

## 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

Michael & Regina Ojelabi  
1431 King St.  
La Crosse, WI 54601

### General information

Date issued 6 - 5 - 2019

Parcel no. 17-20069-10

Address 127 Losey Blvd. N.

Legal description

☐ Town ☐ Village ☒ City

Municipality La Crosse

### Assessment information

20 <u>19</u> Original Assessment		20 <u>19</u> Final Assessment <i>(determined by BOR)</i>	
Land	\$ 56,400	Land	\$ 56,400
Improvements	\$ 212,400	Improvements	\$ 212,400
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Total personal property	\$	Total personal property	\$
Total all property	\$ 268,800	Total all property	\$ 268,800

### Appeal information

If you are not satisfied with the BOR's decision, there are appeal options available. **Note:** Each appeal option has filing requirements. For more information on the appeal process, review the Property Assessment Appeal Guide. Visit [revenue.wi.gov](http://revenue.wi.gov) and search keyword "Assessment Appeal."

#### Appeal to:

**Department of Revenue (DOR)** – must file within 20 days after receipt of the BOR's determination notice or within 30 days after the date specified on the affidavit if there is no return receipt. A \$100 filing fee is required. The fair market value of the items or parcels cannot exceed \$1 million dollars. DOR may revalue the property any time before November 1 of the assessment year or within 60 days after receiving the appeal, whichever is later. If adjusted, the value is substituted for the original value and taxes paid accordingly. (sec. 70.85, Wis. Stats.)

**Circuit Court - Action for Certiorari** – must file within 90 days after receiving the determination notice. The Court decides based on the written record from the BOR. You cannot submit new evidence. (sec. 70.47(13), Wis. Stats.)

**Municipality - Excessive Assessment** – must first appeal to the BOR and have not appealed the BOR's decision to Circuit Court or to DOR. You cannot claim an excessive assessment under sec. 74.37, Wis. Stats., unless the tax is timely paid. A claim under section 74.37 must be filed with the municipality by January 31 of the year the tax is payable.



**City of La Crosse  
Board of Review  
Findings of Fact, Determinations and Decision**

**A. PROPERTY IDENTIFICATION AND FINDINGS OF FACT**

Assessment Year: 20 19 Tax Key Number: 17-20069-10  
Personal Property Account Number(If applicable)   
Property Address: 127 Losey Blvd N  
Property Owner: Michael & Regina Ojelabi  
Mailing Address: 1431 King St.

January 1, 20 19 Assessment Value: 268,800  
Land: 56,400 Improvements: 212,400 Total: 268,800  
Hearing Date: June 3, 2019 Time: 4:00 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 and Regina Ojelabi

1. Sworn testimony by Property Owner/Objector: Regina Ojelabi included:

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

If yes: The subject property was sold for \$185,000 Date of sale 8-11-2014

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

If yes: A total number of 5 other properties were presented:

Addresses of other properties:

2819 Quarry Pl.  
1005 Losey Blvd. S.  
2133 Losey Blvd. S.  
2118 22nd St. S.  
128 9th St. S.

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

If yes: List of summary factors or reasons presented by property owner/objector (if evidence presented only available to one side - list corroboration of that evidence):

Opinion of value is \$220,000. Bought property in 2014 for \$185,000. Haven't done revisions; only minor - like toilet, sink. Still have original kitchen, still set in time-not changed. Four bedroom 2 1/2 bath. \$268,800 is way too high. She compared her property with five others that sold in 2018 and 2019. Losey Boulevard is a busy road that affects market value. She looked online at 229 17th St. S., which was a total gut rehab, which was her dream house. When you're going to sell your house, start high so you have wiggle room, to negotiate down. Was a rental and was on market and chose to take it off and keep as a rental. Her comparables range from a high of \$199,500 and low of \$121,200.

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

**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 \$ 185,000 Date of sale 7/29/2014

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

If yes: A total number of 5 other properties were presented:

Addresses of other properties:

209 20th St. S.  
101 17th St. S.  
120 22nd St. N.  
308 24th St. N.  
111 17th Pl. N.

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

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

Interior inspection 10/6/14. Receives a Losey Blvd. adjustment for high traffic. Reviewed comparables in Report for the Board, and the adjustments for the differences. House is dated. The comps in the grids range between \$282,600-\$322,300. Looking at the listing price when they were trying to sell this property, as well as comparables in the same neighborhood, assessment is fair and equitable. The property at 229 17th St. S. that she referenced is somebody's dream home is not one of my comparables. The house on 17th St. that she did not use has an assessment of \$493,700, which is why assessor didn't use it.

**4. Sworn testimony (if any) on behalf of the assessor was presented by:**

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**5. Summary of testimony of other witnesses for assessor (if any):**

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### C. DETERMINATIONS

1. The assessor's estimated level of assessment\* of the municipality has been determined to be

100 %

2. The Board of Review finds that there was a recent sale of the subject property: Yes: ☒ No: ☐

- a) The sale was an arm's-length transaction. Yes: ☒ No: ☐  
b) The sale was representative of the value as of January 1 Yes: ☐ No: ☒  
c) The Board finds that the sale supports the assessment. Yes: ☐ No: ☒  
d) If all answers are 'yes':

d1. What is the sale price?

d2. What if any adjustments, based on the evidence presented, should be made for such considerations as time between the date of sale and the January 1 assessment date, non-market class value in the selling price (ag-use value and fractionally assessed classes), and/or other physical changes that occurred to the property between the sale date and the January 1 assessment date?

d3. What is the full market value?

If responses in 2 through 2c were "yes", upon completion of the section, proceed to section D, Decision, check all that apply and determine the assessed value.

\* The relationship between the assessed value and the equalized value of non-manufacturing property minus corrections for prior year over or under charges within a municipality--town, city, or village. For example if the assessed value of all property subject to property tax in the municipality is \$2,700,000 and the equalized value (with no prior corrections) in the municipality is \$3,000,000 then the assessment level is said to be 90% ( $\$2,700,000/\$3,000,000 = .90$  or 90%).

3. The Board of Review finds that there are recent sales of comparable properties: Yes: ☒ No: ☐

If Yes, answer the following:

#### Property Owner

- a) Did the Property Owner present testimony of recent sales of comparable properties in the market area: Yes: ☐ No: ☒  
b) If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value? Yes: ☐ No: ☐

#### Assessor

- c) Did the Assessor present testimony of recent sales of comparable properties in the market area: Yes: ☒ No: ☐  
d) If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value? Yes: ☒ No: ☐

#### Conclusion

e) LIST THE PROPERTIES AND VALUES THAT THE BOARD OF REVIEW RELIES ON TO MAKE ITS DETERMINATION AS TO FAIR MARKET VALUE:

See Assessor Report

4. The Board of Review finds that the assessment should be based on other factors: Yes: ☐ No: ☒

If Yes, list the factors that the Board of Review relies on to make its determination as to fair market value:

What was the most credible evidence presented:

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

1.

Ryan

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

Dillenbeck

Seconds, (mark all that apply):

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



OR

2.

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

Seconds, (mark all that apply):

- ☐ that the Assessor's valuation is incorrect;
- ☐ that the property owner has presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- ☐ that the property owner valuation is reasonable in light of the relevant evidence;
- ☐ that the fair market value of the property is:

Land:

Improvements:

Total:

- ☐ that the level of assessment of the municipality is at

- ☐ and hereby sets the new assessment at

Land:

Improvements:

Total:

I, **Teri Lehrke** Clerk of the Board of Review, do hereby certify that the members of the Board of Review voted as follows:

Name of Board of Review Member:	Yes	No
Nick Passe	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dan Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kenna Christians	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mike Brown	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Susan Dillenbeck	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

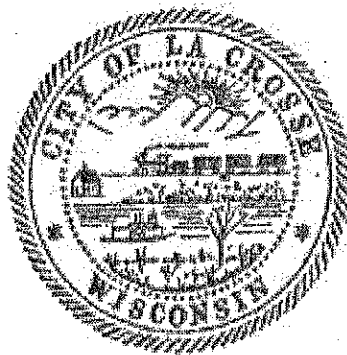
**Teri Lehrke**

Clerk of Board of Review



2019

CITY OF LA CROSSE  
BOARD OF REVIEW



Appeal by Michael & Regina Ojelabi  
127 Losey Blvd N  
La Crosse WI 54601

Report Prepared by Shannon Neumann- State Certified Assessor II



## Introduction

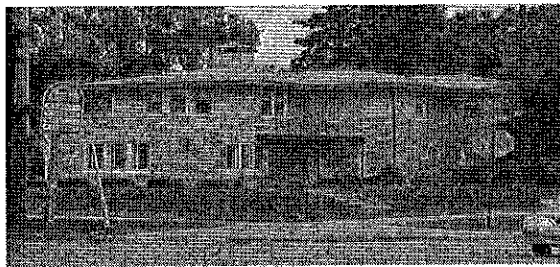
Name: Shannon Neumann

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= \$56,400
- C. Improvement Value= \$212,400
- D. Total= \$268,800
- E. Subject Description:



Picture- \_\_\_\_\_

- A. Address- 127 Losey Boulevard North
- B. Site- Level
- C. Building- Prairie
- D. Other Improvements- N/A
- E. Last time inspected- 10/06/2014
- F. 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- 7/29/2014
- B. Comp #1 - 209 20<sup>th</sup> Street South
- C. Comp #2 - 101 17<sup>th</sup> Street South
- D. Comp #3 - 120 22<sup>nd</sup> Street North
- E. Comp #4 - 308 24<sup>th</sup> Street North
- F. Comp #5 - 111 17<sup>th</sup> Place South

Conclusion- All 5 Comps deemed reliable Valid Arm's Length Sales.

-Indicated value range of \$282,600 - \$322,300

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 \$268,800




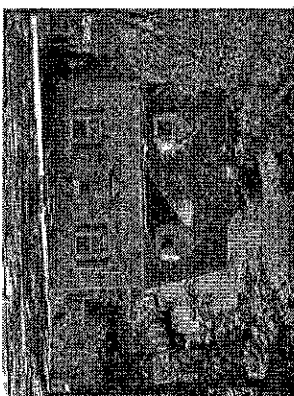




City of La Crosse, La Crosse County  
2019 Sales Comparison

Tax key number: 017-020069-010  
Property address: 127 Losey Blvd N, City of La Crosse

Estimated fair market value: \$268,800 \*  
Comparable market value: \$302,800 (+12.6%) \*

Tax key number Site address		Subject Property	Comparison 1		Comparison 2		Comparison 3	
20069-010 127 Losey Blvd N			20214-120 209 20th St S		20126-010 101 17th St S		20265-110 120 22nd St N	
<b>Summary of Comparison</b> Sale date and price Net adjustments Comparable value Comparability rating Gross adjustments Composite rating <b>Adjustments to last valid sale</b>			Aug 2017  \$288,000 \$8,600 \$296,600 92 28% 87	Nov 2017  \$295,000 \$13,200 \$308,200 92 32% 86		Dec 2017  \$277,000 \$45,300 \$322,300 92 48% 82		
County Neighborhood group Neighborhood Flood plain Traffic Water Sanitary Land Residential Buildings Single family Use Above grade area Below grade area Style Grade		La Crosse Shannon Neumann SA 19  Heavy City water Sewer  74 front feet  Single family 2,847 SF 585 SF Prairie B	La Crosse Shannon Neumann SA 19  Light City water Sewer  55 front feet  Single family 2,955 SF 1,363 SF Colonial B	La Crosse Shannon Neumann SA 19  Light City water Sewer  57 front feet  Single family 2,282 SF 1,120 SF Colonial B	La Crosse Shannon Neumann SA 19  Light City water Sewer  50 front feet  Single family 1,964 SF 567 SF Cape cod B			
			\$5,100	\$8,200	\$19,500			





Unfinished attic SF	0 SF				
Full basement SF	585 SF	0 SF	0 SF	0 SF	
Crawl space SF	0 SF	1,064 SF	-6,500	728 SF	-\$2,000
FBLA	0 SF	0 SF		392 SF	-\$4,600
Rec room	0 SF	200 SF	-\$5,500	0 SF	
Bedrooms	0 SF	520 SF (Average)	-\$4,100	540 SF (Average)	-\$4,500
Bathrooms	4	3		4	
	2 full/1 half	2 full/2 half	-\$2,000	2 full/1 half	
Condition (CDU)	Average	Average		Average	
Heating & cooling	Gas, forced air/A/C, same duct	Gas, forced air/A/C, same duct		Gas, forced air/A/C, same duct	
Fireplaces	1 masnry/0 mt/0 gas	2 masnry/0 mt/0 gas	-\$2,700	0 masnry/0 mt/1 gas	\$4,100
Additional fixtures	1	1		1	
Attached garage	420 SF	0 SF	\$9,300	0 SF	\$9,800
Open porch	54 SF	0 SF	\$1,500	0 SF	\$1,600
Enclosed porch	195 SF	0 SF	\$8,000	192 SF	\$1,500
Deck	0 SF	160 SF	-\$2,100	0 SF	
Patio	0 SF	0 SF		400 SF	-\$2,000
All other adjustments					-\$12,800
Utility shed, residential	9 x 10	0 SF	\$300	0 SF	\$300
Garage		20 x 22	-\$6,500	24 x 26	-\$8,400

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

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

May 31, 2019

Tax key number: 20069-010

Owners: Michael O. Ojelabi

Site addresses: 127 Losey Blvd N

Regina Ojelabi

Legal description: ATKINSONS 2ND ADDN LOT 1 & LOT 2 EX S 8.2FT BLOCK 1 & E 1/2 VAC ALLEY ADJ ON W LOT SZ: 73.6 X 140.7 (Section 33)

Neighborhood: SA 19

Traffic: Heavy

Water: City water

Sanitary: Sewer

Occupancy status:

Current Assessment			
Year	Tax Class	Acres	Land Improvements
2019	Residential	0.237	\$56,400
	Totals	0.237	\$56,400

Access to Property	
Appraiser	
Date/time	
Entrance	
Witness	

Reminders	
Reminder Date	Type of Action
5/31/2019	Revaluation w/full inspection

Inspection History	
Inspection Date	Type of Inspection
10/6/2014	Full inspection
Completed By: Shannon Neumann	
Note Text: 10/6/14SN SA BUYER ASKING \$2,100 TO RENT. ORG WD WINDS, 45-40 QUALITY EFF AGE 1965. OLDER A/C COMPRESSER, HOME IN ORG WELL MAINTAINING COND PURCHASED \$185,000 KIT 80'S CT FL/LAM CTR/ORG PLYWD OAK CABS FLUSH, DIN RM PARQUET FLS, ENTRY CT FL, LIV RM FIREPL NATURAL/CARPET/CRACK HARLINE BLT IN SHELF WALL UNIT, PORCH OFF LIV RM CT FL, CLOSET W/ LAUNDRY STACK WASHER/DRYER, 1/2 BATHRM W/NEW CT FL & STOOL/ORG SINK DINETTE EAT IN AREA OFF KIT 80'S CT FL/WALLPAPER UPPER HALL NEW LAM WD FL/2 BEDRMS W/WALK OVER SWP, FULL 70-80'S BLUE BATHRM 4FIX CTFL 1BEDRM W/OAK FL CLOSET & BLT IN DRAWERS	

Land			
Land Use	Qty	Width	Sq Ft
Residential	1	74	10,324
	FF	141	0.237
Note: total acres from the legal description is 0.237			

Main Structure	
OBI type: Utility shed, residential	Width: 9
Const type: Frame	Depth: 10
Year built: 1940	Flr area: 90
Location:	

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

May 31, 2019

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

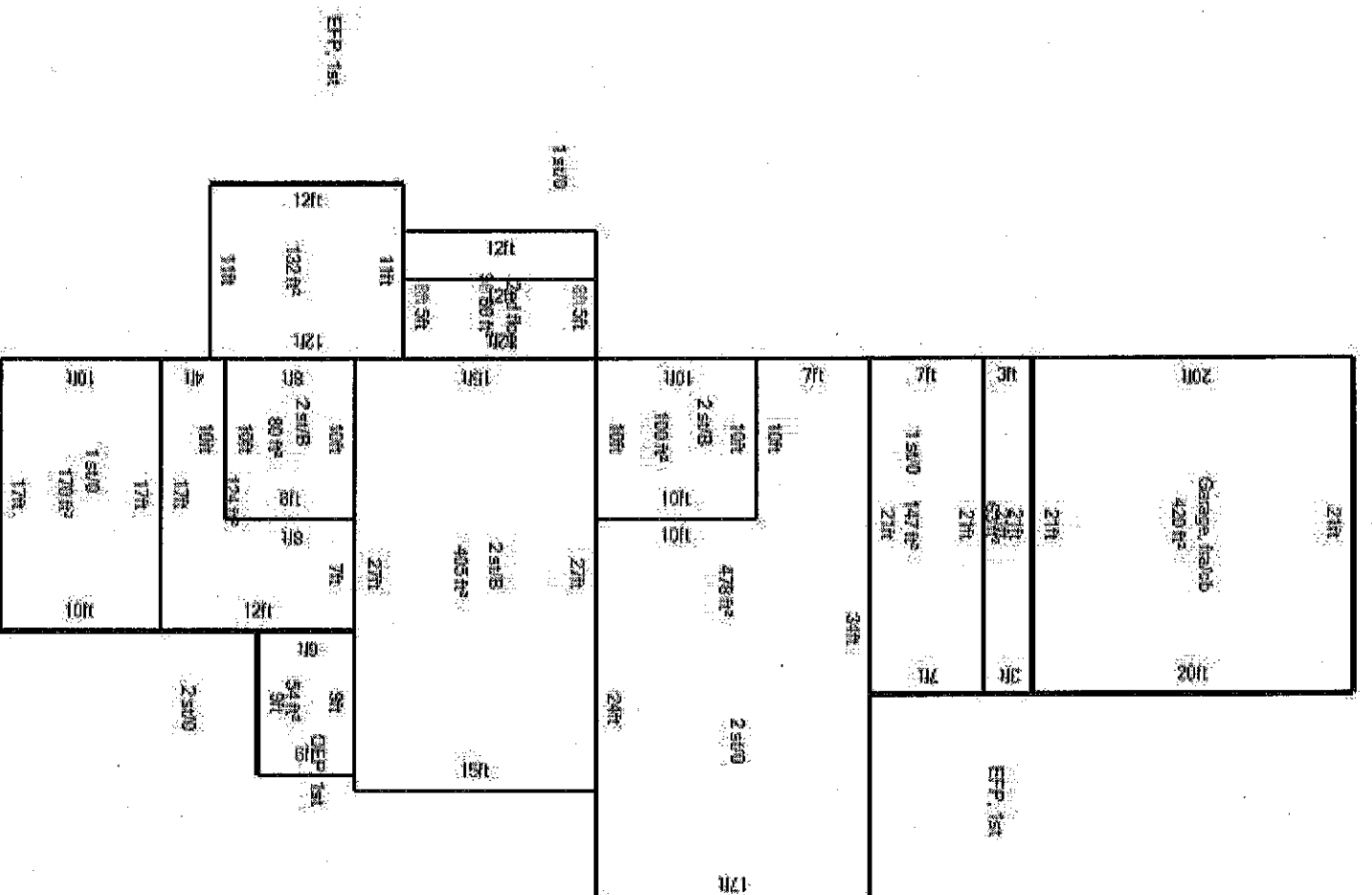
A black and white photograph of a large, multi-story building, likely a school or institutional structure. The building features a prominent arched entrance and a series of windows. It is surrounded by trees and a fence in the foreground.

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

May 31, 2019

Other Features				Adjustments			
Qty	Other Feature Type	Units	Grade	Location	Yr Built	Condition	Amount
							Heavy: Losey Blvd 0.0%







## 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:**

<b>Section 1: Property Owner / Agent Information</b>				<b>* If agent, submit written authorization (Form PA-105) with this form</b>	
Property owner name (on changed assessment notice) <b>MICHAEL O OJELABI, REGINA OJELABI</b>				Agent name (if applicable) <b>RECEIVED</b>	
Owner mailing address <b>1431 KING STREET</b>				Agent mailing address	
City <b>LA CROSSE</b>	State <b>WI</b>	Zip <b>54601</b>	City <b>MAY 16 2019</b>		
Owner phone <b>(608) 461-1858</b>	Email <b>moojelabi@yahoo.com</b>	Owner phone <b>LA CROSSE CITY ASSESSOR</b>			

<b>Section 2: Assessment Information and Opinion of Value</b>		
Property address <b>127 LOSEY BLVD N</b>		Legal description or parcel no. (on changed assessment notice) <b>ATKINSONS 2ND ADDN LOT 1 &amp; LOT 2 EX S 8.2FT BLOCK 1 &amp; E1/2 VAC ALLEY ADJ ON W LOT SZ: 73.6 X 140.7</b>
City <b>LA CROSSE</b>	State <b>WI</b>	Zip <b>54601</b>
Assessment shown on notice - Total <b>\$ 268,800</b>		Your opinion of assessed value - Total <b>\$ 225,000</b>

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	

<b>Section 3: Reason for Objection and Basis of Estimate</b>	
Reason(s) for your objection: (Attach additional sheets if needed) <b>comps used (229 17th S) sold for 3 times as much and was a high end gut rehab with wolf, subzero.</b>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <b>The house still has the original kitchen and bathrooms (blue bathtub) from the 1940s.</b>

<b>Section 4: Other Property Information</b>	
<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 \$ <b>185,000</b> Date <b>08 - 11 - 2014</b> <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 <b>changed 1 bath vanity, added bath fans, replaced roof</b>          Date of changes <b>12 - 15 - 2014</b> Cost of changes \$ <b>12,500</b> 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No          If Yes, how long was the property listed (provide dates) <b>03 - 07 - 2019</b> to <b>3 - 17 - 2019</b>  <small>(mm-dd-yyyy)</small> <small>(mm-dd-yyyy)</small>          Asking price \$ <b>267,500</b> List all offers received <b>no offers</b></p> <p>D. Within the last five years, was this property appraised? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No          If Yes, provide: Date <b>01 - 15 - 2015</b> Value <b>250,000</b> Purpose of appraisal <b>refinance</b>  <small>(mm-dd-yyyy)</small>          If this property had more than one appraisal, provide the requested information for each appraisal.</p>	

<b>Section 5: BOR Hearing Information</b>	
<p>A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s):  <b>Note:</b> 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 _____ minutes.</p>	

Property owner or Agent signature 	Date (mm-dd-yyyy) <b>05 - 16 - 2019</b>
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RECEIVED

City of La Crosse  
2019 Assessment Year

MAY 16 2019

LA CROSSE  
CITY ASSESSOR

Notice of Intent to File Objection with Board of Review

I, REGINA OJELABI as the property owner or as agent for \_\_\_\_\_  
(insert property owner's name or strike) with an address of 1431 KING STREET.  
hereby give notice of an intent to file an objection on the assessment for the following property: \_\_\_\_\_  
127 LOREY BUD N (insert address of subject property)  
for the 2019 Assessment Year in the City of La Crosse.

THIS NOTICE OF INTENT IS BEING FILED: (please mark one)

- ☒ at least 48 hours before the Board's first scheduled meeting
- ☐ less than 48 hours before the start of, but not later than the first two hours of, the Board's first scheduled meeting (please complete Section A)
- ☐ after the first two hours of the Board's first scheduled session, but no later than the end of the fifth day of the session or, if the session is less than five days, the end of the final day of the session (please complete Section B)

FILING OF THIS FORM DOES NOT RELIEVE THE OBJECTOR FROM THE REQUIREMENT OF TIMELY FILING A FULLY COMPLETED WRITTEN OBJECTION ON THE PROPER FORM WITH THE CLERK OF THE BOARD OF REVIEW.

(Name) Regina Ojelabi  
(Date) 5/16/19

Received by: Shirley Rasmussen  
Date: 5-16-19 Time: 2:30 p.m.

**Section A:** The Board of Review shall grant a waiver of the 48-hour notice of an intent to file a written objection if a property owner who does not meet the notice requirement appears before the Board during the first two hours of the meeting, SHOWS GOOD CAUSE FOR FAILURE TO MEET THE 48-HOUR NOTICE REQUIREMENT AND FILES A WRITTEN OBJECTION. My good cause is as follows:

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**Section B:** The Board of Review may waive all notice requirements and hear the objection even if the property owner fails to provide written or oral notice of an intent to object 48 hours before the first scheduled meeting, and fails to request a waiver of the notice requirement during the first two hours of the meeting, if the property owner appears before the Board at any time up to the end of the fifth day of the session or up to the end of the final day of the session if the session is less than five days, and FILES A WRITTEN OBJECTION AND PROVIDES EVIDENCE OF EXTRAORDINARY CIRCUMSTANCES. Proof of my extraordinary circumstances is as follows:

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



# 127 Losey Bld

Address	Bed/bath	Sq ft	Price	Sold
2819 Quarry Road	4/2	2800	159,000	6/4/18
1005 Losey South	5/2.5	1866	189,000	3/5/19
2133 Losey Bld South	5/3	2152	121,200	9/20/18
2118 22nd & S	4/2	2034	195,000	11/2/18
128 9th S. South	6/2	2728	199,500	12/20/18

4 bed 2.5 bath, bought 185,000 in 2014

NO updates. Current Assessment → ~~208k~~

Bought for 185,000 in 2014

NO renovation only replaced minor things like toilet, sink,

Still the original 1940's kitchen also on busy street.

Comparables sales - should be 220k - 230k

