

Notice of Board of Review Determination

Under state law (sec. 70.47(12), Wis. Stats.), your property assessment for the current year 2019 as finalized by the Board of Review (BOR) is listed below.

Property owner

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

20 <u>19</u> Original Assessment		20 <u>19</u> 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 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: 17-30099-10

Personal Property Account
Number(If applicable)

Property Address: 502 Hood St.

Property Owner: Ross Freeman-Herdina

Mailing Address: 502 Hood St., La Crosse, WI 54601

January 1, 20 19 Assessment 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 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}:

Shannon Neumann, Ross Freeman-Herdina

1. Sworn testimony by Property Owner/Objector: **Ross Freeman-Herdina** 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 ⁴ other properties were presented:

Addresses of other properties:

2919 Robin Hood Dr.
1323 Winnebago St.
922 Adams St.
609 Market St.

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):

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

--

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

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 longer 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.

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:

Assessor comparables not persuasive

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:

Distressed neighborhood, comparables were not arms-length transactions.

What was the most credible evidence presented:

Distressed neighborhood.

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

1.

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

Seconds, (mark all that apply):

- ☐ that the Assessor's valuation is correct;
- ☐ that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;
- ☐ that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;
- ☐ that the proper use values were applied to the agricultural land;
- ☐ that the proper fractional assessments were applied to undeveloped land and agricultural forest land classifications;
- ☐ that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- ☐ that the Assessor's valuation is reasonable in light of all the relevant evidence;
- ☐ and sustains the same valuation as set by the Assessor;
- ☐ (in certain cases), It is not relevant to present assessments of other properties as a basis for the market value of the appeal property.

OR

2.

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:

Christians

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: \$12,200

Improvements: \$157,800

Total: \$170,000

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

- ☒ and hereby sets the new assessment at

Land: \$12,200

Improvements: \$157,800

Total: \$170,000

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"/>

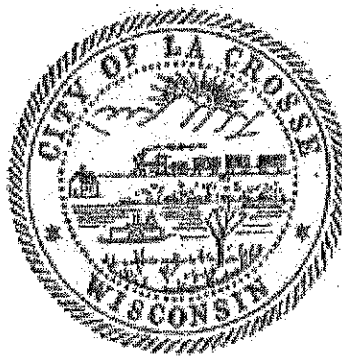
to adopt these Findings of Fact, Determinations and Decision on this 3rd day of June, 2019.

Teri Lehrke

Clerk of Board of Review

2019

CITY OF LA CROSSE
BOARD OF REVIEW



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

Report Prepared by Shannon Neumann- State Certified Assessor II

Introduction

Name: Shannon Neumann

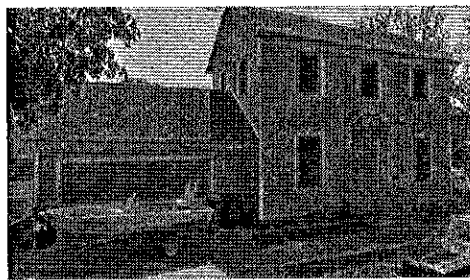
Position: Residential Property Appraiser- Office of City Assessor

- I. Associates Degree in Real Estate Appraisal and Assessment.
- II. Certified Assessor II- State of Wisconsin
- III. Member of WAAO- Wisconsin Association of Assessing Officers
- IV. Completed Appraisal Coursework and continuing education from
 - a. Wisconsin Dept. of Revenue
 - b. Institute For Municipal Assessors
 - c. Appraisal Institute
 - d. IAAO
 - e. NCRAAO

Determine Market Value of Subject Property:

- A. Highest and Best Use- Single Family Residential
- B. Land Value= \$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- N/A
- F. Last time inspected- _____
- G. Building Permits- N/A

Assessments are determined using a market modified cost approach, as part of a mass appraisal system. As further support for the assessment, a market comparison approach was done using comparable recent arm's length sales.

Sales Analysis:

- A. Subject Sale- N/A City Replacement Home
- B. Comp #1 - 1106 11th Street South
- 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 \$188,300

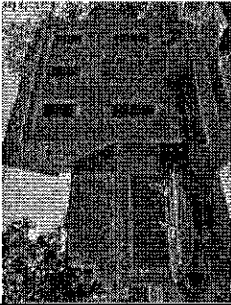
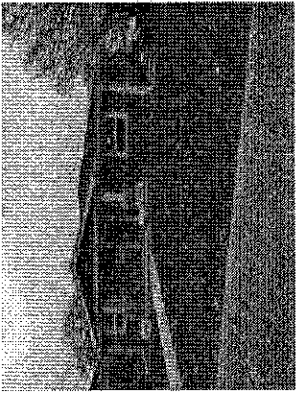

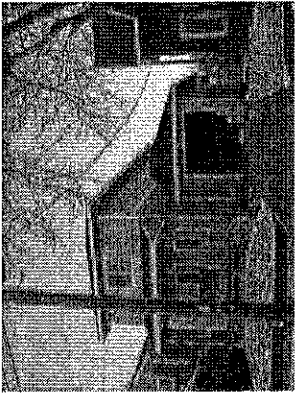
2019 Sales Comparison

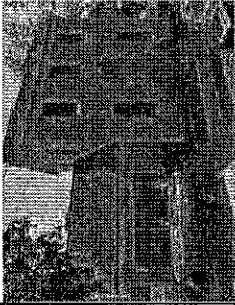
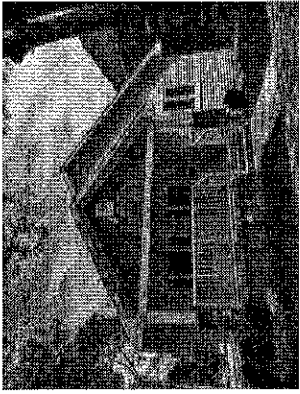
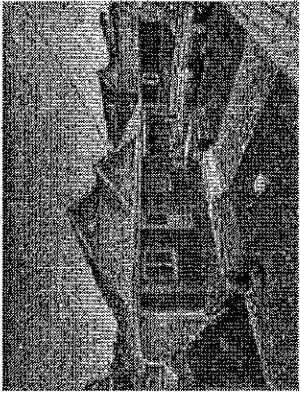
Tax key number: 017-030099-010

Estimated fair market value: \$188,300 *

Property address: 502 Hood St, City of La Crosse

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

Subject Property		Comparison 1	Comparison 2	Comparison 3
30099-010 502 Hood St		30017-080 1106 11th St S 	30096-030 504 Johnson St 	30023-110 943 Farnam St 
Tax key number Site address		Jan 2019 \$209,500 -\$27,600 \$181,900 91 77% 74	Nov 2017 \$171,000 \$10,900 \$181,900 91 78% 74	Jun 2018 \$170,000 \$21,100 \$191,100 78 52% 70
Summary of Comparison Sale date and price Net adjustments Comparable value Comparability rating Gross adjustments Composite rating Adjustments to last valid sale				
County Neighborhood group Neighborhood Flood plain Traffic Water Sanitary Land		La Crosse Shannon Neumann Gundersen Nbrd No Light City water Sewer	La Crosse Shannon Neumann Gundersen Nbrd No Light City water Sewer	La Crosse Shannon Neumann Gundersen Nbrd Light City water Sewer
Residential Buildings Single family Use		49 front feet Single family 1,260 SF 1,260 SF Bungalow C+	45 front feet Single family 1,200 SF 1,200 SF Ranch C+	41 front feet Single family 1,216 SF 608 SF Farmhouse C+
Above grade area Below grade area Style Grade				

Subject Property		Comparison 4	Comparison 5	Comparison 6
30099-010 502 Hood St		30010-060 1203 6th St S 	30024-010 931 Farnam St 	
Tax key number Site address Summary of Comparison Sale date and price Net adjustments Comparable value Comparability rating Gross adjustments Composite rating		Jul 2018 \$212,500 -\$13,400 \$199,100 78 76% 65	Aug 2018 \$219,900 -\$18,800 \$201,100 78 77% 64	
Adjustments to last valid sale County Neighborhood group Neighborhood Flood plain Traffic Water Sanitary Land		La Crosse Shannon Neumann Gundersen Nbrd No	La Crosse Shannon Neumann Gundersen Nbrd	
Residential Buildings Single family Use		Light City water Sewer	Light City water Sewer	
50 front feet		50 front feet	41 front feet	
Single family Use Above grade area Below grade area Style Grade		Single family 1,244 SF 1,244 SF Ranch C+	Single family 1,242 SF 1,242 SF Ranch C+	
Yr built/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 Cement board 1 story 1,242 SF 0 SF	-14,700 -\$5,200 -\$22,000 \$57,700

Full basement SF	936 SF	1,244 SF	-\$5,000	1,242 SF	-\$5,000	
FBLA	200 SF	150 SF	\$1,200	350 SF	-\$3,700	
Rec room	468 SF (Average)	800 SF (Average)	-\$3,300	650 SF (Average)	-\$1,800	
Bedrooms	3	3		2		
Bathrooms	2 full/1 half	3 full/0 half	-\$1,200	2 full/0 half	\$2,500	
Condition (CDU)	Average	Average		Average		
Additional fixtures		0	\$1,200	1		
Attached garage	576 SF	0 SF	\$13,400	0 SF	\$13,400	
Open porch	16 SF	152 SF	-\$3,600	216 SF	-\$5,100	
Deck	0 SF	0 SF		72 SF	-\$1,500	
Patio	195 SF	144 SF	\$300	0 SF	\$1,500	
All other adjustments			-\$19,500		-\$19,500	
Garage		24 x 24	-\$9,700	22 x 26	-\$14,000	

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

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

May 31, 2019

Tax key number: 30099-010

Owners: Ross E. Freeman-Herdina

Site addresses: 502 Hood St

Legal description: BURNS ADDITION LOT 1 BLOCK 20 & E.S. SMITH'S ADDITION LOT 145 EX E 75FT BLOCK 13 (Section 6)

Neighborhood: Gundersen Nbrd

Traffic: Light

Water: City water

Sanitary: Sewer

Occupancy status:

Current Assessment			
Year	Tax Class	Acres	Improvements
2019	Residential	0.100	\$176,100
Totals		0.100	\$176,100

Access to Property	
Appraiser	
Date/time	
Entrance	
Witness	

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

Inspection History			
Inspection Date	Type of Inspection	Completed By	Note Text
8/16/2012	Full inspection		

Land Use		Qty	Width	Sq Ft	Waterfront Type	Description	Note: total acres from the legal description is 0.100	
		UOM	Depth	Acres	Waterfront DIU		Adj Description	Adj Amt
Residential		1	50	4,356	None	Total land	Contour: Level	0.00%
		FF	87	0.100	n/a			

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

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

A black and white photograph of a large, multi-story building with a prominent central tower and a gabled roof, likely a school or institutional building. The building is surrounded by trees and foliage.

Overall		Living Areas	
Full basement:	936	SF	
Crawl space:		SF	
Rec room:	468	SF	
Rec room rating:	Average		
FBLA:	200	SF	
1st floor:	936	SF	
2nd floor:	936	SF	
3rd floor:		SF	
Finished attic:		SF	
Unfinished attic:		SF	
Unfinished area:		SF	
Grade:	C+		
% complete:	100%		
Energy adjust?:	No		

Model	% Complete Yr Built	Condition
2	100%	Average
2	100%	Average
2	100%	Average

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

May 31, 2019

Other Features					
Qty	Other Feature Type	Units	Grade	Location	Yr Built

Adjustments		
Adjustment Description	Amount	
Market adjustment: Sewer elevation higher than house grinder install	-10.0%	
Market adjustment: City Replacement Housing 2007	0.0%	

15ft

Patio, concrete/brick
195 ft²

13ft

36ft

2 st/B

936 ft²

26ft

Garage, tra/cb

576 ft²

24ft

24ft

OFF, 1st

16 ft²

8ft

2ft

Property Sales List

Sales occurring 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 use, having 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

* This is a listing (not a completed sale)

MAY 17 2019

LA CROSSE
CITY ASSESSOR

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

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) Ross Freeman-Herdina				Agent name (if applicable)			
Owner mailing address 502 Hood St				Agent mailing address			
City La Crosse	State WI	Zip 54601		City	State	Zip	
Owner phone (502) 313 - 0709	Email ross.freemanherdina@gmail.com	Owner phone () - () - ()		Email			

Section 2: Assessment Information and Opinion of Value			
Property address 502 Hood St		Legal description or parcel no. (on changed assessment notice)	
City La Crosse	State WI	Zip 54601	
Assessment shown on notice - Total 188,300		Your opinion of assessed value - Total 160,000-169,000	

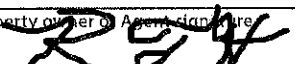
If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) Please See the attached.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Please See the attached

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 If Yes, provide acquisition price \$ <u>132,000</u> Date <u>08 - 06 - 2009</u> <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance <small>(mm-dd-yyyy)</small></p> <p>B. Within the last 10 years, did you change this property (ex: remodel, addition)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe <u>Finished the basement and added the two bedrooms and one full bath.</u> Date of changes <u>09 - 01 - 2009</u> Cost of changes \$ <u>8,000</u> Does this cost include the value of all labor (including your own)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>(mm-dd-yyyy)</small></p> <p>C. Within the last five years, was this property listed/offered for sale? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, how long was the property listed (provide dates) <u>- -</u> to <u>- -</u> <small>(mm-dd-yyyy)</small> Asking price \$ _____ List all offers received _____</p> <p>D. Within the last five years, was this property appraised? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide: Date <u>05 - 15 - 2015</u> Value <u>140,000-149,000</u> Purpose of appraisal <u>To sell; appraised again 5/12 at 160-169,000</u> <small>(mm-dd-yyyy)</small> If this property had more than one appraisal, provide the requested information for each appraisal. _____</p>	

Section 5: BOR Hearing Information	
<p>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.</p> <p>B. Provide a reasonable estimate of the amount of time you need at the hearing <u>5</u> minutes.</p>	

Property owner or Agent signature 	Date (mm-dd-yyyy) 05 - 16 - 2019
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2019 Assessment Appeal

1. 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.

2. 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.
3. 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.
 - c. 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 taking 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.

	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	
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 St	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	

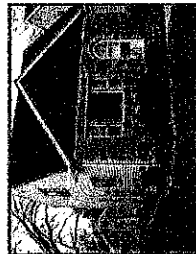
**Bolded
Properties Seen
as Comparable
from Assessors
Assessment**



Comparable Properties

Currently On The Market

2142 Winnebago St.

[illegible]

Currently On The Market

1308 15th St S



Lot 1 Price \$175,000

Cash \$674,896

Year Built 1896

Bed # 4

Ft Full Bath 2

Half Bath 1

BEST PRICE!

Call The Central Air Conditioning Company

Remarks: Have full work up upstairs bedrooms, 2.5 real bedrooms, massive oak kitchen & huge downstairs laundry room/pantry, fenced yard. Directly across the street is the Holy Trinity Church, play area, where kids regularly play baseball, football, and volleyball. This is a great opportunity to own a piece of history and enjoy your side yard.

Sold \$64K

Zip 52924 US25

Style: 2 story

Ash-Vinyl or Plaster

East Patio

Eat Attached

Gar/Pk

Brns: Full

Our

DOM: 13

Maint Lx Choice

Recent \$3,903

Lou

Int Natural Fireplace

Int Wood Clm. Wco

Ext Patio

Est

Currently On The Market:

947 Milson Ct



Zero Price \$139,900	Ball's Safe	DOH: 20
Zero Safe \$100	Zero Safe 1900	Mattie La Crose
Zero Butte 1981	Style Multi-Level	Tina \$4,214
Ball's 3	Arde Contemporary	Lali
Ball's 2	Best Pair	Joe Gas Fireplace
Half-Batch 0	Clear Paint	Joe High Speed Inner
Half-Batch 1	Clear Anodized	Joe Paint
Half-Batch 2	Clear	Joe
Half-Batch 3	Clear	Joe
Half-Batch 4	Clear	Joe
Half-Batch 5	Clear	Joe
Half-Batch 6	Clear	Joe
Half-Batch 7	Clear	Joe
Half-Batch 8	Clear	Joe
Half-Batch 9	Clear	Joe
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Half-Batch 77	Clear	Joe
Half-Batch 78	Clear	Joe
Half-Batch 79	Clear	Joe
Half-Batch 80	Clear	Joe
Half-Batch 81	Clear	Joe
Half-Batch 82	Clear	Joe
Half-Batch 83	Clear	Joe
Half-Batch 84	Clear	Joe

Michael W Peterson, ABR
 Officer (608) 781-4008
 E-Mail: mlpeterson@cpdproduser.com
 Office Fax: (608) 781-7577
 Web site: www.mikepetersononline.com

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Comparable Properties

2142 Winnebago St.	1305 16th St S	247 Hilbert Ct	2515 Robin Hood Dr	1322 Winnebago St
				
Status	A	A	A	C
List Price	\$169,900	\$175,000	\$199,900	\$155,900
Last Sale Price	\$130	\$95	\$100	\$84
Bold Price				\$155,000
Bold Price				\$150,000
Bold Price				\$84
Contract Date				
Settled				
DCM	9	13	20	130
Municipality	La Crosse	La Crosse	La Crosse	La Crosse
Taxes	\$3,550	\$3,903	\$4,214	\$4,087
Year Built	1938	1938	1951	1971
Full Bath	1	1	2	2
Half Bath	0	0	0	0
Style	1.5 Story	2 Story	Multi-level	2 Story
Architecture	Cape Cod	Victorian/Federal	Contemporary	Other
Exterior	Stone	Patio	Patio	Brick
Heat/Cool	Central Air	Central Air	Central Air	Central Air
Heating Type	Detached	Attached	Attached	Detached
Garage Type				
San/Park				
Basement	Full	Full	Partial	Full
Basement	Finished		Partial	Partial
Roof				Finished
Misc Int		Natural Fireplace	Gas Fireplace	Natural Fireplace
Mile Int		Wood Or. Slat. Yucc	High Speed Inter	
Mile Int		Patio	Patio	Inground Pool
Outbuildings	Storage Shed			
Water/Sewer	Municipal Water	Municipal Water	Municipal Water	Municipal Water
Water/Sewer	Municipal Sewer	Municipal Sewer	Municipal Sewer	Municipal Sewer

Recently Sold
609 Market St



Sold Prices \$799,800	Dodge 3
\$688,845	Mazda LX-Cross
The Dodge 1982	Vauxhall \$5775
Apex 1 Story	Lor
Arcis Europa	Tan Cable Tv Available
Event Sprinkler System	Jen Ketchum Island
Care Allocated	Euro Sprinkler System
Gael/Pak	Bent
Better Full	Oze



Michael W Peterson, ASSE
 Office: (603)784-4198
 E-Mail: mikepeterson@topproducer.com
 Office Fax: (603)781-7577
 Web site: www.mikepetersononline.com



Michael W Peterson, ABE
Office: (603) 784-4908
E-Mail: mikepeterson@topproducer.com
Office Fax: (603) 781-7577
Web site: www.mikepersonsonline.com

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Comparative Market Analysis

922 Adams St 809 Market St



Status	C	C
List Price	\$169,900	\$179,900
List Sqft	100	93
Sold Price	\$163,500	\$179,900
Sold Sqft	97	93
Contract Date	10/23/18	02/09/19
Settled	12/07/18	03/29/19
DOM	83	3
Municipality	La Crosse	La Crosse
Taxes	80	\$8,776
Year Built	2018	2008
Lot Size		
Total Sqft	1892	1932
Total Rooms		
Bedrooms	3	3
Full Baths	2	2
Half Baths	0	1
Style	BL Level	1 Story
Architecture	Other	Ranch
Exterior	Deck	Sprinkler System
Heat/Cool		
Heat/Cool	Central Air	Central Air
HVAC Type	Detached	Attached
Garage Type		
Gar/Park		
Basement	Full	Full
Basement	8+ Ceiling	Finished
Roof		
Misc Int	Cable TV Availab	Cable TV Availab
Misc Int		Kitchen Island
Misc Ext	Deck	Sprinkler System
Misc Ext	Sprinkler System	
Outbuildings		
Water/Sewer	Municipal Water	Municipal Water
Water/Sewer	Municipal Sewer	Municipal Sewer



Michael W Peterson, ABR

Office: (608) 781-1008

E-Mail: mlpeterson@upproduces.com

Office Fax: (608) 781-7577

Web site: www.mlpetersononline.com

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