of Soil**

I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and will comply with those standards.

Owner's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

2/7/08

Corrected

## Objection to Real Property Assessment

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

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form	
Property owner name (on changed assessment notice) <u>Deh Johnson</u>			Agent name (if applicable) <b>RECEIVED</b>		
Owner mailing address <u>2309 Diagonal Rd</u>			Agent mailing address		
City <u>La Crosse WI</u>	State <u>WI</u>	Zip <u>54601</u>	City <u>MAY 17 2019</u>		Zip
Owner phone <u>608 788 7661</u>		Email	Owner phone <u>LA CROSSE CITY ASSESSOR</u>		

Section 2: Assessment Information and Opinion of Value			
Property address <u>2309 Diagonal Rd</u>		Legal description or parcel no. (on changed assessment notice)	
City <u>La CROSSE</u>	State <u>WI</u>	Zip <u>54601</u>	
Assessment shown on notice - Total <u>39,000.00</u>		Your opinion of assessed value - Total <u>Too High 84,800</u> <sup>DS</sup> <sub>5-28-19</sub>	

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			<u>124,000.00</u>
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) <u>We have not allowed things to our house</u> <u>We lost house cuz of Flooded Streets</u>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <u>No basement - No Garage</u> <u>No Attached Steps House 2 pieces put together</u>

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 \$ <u>40,000.00</u> Date <u>02-1-2011</u> <input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, how long was the property listed (provide dates) _____ to _____ (mm-dd-yyyy) (mm-dd-yyyy) Asking price \$ _____ List all offers received _____	
D. Within the last five years, was this property appraised? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide: Date _____ Value _____ Purpose of appraisal _____ (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 / Agent signature <u>Debra Johnson</u>	Date (mm-dd-yyyy) <u>5-17-2019</u>
--	---------------------------------------



## 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) <u>Debra Johnson</u>			Agent name (if applicable) <b>RECEIVED</b>		
Owner mailing address <u>2309 Diagonal Rd</u>			Agent mailing address		
City <u>La CROSSE WI</u>	State <u>WI</u>	Zip <u>54601</u>	City <u>LA CROSSE</u>	<u>MAY 17 2015</u>	Zip
Owner phone <u>608 788 7661</u>		Email	Owner phone <u>LA CROSSE CITY ASSESSOR</u>		

Section 2: Assessment Information and Opinion of Value			
Property address <u>2309 Diagonal Rd</u>		Legal description or parcel no. (on changed assessment notice)	
City <u>La CROSSE</u>	State <u>WI</u>	Zip <u>54601</u>	
Assessment shown on notice - Total <u>39,000.00</u>		Your opinion of assessed value - Total <u>Too High</u>	

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			<u>124,000.00</u>
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Agricultural classification: # of tillable acres		@ \$ acre use value	
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Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) <u>We have not added things to our house. No basement - No Garage. We lost house cuz of flooded streets. No Attached Steps House 2 pieces put together</u>	Basis for your opinion of assessed value: (Attach additional sheets if needed)

Section 4: Other Property Information			
<p>A. Within the last 10 years, did you acquire the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide acquisition price \$ <u>40,000.00</u> Date <u>02-1-2011</u> <input type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance</p>			
<p>B. Within the last 10 years, did you change this property (ex: remodel, addition)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe _____</p> <p>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</p>			
<p>C. Within the last five years, was this property listed/offered for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, how long was the property listed (provide dates) _____ to _____</p> <p>Asking price \$ _____ List all offers received _____</p>			
<p>D. Within the last five years, was this property appraised? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide: Date _____ Value _____ Purpose of appraisal _____</p> <p>If this property had more than one appraisal, provide the requested information for each appraisal. _____</p>			

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 <u>Debra Johnson</u>	Date (mm-dd-yyyy) <u>5-17-2015</u>
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THE UNIVERSITY OF CHICAGO

PHILIP H. KATZ  
JAMES H. HARRIS  
JOHN H. HARRIS  
JOHN H. HARRIS

## 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) <u>Ken Johnson</u>				Agent name (if applicable) <b>RECEIVED</b>			
Owner mailing address <u>2309 Diagonal RD.</u>				Agent mailing address <u>MAY 17 2019</u>			
City <u>LAX</u>	State <u>WI</u>	Zip <u>54601</u>	City <u>LA CROSSE</u>	State <u>WI</u>	Zip <u>54601</u>	City Assessor <u>CITY ASSESSOR</u>	
Owner phone <u>(608) 788 7661</u>		Email		Owner phone <u>( ) -</u>		Email	

Section 2: Assessment Information and Opinion of Value			
Property address <u>2309 Diagonal RD</u>		Legal description or parcel no. (on changed assessment notice)	
City <u>LAX</u>	State <u>WI</u>	Zip <u>54601</u>	
Assessment shown on notice - Total <u>898,000.00</u>		Your opinion of assessed value - Total <u>Shouldn't have went up</u>	

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			<u>12700.00</u>
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) <u>We have no basement - no garage steps not attached</u>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <u>Had to put up new house because of your streets flooding.</u>

### Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property? ..... ☒ Yes ☐ No  
 If Yes, provide acquisition price \$ 40,000.00 Date 12-1-2040 ☒ Purchase ☐ Trade ☐ Gift ☐ Inheritance  
(mm-dd-yyyy)
- B. Within the last 10 years, did you change this property (ex: remodel, addition)? ..... ☐ Yes ☒ No  
 If Yes, describe \_\_\_\_\_  
 Date of changes - - Cost of changes \$ \_\_\_\_\_ Does this cost include the value of all labor (including your own)? ☐ Yes ☐ No  
(mm-dd-yyyy)
- C. Within the last five years, was this property listed/offered for sale? ..... ☐ Yes ☐ No  
 If Yes, how long was the property listed (provide dates) - - to - -  
(mm-dd-yyyy) (mm-dd-yyyy)  
 Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_
- D. Within the last five years, was this property appraised? ..... ☐ Yes ☒ No  
 If Yes, provide: Date - - Value \_\_\_\_\_ Purpose of appraisal \_\_\_\_\_  
(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 <u>Ken Johnson</u>	Date (mm-dd-yyyy) <u>5-17-2019</u>
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1000

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City of La Crosse  
2019 Assessment Year

Notice of Intent to File Objection with Board of Review

I, Ron & Deb Johnson as the property owner or as agent for  
(insert property owner's name or strike) with an address of 2309 Diagonal Rd  
hereby give notice of an intent to file an objection on the assessment for the following property:  
La Crosse Wisc 54601 (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) Ron & Deb Johnson  
(Date) 5-17-2019

RECEIVED

Received by: [Signature]

Date: 5/17/2019

LA CROSSE  
CITY ASSESSOR

2:00 pm

**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.**

