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.

Ross Freeman-Herdina 502 Hood St. La Crosse, WI 54601	General information Date issued 6 - 5 - 2019 Parcel no. 17-30099-10 Address 502 Hood St. Legal description
	☐ Town ☐ Village ☒ City Municipality La Crosse

Assessment Information	The state of the s						
20 <u>19</u> Original Assessment			2019 Final Assessment (determined by BOR)				
Land	\$	12,200	Land	\$	12,200		
Improvements	\$	176,100	Improvements	\$	157,800		
Personal property	\$		Personal property	\$			
Personal property	\$		Personal property	\$			
Personal property	\$		Personal property	\$			
Total personal property	\$		Total personal property	\$			
Total all property	\$	188,300	Total all property	\$	170,000		

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: 17-30099-10
Personal Property Account Number(If applicable)	
Property Address: 5	02 Hood St.
Property Owner: R	oss Freeman-Herdina
Mailing Address: 5	02 Hood St., La Crosse, WI 54601
January 1, 2019 Assessmen	nt Value: 188,300
Land: 12,200	Improvements: 176,100 Total: 188,300
Hearing Date: June 3, 2019	Time: 3:00 p.m.
Objector Received written confirm	nation of Hearing Date: Yes: No: \(\square\$ No: \square\$
Both Objector and Assessor waive	ed 48-hour notice of hearing: Yes: No:
{Note: Taxpayer m	ust have filed written objection before or at Board of Review}
Check one of the following:	
	"ile an Objection" was provided by objector to clerk (either in writing or r to first full session of Board of Review (OR)
☐ Waiver was granted by Boar	d of Review for:
☐ Good Cause <u>or</u>	
☐Extraordinary Circumstar	nces
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	
ttorney or Representative: oard Members with certified training (must have at least one):	
Nick Passe, Mike Brown, Susan Dillenbeck	
AND CHOUR ACORDY	
. TESTIMONY	
the following individuals were sworn as witnesses by the Board of Review Clerl Owner/Objector (or his/her representative, if testifying) and Assessor}:	k {include Property
Shannon Neumann, Ross Freeman-Herdina	
grand and the second	source de constituire de la co
Sworn testimony by Property Owner/Objector: Ross Freeman-Herdina	included:
A recent sale of the subject property: Yes: No: V	· 7
yes: The subject property was sold for \$	Date of sale
Recent sales of comparable properties: Yes: ☑ No: ☐	
yes: A total number of 4 other properties were presented:	
Addresses of other properties:	
2919 Robin Hood Dr.	
1323 Winnebago St.	
922 Adams St. 609 Market St.	
- Tarket St	
Other feators on reasons (if measured):	
Other factors or reasons (if presented): Yes: No: No: The summary factors or reasons presented by property owner/objector	(if avidence presented only
vailable to one side - list corroboration of that evidence):	(II extraction breaemed only

Had a realtor look at his house in 2015 - \$140,000-\$149,000. He called him in May, and he said \$160,000-\$169,800 is reasonable. This is Hood/Poage Park neighborhood. There was a 25% adjustment because of the neighborhood which was eliminated. He has an email from Caroline Gregerson in Planning Department that it continues to meet criteria of being a distressed neighborhood. To what degree that impacts the value, he does not know. He reviewed his handout with the Board, which included a sample of home sales from a realtor assessment on May 15. He put security cameras on the house. There are a lot of community efforts in the neighborhood. He will not be able to sell the house for the value assessed. He and neighbors call the police. The City Park and Rec hired a night person to watch the park; now staffed all summer. He provided comparables realtor provided. The reference to the reduction for the grinder system - that is not his property.

witnesses (if any):	
Summary of testimony of other witnesses for objector (if any):
	•
3. Sworn testimony by Assessor Neumann .	included
a) Estimated level of assessment for the current year is	100 %
b) A recent sale of the subject property: Yes:	l 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 5 other properties we Addresses of other properties:	re presented:
1106 11th St. S.	
504 Johnson St. 943 Farnam St.	
1203 6th St. S.	
931 Farnam St.	·
	es: 🗹 No: 🗌
If yes: List of summary factors or reasons presented by As	ssessor::

Objection has a range, rather than an opinion of assessed value. Home is across from Poage Park. After talking to him about assessment, reduced value because of the grinder system since there is no connection to sanitary main to his house. Grinder system is in basement with a pump and gets waste to the manhole and sends it to the plant - adjusted \$19,500 downward. Looked at sales for the Gundersen Neighborhood in 2017-2019. There are 11 houses that have sold in that neighborhood; incentives to bring up the neighborhood. When he's talking about 25% adjustment, it was a previous adjustment. His house was one of the older ones and that adjustment is no loner needed because they now have the sales to support the value without the adjustment. Found five comparable, arms-length transactions. If he put it on the market, he could sell it for \$188,300. When looking at taxpayer's market analysis doesn't see adjustments for differences.

ummary of tes	timony of other witnesses for	r assessor (if any):		
	timony of other witnesses for	r assessor (if any):	·	

C. DETERMINATIONS

1. The assessor's estimated level of assessment* of the municipality has been determined by the control of the municipality has been determined by the control of the municipality has been determined by the control of the municipality has been determined by the control of the municipality has been determined by the control of the municipality has been determined by the control of the municipality has been determined by the control of the municipality has been determined by the control of the municipality has been determined by the control of the municipality has been determined by the control of the control of the municipality has been determined by the control of the contr	letermined to be
100 %	
2. The Board of Review finds that there was a recent sale of the subject prope	rty: Yes: ☐ No: 🗹
a) The sale was an arm's-length transaction. Yes: \(\subseteq \) \(\text{Yes:} \subseteq \)	lo:
b) The sale was representative of the value as of January 1 Y_{es} : Y_{es}	Io:
c) The Board finds that the sale supports the assessment. Yes: \(\subseteq \) \(\text{Yes:} \subseteq \)	Io:
d) If all answers are 'yes':	
d1. What is the sale price?	
d2. What if any adjustments, based on the evidence presented, should be ras time between the date of sale and the January 1 assessment date, non-material selling price (ag-use value and fractionally assessed classes), and/or other occurred to the property between the sale date and the January 1 assessment	physical changes that
d3. What is the full market value?	
If responses in 2 through 2c were "yes", upon completion of the section, proceed to all that apply and determine the assessed value.	o section D, Decision, check
example if the assessed value of all property subject to property tax in the munic equalized value (with no prior corrections) in the municipality is \$3,000,000 then 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 proper	rties: 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: ☐
<u>Conclusion</u> e) LIST THE PROPERTIES AND VALUES THAT THE BOARD OF REVIEW I DETERMINTION AS TO FAIR MARKET VALUE:	RELIES ON TO MAKE ITS
Assessor comparables not persuasive	

Dis	tressed neighborhood, comparables were not arms-length transactions.
Wh	at was the most credible evidence presented:
Dis	tressed neighborhood.
! D.	DECISION (Motion must be made and seconded.)
1.	
B. AT	Envision it is a largest and discourtion programt to Sec. 70.47(0)(a) of Wis Statutes the Board
Mo of R	ves: Exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board Leview by majority and roll call vote hereby determines:
Sec	onds, (mark all that apply): that the Assessor's valuation is correct;
	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;
П	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

2.	
Ryar	1
Move	es: Exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a), of Wis. Statutes, the
	of Review, by majority and roll call vote hereby determines:
<u> </u>	stians
	nds, (mark all that apply): nat the Assessor's valuation is incorrect;
	ia the 13555501 5 valuation is moontoot,
	nat the property owner has presented sufficient evidence to rebut the presumption of correctness granted y law to the Assessor;
☑ tł	nat the property owner valuation is reasonable in light of the relevant evidence;
☑ th	nat the fair market value of the property is:
	Land: \$12,200
	mprovements: \$157,800
	otal: \$170,000
1.	otal: [#170,000
☑ th	nat the level of assessment of the municipality is at 100%
⊽ aı	nd hereby sets the new assessment at
Evacual	and: \$12,200
	mprovements: \$157,800
	otal: \$170,000
1	otal.
ɪ, Ter	i Lehrke Clerk of the Board of Review, do hereby certify
that tl	he members of the Board of Review voted as follows:
Nam	e of Board of Review Member: Yes No
Nick I	
Dan F	
·	a Christians
	Brown 🗸 🖸
Susar	n Dillenbeck
to ad	opt these Findings of Fact, Determinations and Decision on this 3rd day of
June	, 20 ¹⁹ .
•	
	Teri Lehrke
	Clerk of Board of Review

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2019

CITY OF LA CROSSE BOARD OF REVIEW



Appeal by Ross Freeman-Herdina 502 Hood St La Crosse WI 54601

Report Prepared by Shannon Neumann- State Certified Assessor II

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Introduction

Name: Shannon Neumann

Position: Residential Property Appraiser- Office of City Assessor

- Associates Degree in Real Estate Appraisal and Assessment. I.
- Certified Assessor II- State of Wisconsin 11.
- Member of WAAO- Wisconsin Association of Assessing Officers 111.
- Completed Appraisal Coursework and continuing education from IV.
 - 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=

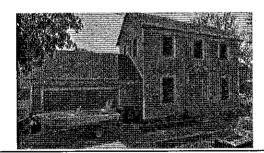
\$12,200

C. Improvement Value \$176,100

D. Total=

\$188,300

Subject Description:



- A. Picture-
- B. Address- 502 Hood Street
- C. Site- Level
- D. Building-Colonial
- E. Other Improvements-<u>N/A</u>
- F. Last time inspected-___
- 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-N/A City Replacement Home
- B. Comp #1 <u>1106 11th Street South</u>
- C. Comp #2 504 Johnson Street
- D. Comp #3 943 Farnam Street
- E. Comp #4 1203 6th Street South
- F. Comp #5 931 Farnam Street

Conclusion- All 5 Comps deemed reliable Valid Arm's Length Sales.
-Indicated value range of \$181,900 - \$201,100

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 $\underline{$188,300}$

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City of La Crosse, La Crosse County 2019 Sales Comparison

Comparable market value: \$190,500 (+1.2%) *

Estimated fair market value: \$188,300 *

017-030099-010 ax key number:

502 Hood St, City of La Crosse Property address:

\$170,000 \$21,100 \$191,100 78 52% 70 \$2,600 Comparison 3 La Crosse Shannon Neumann Gundersen Nbrd 943 Farnam St 608 SF Farmhouse C+ Single family \$300 41 front feet 30023-110 \$171,000 Jun 2018 \$10,900 \$181,900 91 78% Light City water Sewer 1,216 SF Comparison 2 La Crosse Shannon Neumann Gundersen Nbrd 504 Johnson St Single family -\$3,000 45 front feet 30096-030 \$209,500 Nov 2017 -\$27,600 \$181,900 Light City water Sewer 1,200 SF 1,200 SF Ranch C+ 91 77% 74 Comparison 1 La Crosse Shannon Neumann Gundersen Nbrd 1106 11th St S Single family 49 front feet 30017-080 Light City water 1,260 SF 1,260 SF Bungalow C+ Jan 2019 Sewer Subject Property Shannon Neumann **Gundersen Nbrd** 502 Hood St Single family 50 front feet 30099-010 La Crosse City water 1,872 SF 936 SF Colonial Sewer Light 9 Adjustments to last valid sale Above grade area Below grade area Summary of Comparison Neighborhood group Comparability rating Sale date and price Gross adjustments Comparable value Composite rating Net adjustments Single family Neighborhood Residential Tax key number Style Grade Flood plain Buildings Site address Sanitary County Traffic Water

							Garage
-\$19,500		-\$19,500	500	-\$19,500		·	All other adjustments
\$1,500	0 SF	\$1,500 0 SF	\$1,600 0 SF	\$1,	0 SF	195 SF	Patio
-\$1,200	48 SF		0 SF		0 SF	0 SF	Deck
-\$1,800) 80 SF	-\$1,800	\$700 80 SF	₩.	0 SF	16 SF	Open porch
\$2,200	392 SF	\$2,200 392 SF	400 SF		576 SF	576 SF	Attached garage
\$1,200	0	\$1,200 0	0				Additional fixtures
	Average		Average	ge	Average	Average	Condition (CDU)
	\$2,400 2 full/1 half	\$2,400	\$2,400 2 full/0 half		f 2 full/0 half	2 full/1 half	Bathrooms
	2	-	ယ		ယ	ယ	Bedrooms
\$1,700	\$4,700 300 SF (Average)	\$4,700	\$4,700 0 SF	\$4,	verage) 0 SF	468 SF (Average)	Rec room
	200 SF	\$2,000	-\$21,300 120 SF		1,078 SF	200 SF	FBLA
\$5,500	608 SF	-\$4,400	-\$5,300 1,200 SF	-	1,260 SF	936 SF	Full basement SF
\$15,300	608 SF	\$57,900	\$57,600 0 SF	\$57,	0 SF	936 SF	Second floor SF
\$25,000	608 SF	-\$19,100 608 SF	-\$23,200 1,200 SF		1,260 SF	936 SF	First floor SF
	2 story	-\$4,800 2 story	-\$5,900 1 story		1 story	2 story	Stories
	Cement board		Alum/vinyl	Cement board	Ceme	Wood	Exterior wall
-\$11,400	-\$11,700 2017/2/2	-\$11,700	-\$16,400 2017 / 2 / 2		/8 2018/1/1	2008 / 11 / 8	Yr built/Age/Eff age

^{*} 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.

	Subject Property	Comparison 4	Comparison 5	Comparison 6
Tax key number Site address	30099-010 502 Hood St	30010-060 1203 6th St S	30024-010 931 Farnam St	
Summary of Comparison Sale date and price Net adjustments Comparable value Comparability rating Gross adjustments Composite rating Adjustments to last valid sale		Jul 2018 \$212,500 -\$13,400 \$199,100 76% 65	500 Aug 2018 \$219,900 -\$18,800 100 \$201,100 78 78 78 6% 65 64	
County Neighborhood group Neighborhood Flood plain	La Crosse Shannon Neumann Gundersen Nbrd No	La Crosse Shannon Neumann Gundersen Nbrd	La Crosse Shannon Neumann Gundersen Nbrd	
Traffic Water Sanitary Land	Light City water Sewer	Light City water Sewer	Light City water Sewer	
Residential Buildings Single family Use	50 front feet Single family	50 front feet -\$3,200 Single family	41 front feet -\$1,400 Single family	
Above grade area Below grade area Style Grade	1,872 SF 936 SF Colonial C+	1,244 SF 1,244 SF Ranch C+	1,242 SF 1,242 SF Ranch C+	
Yr bullt/Age/Eff age Exterior wall Stories First floor SF Second floor SF	2008 / 11 / 8 Wood 2 story 936 SF 936 SF	2018 / 1 / 1 -\$14,400 Alum/vinyl -\$5,200 1,244 SF -\$22,200 0 SF \$57,800	Cement board -\$14,700 Cement board -\$5,200 1,242 SF -\$22,000 0 0 SF \$57,700	
502 Hood St, City of La Crosse		May 31, 2019 4:34PM	W	Page 3 of 4

invalid if so used. 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

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

Tax key number: 30099-010

Owners: Ross E. Freeman-Herdina

502 Hood St Site addresses:

5 EX E 75F1 BLOCK 13 (Sec	Assessment
OKNS ADDITION LOT 1 BLOCK 20 & E.S. SMITH'S ADDITION LOT 145 EX E 75FT BLOCK 13 (Section 6)	PASSESSINE TO THE PASSESSINE T
BURNS ADDITION LOT 1 BI	Gundersen Nbrd
Legal description:	Nejahborhood:

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Date/fime	Entrance	Witness

Mordug

\$12,200 **\$12,200** Land

0.100

Totals

City water

Light

Sewer

Sanitary: Water Traffic:

Acres

Tax Class

λeaγ.

2019 Residential

Occupancy status:

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Composition of the composition o	Sq.R	Acres Wate	4,356	0.100		
Composition of the composition o	Sq.R	Wate	4,356	0.100		
Composition of the composition o	Middle Sq. Ft.	Depth Acres Wate	50 4,356	0.100		
Composition of the composition o	Middle Sq. Ft.	Depth Acres Wate	50 4,356	87 0.100		
Composition of the composition o	Middle Sq. Ft.	Depth Acres Wate	50 4,356	87 0.100		
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	Modifications (Type, Si	-			
uliding improvement (OBI)					
Other Buildi		Grade:	Condition:	% complete:	
	am Structure				
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#ofidentical OBIs:	11 / 96 / 100 / 10	OBI type:	Const type:	Year built	Location:

Page 1 of 4

	Rooms Heating / Cooling Yr Roof Exterior Wall Use Style Stories
Attachments Ohy Attachments Garage Open porch Patio	(10) 1 story w/attic (11) 1 story w/attic (15) 1.5 story (1) Ranch (2) Bi-level (3) Colonial (4) Cape cod (5) Colonial (7) Wood (7) Wood (7) Wood (7) Wood (8) Shit level (1) Wood (7) Wood (1) Wood (1) Wood (2) Wood shares (3) Stucco (4) Alum/vinyl (5) Asbestos/asphalt (6) Metal Masonry adjust: (6) Metal (7) Gas, forced air (8) Electric, baseboard (9) No A/C (1) No A/C (1) Ranch (1) Gas, forced air (1) Gas, forced air (2) Gas, forced air (3) Electric, hot water (4) Electric, hot water (5) Electric, hot water (6) No A/C Cher rooms: (1) Asphalt shingles (1) Gas, forced air (2) Gas, forced air (3) Electric, hot water (4) Electric, hot water (5) Electric, hot water
Attachment Type: Frame or Frame, lo Concrete	(20) 2 story (27) Z story w/attic (25) 2.5 story (9) Contemporary (10) Custom (11) Cottage (12) Remodeled cottage (14) Executive Mansion (15) Other (4) 2 Family (5) Apartment (6) Commercial (7) Brick (8) Stone (9) Msnry/frame (10) Log (11) Split log (11) Split log (12) Other SF (3) Tile (4) Flat (4) Flat (6) Oil, forced air (7) Oil, hot water (8) Oil, steam (9) Wood/coal, forced a (10) Wood/coal, hot wat (11) Wood/coal, steam (11) A/C, same ducts Full baths: 1 Living units: 1
Construction Type	(27) 3 story w/attic (28) 3.5 story (31) 3 story w/attic (16) Bungalow (17) Town house (18) Historic (19) Apartment (20) Twindo (21) Craftsman (7) 3 Family (13) Cement board (13) Cement board (5) Metal (6) Slate (5) Metal (6) Slate (12) Space (1 unit) (13) Space (2 units) (14) Space (3 units) (14) Space (3 units) (15) Woodfired, interior (16) Woodfired, exterior (18) Gas, steam (2) A/C, separate ducts
195 SF	Equipment Average: Ratings Kitchen: Average: Bath: Average: Average: Bamt garage: Dormers, shed: Whirlpools: Hottubs:
Modifications (Type Size)	Average Average Average Average Average (openings: openings: openings: addt'l series a
	addt'l stories: addt'l stories: Id'l fixtures: Rough-ins:

->	_		Qly
Patio	Open porch	Garage	Attachment Type
Concrete	Frame, lower	Frame or cb	Construction Type
195 SF	16 SF	576 SF	Area
			Modifications (Type, Size).
0	<u>ဂ</u>	C	iade 9
100%	100%	100%	& Complete
2008	2008	2008	Yr.Built
Average	Average	Average	Condition

Energy adjust?:

% complete:

100%

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Grade:

Unfinished area:

Unfinished attic: Finished attic:

3rd floor: 2nd floor: 1st floor: FBLA:

> 936 200 936

Crawl space: Full basement:

936

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Rec room:

Rec room rating:

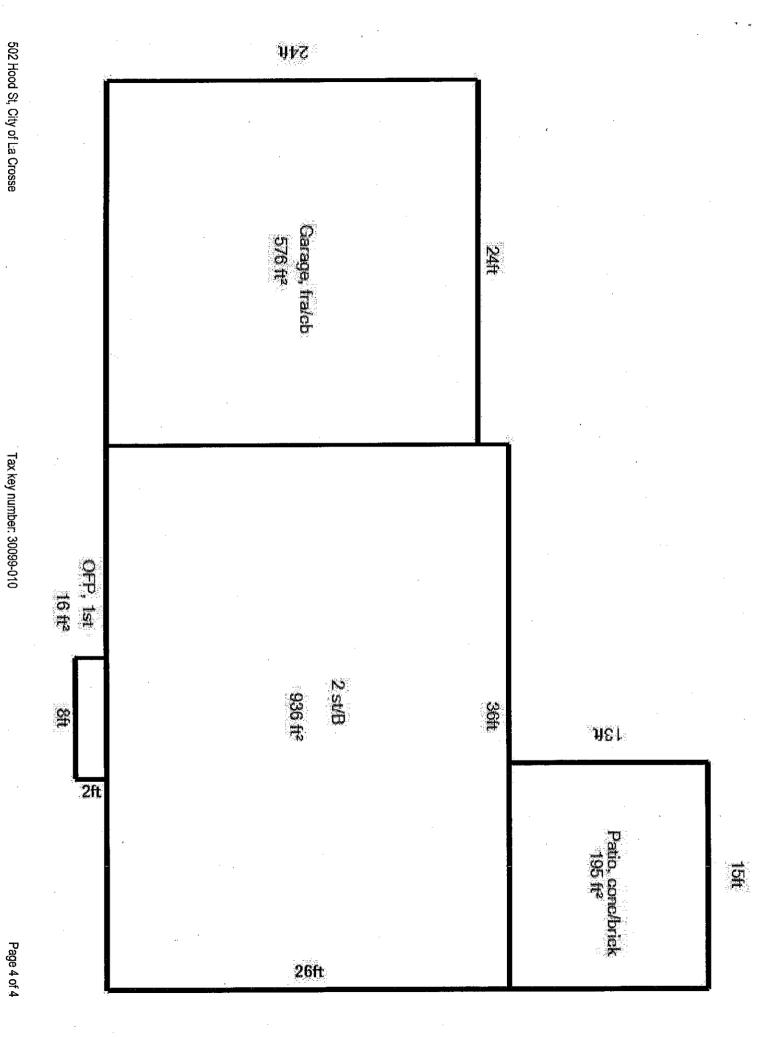
Average

468

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

Adjustment Description	Market adjustment: Sewer elevation higher	grinder installe	Market adjustment: City Replacement Hou	
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Of Other Feature Type Units Grade Location Yr Buff Condition				
zowie	<u> </u>		_	_

grinder installe 0.0% Market adjustment: City Replacement Housing 2007	Market adjustment: Sewer elevation higher than house	-10.0%
		%0:0



Property Sales List

Sales occuring between 1/1/2017 and 5/20/2019, with a Market Drive validation of 'valid improved sale', of properties in the 'Gundersen Nbrd' neighborhood, having land with a residential valuation with a single family use, effectively built between 2000 and 2019.
Sorted by sale date

Tax Key Number	Street Address	Sale Date	Sale Price	MD Validation	Status	Assigned To
30124-080	717 7th St S	2/27/2017	\$180,000	Valid improved sale	Finalized	Shannon Neumann
30096-030	504 Johnson St	11/22/2017	\$171,000	Valid improved sale	Finalized	Shannon Neumann
30124-080	717 7th St S	3/30/2018	\$195,000	Valid improved sale	Finalized	Shannon Neumann
30023-110	943 Farnam St	6/29/2018	\$170,000	Valid improved sale	Finalized	Shannon Neumann
30010-060	1203 6th St S	7/13/2018	\$212,500	Valid improved sale	Finalized	Shannon Neumann
30024-010	931 Farnam St	8/10/2018	\$219,900	Valid improved sale	Finalized	Shannon Neumann
30128-041	815 6th St S	10/26/2018	\$269,067	Valid improved sale	Finalized	Shannon Neumann
30021-090	922 Adams St	12/7/2018	\$163,500	Valid improved sale	Finalized	Shannon Neumann
50275-050	1612 10th St S	1/17/2019	\$225,700	Valid improved sale	Not updated	Shannon Neumann
30017-080	1106 11th St S	1/31/2019	\$209,500	Valid improved sale	Not updated	Shannon Neumann
30122-053	609 Market St	3/29/2019	\$179,900	Valid improved sale	Not updated	· Shannon Neumann

Total sales listed: 11

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Important -- to ensure this form works properly, save it to your computer before completing the form.

Complete all sections:

PA-115A (R. 10-18)

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 or all notices (South intelligent) 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.

Section 1: Property Owne			nati	on	and the second of the second o	, submit written autho	rization	i (Form P	A-105) with	this form
Property owner name (on changed asses. Ross Freeman-Herdina	sment not	ice)			Agent name	(if applicable)				
Owner mailing address 502 Hood St					Agent mailin	g address				
City La Crosse		State WI	Zip	54601	City			State	Zip	
Owner phone (502) 313 - 0709	Email ross.	freemai	her	dina@gmail.co	Owner phon- prh)	e -	Emall			
Section 2: Assessment Info	ormati	on and l	Opir	iion of Value					The Principle of the Control of the	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
Property address 502 Hood St					Legal descrip	otion or parcel no. <i>(on char</i>	nged asse	essment no	tice)	
City		State	Zip		1					
La Crosse		WI		54601						
Assessment shown on notice – Total	188,30	00			Your opinion	of assessed value – Total	160,	,000-16	9,000	
If this property contains non-ma	rket val	ue class a	crea	ige, provide your	opinion of	·····	kdowr			
Statutory Cl	ass			Acres		\$ Per Acre			Full Taxable	e Value
Residential total market value										
Commercial total market value								S STATE OF S		
Agricultural classification: # of t	illable a	cres			@	\$ acre use value				
	asture a	······································			@	\$ acre use value				
	pecialty	acres	_		@	\$ acre use value				· · · · · · · · · · · · · · · · · · ·
Undeveloped classification # of ac					@	\$ acre @ 50% of ma				
Agricultural forest classification #	of acres				@	\$ acre @ 50% of ma		lue		
Forest classification # of acres					@	\$ acre @ market val	lue			
Class 7 "Other" total market value					@	market value \$ acre @ 50% of ma	ukat va			
Managed forest land acres Managed forest land acres			\dashv		@	\$ acre @ market val		iue		
Section 3: Reason for Obje	ekion :	ad bac		Crtimate		y acre @ market var	iuc			
Reason(s) for your objection: (Attac						ur opinion of assessed va	alue: (A	ttach addi	tional sheets	if needed)
Please See the attached.					Please Se	ee the attached				
Section 4: Other Property	Inform	ation						t a manufactura de la companya del companya del companya de la companya del la companya de la companya de la companya del la companya de la companya del la c	Date of the Section o	
A. Within the last 10 years, did y	ou acgเ	ire the p	rope	erty?					✓ Yes	No
If Yes, provide acquisition price	-						Trade		Gift 🗍 I	Inheritance
B. Within the last 10 years, did y			von	(n	m-dd-yyyy)		•	_	✓ Yes	□No
If Yes, describe Finished the				•					103	
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changes 09 - 01 - 2009 ch		8,000		Does this co	st include th	e value of all labor (incli	uding y	our own)	? ✓ Yes	No
(mm-dd-yyyy) C. Within the last five years, was	thic nr	oparty li	stad.	offered for sale?		•			Yes	□ No
If Vee how long was the prop	orty lici	ad Inrovi	do de	toci	to			,	L 2	
If Yes, how long was the prop Asking price \$		Li	st al	(mm-dd-yyy I offers received	y)	(mm-dd-yyyy)				
D. Within the last five years, was	this pr	operty a	onra	ised?					Yes	□No
If Yes, provide: Date $\frac{0.5-1}{mm}$						of appraisal To sell; a			*********	
If this property had more than	- <i>dd-yyyy)</i> 1 one ap		-	· · · · · · · · · · · · · · · · · · ·		-				
Section 5: BOR Hearing In	format	ion	* Peta 34 . al		6 7 6 1763 Sharing and Sharing		PT RESTORATION			- Land Market Committee Co
A. If you are requesting that a B Note: This does not apply in firs	OR mer	nber(s) b			hearing, pr	ovide the name(s):	at the controller of the			
B. Provide a reasonable estimat					the hearing	5 minutes.				
Property of er o Agent standare							·	Date (mm-dd-yyyy)	-
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PA-115A (R. 10-18)				* * * * * * * * * * * * * * * * * * * *					isconsin Depart	ment of Revenue



2019 Assessment Appeal

- Distressed Neighborhood: City of La Crosse classifies Poage Park as distressed. Discussion on the phone
 with the assessor addressed the 25% mark down because of this classification. Assessor stated that she
 felt that classification no longer applied and the 25% was no longer warranted.
 - a. I contacted the City Planning and Development office. Here is the response from that office.

Email on Distressed neighborhood.

Gregerson, Caroline

Thu, May 9, 3:17 PM (5 days ago)

to me

Hi Ross: I called you and left a message. The neighborhood in which you live in is still considered by our office as a target area for revitalization- meaning it continues to meet certain criteria of being a distressed neighborhood to continue to receive additional investment. If you were informed that the neighborhood is no longer considered to be located in a neighborhood revitalization strategy area, that was incorrect.

Let me know if you have other questions.

Caroline Gregerson

I believe regardless of the classification in the Assessor's mind, that this classification has an impact on the assessed value of a property. The question is, to what degree.

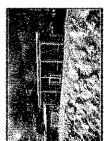
- Property Comparisons: I further had trouble doing an analysis of properties when taking into account the strong likelihood of error analysis and confirmation of the antecedent because of the classification as a distressed neighborhood.
 - a. Essentially, how does one take into account comparisons that are not in neighborhoods of similar character and classification.
- Market Analysis and Sample Size.
 - a. I have included a sheet of the properties the Assessor chose for comparisons.
 - b. Taking into account the sample of homes, I have included a sample of homes from a relator assessment completed May 15th.
 - Suggested Market Price is \$160,000-169,8000
- 4. I have included a sample of the police data for my neighborhood. I find this to be a primary reason why individuals will not buy my home at \$208,000 (rounding up from the assessment to the nearest thousand) I was assessed at. This neighborhood is a challenging neighborhood at times unlike the comparable neighborhoods that homes were selected from in the list I received. I do have other data concerning the security measures taken for my neighborhood the last two years.
 - a. Two years ago we had to appeal to the city to assign an overnight security guard for the park across the street as there were far too many issues of violence and destruction of property talking place. Furthermore, the city partnered with summer child watch programs to staff the Poage Park building to take care of all the kids in the area that had parents absent as it was causing multiple calls daily for law enforcement to deal with a variety of issues. The city had to install security cameras at the park, lock the public bathrooms because of continual destruction of property, and myself and my neighbor have installed security cameras because of the continual destruction of property to our own homes and neighborhood. And finally, Gundersen Lutheran has their security driving the neighborhood multiple times a day.

The state of the s	Street Address	Sale Date	Sale Price	
50137-120	2929 Fairchild St W	3/23/2017	\$194,900	
10259-120	1627 Salem Rd	4/20/2017	\$220,000	
40001-100	1227 14th St S	8/17/2017	\$191,500	
10239-013	1706 Salem Rd	9/4/2017	\$194,200	
30096-030	504 Johnson St	11/22/2017	\$171,000	
50319-051	3024 22nd St S	1/9/2018	\$182,500	
40076-120	1524 22nd St S	2/2/2018	\$234,900	प्रकार के br>प्रकार के प्रकार के
50319-052	3034 22nd St S	3/9/2018	\$214,900	
30124-080	717 7th St S	3/30/2018	\$195,000	
30220-030	906 16th St S	4/20/2018	\$260,063	
30023-110	943 Farnam 5t	6/29/2018	\$170,000	,
30010-060	1203 6th St S	7/13/2018	\$212,500	
30024-010	931 Farnam St	8/10/2018	\$219,900	
30168-050	1602 Market St	10/24/2018	\$255,000	Not Comparable Size of lot and home
30128-041	815 6th St S	10/26/2018	\$269,067	Not Comparable; size of lot and home
30021-090	922 Adams St	12/7/2018	\$163,500	

Bolded Properties Seen as Comparable from Assessors Assessment



Comparable Properties



Recently Sold 2919 Robin Hood Dr

In: Natural Freplac Int. Ext Inground Pool DOM: 8 Mente La Crosse Daves 55,263 Sold Phien \$156,000 Solds SqPt: \$64 Tov SqPt: 2430 Style: BloLevel Ayek Gelonial Keter Inground Fool Can Attached List Prior 4165,000 Lists Sqft 968 Year Bulls 1971 Bults 8 Pail Bults 3 Rish Bults 3

BirCl Tay Central Au

Senatur Super Central Au

Senatur Super Sector its Sterwood Maren: More has loss of space with very nice floorpilan. 3

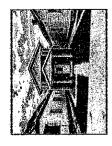
Sector porch off Sector to add stronter 240 at, it Large franced in lot. Florane recently had
feazes piges also but have such we strate been repaired. Lower: Large tarpet not replaced. Seller is
from our of the save and would like to sell iss is.



Recently Sold

1323 Winnebago St

List Price \$155,000 Solid Price \$150,000 DOM: 130
Lists \$282 \$56, Solid Price \$150,000 DOM: 130
Lists \$282 \$56, Solid Price \$287 \$687 Marter 1a Chees
Lists \$282 \$6, Marter 1a Chees
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Rid Edite: 3 Solid \$3800 Chees
Rid Edit 2 Edite: 3 Solid \$3800 Chees
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Recently Sold 922 Adams St

I.44 Price: \$169,900	Sold Price: \$163,500	DOM: 33
Lars SaPe: 6100	Suids Safer, 207	Manter La Orosce
Mar Buth 2018	Int Saff: 1692	Texter \$0
10 (P) (P)	State Ballere	Lot
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MICH	Ger Detached	And Deck
E C	Carren	Bert Sprinkler System
MINOTO Central Aly	Design Pari	Office of the contract of the
Mesocakes Career annumental	to need in the otherwise association of	ohly un ex \$50,000 scholorahlo

surmeror wreat opportunity to get into a bestid new borne with up to \$50,000 scholarshipsbrough the La Cresses Fromise Fragram! Appliatose & water safeiner are included in this new searchestor with appended Booting throughout the certic borne. The brand caw garage lasts into your riskey fenced-in backyard and th-ground spritibler system will keep your grass looking nice all year.



E-Meli mikapetusen@ropproducer.com Office Ima (608)781-7377 Veb sier www.mikapetersononline.com Michael W Peterson, ABR.

Each Office Independently Owned and Operand,



Comparable Properties

RE/MAX



Currently On The Market 2142 Winnebago St.

	Solids Safet	25t SaPh 1509	Style: 1.5 Story	Artic Oaps Cod	Bartert Stone	Gen Detacted	OFFER	
ころうり かいこう	Link Soffer #130	Mar Built 1938	Beder	Patt Barba 3	Half Barker o	D.A		Shared Sales of section 1 Alle

DOM 9
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BIVGITY CONTROL AND THE BIRDER FALL OWN SENDES SHOULD CHARLE STREET STRE



Currently On The Market 1308 15th St S

Line Distort \$175.

	Marrier La Ctosse	Zhene: 83,903	Lot	Int Natural Fireplac	Anti-Wood Or Sim. Was	East: Pario	Kerr
	Solds Saftt	Zin Sapin 1825	Style: 2 story	Arch: Victorian/Foders	Marien Philo	Oen Attached	Carribake
350 07 THE LOCK - 1885	Lieus SaPr \$96	Mar Built 1896	Bedri 4	Fight Species 2	Balf Bather 1	EVO:	134/Cls

Abell'O'Tre Central Ast Sensis Fall Obst.

Zenscher Rose fled with 4 upstairs bedrocoms, 2.5 total bathrooms (nofstailing 2 upstatefully, answer seath finition & truge downstrish landing vectorigative; fuenced yard. Directly across the meant is the field. Thinker Diply was where kide regionity play baseball, football and altimate Philibece, and is essendedly an excession of your side yard.



Currently On The Marker 947 Milson Ct

	Solds SaPe	Zor Saffe 1900	Style: Multi-Level	Arth Contemporary	Extent Pario	Car. Attached	Carlota	Murch The Central Air Dente: Parcial	A transfer of the same bearing a second to the
12 12 12 12 12 12 12 12 12 12 12 12 12 1	Link Syfer \$100	Year Stuffe 1961	Bedr: 3	Full Bathat 2	Fall Backy 0	50/E	5/ 5	M/Cl The Central Air	The state of the s

Int Car Freplace Int High Speed Inter Eart Pains Eart

DOME 20 Marie La Crosse Taren \$4,214 Lesi

Renative What a wondorful horne with topious updates including sidings frosh paintand carpet and finished lower level with 2 bedracture with togress windows, water hearer and more, Renavior remedialing has been done to ureste a more open feel as well as create more open section. If the contemporary multi-level is filled with tiple and opious and conveniently heared to.



E-Mail mikepaterson (Propproduser.com Office Inc. (608)781-1977 Feb ster www.mikepsensononline.com

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Comparative Market Analysis

2142 Winnebago &t. 1308 16th St 6

847 Wilson Ct. 2919 Robin Hood Dr. 1323 Winnebage St.











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Contract Date Settled DOM Municipality Taxes	La Crosse 20 E80	12 12 12 13 13 10 13	1.2.20 1.2.00 54.2.4	02/06/19 04/16/19 8 18 Crosss \$5/253	92/24/9 93/27/9 130 14 Cresse 64,087
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Mec Ext Minc Ext Outbuildings Materisewer Materisewer	Storage Shed Akkris/psi Water Muniopati Sewer	Patio Municipal Water Menicipal Sower	Patio Musicipal Water Mudicipal Sever	Inground Poel Municipal Water Municipal Sewer	Municipal Water Municipal Sewer



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Comparable Properties



Recently Sold 609 Market St

Line Price 5179 900 Line Sayn 902 Yar Bulin 2008

DOM: 3 Munda La Crosse Tanas 83,778 Sold Price: \$179,500 Solds Soler: 1835 Solds Soler: 1832 Solds: 1 Story Artis: Roser Garlister Sprinkler System Gent Attached Gent Pieter

Lon Intr Cable TV Availab Intr Krohen Island Eur Sprinider System Eur

Remerker Newer ranch style frome jest welking distance from absoraces Call this transprepares in the settled reducely your new forms. Open aims floor with the distribut along with a master destinous sister and betteroom. Internating your friends such family for the game with a large finished besenters. Two bedrooms downsalts with separate leastly room.



Michael W Peterson, ABE Office (608)784-4008

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Comparative Market Analysis

923 Adems St





478.900 888 8478.900 848.00 888	03/29/19 03/29/19 2 3 3 La Crosse \$3,778	2008 1952 5	2 1 Story Ranch Sprinkier System	Central At- Attached	Full Finished Cable Tv Availab Kitchen island
\$158,900 \$100 \$160,600 \$97	10/23/18 12/07/15 33 14 Crosse 60	\$0.00 \$0.00	DELEVE OFFER Deck	Central Air Detected	Putl 8+ Celling Ceble Tv Avalab

Cable Tv Availab Kitchen Island Sphrikler System

Municipal Water Municipal Sawer

Sprinder System Municipal Water Municipal Sewer

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