

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

Andar LLC
c/o Darvin Klatt
N1955 Wedgewood Dr. W.
La Crosse, WI 54601

General information

Date issued 6 - 5 - 2019

Parcel no. 17-10103-140

Address 918 Sill St.

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	\$ 9,000	Land	\$ 9,000
Improvements	\$ 95,700	Improvements	\$ 95,700
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Total personal property	\$	Total personal property	\$
Total all property	\$ 104,700	Total all property	\$ 104,700

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: 17-10103-140

Personal Property Account
Number(If applicable)

Property Address: 918 Sill St.

Property Owner: Andar LLC c/o Darvin Klatt

Mailing Address: N1955 Wedgewood Dr. W., La Crosse, WI 54601

January 1, 20 19 Assessment Value: 104,700

Land: 9,000 Improvements: 95,700 Total: 104,700

Hearing Date: June 4, 2019 Time: 9:30 a.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}:

Patrick Burns, Josh Benrud, Darvin Klatt, Paul Magunuson

1. Sworn testimony by Property Owner/Objector: **Darvin Klatt** included:

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

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

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

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

Addresses of other properties:

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

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

Thank you for being here so we can say whatever we want. It has to be a best guess of what someone will pay for a property. Hopes it can go back to single family; important for community. Trying to do what he can to help.

2. Sworn testimony on behalf of property owner/objector was presented by the following other

Paul Magnuson

Nicer unit than others. Kitchen remodeled, decent cabinets and countertops. Major problem is drop ceiling, which is a turn-off to renters and owners - not in living room or kitchen. Lot is tiny and not suitable as family housing. Market comparable \$75,000 but with what he's getting for rent \$850 on the north side is as good as your going to get. Income value of \$59,000 which is right around average expense ratio. Not a suitable home for a family because of no outdoor space. 810 Gill tte St. - doesn't know if a sale. Took comparables of what was available on realtor.com in the immediate neighborhoods in early May.

3. Sworn testimony by Assessor Josh Benrud included:

- | |
|------------------|
| 1212 Kane St. |
| 1220 Avon St. |
| 1539 Charles St. |
| 1322 Liberty St. |
| 1324 Rose St. |

- Reviewed his Report with the Board. No other improvements. Inspected March 2017. Data has not been contradicted. Sales comparison grid sheet using adjustments. This is not typically an income-producing property; single family. Have made adjustments for condition of the home. \$104,700 is fair and equitable and should be sustained. Applaud Franke and Klatt's efforts to keep rents low - assessment must be fair and equitable. We are not guessing. We are using a lot of data collection and statistical analysis to back it up. Costing tables applied fairly and equitable. Market adjustments are applied universally, unbiased.

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.

Passe

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"/>

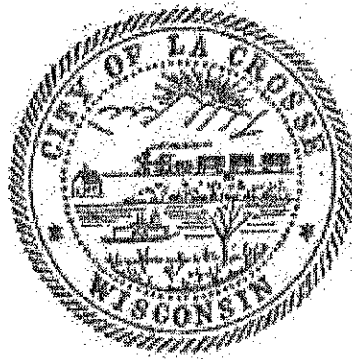
to adopt these Findings of Fact, Determinations and Decision on this 4th day of June, 2019.

Teri Lehrke

Clerk of Board of Review

2019

CITY OF LA CROSSE
BOARD OF REVIEW

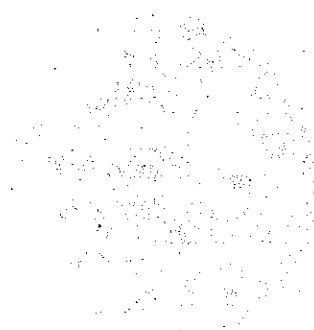


Appeal by Darvin Klatt
918 Sill St
La Crosse, WI 54603

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

100

120895 ALBERTO
MARTINEZ



120895 ALBERTO
MARTINEZ

120895 ALBERTO MARTINEZ

Introduction

Name: Joshua Benrud

Position: Residential Property Appraiser- Office of City Assessor

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

Purpose/Market Value:

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

Determine Market Value of Subject Property:

A. Highest and Best Use- Single family Residential

B. Land Value= \$ 9,000

C. Improvement Value= \$ 95,700

D. Total= \$ 104,700

Subject Description:



- A. Picture- [Image]
- B. Address- 918 Sill St.
- C. Site- Level
- D. Building- Cape Cod
- E. Other Improvements- NA
- F. Last time inspected- 03/22/2017
- G. Building Permits- NA

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- Not a Market Sale
- B. Comp #1- 1212 Kane St.
- C. Comp #2- 1220 Avon St.
- D. Comp #3- 1539 Charles St.
- E. Comp #4- 1322 Liberty St.
- F. Comp #5- 1324 Rose St.
- G. Conclusion- All 5 Comps deemed reliable Valid Arm's Length Sales.

-Indicated value range of \$ 118,400-150,000

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

Conclusion- Based on my training, knowledge, education, and experience, along with the comparable properties in this report, it is my opinion that the market value of the subject property is- \$ 104,700 .

role. Some people have made the mistake of thinking that the only way to get a job is to be a member of the union. This is not true. The union is a good thing, but it is not the only way to get a job. There are many other ways to get a job, and many of them are better than being a member of the union. For example, you can get a job by going to a job fair, or by applying for a job online. You can also get a job by being recommended by a friend or a family member. The union is a good thing, but it is not the only way to get a job. There are many other ways to get a job, and many of them are better than being a member of the union.

Tax key number: 017-010103-140

Property address: 918 Sill St

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

Legal description: FIRST ADDITION TO P S DAVIDSONS ADDN W 60FT LOT 22 BLOCK 12 LOT SZ: 50 X 60

Summary of Assessment		
Land		\$9,000
Improvements		\$95,700
Total value		\$104,700

Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Description	Assess Value
1	Residential	60	50	3,006	0.069	None	Total land	\$9,000

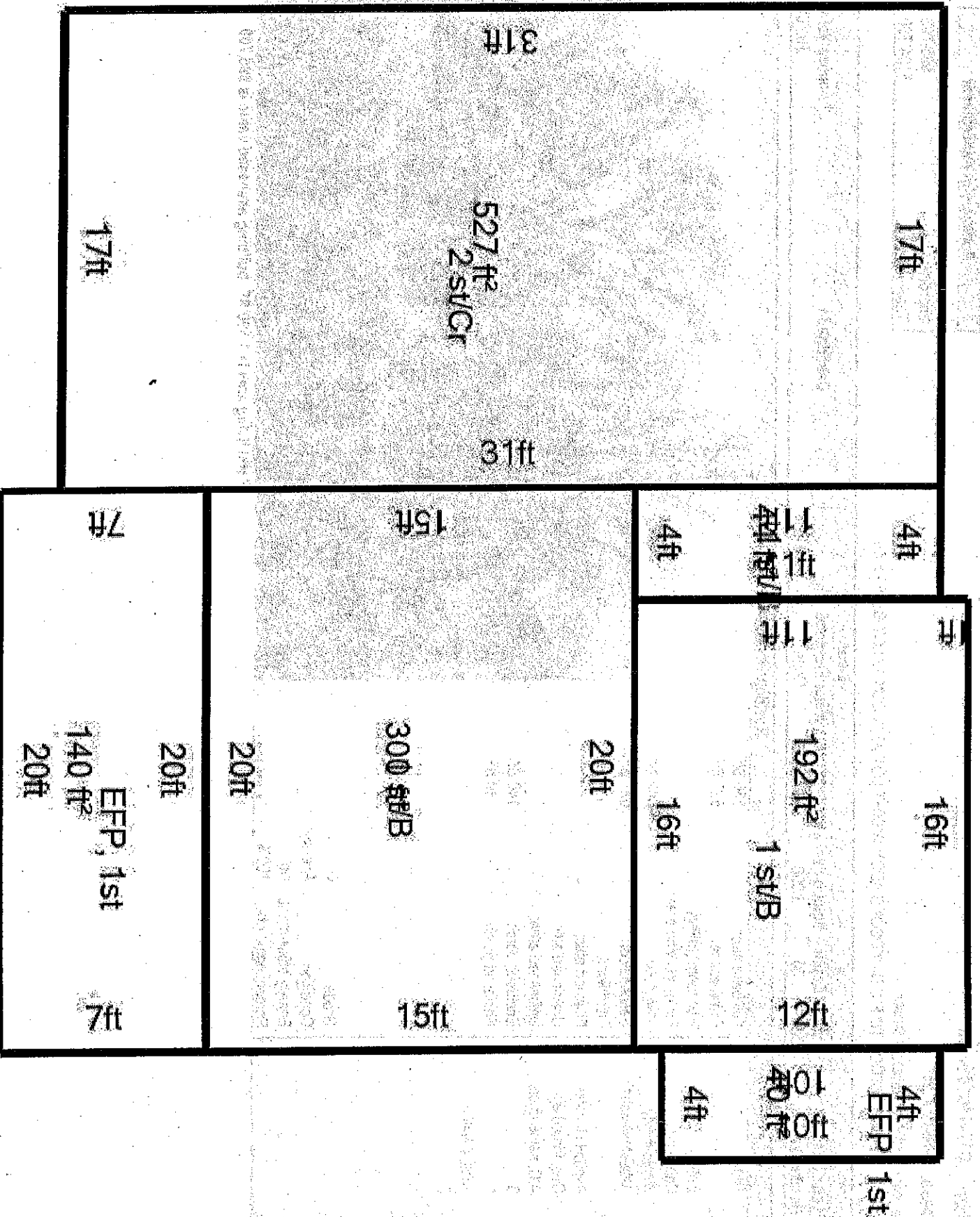
Residential Building			
Year built:	1894	Full basement	536 SF
Year remodeled:		Crawl space:	527 SF
Stories:	2 story	Rec room (rating):	
Style:	Cape cod	Fin bsmt living area:	
Use:	Single family	First floor:	1,063 SF
Exterior wall:	Asbestos/asphalt	Second floor:	527 SF
Masonry adjust:		Third floor:	
Roof type:	Asphalt shingles	Finished attic:	
Heating:	Gas, forced air	Unfinished attic:	
Cooling:	A/C, same ducts	Unfinished area:	
Bedrooms:	3	Enclosed porch	140 SF
Family rooms:	1	Enclosed porch	40 SF
Baths:	1 full, 0 half		
Other rooms:	3		
Whirl / hot tubs:			
Add'l plumb fixt:			
Masonry FPs:			
Metal FPs:			
Gas only FPs:		Grade:	C
Bsmt garage:		Condition:	Average
Shed dormers:		Energy adjustment:	No
Gable/hip dorm:		Percent complete:	100%



Total living area is 1,590 SF; building assessed value is \$95,700

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

May 22, 2019



May 22, 2019

[illegible]

Sales History		
Date	Price	Type
1/1/2010	\$ 0	Not a market sale

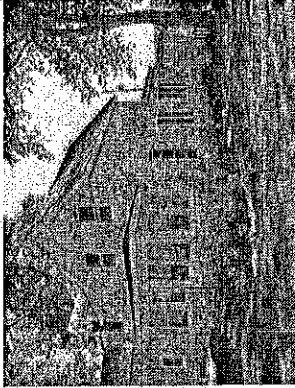
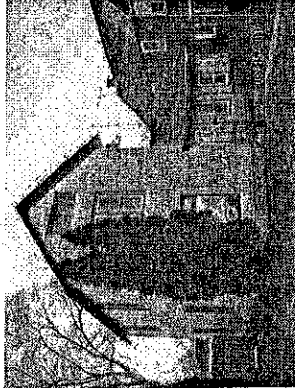
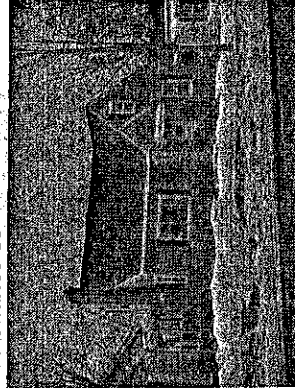
City of La Crosse, La Crosse County
2019 Sales Comparison

Tax key number: 017-010103-140

Property address: 918 Sill St, City of La Crosse

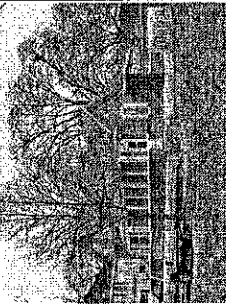

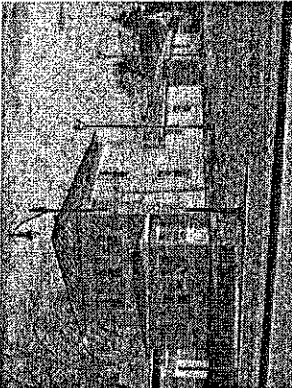
Estimated fair market value: \$104,700 *

Comparable market value: \$106,000 (+1.2%) *

Tax key number Site address	Subject Property	Comparison 1		Comparison 2		Comparison 3	
		10054-050 1212 Kane St		10073-070 1220 Avon St		10105-050 1539 Charles St	
Summary of Comparison Sale date and price Net adjustments Comparable value Comparability rating Gross adjustments Composite rating Adjustments to last valid sale	10103-140 918 Sill St	Jan 2017	\$122,500 -\$27,200 \$95,300 99 36% 90	Nov 2018	\$145,000 -\$29,900 \$115,100 99 44% 88	Oct 2017	\$150,000 -\$48,800 \$101,200 99 46% 88
	Josh Northside Central Northside No Light	Josh Northside Central Northside No Light	Josh Northside Central Northside No Light	Josh Northside Central Northside No Light	Josh Northside Central Northside No Light	Josh Northside Central Northside No Light	Josh Northside Central Northside No Light
Land Residential Buildings Single family	60 front feet	50 front feet	50 front feet	50 front feet	50 front feet	50 front feet	50 front feet
	Single family Use Above grade area Below grade area Style Grade Yr built/Age/Eff age Exterior wall Stories	Single family 1,590 SF 536 SF Cape cod C 1894 / 125 / 52 Asbestos/asphalt 2 story	Single family 1,544 SF 972 SF Cape cod C 1914 / 105 / 41 Alum/vinyl 2 story	Single family 1,646 SF 0 SF Cape cod C 1883 / 136 / 34 Alum/vinyl 2 story	Single family 1,858 SF 1,062 SF Cape cod C 1952 / 67 / 31 Alum/vinyl 1.5 story	Single family 1,858 SF 1,062 SF Cape cod C 1952 / 67 / 31 Alum/vinyl 1.5 story	Single family 1,858 SF 1,062 SF Cape cod C 1952 / 67 / 31 Alum/vinyl 1.5 story

First floor SF	1,063 SF	972 SF	\$4,200	1,230 SF	-\$7,400	1,062 SF	-\$8,100
Second floor SF	527 SF	572 SF	-\$1,500	416 SF	\$3,600	796 SF	-\$5,600
Full basement SF	536 SF	972 SF	-\$4,600	0 SF	\$7,700	1,062 SF	-\$5,600
Crawl space SF	527 SF	0 SF	\$4,200	1,230 SF	-\$3,900	0 SF	\$4,200
Rec room	0 SF	0 SF		0 SF		500 SF (Poor)	-\$3,100
Bedrooms	3	4		4		3	
Bathrooms	1 full/0 half	2 full/0 half	-\$2,400	1 full/0 half		1 full/0 half	
Condition (CDU)	Average	Average		Average		Average	
Fireplaces	0 masnry/0 mt/0 gas	0 masnry/0 mt/0 gas		0 masnry/0 mt/0 gas		2 masnry/0 mt/0 gas	-\$6,700
Additional fixtures	0 SF	0 SF		0 SF		2	-\$1,500
Open porch	0 SF	0 SF		147 SF	-\$2,600	25 SF	-\$700
Enclosed porch	180 SF	352 SF	-\$3,600	0 SF	\$5,800	0 SF	\$5,800
Deck	0 SF	192 SF	-\$1,800	0 SF		0 SF	
Patio	0 SF	0 SF		144 SF	-\$800	0 SF	
All other adjustments			-\$4,000		-\$4,000		-\$4,000
Garage		484 SF	-\$5,400	996 SF	-\$9,100	440 SF	-\$5,100
Utility shed, residential				24 SF	-\$400		

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

Subject Property		Comparison 4	Comparison 5	Comparison 6
Tax key number Site address Summary of Comparison Sale date and price Net adjustments Comparable value Comparability rating Gross adjustments Composite rating Adjustments to last valid sale Neighborhood group Neighborhood Flood plain Traffic Land Residential Buildings Single family Use Above grade area Below grade area Style Grade Yr built/Age/Eff age Exterior wall Stories First floor SF Second floor SF Full basement SF Crawl space SF Rec room	10103-140 918 Sill St  Josh Northside Central Northside No Light 60 front feet Single family 1,590 SF 536 SF Cape cod C 1894 / 125 / 52 Asbestos/asphalt 2 story 1,063 SF 527 SF 536 SF 527 SF 0 SF	10100-140 1322 Liberty St  Apr 18 \$125,000 -\$17,600 \$107,400 92 38% 84 Josh Northside Central Northside No Light 50 front feet Single family 1,414 SF 0 SF Farmhouse C 1880 / 139 / 35 Asbestos/asphalt 2 story 938 SF 476 SF 0 SF 938 SF 0 SF	10076-070 1324 Rose St  Aug 2017 \$118,400 -\$6,600 \$111,800 92 41% 84 Josh Northside Central Northside No Heavy 30 front feet Single family 1,591 SF 0 SF Farmhouse C 1886 / 133 / 32 Alum/vinyl 2 story 997 SF 594 SF 0 SF 0 SF 0 SF	

In 2010, Mr. Klatt purchased 18 properties from Robert Franke (Founder of the Robert and Eleanor Franke Charitable Foundation).

I inspected all 18 of Mr. Klatt's properties on 03/22/2017. Mr. Klatt then explained the history of how he was the property manager for Robert Franke and how he came to acquire these properties under the guidelines that he was not to remove the tenants and he was supposed to keep the rents low so they would not be priced out of their homes.

Mr. Klatt came to open book this year contesting 2 of his properties located at 1512 Liberty St. and 1508 Liberty St. He then stated that all his other assessments were fine. 1512 Liberty St. and 1508 Liberty St. had not previously been listed or exposed to the open market as stated on the objection form.

Mr. Klatt also told me that he was in negotiations for 1512 Liberty St. and 1508 Liberty St with Dawn Reinhart (Program Neighborhood Development Associate with the City Rehab Program).

Dawn Reinhart stated that: In 2018, Mr. Klatt refused her initial offer of \$45,000 for 1512 Liberty St. and \$60,000 for 1508 Liberty St which was the 2018 assessed value. Mr. Klatt then hired a Realtor to provide a market analysis for those properties and Dawn offered Mr. Klatt the exact price stated on his Realtor's market analysis. Mr. Klatt told Dawn they were worth more than that and he did not want to see them torn down because they still had some life left and Mr. Klatt refused that offer as well.

Mr. Klatt also made mention of being in negotiations for 4 of his properties with the La Crosse Promise Program, a program set up to offer college scholarships to home owners who invest in city rehab efforts.

I explained to Mr. Klatt that the city Rehab Program and the La Crosse Promise Program are not representative of arm's length fair market transactions because these groups are restricted by grants and funding for specific projects that included acquisition, demolition, flood plain mitigation, construction, and are often restricted to low income buyers.

During open book , when I inquired about deed restrictions and contractual obligations to the tenants from Robert Franke that he had mentioned to me prior, Mr. Klatt stated, "Robert told him to sell all the properties", which contradicted what he previously told me. I also inquired about his negotiations with Dawn Reinhart. Mr. Klatt stated, "The City wouldn't even offer him the 2018 assessed value", which contradicted what Dawn Reinhart had stated.

Mr. Klatt then filed objections for 6 of his properties, 4 of which had not been discussed at open book, stating he would get new market analysis for them.

Joshua Benrud

Residential Property Appraiser

On the 1st day of the month of January 1900, the undersigned, J. H. ...

... of the County of ... State of ... do hereby certify that the ...

... of the County of ... State of ... do hereby certify that the ...

... of the County of ... State of ... do hereby certify that the ...

... of the County of ... State of ... do hereby certify that the ...

... of the County of ... State of ... do hereby certify that the ...

... of the County of ... State of ... do hereby certify that the ...

... of the County of ... State of ... do hereby certify that the ...

... of the County of ... State of ... do hereby certify that the ...

Witness my hand and seal of office at the City of ... this 1st day of January 1900.

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) ANDAR LLC c/o Darvin G. Klatt			Agent name (if applicable)		
Owner mailing address N1955 Wedgewood Drive W			Agent mailing address		
City La Crosse	State WI	Zip 54601	City LA CROSSE		
Owner phone (608) 792 - 9698	Email DarvinK@yahoo.com		Owner phone () -		

Section 2: Assessment Information and Opinion of Value

Property address 918 Sill Street			Legal description or parcel no. (on changed assessment notice) 017-010103-140		
City La Crosse	State WI	Zip 54601			
Assessment shown on notice - Total \$104,700			Your opinion of assessed value - Total \$70,000		

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

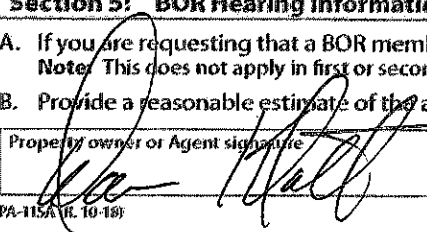
Reason(s) for your objection: (Attach additional sheets if needed) Market sales and rental values less than assessment.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Professional market analysis to be presented at hearing.
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Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property? ☐ Yes ☒ No
If Yes, provide acquisition price \$ _____ Date - - - - - ☐ Purchase ☐ Trade ☐ Gift ☐ Inheritance
(mm-dd-yyyy)
- B. Within the last 10 years, did you change this property (ex: remodel, addition)? ☐ Yes ☒ No
If Yes, describe _____
Date of changes - - - - - Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? ☐ Yes ☐ No
(mm-dd-yyyy)
- C. Within the last five years, was this property listed/offered for sale? ☐ Yes ☒ No
If Yes, how long was the property listed (provide dates) - - - - - to - - - - -
(mm-dd-yyyy) (mm-dd-yyyy)
Asking price \$ _____ List all offers received _____
- D. Within the last five years, was this property appraised? ☐ Yes ☒ No
If Yes, provide: Date - - - - - Value _____ Purpose of appraisal _____
(mm-dd-yyyy)
If this property had more than one appraisal, provide the requested information for each appraisal. _____

Section 5: BOR Hearing Information

- A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____
Note: This does not apply in first or second class cities.
- B. Provide a reasonable estimate of the amount of time you need at the hearing 10 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 05 - 17 - 2019
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RECEIVED

City of La Crosse
2019 Assessment Year

MAY 17 2019

LA CROSSE
CITY ASSESSOR

Notice of Intent to File Objection with Board of Review

I, DARIN KLATT as the property owner or as agent for Am Day LLC
(insert property owner's name or strike) with an address of 918 S 11th Street
hereby give notice of an intent to file an objection on the assessment for the following property:
La Crosse WI 54603 (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) Darin Klatt
(Date) 5/17/19

Received by: Jashun Bernad
Date: 5-17-19 Time: 4:00 pm

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

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

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

