

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

Brian Olson
3107 Lauderdale Ct.
La Crosse, WI 54603

General information

Date issued 6 - 5 - 2019
Parcel no. 17-10251-40
Address 3107 Lauderdale Ct.
Legal description

☐ Town ☐ Village ☒ City

Municipality La Crosse

Assessment information

20 <u>19</u> Original Assessment		20 <u>19</u> Final Assessment (determined by BOR)	
Land	\$ 118,200	Land	\$ 118,200
Improvements	\$ 216,400	Improvements	\$ 216,400
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Total personal property	\$	Total personal property	\$
Total all property	\$ 334,600	Total all property	\$ 334,600

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 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: 17-10251-40

Personal Property Account
Number(If applicable)

Property Address: 3107 Lauderdale Ct.

Property Owner: Brian Olson

Mailing Address: 3107 Lauderdale Ct., La Crosse, WI 54603

January 1, 20 19

Assessment Value: 334,600

Land: 118,200

Improvements: 216,400

Total: 334,600

Hearing Date: June 4, 2019

Time: 10:00 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}:

Shannon Neumann, Greg Tooke, Brian Olson

1. Sworn testimony by Property Owner/Objector: **Brian Olson** 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):

\$300,000-\$310,000 is the fair market value. Second smallest house on Lauderdale Ct.; two bedroom, two bathroom. Back bathroom was a remodel years ago. Did electrical from four-seasons porch which goes from the back side of house to new addition. Wanted Jacuzzi tub; never used it. Falling apart, put vent pipe, caused water damage. 20 months ago had twins and needed to remodel. They said not worth it to put that much money; tear down. Remodeled 15 years ago; finishings are outdated. Lot size dropped; doesn't know how it dropped as he has the least amount of acreage compared to neighbors. Doesn't know how that is determined with floods, water levels. Four-season room wants to tear down. Ceiling cracks in winter, electrical, retaining wall in front needs repair. Bought at \$288,000 in 2005. Has been paying more taxes than others on the street. Neighbor paid \$40,000 less for a bigger square footage, full basement. It is a tear-down house for a remodel, possibly go up. Overpaid for the property. Had to put money in it to make it livable. Wants to be treated fairly and equitably.

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 %
- b) A recent sale of the subject property: Yes: ☐ No: ☒

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

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

If yes: A total number of 7 other properties were presented:

Addresses of other properties:

1605 Nakomis Ave.
1831 Nakomis Ave.
1417 Moorings Dr.
2414 13th St. S. (listing)
2522 7th St. S.
3209 Lauderdale Ct.

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

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

Described home in Report. Building permits for fence, deck, interior remodeling but without improvements. Assessments using market modified cost approach. Seven comparable properties have a value range of \$308,900-\$418,000. Objection form has incorrect amount of current assessment. Property is adjusted for effective age. Increase last year is 14.7%, lower than neighbors. Did a reval but didn't gain access. No assessment change. In 2019 he called after looking at his assessment. I viewed property March 12, 2019 and found problems still in existence. Noted ceilings and walls truss lift, but that's how he purchased it. Saw electrical running through bathroom. Everything she saw before and noted in effective age. Since its purchase in 2005 he has remodeled - bathroom kitchen, so he's added to value plus the fact that the market increased. We are right there where we should be with the assessments. Purchased in 2005 for \$285,000 plus \$7,500, 14 years of appreciation - assessment is fair.

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

--

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.

Brown

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

Christians

Seconds, (mark all that apply):

- ☒ that the Assessor's valuation is 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"/>

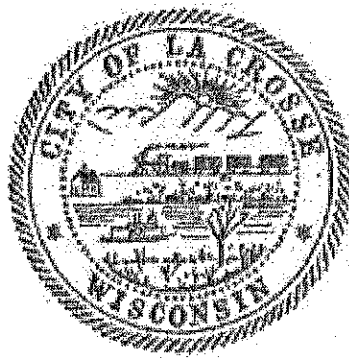
to adopt these Findings of Fact, Determinations and Decision on this 4th day of June, 2019.

Teri Lehrke

Clerk of Board of Review

2019

CITY OF LA CROSSE
BOARD OF REVIEW



Appeal by Brian Olson
3107 Lauderdale Ct
La Crosse WI 54603

Report Prepared by Shannon Neumann- State Certified Assessor II

Introduction

Name: Shannon Neumann

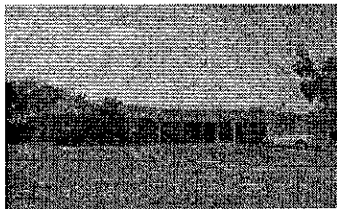
Position: Residential Property Appraiser- Office of City Assessor

- 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

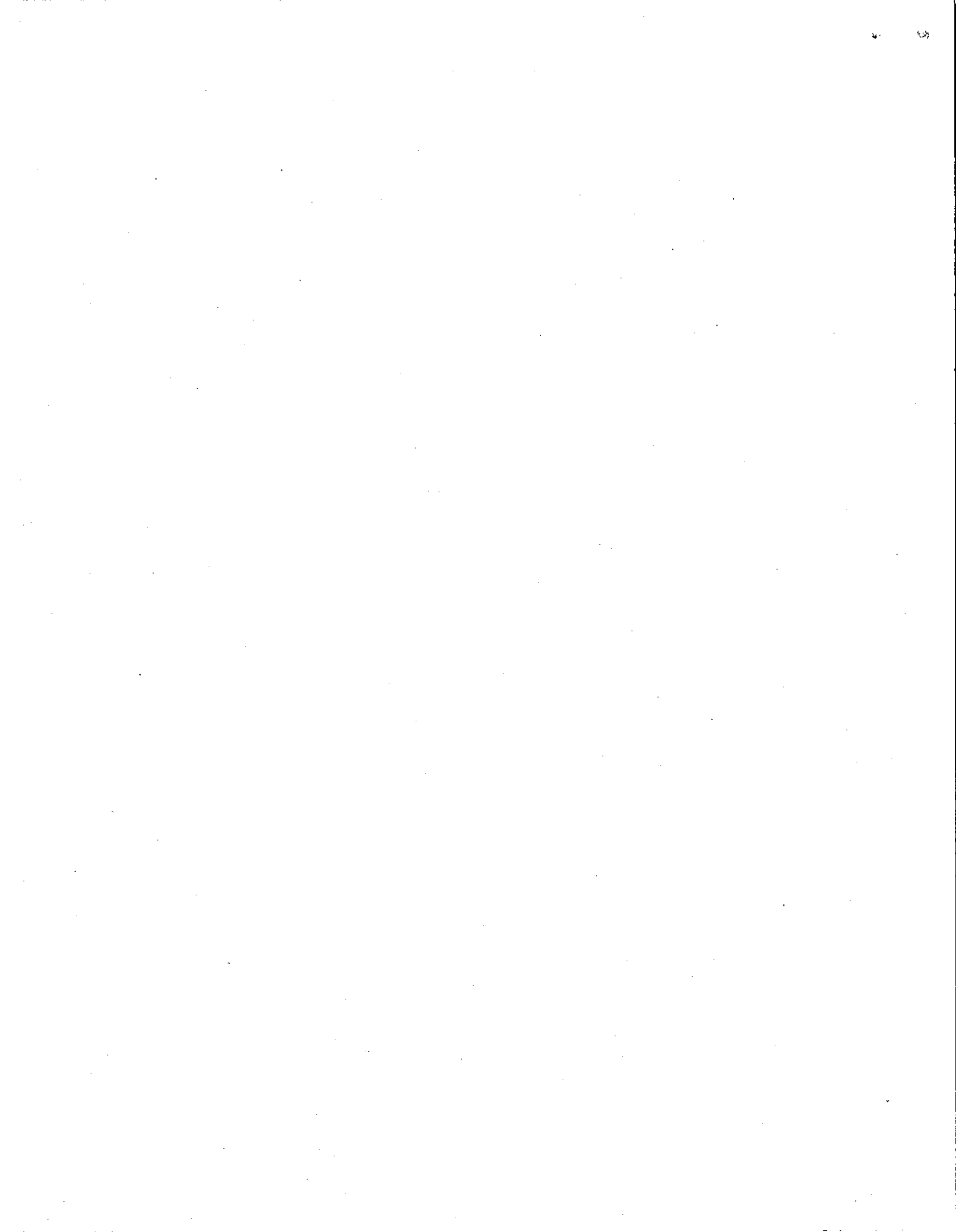
Determine Market Value of Subject Property:

- A. Highest and Best Use- Single family Residential
- B. Land Value= \$118,200
- C. Improvement Value= \$216,400
- D. Total= \$334,600

Subject Description:



- A. Picture- [Image]
- B. Address- 3107 Lauderdale Court
- C. Site- Waterfront
- D. Building- Ranch
- E. Other Improvements- Boat Slip
- F. Last time inspected- 3/12/2019
- G. Building Permits- Deck/Fence & Interior Remodel without permit



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- 2005 for \$285,000
- B. Comp #1- 1605 Nakomis Ave
- C. Comp #2 - 1831 Nakomis Ave
- D. Comp #3- 1417 Moorings Dr
- E. Comp #5- 2414 13th St S (LISTING)
- F. Comp #6- 2522 7th St S
- G. Comp #7- 3209 Lauderdale Ct
- H. Conclusion- All 7 Comps deemed reliable Valid Arm's Length Sales.
-Indicated value range of \$418,000 - \$308,900

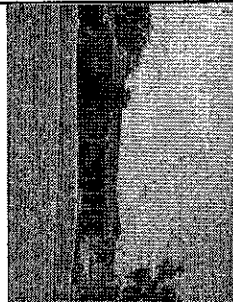
Income Approach- Since properties of this type are not typically bought and sold as income producing, the income approach is not deemed applicable in the appraisal of the subject property.

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 \$334,600.

City of La Crosse, La Crosse County
2019 Sales Comparison

Tax key number: 017-010251-040
Property address: 3107 Lauderdale Ct, City of La Crosse

Estimated fair market value: \$334,600 *
Comparable market value: \$367,900 (+10.0%) *

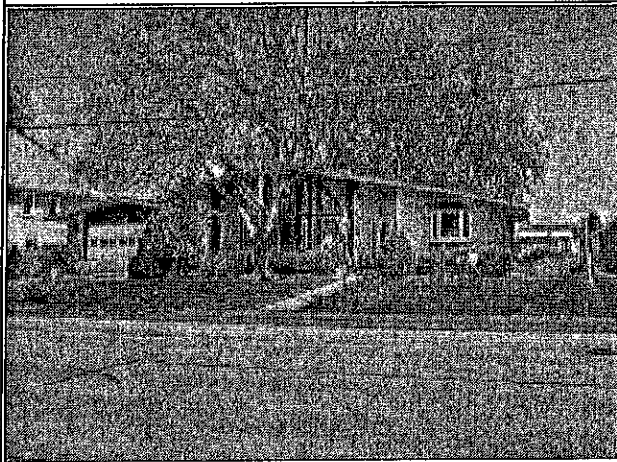
Tax key number Site address		Subject Property	Comparison 1		Comparison 2		Comparison 3	
10251-040 3107 Lauderdale Ct			10675-290 1605 Nakomis Ave		10676-510 1831 Nakomis Ave		10670-020 1417 Moorings Dr	
Summary of Comparison Sale date and price Net adjustments Comparable value Comparability rating Gross adjustments Composite rating Adjustments to last valid sale Neighborhood group Neighborhood Flood plain Traffic Land Residential Residential Residential Buildings Single family Use Above grade area Below grade area Style Grade Yr built/Age/Eff age			Nov 2017 \$381,000 -\$72,100 \$308,900 96 33% 89	Apr 2017 \$308,000 \$84,400 \$392,400 96 36% 88	Sep 2018 \$400,000 -\$12,700 \$387,300 85 107% 62			
Shannon Neumann Waterfront North		Shannon Neumann Waterfront North	Shannon Neumann Waterfront North	Shannon Neumann Waterfront North	Shannon Neumann Moorings			
Cul de sac		Light	Light	Light	Cul de sac			
90 front feet		110 front feet	90 front feet	0.0 acres 1 lot				
		\$3,400	\$13,000	\$118,200 -\$80,000				
Single family 2,008 SF		Single family 2,526 SF	Single family 1,424 SF	Single family 2,087 SF				
0 SF Ranch B- 1972 / 47 / 39		0 SF Ranch B 1987 / 32 / 22	0 SF Ranch C 1968 / 51 / 36	1,407 SF Twindo B 1995 / 24 / 13				
		-\$16,200 -\$39,600	\$20,900 -\$4,000	-\$15,600 -\$59,600				

Full basement SF	0 SF	1,144 SF	-\$17,700	0 SF	2,769 SF	-\$45,200
Crawl space SF	1,864 SF	0 SF	\$14,400	0 SF	0 SF	\$17,600
Bedrooms	2	3		0	3	
Bathrooms	3 full/0 half	1 full/0 half	\$5,800	0 full/0 half	2 full/1 half	\$1,100
Condition (CDU)	Average	Average		Very poor	Average	
Heating & cooling	Gas, forced air/A/C, same duct	Gas, forced air/A/C, same duct		None/No A/C	Gas, forced air/A/C, same duct	
Fireplaces	1 masrny/0 mtl/0 gas	0 masrny/0 mtl/0 gas	\$5,800	0 masrny/0 mtl/0 gas	0 masrny/0 mtl/0 gas	\$7,000
Additional fixtures		0	\$1,000	0	1	
Attached garage	384 SF	672 SF	-\$3,100	0 SF	552 SF	-\$1,900
Open porch	93 SF	0 SF	\$2,200	0 SF	80 SF	\$300
Enclosed porch	0 SF	160 SF	-\$5,600	0 SF	0 SF	
Deck	1,434 SF	404 SF	\$8,600	98 SF	0 SF	\$16,200
Patio	375 SF	0 SF	\$1,800	0 SF	462 SF	-\$400
All other adjustments			\$100			-\$12,600
Boat slip	10 x 53	13 x 20	\$1,500	0 SF	0 SF	\$5,100
Utility shed, residential		13 x 16	-\$1,200	10 x 10		-\$300

* 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.

Address: 1330 Nakomis AVE La Crosse, Wisconsin 54603-1503 Taxed by: La Crosse

MLS #: 1639060



Property Type: Single-Family
Status: Active
Tax Key: 017010672060
County: La Crosse

List Price: \$460,000
Taxes: \$9,524.7
Tax Year: 2018
Est. Acreage: 0.24

Bedrooms: 3
Total Full/Half Baths: 3 / 0
F/H Baths Main: 3 / 0
F/H Baths Upper:
F/H Baths Lower:
Garage Spaces: 2
Garage Type: Attached

Rooms:
Est. Total Sq. Ft.: 2,408
Est. Fin Above Grade SqFt: 2,408
Est. Year Built: 1974
Zoning: Res

Flood Plain: No**Days On Market:** 4**Directions:** West on Clinton St Turn right on Nakomis.

School District: La Crosse
Body of Water: River
Est Water Front Footage: 100

Name	Dim	Level	Name	Dim	Level
Master Bedroom	15 x 16	Main	Living/Great Room	29 x 13	Main
Bedroom 2	11 x 12	Main	Kitchen	10 x 15	Main
Bedroom 3	13 x 12	Main	Family Room	15 x 29	Main
			Laundry Room	10 x 15	Main
			Other Room	9 x 4	Main

Type: Waterfrontage on Lot; Water Access/Rights
Water Features: River; Private Dock
Lot Description: View of Water; Fenced Yard
Style: 1 Story
Architecture: Ranch
Garage: Electric Door Opener
Driveway: Paved; Parking Space
Outbuildings: Storage Shed
Exterior: Brick
Basement: Crawl Space
Heating Fuel: Natural Gas
H/C Type: Forced Air; Central Air; Multiple Units
Bath Description: Off MBR; MBR Bath Shower over Tub; At least one Bathtub; Shower Over Tub; Shower Stall

Documents: Listing Contract; Seller Condition; LeadPaint Disclosure; Other
Appliances Incl.: Oven/Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer; Water Softener-owned
Misc. Interior: Gas Fireplace; Pantry; Cable TV Available; Vaulted Ceiling; High Speed Internet Available; Wood or Sim. Wood Floors
Water/Waste: Municipal Water; Municipal Sewer
Municipality: City
Accessibility: Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level; Open Floor Plan; Stall Shower

Remarks: Waterfrontage of approx 100 ft & a very nice dock that is only 1 year old as well as a home w/too many unique details to mention. Large foyer welcomes you to formal living/dining room with a full wall of windows, beamed ceilings & impressive brick wall that houses a double sided fireplace. The other side of fireplace features a family room w/multiple doors to patio that overlook the fenced yard & large private dock. Kitchen w/wood floors, gas grill & walk-in pantry leads to large laundry w/glass doors to backyard, as well as a bath with shower. Master suite has private bath & view of water w/doors leading to intimate patio. Other features include electric blinds, rich wood details & paneling, 2 more bedrooms, 3rd bath, cedar lined closets, dual furnaces, air conditioners & water heaters.

Private Remarks: Fireplace has not been used in many years. Remote does not seem to be working for awning on east side of house. Canvas cover on dock is torn from weather-waiting for an estimate on repair or replacement. Built in microwave handle is broken.

Showing Information: Call/text Sharon @ 608-780-8746 or Barb @ 608-317-5199. No early morn/late eve showings. Buyer/agent to verify sq ft

Inclusions: Refrigerator, Stove/Oven, Dishwasher, Disposal, Washer, Dryer, Water Softener, Window Treatments.

Exclusions: Seller's personal property.

Sub Agent Comm: 2 %	Excl. Agency Confrct: N	Broker Owned: N	Electronic Consent: No
Buyer Agent Comm: 2 %	Var. Comm.: N		Listing Date: 05/28/2019
Limited/Unserviced: No	Named Prospects: N		Expiration Date: 11/27/2019

Listing Office: Castle Realty, LLC: 5383
Ph: 608-519-2345
Fax: 608-519-1989
URL: <http://www.onlinecastles.com>

Listing Agent: Sharon McDonald ABR: I67808
Ph: 608-780-8746 Cell:
Fax:
Email: sharon@onlinecastles.com

LA Address: 505 King St. Suite #106
 La Crosse, WI 54601
LO License #: 936644-91
LA License #: 67808-94

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.
 Copyright 2019 by Multiple Listing Service, Inc. See copyright notice.
 Prepared by Mark Schlafer on Friday, May 31, 2019 8:15 AM.

Variations in \$/SQFT		3107 Lauderdale Ct.		3101 Lauderdale Ct.		3121 Lauderdale Ct.	
Grade (C-average=1.0%)	(B- Good)	1.18		(C+ Average)	1.1 (C+ Average)	1.1	
Economies of Scale							
First Floor	2008 @\$120.00/sqft	\$240,953.00	1246 @\$128.61/sqft	\$160,252.00	1743 @\$112.16/sqft	\$195,498.00	
FBLA	NA		NA		784 @\$430.37/sqft	\$23,807.00	
Bath Rooms		\$10,456.00		\$4,428.00		\$7,178.00	
Patio		\$2,823.00		NA		\$3,477.00	
Porch		\$3,514.00		NA		\$2,978.00	
Deck		\$20,490.00		\$13,894.00		\$4,366.00	
Garage		\$13,533.00		\$13,894.00		\$15,135.00	
Totals besides \$/SQFT		\$50,816.00		\$32,216.00		\$33,134.00	



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) Brian W. Olson				Agent name (if applicable) RECEIVED			
Owner mailing address 3107 Lauderdale Court				Agent mailing address MAY 15 2019			
City La Crosse	State WI	Zip 54603		City LA CROSSE	State	Zip	
Owner phone (608) 343-5950		Email kelly.runkle@gmail.com		Owner phone () -		Email CITY ASSESSOR	

Section 2: Assessment Information and Opinion of Value			
Property address 3107 Lauderdale Court		Legal description or parcel no. (on changed assessment notice) LAUDERDALE ADDN TO CITY OF LAX LOT 11 EXC N 30 FT & ALL LOT 12 BLK 2 LOT SZ: 90X108.69	
City La Crosse	State WI	Zip 54603	
Assessment shown on notice - Total \$333,600		Your opinion of assessed value - Total \$300,000	

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) Major structural defects, and additional extensive repairs in order to bring to level of comparable properties on street.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Comparable assessed value of properties in area.

Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, provide acquisition price \$ _____ Date <u> </u> - <u> </u> - <u> </u> (mm-dd-yyyy) <input type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance	
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 Bathroom remodel.	
Date of changes <u>08 - 01 - 2013</u> (mm-dd-yyyy)	Cost of changes \$ <u>7,500.00</u>
Does this cost include the value of all labor (including your own)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
C. Within the last five years, was this property listed/offered for sale?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, how long was the property listed (provide dates) <u> </u> - <u> </u> to <u> </u> - <u> </u> (mm-dd-yyyy) (mm-dd-yyyy)	
Asking price \$ _____	List all offers received _____
D. Within the last five years, was this property appraised?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, provide: Date <u> </u> - <u> </u> - <u> </u> (mm-dd-yyyy) Value _____ Purpose of appraisal _____	
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 <u>15</u> minutes.	

Property owner or Agent signature 	Date (mm-dd-yyyy) 05 - 15 - 2019
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RECEIVED

City of La Crosse
2019 Assessment Year

MAY 15 2019

LA CROSSE
CITY ASSESSOR

Notice of Intent to File Objection with Board of Review

I, Brian W. Olson as the property owner or as agent for
(insert property owner's name or strike) with an address of 3107 Lauderdale Ct., La Crosse
hereby give notice of an intent to file an objection on the assessment for the following property:
3107 Lauderdale Ct., 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) Brian W. Olson
(Date) 5-15-2019

Received by: Shirley Rasmussen
Date: 5-15-19 Time: 4:20 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:

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.

