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.

Michael & Regina Ojelabi 1431 King St. La Crosse, WI 54601	Date issued 6 - 5 - 2019 Parcel no. 17-20105-100 Address 1304 Main St. Legal description
	☐ Town ☐ Village ☒ City Municipality La Crosse

Assessment information									
20 <u>19</u> Origii	nal Assessn	nent	20 <u>19</u> Final Assessment (determined by BOR)						
Land	\$	89,500	Land \$						
Improvements	\$	496,100	Improvements	\$	496,100				
Personal property	\$		Personal property	\$					
Personal property .	\$		Personal property	\$					
Personal property	\$		Personal property	\$					
Total personal property	\$		Total personal property	\$					
Total all property	\$.	585,600	Total all property	\$	585,600				

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: 20 19 Tax Key Number: 17-20105-100
Personal Property Account Number(If applicable)
Property Address: 1304 Main St.
Property Owner: Michael & Regina Ojelabi
Mailing Address: 1431 King St.
January 1, 20 19 Assessment Value: 585,600
Land: 89,500 Improvements: 496,100 Total: 585,600
Hearing Date: June 3, 2019 Time: 3:40 p.m.
Objector Received written confirmation of Hearing Date: Yes: Vo.: (OR)
Both Objector and Assessor waived 48-hour notice of hearing: Yes: No:
{Note: Taxpayer must have filed written objection before or at Board of Review}
Check one of the following:
Timely notice of "Intent to File an Objection" was provided by objector to clerk (either in writing or orally) at least 48 hours prior to first full session of Board of Review (OR)
Waiver was granted by Board of Review for:
☐ Good Cause <u>or</u>
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 (n		
Nick Passe, Mike Brown, Susan I	Dillenbeck	·
	·	
B. TESTIMONY		
	1 4 5 4 55 1 65 1	{include Property
		(manage mapped)
The following individuals were sworn as Owner/Objector (or his/her representative Shannon Neumann, Regina Ojelabi		. (,
Owner/Objector (or his/her representative		. (,
Owner/Objector (or his/her representative		
Owner/Objector (or his/her representative Shannon Neumann, Regina Ojelabi 1. Sworn testimony by Property Owner	e, if testifying) and Assessor}:	included:
Owner/Objector (or his/her representative Shannon Neumann, Regina Ojelabi 1. Sworn testimony by Property Owner	e, if testifying) and Assessor}:	included:
Owner/Objector (or his/her representative Shannon Neumann, Regina Ojelabi 1. Sworn testimony by Property Owner a) A recent sale of the subject property:	r/Objector: Regina Ojelabi Yes: No:	necessaria resolución con contractor contracto
Owner/Objector (or his/her representative Shannon Neumann, Regina Ojelabi	r/Objector: Regina Ojelabi Yes: No: \$\begin{array}{cccccccccccccccccccccccccccccccccccc	included:
Owner/Objector (or his/her representative Shannon Neumann, Regina Ojelabi 1. Sworn testimony by Property Owner a) A recent sale of the subject property: If yes: The subject property was sold for b) Recent sales of comparable properties	r/Objector: Regina Ojelabi Yes: No: S 355,000	included:
Owner/Objector (or his/her representative Shannon Neumann, Regina Ojelabi 1. Sworn testimony by Property Owner a) A recent sale of the subject property: If yes: The subject property was sold for b) Recent sales of comparable properties	r/Objector: Regina Ojelabi Yes: No: \$\begin{array}{cccccccccccccccccccccccccccccccccccc	included:
Owner/Objector (or his/her representative Shannon Neumann, Regina Ojelabi 1. Sworn testimony by Property Owner a) A recent sale of the subject property: If yes: The subject property was sold for b) Recent sales of comparable properties If yes: A total number of 1	r/Objector: Regina Ojelabi Yes: No: S 355,000	included:
Owner/Objector (or his/her representative Shannon Neumann, Regina Ojelabi 1. Sworn testimony by Property Owner a) A recent sale of the subject property: If yes: The subject property was sold for	r/Objector: Regina Ojelabi Yes: No: S 355,000	included:
Owner/Objector (or his/her representative Shannon Neumann, Regina Ojelabi 1. Sworn testimony by Property Owner a) A recent sale of the subject property: If yes: The subject property was sold for b) Recent sales of comparable properties If yes: A total number of 1 Addresses of other properties:	r/Objector: Regina Ojelabi Yes: No: S 355,000	included:
Owner/Objector (or his/her representative Shannon Neumann, Regina Ojelabi 1. Sworn testimony by Property Owner a) A recent sale of the subject property: If yes: The subject property was sold for b) Recent sales of comparable properties If yes: A total number of 1 Addresses of other properties:	r/Objector: Regina Ojelabi Yes: No: S 355,000	included:

Opinion of value is \$420,000. Victorian home at 1304 Main St. bought for \$355,000 in 2011. One main unit and three one bedroom units. Assessment of \$585,000 is way too high. The only comparable property is 1434 Cass St., which sold for \$403,000 in 2014/2015. It also needed renovation, has main house and four two bedroom unit apartments and currently assessed as \$420,000 vs. Main St. at \$585,000. There are no recent property sales similar to 1304 Main St. that is historical and multi-family. It is a unique house. 1434 Cass St is great comparison. La Crosse County Land Records report for 1434 Cass St. provided to the Board. \$3,595/month rent for all units. Rent includes heat and cable.

Sworn testimony on behalf of property owner/objector was presented by the third statement.	ne following other
·	
Summary of testimony of other witnesses for objector (if any):	
3. Sworn testimony by Assessor Shannon Neumann	included:
a) Estimated level of assessment for the current year is 100 %	
b) A recent sale of the subject property: Yes: No:	•
If yes: The subject property was sold for \$\\\ 355,000	Date of sale 12/15/2011
c) Recent sales of comparable properties: Yes: Vo:	
If yes: A total number of 5 other properties were presented: Addresses of other properties:	
1431 Cass St.	
1420 King St. 1419 Cass St.	
1222 Cass St. 1518 Madison St.	
d) Other factors or reasons (if presented): Yes: ☑ No: ☐	

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

Historic house with carriage house as a detached garage. Building permits and remodeled property 2007-2014. Reviewed comparables in report for the Board, and identified the differences between them and the subject property. \$3,595/rent monthly does not cash flow to carry house as a rental. So, 1304 Main St. should be an owner-occupied use. The highest and best use would be a bed and breakfast, owner occupied, similar to 1419 Cass St. that sold for \$960,000 in 2017. All comparables are in Weigent Park neighborhood. A+ grade has to do with finish, when house was built, workmanship. The permits pulled were \$2,000 deck; trusses on garage \$6,000; 2012 \$70,000 interior remodel - probably should have been much more based on the significant remodel. Should be owner occupied property, utilities are not separated for being a rental.

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ummary of tes	timony of other witr	nesses for assessor (if any):	

C. DETERMINATIONS

1. The assessor's estimated level of assessment* of the municipality 100 %	has been determined to be
2. The Board of Review finds that there was a recent sale of the subj	ect property: Yes: 🔽 No: 🗀
and the second s	Yes: ☑ No: □
	Yes: No: V
	Yes: ☐ No: ☑
d) If all answers are 'yes':	res. 🛄 100. 🛂
d1. What is the sale price?	·
d2. What if any adjustments, based on the evidence presented, s as time between the date of sale and the January 1 assessment d selling price (ag-use value and fractionally assessed classes), an occurred to the property between the sale date and the January 1	ate, non-market class value in the d/or other physical changes that
•	
d3. What is the full market value?	
If responses in 2 through 2c were "yes", upon completion of the section, all that apply and determine the assessed value.	proceed to section D, Decision, check
an ma appry and determine the assessed value.	
* The relationship between the assessed value and the equalized value minus corrections for prior year over or under charges within a munic example if the assessed value of all property subject to property tax in a equalized value (with no prior corrections) in the municipality is \$3,00 to be 90% (\$2,700,000/\$3,000,000 = .90 or 90%).	ipalitytown, city, or village. For the municipality is \$2,700,000 and the
3. The Board of Review finds that there are recent sales of comparal	ble properties: Yes: ☑ No: □
If Yes, answer the following:	
Property Owner	•
a) Did the Property Owner present testimony of recent sales of comparate properties in the market area:	ole Yes: ☐ No: ☑
b) If yes, were the attributes satisfactorily adjusted for their differences f subject and their contribution to value?	From the Yes: ☐ No: ☐
Assessor	
c) Did the Assessor present testimony of recent sales of comparable prop the market area:	perties in Yes: ☑ No: □
d) If yes, were the attributes satisfactorily adjusted for their differences f subject and their contribution to value?	rom the Yes: No:
Conclusion	
e) LIST THE PROPERTIES AND VALUES THAT THE BOARD OF I DETERMINTION AS TO FAIR MARKET VALUE:	REVIEW RELIES ON TO MAKE ITS
See Assessor Report	

4. T shou	he Board of Review finds that the assessment Yes: No: V
	es, list the factors that the Board of Review relies on to make its determination as to fair market value:
Wh	at was the most credible evidence presented:
D.	DECISION (Motion must be made and seconded.)
·4	
1. Bro	wn
Mov of R	res: Exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board eview by majority and roll call vote hereby determines:
Pas	se onds, (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 <u>Wisconsin Property Assessment Manual</u> ;
	that the proper use values were applied to the agricultural land;
	that the proper fractional assessments were applied to undeveloped land and agricultural forest land classifications;
∀	that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
V	that the Assessor's valuation is reasonable in light of all the relevant evidence;
$\overline{\mathbf{A}}$	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

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).
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:
Teri Lehrke Clerk of the Board of Review, do hereby certify hat the members of the Board of Review voted as follows:
Name of Board of Review Member: Yes No
Nick Passe
Dan Ryan
Kenna Christians
Mike Brown
Susan Dillenbeck
o adopt 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 Michael & Regina Ojelabi 1304 Main 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

- 1. Associates Degree in Real Estate Appraisal and Assessment.
- 11. Certified Assessor II- State of Wisconsin
- III. Member of WAAO- Wisconsin Association of Assessing Officers
- 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/ 4-Plex Unit
- B. Land Value=

\$89,500

C. Improvement Value= \$496,100

D. Total=

\$585,600

E. Subject Description:



Picture-

- A. Address- 1304 Main Street
- B. Site- Level
- C. Building- Historic
- D. Other Improvements- 1 Story Carriage House (Detached Garage)
- E. Last time inspected- 10/06/2014
- F. Building Permits-Interior remodel 2007-2014

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

Sales Analysis:

- A. Subject Sale- 12/15/2011
 - B. Comp #1 <u>1431 Cass Street</u>
 - C. Comp #2 1420 King Street
 - D. Comp #3 1419 Cass Street
 - E. Comp #4 1222 Cass Street
 - F. Comp #5 1518 Madison Street

Conclusion- All 5 Comps deemed reliable Valid Arm's Length Sales.
-Indicated value range of \$677,900 - \$807,400

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.

The current use of this property is not at its Highest and Best Use. A property of this size would typically be owner occupied as well being used for a bed and breakfast or have rented area's to aid in offsetting expenses that would be entailed in maintaining and running a property of this vast size.

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 \$585,600

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Tax key number: 017-020105-100
Property address: 1304 Main St, City of La Crosse

Estimated fair market value: \$585,600 *
Comparable market value: \$682,300 (+16.5%) *

Grade Yr built/Age/Eff age	Style	Below grade area	Apartment Above grade area	Buildings	Residential	Sanitary Land	Water	Traffic	Neighborhood Flood plain	Neighborhood group	County	Adjustments to last valid sale	Composite rating	Gross adjustments	Comparability rating	Comparable value	Net adjustments	Sale date and price	Summary of Comparison	Site address	Tax key number	
A+ 1890 / 129 / 45	Apartment	2.512.SF	5.935 SF	i di i di i	137 front feet	Sewer	City water	Medium	Weigent Park	Shannon Neumann	La Crosse									1304 Main St	20105-100	Subject From Subjects
A+ 1894 / 125 / 43 -\$8	Historic	3.392 SF	8.128 SF		139 front feet -\$13	Sewer	City water	Medium	Weigent Park	Shannon Neumann	La Crosse					\$615,500	-\$134,500	Mar 2017 \$750,000		1431 Cass St	20102-020	Comparison
-\$8,500 1935 / 84 / 29 -\$65,000		2,328 SF	5,053 SF		-\$13.800 82 front feet \$12,900	Sewer	City water	Medium	Weigent Park	Shannon Neumann	La Crosse		78	36% 56%		\$807,		May 2017 S		1420 King St	20106-030	Comparison 2
00 A+ 00 1892 / 127 / 45		3,864 SF	10,767 SF		00 133 front feet -\$12,100	Sewer	City water	Medium	weigent Park	Shannon Neumann	La Crosse		76 76	4		\$616,		Feb 2017	1 	1419 Cass St	20102-025	Comparison 3

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	Exterior wall	Mood	Msnry/frame	-\$6,600 Brick	Birg Silver	\$1.000 Stone	Stone	-\$75 000
	Stories	2 story w/attic	2 story w/attic		2 story w/affic		3 story w/attic	2)
_	First floor SF	2,985 SF	3.568 SF	-\$40 000 2 475 SF	2.475 SF	\$34 100	\$34 100 3 864 SE	\$57.200
	Second floor SF	4,049 SF	3,040 SF	\$33,300	\$33.300 1.896 SF	\$71,700	\$71.700 3.864.SE	\$5 BOO
	Finished attic SF	0 SF	0 SF		682 SF	-\$30,100 2,912 SF	2,921 SF	480,000
	Unfinished attic SF	438 SF	1,520 SF	-\$15,200 0 SF	. SE	\$11,200 127 SF	127 SF	\$7,000
:	Unfinished area SF	1,537 SF	O.SF	-\$49,800 OSF	0 SF	-\$47,400 OSF	0.85	-\$47,400
	Full basement SF	2,512 SF	3,392 SF	-\$14,200 2,328 SF	2,328 SF	\$3,000	\$3,000 3.864 SF	\$20,300
	Crawl space SF	473 SF	176 SF	\$3,200 147 SF	147 SF	\$3,400 OSF	0 SF	\$6,700
	Rec room	400 SF (Average)	0 SF	\$4,700	\$4,700 1,500 SF (Average)	-\$12,100 0 SF	0 SF	\$4.500
	Bedrooms	8			4			
	Bathrooms	7 full/1 half	5 full/1 half	\$8,600	\$8,600 3 full/2 half	\$13,700	\$13.700 9 full/0 half	-\$5.500
	Condition (CDU)	Average	Average		Average		Average	
	Heating & cooling	Electric, hot water/No A/C	Gas, forced air/A/C, same duct	-\$8,300	-\$8,300 Gas, forced air/A/C, separate d -\$13,600 Gas, forced air/A/C, same duct	-\$13,600	Gas, forced air/A/C, same duct	-\$9.900
	Fireplaces	3 masnry/0 mtl/0 gas	4 masnry/0 mtl/0 gas	\$3,400	\$3,400 1 masnry/0 mtl/1 gas	\$9,100	\$9,100 2 masnry/0 mtl/0 gas	\$8,200
·	Additional fixtures			\$1,400	7	-\$2,700 4	4	-\$2,700
	Open porch	382 SF	234 SF	\$3,200 161 SF	161 SF	\$4.200 640 SF	640.SF	\$17,000
,	Screen porch	80 SF	0 SF	\$4,000 OSF	0 SF	\$3,900 128 SF	128 SF	-\$1,600
	Enclosed porch	0 SF	0 SF		536 SF	\$22,600	0.SF	
	Patio	0 SF	0 SF		0 SF		0 SF	
	All other adjustments			-\$44,800		-\$19,900		\$23,000
O	Garage	31×40	25 x 34	\$4,900 25 x 40	25 × 40	\$3,200	35 x 40	-\$14,300

* 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.

20105-100 1304 Main St 1304 Main St 1304 Main St 1222 Cass St 122 Cass St 133 St 122 Cass St 133 S58,000 [57,900] \$4,900 \$67						((1 110100 000 0
ber 20105-100 1304 Main St 20184-010 1222 Cass St 30184-070 1222 Cass St 30181-030 1518 Madison St 30181-030 1518 Madison St 1518 Madison St Comparison arro price ments arching in setting place area conditions in leaf thor SF 2 Consse Feb 2018 \$520,000 \$97,900 Dec 2018 \$37,900 Dec 2018			0.SE		0 SF	0 SF	Finished affic SF
20105-100 30184-010 30181-030 1518 Madison St 1518 Madis		\$78,800	1,810 SF	\$72,300	1,879 SF	4,049 SF	Second floor SF
ber 20105-100 1934 Main St 30184-010 1222 Cass St 30181-030 1518 Madison St 30181-030 1518 Madison St Comparison ments ments be value bell value stilly rating s to last valid sale be value s to last valid sale s to last valid sale		\$80,600	1,859 SF	\$52,900	2,200 SF	2,985 SF	First floor SF
20105-100 2018-010 2016-030 2016-030 2018		***************************************	z story w/attic) - -	2 story	2 story w/attic	Stories
20105-100 1984-010 1994-010			WOOU	-\$0,100	Msnry/rrame	Wood	Exterior wall
20105-100 2018-010 2018-010 2018 30181-030 20181-030 20181-030 20181-030 2018 30181-030 20		4	Mond	001,00	10101 1001 00		TI bulluAgelcii age
20105-100 20184-010 2018 2518 Madison St 1518 Madison St	-	-\$24.300	1896 / 123 / 37	-\$20,200	1913 / 106 / 38	1800 / 120 / 15	Vr. built/Ago/IIII ago
20105-100 20184-010 2018-030 20181-030 20181-030 20181-030 20181-030 20181-030 2018 201		\$46,600	➣	\$44,500	>	Α+	Grade
20105-100 30184-010 30181-030 3018			Historic		Prairie	Apartment	Style
20105-100 20184-010 20181-030 1518 Madison St 1518 Madis			1,810 SF		1,692 SF	2,512 SF	Below grade area
20105-10th 1304 Main St 1308 S			4,407 00		4,079 SF	5,935 SF	Above grade area
20105-100 20184-010 20184-010 2022 Cass St 2018 2022 Cass St 2018 2022 Cass St			207 07)		Apartment
20195-100 2019				,			Buildings
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ber 20195-100 30184-010 1222 Cass St 1518 Madison St 1518 Madi			City water		City water	Cibourator	Motor
ber 20105-100 30184-010 1218 Madison St 1518 M			Light		Medium	Medium	Traffic
ber 20105-100 30184-010 1222 Cass St 1518 Madison St			No		No		Flood plain
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ber 20105-100 30184-010 30181-030 1222 Cass St 1304 Main St 1222 Cass St 1518 Madison St 1518			onaliton Neumann		Snarinon Neumann	Shannon Neumann	Neighborhood group
ber 20105-100 30184-010 30181-030 1222 Cass St 1518 Madison St			Shannon Neumann		La Ciusse	La Crosse	County
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ber 20105-100 30184-010 30181-030 1518 Madison St 1518 Madison		82%		65%			Gross adjustments
ber 20105-100 30184-010 30181-030 1304 Main St 1222 Cass St 1518 Madison St 4 4 4 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		5/		57			Comparability rating
ber 20105-100 30184-010 30181-030 1518 Madison St 1304 Main St 1222 Cass St 1518 Madison St 4 1 1 1 2 2 2 Cass St 1518 Madison St 5 1 1 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		9701,000		\$677,900			Comparable value
ber 20105-100 30184-010 1518 Madison St 1222 Cass St 1222 Cass St 1518 Madison		\$701 300 \$701 300		900,000			Net adjustments
ber 20105-100 30184-010 1222 Cass St 1222 Cass St 1222 Cass St 1518 Madison St		\$151 300	000		1 20 70 10		sale date and price
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ber 20105-100 30184-010 31 1304 Main St 1222 Cass St 11							
ber 20105-100 30184-010 31 1304 Main St 1222 Cass St 11							
ber 20105-100 30184-010 31							Site address
20104.010			518 Madison St	<u> </u>	1222 Cass St	420/ Main St	lax key number
			20181-030		20194-010	20405 400	• •

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-\$6 200	-849 700	\$12.200	\$7.100	\$4.600) } }	\$15,900		-\$5.800	\$12,600	\$1,400	\$1.900	\$7,200	-\$12,300)) 	-\$44,800	\$6,700
818 SF	0 SF	1,810 SF	0 SF	18 O	4	\$17,800 4 full/0 half	Average	Gas, forced air/A/C, same duct	1 masnry/0 mtl/0 gas	-\$8,200 1	242 SF	320 SF	207 SF	SF		-
\$11,200 818 SF	-\$47.400 OSF	\$13,700 1,810 SF	-\$400 OSF	\$4,400 OSF		\$17,800		-\$5,800	\$12,000	\$8,200	\$5,100 242 SF	\$3,800 320 SF		-\$5,400 0 SF	-\$22,000	-\$7,800 21 x 24
10 SF	0 SF	1,692 SF	508 SF	0 SF	4	2 full/2 half	Average	Gas, forced air/A/C, same duct	1 masnry/0 mtl/0 gas	<u></u> ∞	132 SF	0 SF	0 SF	828 SF		38×44
438 SF	1,537 SF	2,512 SF	473 SF	400 SF (Average)	80	7 full/1 half	Average	Electric, hot water/No A/C	3 masnry/0 mtl/0 gas		382 SF	80 SF	0 SF	0 SF		31×40
Unfinished attic SF	Unfinished area SF	Full basement SF	Crawl space SF	Rec room	Bedrooms	Bathrooms	Condition (CDU)	Heating & cooling	Fireplaces	Additional fixtures	Open porch	Screen porch	Enclosed porch	Patio	All other adjustments	Garage

* 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.

Owners: Michael O. Ojelabi

Regina Ojelabi

1304 Main St, City of La Crosse

Tax key number: 20105-100

Site addresses: 1304 Main St

Neighborhood: Legal description: SECOND MONS ANDERSONS ADDN LOTS 19 & 20 EX E 60FT & ALL LOT 18 BLOCK 11 LOT SZ: IRR (Section 5)

Medium Weigent Park City water Current Assessment

Sanitary: Water: Traffic:

Sewer

Occupancy status:

5/31/2019

Revaluation w/full inspection Shannon Neumann

Full inspection required

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10/24/07sn 3rd fl & 1/2 story unfin 1 time 3rd had 2 bedrms servents quart no value to date 2nd fl 3 rental units #1 lg org full bath lg bedrm ir kit #2 fp org kit ir full bath off bedrm lessor fin then other unit #3 lock did not view told larger than #2			
11/05 ENCLOSURE AROUND FURNACE AND HOT WATER HEATER PER CODE NV ALSO REMOVED BSMT BATH WILL REMODEL IN FUTURE REASON H20 LEAKED SEWER PIPE NEVER WAS CAPPED NOW IS CAPPED OFF REAR 473' PREVIOUSLY LISTED AS LA OVER BSMT NOT INSULATED CLOSED OFF NOW FROM HOUSE I FEEL MORE USE AS SWP W/FRANKLIN STOVE NEW 50 YR ROOF, BOILER SYSTEM Per owne Rochelle telephone			
1474SFX\$5=UNFIN3RD FL			
10/22/07 gutted bsmt took off panel and then drywalled (\$2500 is full rent for entire home) 3 apartment 2nd fl bedrm,bath, and Ir in all three \$50,000roof \$20,000boiler			
UNIT 1306-org was 1974 enc porch addn.2012 insulated/reduced #windw eng lam fl/carsided walls/ac/kit addn oak cab/ct fl/lam ctr,stepup full bathrm w/pine walls/fibergl shower(converted from closet)ave q 1bedrm (converted from other area of org kit)carpeted w/closet,elec bsbd ht in liv rm.			
BASMT-remainder basmt unfin w/full bathr			
UNIT 1310(BASMT)-liv rm carpet w/exposed pipes,kit ct fl/oak stock cab/lam ctr/drp clg,*full bathrm w/stand up shower, 1 bedrm w/closet/recess lgts * 3x3 windows *since outside access no need for egress per owner.			
UNIT 1308-*coal firepl/org oak fl/full bathrm org cab/ct fl,1bedrm w/o closet(converted from org din & kit area)kit newer oak cab/date ct fl,window.			
9/18/13SN BP REMOD-EXTER paints faded/peeling, dtg flat roof/wd rot HOME IS ACTUALLY 3.5 STORIES valuing only as 2.5 story.			
**3 UNITS NOTES (RENTED)			
2/6/14sn bp OWNER OCCUPIED AREA CONT. APT3*coal firepl/carpet/entire area will be master bedrm. The kit area is being converted to walk in closet using org kit cabs the *will have an office area in bedrm. Process of creating luxury full bathrm from the org bathrm to date no fixtures owner stated by 1/1/2014 they will have 5 fix.			
2ND FL-all owner occupied still converting when all rentals what was APT1 now is 1bedrm w/closet/2013carpt.Fullbathrm new ct fl process remod/same iron stub removed will be sink/vanity,1bedrm oak fl access to (full bath),removed wall from old kit area to expose to hall kit cab w/sink(plumb intact)APT21bedrm/oak fl/broken ctfl/sink w/prob/removed wall to expose to hall/full bathrm,old kit remain w/ laundry,1bedrm w/o closet/oak fl/*coal firep			
1034 OWNER OCCUPIED UNIT-foyer inlaid fl, 1970's 1/2 bathim, parlor newer brizillian cherry wd fl,plaster beaded molding/stain gl windo *coal firepl,music rm inlaid stain gl window/*coal firepl,kit has been moved from org area to where was a bedrm. The org area enlarged part of 2 rental areas as stated in rental notes. The new kit area has a part of previous kit & then moved a wall where a bedrm was. used the org cabs and found others in the basmt. inlaid wd fl/*coal firepl.			
****OWNER OCCUPIED AREA*** 2/6/2014SN BP REMODEL-still working on 2nd fl.	Shannon Neumann	Full inspection	2/6/2014

1304 Main St, City of La Crosse

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Ill three new carpet refin wd fl #1nicest main level-annesns put in front cherry stain wd fl basmt Horinek sheetrock 2 bedrms approx 168' each kit updated *20econ apartment 3unit 2fl/1 unit main fl overbuilt main f	Land	Pescintion		width is averaged		
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Attachments	Rooms	Heating / Cooling	Y	Roof	907 39954 50	Exterior Wall	Use	Style	Stories
	Bedrooms: Family rooms: Other rooms:	(1) Gas, for (2) Gas, ho (3) Electric, (4) Electric, (5) Electric, (0) No A/C	Year built: (0) None	(1) Asp (2) woo	Masonr	(1) Wood (2) Block (3) Stucco (4) Alum/vinyl (5) Asbestos/s (6) Metal	(1) Sing (2) Mott (3) Con	(1) Ranch (2) Bi-level (4) Cape cod (5) Colonial (6) Farmhouse (8) Split level	(10) 1 story (11) 1 story w/attic (15) 1.5 story
Attach Screen porch Open porch	rooms:	(1) Gas, forced air (2) Gas, hot water (3) Electric, forced air (4) Electric, baseboard (5) Electric, hot water (0) No A/C	ō	(1) Asphalt shingles (2) wood shakes	Masonry adjust	(1) Wood (2) Block (3) Stucco (4) Alum/vinyl (5) Asbestos/asphalt (6) Metal	(1) Single family (2) Mother-in-law (3) Condominium	ch e cod e cod onial nhouse	tory tory w/a story
Attachr 1 porch borch	6 4 8	air iter ced air seboard t water	1890)gles		sphalt	m w v		itic
Attachment Type porch orch		(7) OI (8) OI (10) W (11) V		(3) Tile (4) Flat		(7) Brick (8) Stone (9) Msnryll (10) Log (11) Split Id (12) Other	(4) 2 F (5) Ap	(9) Conten (10) Custo (11) Cottae (12) Remo (14) Execu (15) Other	(20) 2 story (21) 2 story (25) 2.5 sto
	Full baths: Half baths: Living units:	(7) Oil, hot water (8) Oil, steam (9) Wood/coal, force (10) Wood/coal, hot (11) Wood/coal, stea (1) A/C, same ducts	Remod	# O	ည် 	(7) Brick (8) Stone (9) Msnry/frame (10) Log (11) Split log (12) Other	(4) 2 Family (5) Apartment (o) Commercia	(9) Contemporary (10) Custom (11) Cottage (12) Remodeled c (14) Executive Ma (15) Other	(20) 2 story (21) 2 story w/attic (25) 2.5 story
T T 100000		(7) Oil, hot water (8) Oil, steam (9) Wood/coal, forced a (10) Wood/coal, hot wal (11) Wood/coal, steam (11) A/C, same ducts	Remodeled: ced air			ne		(9) Contemporary (10) Custom (11) Cottage (12) Remodeled cottage (14) Executive Mansion (15) Other	/attic
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ver	·	(13) Space (2 ur (14) Space (3 ur (15) Woodfired, (16) Woodfired, (16) Woodfired, (18) Gas, steam (18) Gas, steam	2015 (12) Space (1 unit)	(5) Metal (6) Slate		(13) Cement board	(7) 3 Family	(16) Bungalow (17) Town house (18) Historic (19) Apartment (20) Twinto (21) Craftsman	(27) 3 story w/attic (28) 3.5 story (31) 3 story w/attic
Construction Type le, lower le, lower		(13) Space (2 units) (14) Space (3 units) (15) Woodfired, interior (16) Woodfired, exterior (18) Gas, steam (2) A/C, separate ducts	(1 unit)			It board		ow louse lent	w/attic y w/attic
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Condition Average Average	A+ No	2,985 4,049 438 1,537	473 400 Average	2,512		nasanda Kumandan Pi	ents en s George	oggin dag di	X_{t}
100 March 1980		. सं सं सं सं सं स	SH SH	¥					

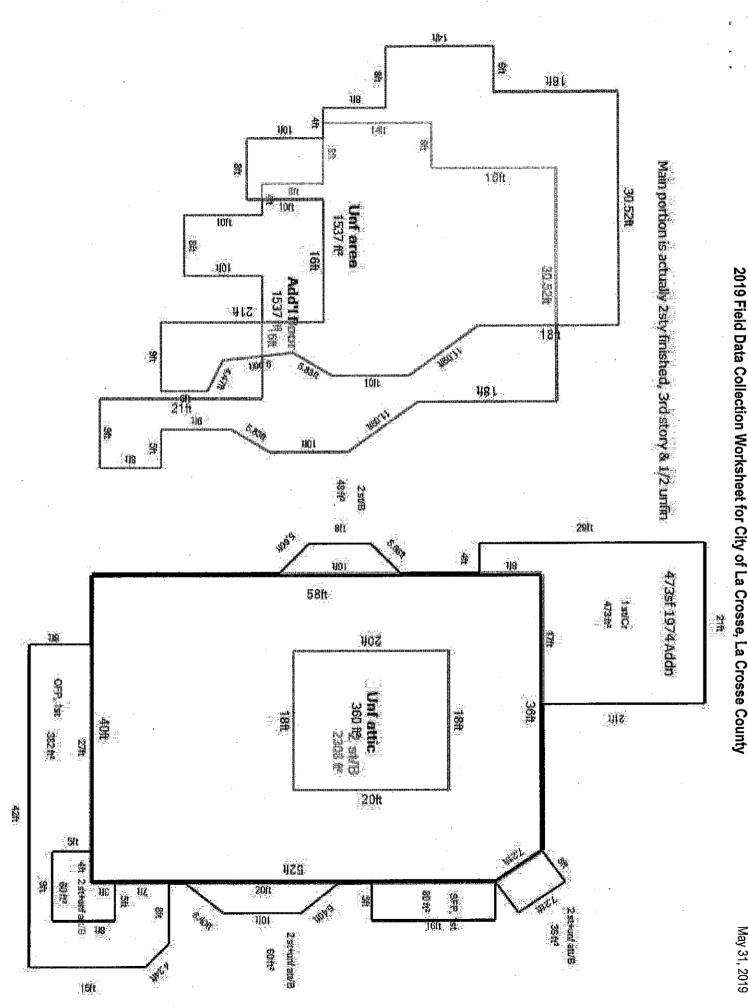
2019 Field Data Collection Worksheet for City of La Crosse, La Crosse County

May 31, 2019

	Amoun	4.0%			
	escription	and design)			
	Adjustment D	Replacement cost new: (cost			
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Tax key number: 20105-100

Page 7 of 7





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 / Agei		mation	* If agent, submit written authorization	Form PA-105) with this form
Property owner name (on changed assessment not MICHAEL O OJELABI, REGINA C	^{ice)} DJELAF	31	Agent name (if applicable)	Berge
Owner mailing address 1431 KING STREET		1	Agent mailing address MAY 1 6 201	<u>)</u>
City LA CROSSE	State WI	Zip 54601		
Owner phone Email		ahoo.com	Owner phone LA CROSSI	OR
Section 2: Assessment Information	on and	Opinion of Value		
Property address 1304 MAIN STREET			Legal description or parcel no. (on changed assess SECOND MONS ANDERSONS ADDITIONAL ADDITIONAL ACCORDANCE OF THE PROPERTY OF T	NLOTS 19 & 20 EX
LA CROSSE	State WI	^{Zip} 54601	E 60FT & ALL LOT 18 BLOCK 11 LOT	\$2; IRR
Assessment shown on notice – Total \$ 585	600		Your opinion of assessed value – Total \$ 465	5.000
				, , , , , , , , , , , , , , , , , , , ,
	Je class	1	opinion of the taxable value breakdown: S Per Acre	Full Taxable Value
Statutory Class		Acres) Feracie	ruii laxable value
Residential total market value				
Commercial total market value		7 (42)		
Agricultural classification: # of tillable a			@ \$ acre use value	
# of pasture a			@ \$ acre use value	
# of specialty	acres		@ \$ acre use value	
Undeveloped classification # of acres			@ \$ acre @ 50% of market valu	
Agricultural forest classification # of acres			© \$ acre @ 50% of market value	e
Forest classification # of acres			@ \$ acre @ market value	
Class 7 "Other" total market value		Lawren in new mentana	market value	
Managed forest land acres	***************************************		@ \$ acre @ 50% of market valu	Je
Managed forest land acres			@ \$ acre @ market value	
Reason for Objection a Reason(s) for your objection: (Attach additional although this is historical property, it is and value as the mansions used as of	<i>nal sheet</i> s not of t	s if needed) the same quality	Basis for your opinion of assessed value: (Att Similar historical apartment at 1434 Ca more is assessed at \$160,000 less	
Section 4: Other Property Inform	ation			·
A. Within the last 10 years, did you acqu	uire the p	property?	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	🔀 Yes 🗌 No
If Yes, provide acquisition price \$ 35	5,000	Date 12 -	19 - 2011 X Purchase Trade	Gift Inheritance
		property (ex: remodel	m-dd-yyyy) , addition)?	X Yes No
If Yes, describe remodel of apartmer Date of Cost of				to the second se
changes 12 - 15 - 2013 changes \$	115,00	00 Does this co	st include the value of all labor (including yo	ur own)? 🔀 Yes 🔲 No
				Yes 🔀 No
If Yes, how long was the property list	ted (prov	ide dates)	to	
Asking price \$	L	ist all offers received		
D. Within the last five years, was this pr			*,*,*,*,**********	
If Yes, provide: Date	V	alue	Purpose of appraisal	A Add table to the control of
lf this property had more than one ap	praisal,	provide the requested	information for each appraisal.	LALLAND IN THE
Section 5: BOR Hearing Informat	ion			
A. If you are requesting that a BOR men Note: This does not apply in first or second	nber(s) b and class	pe removed from your cities.	hearing, provide the name(s):	
B. Provide a reasonable estimate of the	amount	t of time you need at t	he hearing minutes.	
Property owner or Agent signature				Date (mm-dd-yyyy) 05 - 16 - 2019

PA-115A (R. 10-18)

Wisconsin Department of Revenue

RECEIVED

City of La Crosse 2019 Assessment Year

MAY 1 6 2019 LA CROSSE CITY ASSESSOR

Notice of Intent to File Objection with Board of Review

I REGIMT	as the property owner or as agent for
(insert property of hereby give notion 1304	ce of an intent to file an objection on the assessment for the following property: (insert address of subject property)
for the 2019 Ass	essment Year in the City of La Crosse.
THIS NOTICE (OF INTENT IS BEING FILED: (please mark one)
10	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)
Ċ	after the first two hours of the Board's first scheduled session, but no later than the end of the fifth day of the session or, if the session is less than five days, the end of the final day of the session (please complete Section B)
TIMELY FILIT	HIS FORM DOES NOT RELIEVE THE OBJECTOR FROM THE REQUIREMENT OF NG A FULLY COMPLETED WRITTEN OBJECTION ON THE PROPER FORM WITH OF THE BOARD OF REVIEW.
Name) Recy Date) \$	Received by: Shila Rannussen Date: 5-16-19 Time: 2:30 p.m.
bjection if a pr irst two hours	Board of Review shall grant a waiver of the 48-hour notice of an intent to file a written operty owner who does not meet the notice requirement appears before the Board during the of the meeting, SHOWS GOOD CAUSE FOR FAILURE TO MEET THE 48-HOUR TREMENT AND FILES A WRITTEN OBJECTION. My good cause is as follows:
oroperty owner neeting, and fai he property own he end of the OBJECTION A xtraordinary ci	Board of Review may waive all notice requirements and hear the objection even if the fails to provide written or oral notice of an intent to object 48 hours before the first scheduled is to request a waiver of the notice requirement during the first two hours of the meeting, if her appears before the Board at any time up to the end of the fifth day of the session or up to final day of the session if the session is less than five days, and FILES A WRITTEN ND PROVIDES EVIDENCE OF EXTRAORDINARY CIRCUMSTANCES. Proof of my recumstances is as follows:

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

1.6

Market Commence of the Commenc

.

1434 CASS ST LA CROSSE

Compossor for 1304 Mans

Parcel: 17-30173-20

Internal ID: 32632

Municipality: City of La Crosse

Record Status: Current On Current Tax Roll: Yes

Total Acreage: 0.437

Township: 15 Range: 07

Section: 05

Otr: **SW-NE** Bought 355 le in 2011

Renovation some und

CAPPROX 80 -100 k Main house runt + 3 1 bed Assestment 585 kis too unit

J Comparable property & Cass. Sold for 40310

Abbreviated Legal Description:

WOODLAND ADDITION LOT 2 & PRCL LYG E OF LOT 2 & W OF 15TH ST BLOCK 1 LOT SZ: 105.85 X 157

Property Addresses:

Street Address

1434 CASS ST 1434 CASS ST

1434 CASS ST

1434 CASS ST

1434 CASS ST

1434 CASS ST

Thereismo

LA CROSSE

in 2014/5LACROSSEIT-needed renovation

allacrosse 42010 VS S&5 K

Owners/Associations:

Name

Relation Mailing Address

905 CLIFFWOOD LN

City

State Zip Code

54601 LA CROSSE

Districts:

Code

Description

RLR PROPERTIES OF LACROSSE LLC

LA CROSSE SCHOOL 2849

3

Book 3

Owner

property sales
Taxation District 1304 Main

Additional Information:

Code

Description

2012+ Ward 13

Taxation District

2012+ VOTING SUPERVISOR

2012 + VOTING WARDS

2012+ Supervisor District 8

POSTAL DISTRICT

LACROSSE POSTAL DISTRICT 54601

		F VI
,		

Use APTS(5-10)

Lottery Tax Information:

Lottery Credits Claimed:

Lottery Credit Application Date:

0

Tax Information:

Billing Information:

Bill Number:

7820

Billed To:

RLR PROPERTIES OF LACROSSE LLC

905 CLIFFWOOD LN LA CROSSE WI 54601

Total Tax:

12197.72

Payments Sch.

 1-31-2019
 3049.43

 3-31-2019
 3049.43

 5-31-2019
 3049.43

 7-31-2019
 3049.43

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.835940276
Assessed:	66900	354000	420900	Mill Rate	0,029166859
Fair Market:	80000	423500	503500	School Credit:	933,42
Taxing Jurisdiction	1;		2017 Net Tax	2018 Net Tax	% of Change
STATE OF WISCO	ONSIN		\$ 0.0000	\$ 0.0000	0.0000
La Crosse County			\$ 1725,3300	\$ 1736.9800	0.7000
Local Municipality	1		\$ 5086.1400	\$ 5070.5800	-0.3000
LA CROSSE SCH	OOL		\$ 4699.9100	\$ 4715.5800	0.3000
WTC			\$ <u>748.2300</u>	\$ <u>753.1900</u>	0.7000

Credits:

First Dollar Credit: 78.61 Lottery Credit: 0.00

Additional Charges:

Special Assessment: 0.00
Special Charges: 0.00
Special Delinquent: 0.00
Managed Forest: 0.00
Private Forest: 0.00
Total Woodlands: 0.00

. -----

Grand Total: 12197,72

Payments & Transactions

Desc. Rec. Date Rec. # Chk # Total Paid Post Date Payment to Local Municipality 1/31/2019 738077 0 \$6098.86 1/2019

Totals: \$ 6098.86

Assessment Information:

Class Description Year Acreage Land Improvements Total Last Modified G2 Commercial 2018 0.439 66900 354000 420900 5/23/2018

Deed Information:

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

Volume Number	Page Number	Document Number	Recorded Date	Type
578	897	860638	8/19/1976	Land Contract
739	433	965140	7/31/1985	ASSIGN OF LAND CONTRACT
767	954	980828	8/19/1986	Warranty Deed
914	25	1060987	12/19/1991	PERSONAL REP'S DEED
0	0	<u>1651360</u>	2/2/2015	Warranty Deed

Outstanding Taxes

 Tax Yr.
 Bill # Total Tax
 Total Paid
 Accrued Interest
 Accrued Penalties
 Remaining Bal.

 2018
 7820
 \$12,197.72
 \$6,098.86
 \$304.95
 \$152.45
 \$6,556.26

Permits Information:

Municipality:

City of La Crosse

Property Address:

1434 CASS ST

Click on the permit number for additional details regarding the permit.

Description Per. # Applicant Name Status Date Activity

History Information:

Parent Parcel(s)

There are no parent parcels for this property.

Child Parcel(s)

	· · · · · · · · · · · · · · · · · · ·	 	
			Ri 6 i •Þ.

THIS IS THE ONLY PROPERTY COMPARABLE To 1304 MAIN. ST.

ΔS

L'ADID- 66,900

1 MPR OVE - 354,000

420,900

89,000

496050 585,600



1434 KING B

-> SOLD FOR 403,000 (2015)

STOME EXTERNIOR

PARIC SIDE LOCATION

-> SIMILAR WT SIZE

11

-> 5 APARTMENTS ON 3 FLOORS 4 APARTMENTS - 3RD

1304 MAM.

355,000 (2011)

FLOOR UNFMSHED

https://www.wisconsinhistory.org/WHPD-lmages/web/66233.jpg

:

AssessorData



Tax Key Number: 017-030173-020



Property address: 1434 Cass St

City of La Crosse, WI

Abbreviated legal description:

WOODLAND ADDITION LOT 2 & PRCL LYG E OF LOT 2 & W OF 15TH ST BLOCK 1 LOT SZ; 105.85 X 157

Acres (county records): 0

Building 1 description:

2 story w/attic stone apartment

Size: 7,390 sq feet

Year built: 1894

Additional structures: 0

Date of last building permit: 6/4/2015

Last sale date: 1/30/2015

Total assessed value of land: \$66,900

Total assessed value of buildings: \$354,000

Assessment year: 2018

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