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.

| Property owner | | General information |
|---|---|---|
| Angela & Robert Porter 512 Hood St. La Crosse, WI 54601 | | Date issued 6 - 5 - 2019 Parcel no. 17-30011-50 Address 512 Hood St. Legal description |
| | * | ☐ Town ☐ Village ☒ City |
| | | Municipality La Crosse |

| Assessment information | | | | | |
|-------------------------|-------------|---------|-------------------------|-----------------------------|---------|
| 20 <u>19</u> Origi | nal Assessr | nent | | al Assessm nined by BOR) | ent |
| Land | \$ | 9,400 | Land | \$ | 9,400 |
| Improvements | \$ | 150,000 | Improvements . | - \$ | 150,000 |
| Personal property | \$ | 5 (a) 1 | Personal property | \$ | |
| Personal property | \$ | | Personal property | \$ | |
| Personal property | \$ | | Personal property | \$ | |
| Total personal property | \$ | | Total personal property | \$ | |
| Total all property | \$ | 159,400 | Total all property | \$ | 159,400 |

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.

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: 17-30011-50 |
|---|
| Personal Property Account Number(If applicable) |
| Property Address: 512 Hood St. |
| Property Owner: Angela & Robert Porter |
| Mailing Address: 512 Hood St., La Crosse, WI 54601 |
| |
| January 1, 20 19 Assessment Value: 159,400 |
| Land: 9,400 Improvements: 150,000 Total: 159,400 |
| Hearing Date: June 4, 2019 Time: 10:20 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 <u>or</u> |
| Extraordinary Circumstances |
| Board members present: |
| Nick Passe, Dan Ryan, Kenna Christians, Mike Brown, Susan Dillenbeck |
| |

| Board members removed (if any): | |
|--|--|
| | |
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| | |
| | |
| Board Counsel present: | |
| | |
| Property Owner/Objector's | nnnnnnnnnnnnnnnnnnnnnnnnnnnnnnnnnnnnnn |
| Attorney or Representative: Board Members with certified training (must have at least one): | |
| | |
| Nick Passe, Mike Brown, Susan Dillenbeck | `` |
| | |
| B. TESTIMONY | |
| | u adding |
| 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 Angela Porter | |
| | |
| A. J. J. Doutou | |
| 1. Sworn testimony by Property Owner/Objector: Angela Porter | included: |
| a) A recent sale of the subject property: Yes: ✓ No: ☐ | - 10.28.2015 |
| If yes: The subject property was sold for \$\frac{140,000}{} | Date of sale 10-28-2015 |
| b) Recent sales of comparable properties: Yes: ✓ No: □ | |
| | |
| If yes: A total number of 5 other properties were presented: | |
| Addresses of other properties: | |
| 504 Johnson St. | |
| 1203 6th St. S. | |
| 922 Adams St. | A 192 |
| 931 Farnam St. 943 Farnam St. | |
| DED Latitudi Oc. | |
| 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): | |

Fair assessed value should be \$149,000. Provided each member a packet and the top sheet is a summary of her points. The second page takes the list of comparables received and others. City Planning says it is a distressed neighborhood. That is very important because people don't just look at the house; neighborhood. Numerous homes are brand new builds. Looking at over \$200,000 prices that include the demolition of original structure. That is what is happening in the Powell Poage neighborhood - Coulee Cap, La Crosse Promise, Habitat for Humanity to provide low income housing. Neighborhood prices are reflective of crime, distress. Neighborhood issues are daily. Sewage holding tank in the basement; not finished basement. Page 2 of the handout on the orange line on grid is her property; one in blue is comparable closest to hers. The map underneath shows where they are. It was a new house in 2015. \$40,000 grant from Coulee Cap. Must be owner-occupied for five years. Originally assessed at \$176,100 but has gone down to \$159,400 after meeting during this process due to sewage issue on the house. When house was built, they could not connect to sewer. Solution was to put a sewage holding tank in basement with auger and pump system and then pump out to the sewage system.

| | 10 m 1 m 1 m 1 m 1 m 1 m 1 m 1 m 1 m 1 m | |
|---|--|---------------------------------------|
| Summary of testimony of other witnesses for | objector (if any): | * 1 |
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| | | |
| 3. Sworn testimony by Assessor Shannon Ne | umann | included: |
| a) Estimated level of assessment for the current | t year is 100 % | |
| o) A recent sale of the subject property: | Yes: ☐ No: ☑ | |
| f yes: The subject property was sold for \$ | | Date of sale |
| | | |
| e) Recent sales of comparable properties: | Yes: ☑ No: □ | |
| | | |
| f yes: A total number of 6 other pro | operties were presented: | |
| f yes: A total number of 6 other production other production. | operties were presented: | |
| | operties were presented: | |
| Addresses of other properties: 943 Farnam St. 931 Farnam St. | operties were presented: | · · · · · · · · · · · · · · · · · · · |
| Addresses of other properties: 943 Farnam St. 931 Farnam St. 1203 6th St. S. | operties were presented: | |
| Addresses of other properties: 943 Farnam St. 931 Farnam St. | operties were presented: | * |

| d) Other factors or reasons (if presented): Yes: ☑ No: □ |
|--|
| If yes: List of summary factors or reasons presented by Assessor:: |
| Distressed neighborhood is entailed in analysis. When looking for a house, a person will decide type of house, location, yard, how much they want to spend. For the grinder system there was a 10% adjustment. We have some in the city on Gillette and 16th St. Because of where they would have to hook up, they hooked up an extension off the manhole. It should not smell if sealed property, goes in grinder, pumped out to the plant. Coulee Cap thought it was cost prohibitive to dig up the street. Total value is \$159,400. Bought for \$140,000 with a subsidized loan that they have to pay back. Adjusted for the door swing; should have been a pocket door. Has sales to show that comparables is where it should be. These lots are purchased by the City and absorb demolition costs when they sell it. Rehab, Coulee Cap, Promise home - City takes a loss because of the grants and such. All of this takes place when the City demos it and sells it. If house was in a different area it would be worth more. Comparables are arms length transactions. A Coulee Cap purchased home is not an arms length transaction; it would be disqualified. The homes that she is using aren't ones that have been subsidized. Even if La Crosse Promise home, they have to apply for them. There is no income requirement. On p. 2 of handout address should say 512 Hood St. and it does not have a detached garage. January 7, 2017 was the inspection; no building permits. |
| 4. Sworn testimony (if any) on behalf of the assessor was presented by: |
| |
| 5. Summary of testimony of other witnesses for assessor (if any): |
| |
| The state of the s |

C. DETERMINATIONS

| 1. The assessor's estimated level of assessment* of the municipality has bee | n determined to be |
|--|--|
| 100 % | |
| 2. The Board of Review finds that there was a recent sale of the subject pro | |
| | No: ✓ |
| | 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 as time between the date of sale and the January 1 assessment date, nor selling price (ag-use value and fractionally assessed classes), and/or oth occurred to the property between the sale date and the January 1 assess | n-market class value in the ner physical changes that |
| | |
| d3. What is the full market value? | |
| If responses in 2 through 2c were "yes", upon completion of the section, proceed all that apply and determine the assessed value. | d to section D, Decision, check |
| example if the assessed value of all property subject to property tax in the munequalized value (with no prior corrections) in the municipality is \$3,000,000 to be 90% (\$2,700,000/\$3,000,000 = .90 or 90%). | nicipality is \$2,700,000 and the hen the assessment level is said |
| 3. The Board of Review finds that there are recent sales of comparable pro- | perties: 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 is the market area: | n Yes: ☑ No: ☐ |
| d) If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value? | Yes: V No: |
| <u>Conclusion</u> e) LIST THE PROPERTIES AND VALUES THAT THE BOARD OF REVIEW DETERMINTION AS TO FAIR MARKET VALUE: | W RELIES ON TO MAKE ITS |
| See Assessor Report | |
| | · |

| | The Board of Review finds that the assessment Yes: No: Vo |
|----|--|
| | Yes, list the factors that the Board of Review relies on to make its determination as to fair market value: |
| | en en en gragge en en fan 1800 ferênder par en eft. Film jorde litter en en e |
| W | hat was the most credible evidence presented: |
| | |
| D. | DECISION (Motion must be made and seconded.) |
| 1. | en de la companya de La companya de la co |
| | rown |
| M | loves: Exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board Review by majority and roll call vote hereby determines: |
| C | hristians |
| Se | econds, (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 <u>Wisconsin Property Assessment Manual</u> ; |
| | 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; |
| Ŀ | that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor; |
| 5 | that the Assessor's valuation is reasonable in light of all the relevant evidence; |
| Ŀ | 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. |

| 2. | | | | | | | | |
|---|---|---|---------------------|---------------------|-----------|---|---|--|
| Moves: Exercising its judgment and Board of Review, by majority and re | discreti oll call v | ion, pursuant ote hereby de | to Sec termin | :. 70.47(9) nes: | (a), of ' | Wis. S | tatutes, th | e |
| Seconds (montrall that annih). | | Anne and Arthritish | | | | | | |
| Seconds, (mark all that apply): that the Assessor's valuation is income. | correct: | | | | | | | |
| | , | | | | | | | |
| that the property owner has present by law to the Assessor; | nted suff | icient evidenc | e to rel | but the pre | esumptio | on of c | orrectness | granted |
| ☐ that the property owner valuation | is reason | nable in light o | of the re | elevant ev | idence; | | | |
| that the fair market value of the pr | roperty is | s: | | | | | | |
| Land: | ************************************** | *************************************** | | | | | | |
| Improvements: | *************************************** | | | | | | | |
| Total: | *************************************** | | | | | | | |
| | | | | | | | | |
| \Box that the level of assessment of the | municip | ality is at | | | | | | - Constitution of the Cons |
| | | | | | | | | |
| and hereby sets the new assessmen | nt at | **** | | | | | | |
| Land: | 353444444444444444444444444444444444444 | | | | | | | |
| Improvements: | *************************************** | | | | | | | |
| Total: | | ************************************** | | | | | | |
| | | | | | | | | |
| _{I,} Teri Lehrke | | | | Board (| of Revi | ew, d | o hereby | certify |
| that the members of the Board of | Review | voted as fol | lows: | | | | | |
| Name of Board of Review Member: | Yes | No | | | | | | |
| Nick Passe | ~ | | | | | | | |
| Dan Ryan | ~ | | | | | | | |
| Kenna Christians | ~ | | | | | | | |
| Mike Brown | V | | | | | | | |
| Susan Dillenbeck | V | | | | | | | |
| | | | | | | | government and market | |
| to adopt these Findings of Fa | morrows Savoran | magnonimag | and | Decision | n on | this | 4th da | y of |
| June | $_, 20 $ | 9 | | | | | | |
| | | | groundstransvaldens | | | *************************************** | | |
| | | | Teri | i Lehrk | Δ | | | |

Clerk of Board of Review

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CITY OF LA CROSSE BOARD OF REVIEW



Appeal by Angela & Robert Porter 512 Hood St La Crosse WI 54601

Report Prepared by Shannon Neumann- State Certified Assessor II

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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- 10/23/2015
- B. Comp #1 943 Farnam Street
- C. Comp #2 931 Farnam Street
- D. Comp #3 1203 6th Street South
- E. Comp #4 815 6th Street South
- F. Comp #5 504 Johnson Street
- G. Comp #6 609 Market Street

Conclusion- All 6 Comps deemed reliable Valid Arm's Length Sales.
-Indicated value range of \$151,067 - \$172,200

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 \$159,400

Introduction

Name: Shannon Neumann

Position: Residential Property Appraiser- Office of City Assessor

- 1. Associates Degree in Real Estate Appraisal and Assessment.
- Certified Assessor II- State of Wisconsin 11.
- Member of WAAO- Wisconsin Association of Assessing Officers III.
- 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 Residential
- B. Land Value= \$9,400

- C. Improvement Value \$150,000
- D. Total=

\$159,400

E. Subject Description:



Picture-

- 512 Hood St. A. Address-_139 19th Street South
- B. Site- Level
- C. Building- Colonial
- D. Other Improvements-<u>Detached Garage</u>
- E. Last time inspected- 5/22/2019
- F. Building Permits- N/A

City of La Crosse, La Crosse County 2019 Sales Comparison

Tax key number: 017-030011-050
Property address: 512 Hood St, City of La Crosse

Estimated fair market value: \$159,400 * Comparable market value: \$162,600 (+2.0%) *

| Stories | Exterior wall | Yr built/Age/Eff age | Grade | Style | Below grade area | Above grade area | Use | Single family | Residential | Land | Traffic | Flood plain | Neighborhood Neighborhood | Adjustments to last valid sale | Composite rating | Gross adjustments | Comparability rating | Comparable value | Net adjustments | Sale date and price | Summary of Comparison | | Tax key number Site address | |
|------------------|---------------|-----------------------|-------|-----------|------------------|------------------|---------------|---------------|-----------------------------------|------|---------|--|------------------------------|--------------------------------|------------------|-------------------|----------------------|------------------|-----------------|---------------------|-----------------------|--|-----------------------------|------------------|
| 2 story | Wood | 2015 / 4 / 3 | C+ | Colonial | 748 SF | 1,496 SF | Single family | | 51 front feet | | Light | Out de la contraction de la co | Shannon Neumann | | | | | | | | | The state of the s | 30011-050 512 Hood St | Subject Property |
| 2 story | ard | 2017 / 2 / 2 -\$2,000 | C+ | Farmhouse | 608 SF | 1,216 SF | Single family | | 41 front feet -\$200 | | Light | Guildel Sell INDIA | Shannon Neumann | | 86 | 36% | 93 | \$162,200 | | Jun 2018 \$170,000 | | | 30023-110 943 Farnam St | Comparison 1 |
| 1 story -\$5,200 | Cement board | | Q+ | Ranch | 1,242 SF | 1,242 SF | Single family | | -\$200 41 front feet -\$4,200 | | Light | Guilderseil NDIG | Shannon Neumann | | | | | \$172,200 | | Aug 2018 \$219,900 | | 14個人人の人の人の人の人の人の人の人の人の人の人の人の人の人の人の人の人の人の人 | 30024-010 931 Farnam St | Comparison 2 |
| | Alum/vinyl | - | 0+ | Ranch | 1,244 SF | 1,244 SF | Single family | | -\$4,200 50 front feet -\$6,000 | | Light | Gundersen Nord | Shannon Neumann | | | C | | | | Jul 2018 \$212,500 | | | 30010-060 1203 6th St S | Comparison 3 |

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| First floor SF | 748 SF | 608 SF | \$11,600 1,242 SF | -\$38,500 1,244 SF | -\$38.700 |
|-----------------------|--|------------------|---------------------------|---------------------------|--|
| Second floor SF | 748 SF | 608 SF | \$7,200 0 SF | \$52.400 0 SF | \$52,500 |
| Full basement SF | 748 SF | 608 SF | \$2,500 1,242 SF | -\$8,700 1.244 SF | -\$8,700 |
| FBLA | 0 SF | 200 SF | -\$7,400 350 SF | -\$11,300 150 SF | -\$6,100 |
| Rec room | OSF SPECIAL SP | 300 SF (Average) | -\$3,200 650 SF (Average) | -\$6,900 800 SF (Average) | -\$8,400 |
| Bedrooms | 3 | 2 | 2 | 3 | The second of the second secon |
| Bathrooms | 1 full/1 half | 2 full/1 half | -\$3,900 2 full/0 half | -\$1,300 3 full/0 half | -\$5.300 |
| Condition (CDU) | Average | Average | Average | Average | |
| Additional fixtures | - Amazini | 0 | | -\$1,300 0 | 1 meta 12 meta 1 |
| Attached garage | 280 SF | 392 SF | -\$1,400 0 SF | \$10,500 0 SF | \$10.500 |
| Open porch | 192 SF | 80 SF | \$2,900 216 SF | -\$500 152 SF | \$1,000 |
| Deck | 280 SF | 48 SF | \$2,800 72 SF | \$2,400 0 SF | \$4.100 |
| Patio | 0 SF | 0.SF | 0 SF | 144 SF | -\$1,300 |
| All other adjustments | | | -\$16,700 | -\$16,700 | -\$16,700 |
| Garage | | | 572 SF | -\$14,000 576 SF | -\$9,700 |
| Garage | | | - | -\$14, | 000 576 SF |

* 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.

May 24, 2019 4:39PM

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May 24, 2019 4:39PM

| Rec room | FBLA | Full basement SF | Second floor SF | First floor SF | Stories | Exterior wall | Yr built/Age/Eff age | Grade | Style | Below grade area | Above grade area | Use | Single family | Residential | Land | Traffic | Flood plain | Neighborhood group | Adjustments to last valid sale | Composite rating | Gross adjustments | Comparable value | Net adjustments | Sale date and price | Summary of Comparison | | | Site address | Tax kev number | |
|---------------------------|------------------|------------------|-----------------|--------------------|------------------|---------------|-----------------------|------------|-----------|------------------|------------------|---------------|---------------|---------------------------------|------|---------|---|--------------------------------|--------------------------------|------------------|-------------------|------------------|-----------------|---------------------|-----------------------|----------------|--|----------------|----------------|------------------|
| 0 SF | 0 SF | 748 SF | 748 SF | 748 SF | 2 story | Wood | 2015 / 4 / 3 | C+ | Colonial | 748 SF | 1,496 SF | Single family | | 51 front feet | | Light | 000000000000000000000000000000000000000 | Shannon Neumann Gundersen Nhrd | | | | | | | | ALIZZUS (P.Z.) | | 512 Hood St | 30011-050 | Subject Property |
| 0 SF | 860 SF -\$24,600 | 711 | | 1,305 SF -\$43,000 | 2 story | | 2018 / 1 / 1 -\$6,200 | C+ | Farmhouse | 1,305 SF | 2,097 SF | Single family | | 60 front feet -\$8,500 | | Light | No | Shannon Neumann | | 70 | 55% | \$151,067 | -\$118,000 | Oct 2018 \$269,067 | | | | 815 6th St S | 30128-041 | Comparison 4 |
| 0 SF | | 1,200 SF | 0 SF | 1.200 SF | 1 story -\$4,800 | Alum/vinyl | - | C+ | Ranch | 1,200 SF | 1,200 SF | Single family | | 45 front feet | | Light | No No | Shannon Neumann | | | 80% | | | Nov 2017 \$171,000 | | | | 504 Johnson St | 30096-030 | Comparison 5 |
| 608 SF (Average) -\$6,400 | 280 SF | 1,200 SF | 0 87 | 1.200 SF | - | Wood | 2008 / 11 / 10 | C \$10,500 | Ranch | 1,200 SF | 1,200 SF | Single family | | -\$2,500 63 front feet -\$5,600 | | Medium | No Calidada Naid | Shannon Neumann | | P | 99% | | | Mar 2019 \$179,900 | | | | 609 Market St | 30122-053 | Comparison 6 |

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| Bathrooms Condition (CDU) | 3 1 full/1 half Average | 4 2 2 full/1 half Average | 3 -\$3,900 2 full/0 half Average | 1 -\$1,300 2 full/1 half Average | -\$4,000 |
|--|-------------------------------|------------------------------|--|--|-----------|
| Additional fixtures Attached garage | 280 SF | 2 0 SF | -\$2,600 0 \$10,500 400 SF | 0 -\$1.500 624 SF | -\$4 500 |
| Open porch | 192 SF | 243 SF | -\$1,100 80 SF | \$2.900 240 SF | -\$1,000 |
| Deck | 280 SF | 0 SF | \$4,000 0 SF | \$4,100 OSF | \$4 100 |
| Patio | 0 SF | 0 SF | 0 SF | 0.85 | |
| All other adjustments | | | -\$16,700 | -\$16,700 | -\$16.700 |
| Garage | | 572 SF | -\$14,000 | • | |

* 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.

May 24, 2019 4:39PM

Site addresses: Tax key number: 30011-050

Legal description:

Owners: Angela A. Porter

512 Hood St

E.S. SMITH'S ADDITION E 75FT LOT 145 BLOCK 13 EX E 11FT TAKEN FOR ALLEY IN V1466 P267 SUBJ TO RESTR IN DOC NO. 1636856 LOT SZ: 51 X 50 (Section 5) Robert G. Porter

Neighborhood: Light Gundersen Nbrd City water Year 2019 Residential Tax Class Totals **Current Assessment** Acres 0.074 0.074 Land \$9,4 \$9,2

Sanitary: Water: Traffic:

Sewer

Occupancy status:

Inspection Date 5/20/2019 Full inspection Type of Inspection Shannon Neumann Completed By FOR DOWNPAYMT ASST. FROM COULEE CAP WHICH PAID WHEN BUYES SELL/MOVE/REFINANCE. 6/9/15SN BP COULEE CAP HOME INC QUAL SOLD \$140,000-\$96,500 CONVENT LOAN/\$43,500 0% DEFERRED TO HOOK UP NORMALLY TO CITY FOR SEWER, THE SEWER DROPS INTO HOLDING BASIN & SITS UNTIL BD SIDING/VINYL DBL HUNG WI ADD 1 CAR GAR/SLIM DRIVEWAY, IT WAS TOO EXPENSIVE FOR COULEE CAP UPPER-FULL BATHRM CT FL/OAK VAN,3BEDRM W/CLST/CRPT PLASTIC TRIM/DRS THRU OUT, 200 AMP/CEMT CAB/REC LGTS, 1/2BATHRM *DR S/B POCKET BECAUSE THE SWING OF DR IS OBTRUSIVE LIV RM CRPT BASMT-UNFIN GAS/LAUNDRY SINK NO EGRESS MAIN FL-KIT EAT IN BAMBOO WD FL/LAM CTR/OAK CUST ROOF/NO WINDOW SHEALTHING TYVES 10%ECON FOR NBHD MARKET ADJ NEW SINGLE FAMILY HOME 15%COMPLETED WALL FROMING JUST BEGUN NOT FINISHED FOR MAIN FL. NO 1/7/2015SN BP COULEE CAP ILLED/THEN GRINDER GRINDS IT ALL & THEN FEED 220 volts Inspection History Note Text

| | | | | | Land | Note: total acres from the legal description is 0.0 | scription is 0.0 |
|--------------|-----|-------|-------|-----------------|-------------|---|------------------|
| | Qty | Width | Sq Ft | Waterfront Type | | Adi Docalistica | مسار المر |
| Land Ose | MOU | Depth | Acres | Waterfront D/U | Description | Auj Description | 700 71116 |
| Docidontial | _ | 51 | 3,223 | None | Total land | Contour: Level | 0.00% |
| Vezinellildi | FF | 50 | 0.074 | n/a | | | |
| | | | | | | | |
| | | | | | | | |

| # of identical OBIs: | | Other Building Improvemen | | |
|----------------------|----------------|---------------------------|----------------------------|----------------|
| | Main Structure | | Modifications (Type, Size) | Photograph |
| OBI type: | | Grade: | | |
| Const type: | | Condition: | | |
| Year built: | | % complete: | | liot available |
| Location: | | | | |
| | | | | |

| # of identical OBIs: | | Other Building Improver | nent (OBI) | |
|----------------------|----------------|-------------------------|----------------------------|----------------|
| M | Main Structure | | Modifications (Type, Size) | Photograph |
| OBI type: | | Grade: | | |
| Const type: | | Condition: | | oldoliovo ton |
| Year built: | | % complete: | | ווטן מעמוומטום |
| Location: | 8. | | | |

Tax key number: 30011-050

512 Hood St, City of La Crosse

Page 2 of 5

| Room | s Heating / Cool | ing Yr | Roof | Exterior Wall | Use | Style | Stories |
|-------------------------------|--|--|--|--|---|--|---|
| ns: | t water , forced ; , basebo , hot wat | Year built: 2015 (0) None (1) Gas, forced air | Masonry adjust: (1) Asphalt shingles (2) wood shakes | (1) Wood (2) Block (3) Stucco (4) Alum/vinyl (5) Asbestos/asphalt (6) Metal | (1) Single family (2) Mouner-III-law (3) Condominium | (1) Ranch (2) Bi-level (4) Cape cod (5) Colonial (0) Farminouse (8) Split level | (10) 1 story (11) 1 story w/attic (15) 1.5 story |
| Half baths: 1 Living units: 1 | (8) Oil, steam (9) Wood/coal, forced a (10) Wood/coal, hot war (11) Wood/coal, steam (1) A/C, same ducts | Remodeled: (6) Oil, forced air (7) Oil, hot water | SF (3) Tile (4) Flat | (7) Brick (8) Stone (9) Msnry/frame (10) Log (11) Split log (12) Other | (4) 2 Family(5) Apartment(6) Commercial | (9) Contemporary (10) Custom (11) Cottage (12) Remodeled cottage (14) Executive Mansion (15) Other | (20) 2 story (21) 2 story w/attic (25) 2.5 story |
| | (14) Space (3 units)(15) Woodfired, interior(16) Woodfired, exterior(18) Gas, steam(2) A/C, separate ducts | (12) Space (1 unit) (13) Space (2 units) | (5) Metal (6) Slate | (13) Cement board | (7) 3 Family | (16) Bungalow(17) Town house(18) Historic(19) Apartment(20) Twindo(21) Craftsman | (27) 3 story w/attic (28) 3.5 story (31) 3 story w/attic |
| Plumb | Miscellaneous | Ratings | | | | | |
| Whirlpools: | Masonry stacks: opening: Metal stacks: opening: Gas only FPs: (opening: Bsmt garage: (stalls) Dormers, shed: LF | | | | | | |
| Add'l fixtures: Rough-ins: | s: addt'l stories: s: addt'l stories: js)LF | | | | | | |
| | Family rooms: 1 Half baths: 1 E Whirlpools: Ad Other rooms: 2 Living units: 1 P Hottubs: Ad | (2) Gas, not water (3) Oil, steam (14) Space (3 units) (3) Electric, forced air (9) Wood/coal, forced a (15) Woodfired, interior (4) Electric, baseboard (10) Wood/coal, hot wat (16) Woodfired, exterior (5) Electric, hot water (11) Wood/coal, steam (18) Gas, steam (18) Gas, steam (19) No A/C (11) Wood/coal, steam (18) Gas, steam (19) Gas, steam (19) Gas, steam (19) Gas, steam (19) Gas only FPs: (openings) | Year built: 2015 Remodeled: Space (1 unit) (1) None (1) Gas, forced air (7) Oil, hot water (13) Space (2 units) (2) Gas, not water (10) Wood/coal, forced a (15) Woodfired, interior (10) Wood/coal, hot wat (16) Woodfired, exterior (10) Wood/coal, steam (18) Gas, steam (19) No A/C (11) Wood/coal, steam (18) Gas, steam (19) Wood/coal, steam (18) Gas, steam (19) Wood/coal, steam (18) Gas, steam (19) Wood/coal, steam (19) Gas, stea | Masonry adjust: SF (1) Asphalt shingles (2) Wood strakes (4) Flat (5) Metal (2) Wood strakes (4) Flat (6) Slate Year built: 2015 Remodeled: (12) Space (1 unit) (13) Space (2 units) (13) Space (2 units) (14) Space (3 units) (15) Space (3 units) (14) Space (3 units) (15) Space (10) Wood/coal, forced air (9) Wood/coal, forced air (10) Wood/coal, hot wat (16) Woodffred, exterior (5) Electric, baseboard (10) Wood/coal, steam (18) Gas, steam (18) Gas, steam (19) Wood/coal, steam (19) Gas, steam (19) Wood/coal, steam (19) Gas, steam (19) Space (2 units) (10) Wood/coal, steam (18) Gas, steam (19) Wood/coal, steam (19) Gas, steam (19) Gas, steam (19) Wood/coal, steam (19) Gas, stea | (1) Wood | [1) Single family (4) 2 Family (5) Apartment (6) Commercial (6) Commercial (7) Brick (| (2) Ranch (2) Bluevel (11) Collage (18) Historic (17) Town house (18) Split level (17) Collage (18) Historic (19) Colonial (12) Remodeled cottagy (19) Apartment (19) Family (19) Apartment (19) Single family (19) Apartment (19) Woodfood, (19) Earnily (19) Apartment (19) Woodfood, (19) Shore (19) Shuco (19) Many/frame (19) Masonry adjust: (1) Asphalt shingles (11) Split log (6) Metal (12) Other (11) Woodfood, forced air (19) Woodfood, hot wa (19) Woodfood, steam (19) |

Living Areas

Rec room rating: Rec room: Crawl space: Full basement:

748

444

2nd floor: 3rd floor: 1st floor: FBLA:

748

4 4 4 4 4 4

748

Grade:

Unfinished area: Unfinished attic: Finished attic:

Energy adjust?: % complete:

> 100% N_O

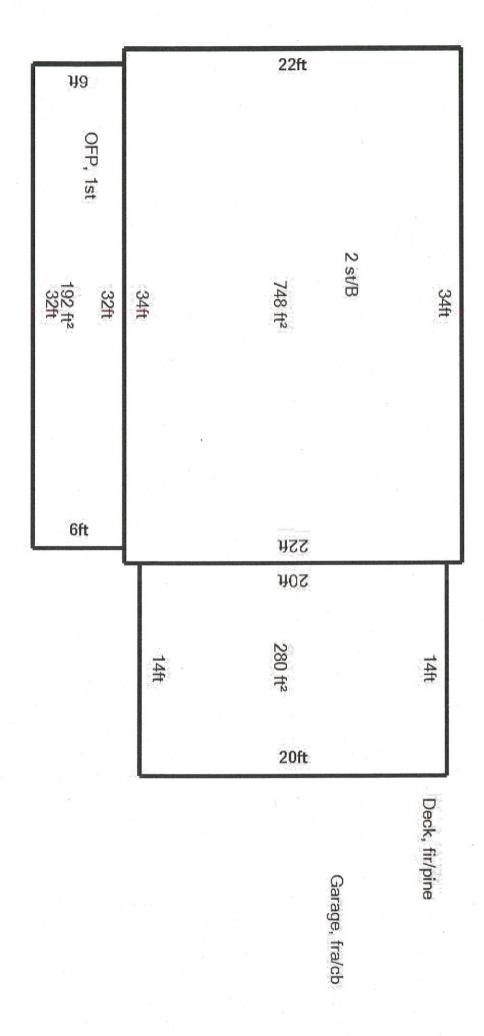
ç

| Alla | CIII | 116 | ILO |
|-------------|--------------|-------------|----------------------------|
| _ | _ | _ | Qy V |
| Deck | Open porch | Garage | Attachment Type |
| Fir or pine | Frame, lower | Frame or cb | Construction Type |
| 280 SF | 192 SF | 280 SF | Area |
| | | | Modifications (Type, Size) |
| C | 0 | C | Grade |
| 100% | 100% | 100% | % Complete |
| 2015 | 2015 | 2015 | Yr Built |
| Average | Average | Average | Condition |

| | | | | | _ |
|-----|------|-----|----|------|---|
| 211 | מוח | 2 1 | 12 | 1116 | |
| O'I | 1146 | 먹 | 10 | 4+6 | J |

| Adjustment Decembries | Adjusting Description | Market adjustment: Sewer elevation higher than house | grinder installe | Market adjustment: Coulee Cap/CHDO Replacement | Housing 2010 |
|-----------------------|-----------------------|--|------------------|--|--------------|
| | S] | uə | mta | nĺþ | ρA |
| Condition | | | | | |
| V. D. III | III DAIII | | | | |
| noiton | Location | | | | |
| Crodo | Glade | | | | |
| Ilaife | CIIIC | | | | |
| Other Ecoture Line | | | | | |
| 3 | 3 | Service Control of the Control of th | un control de | 300000000000000000000000000000000000000 | |

| Adjustment Description | Amount |
|--|--------|
| Market adjustment: Sewer elevation higher than house | -10.0% |
| grinder installe | %0.0 |
| Market adjustment: Coulee Cap/CHDO Replacement | |
| Housing 2010 | |





MAY 17 2019

Objection to Real Property Assessment

LA CROSSE

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 / Ager | nt Infor | mation | * If age | nt, submit written autho | rization (F | orm P | A-105) with | this form | | |
|---|-------------|---------------------------------------|-------------|---|--------------|--------|----------------|------------|--|--|
| Property owner name (on changed assessment not. Angela A. Porter and Robert G. P. | ice) | | Agent nan | ne (if applicable) | | | | | | |
| Owner mailing address 512 Hood Street | , | | Agent mai | ling address | | | | | | |
| City La Crosse | State WI | Zip 54601 | City | | | | | | | |
| Owner phone (608) 479 - 0212 Email aporte | er728@ | hotmail.com | Owner pho | one - | Email | | | | | |
| Section 2: Assessment Information | on and | Opinion of Value | | | | | | | | |
| Property address 512 Hood Street | - | | | cription or parcel no. <i>(on cha</i> 0011-050 | nged assessm | ent no | tice) | | | |
| La Crosse | State WI | Zip 54601 | | | | | | | | |
| Assessment shown on notice – Total \$ 159, | 400 | , « | Your opini | on of assessed value – Total | \$ 149,0 | 000 | | | | |
| If this property contains non-market valu | ue class | acreage, provide vou | r opinion o | of the taxable value brea | akdown: | | | | | |
| Statutory Class | | Acres | T | \$ Per Acre | | T | Full Taxable | Value | | |
| Residential total market value | | | | , | | | | | | |
| Commercial total market value | | | | | | | | | | |
| Agricultural classification: # of tillable ad | res | | @ | \$ acre use value | | | | | | |
| # of pasture a | cres | | @ | \$ acre use value | | | | | | |
| # of specialty | acres | | @ | \$ acre use value | | | | | | |
| Undeveloped classification # of acres | | | @ | \$ acre @ 50% of ma | arket value | | | | | |
| Agricultural forest classification # of acres | | | @ | \$ acre @ 50% of ma | | | | | | |
| Forest classification # of acres | | | @ | \$ acre @ market va | lue | _ | | | | |
| Class 7 "Other" total market value | | | - | market value | | | | | | |
| Managed forest land acres | | | @ | \$ acre @ 50% of ma | | | | | | |
| Managed forest land acres | | | @ | \$ acre @ market va | lue | | | | | |
| Section 3: Reason for Objection a | | | | | | | | | | |
| Reason(s) for your objection: (Attach addition See attached letter. Neighborhood, see | | | | your opinion of assessed v ached letter. | alue: (Attac | h addi | itional sheets | if needed) | | |
| Section 4: Other Property Inform | ation | | | | | | | | | |
| A. Within the last 10 years, did you acqu | ire the | oroperty? | | | | | X Yes | No | | |
| If Yes, provide acquisition price \$ 140 | | | | 5 X Purchase | | | | nheritance | | |
| B. Within the last 10 years, did you chan If Yes, describe | | (1 | nm-dd-vyvy) | | | | Yes | ⊠ No | | |
| Date of Cost of | | - | - | - | | | | | | |
| Date of Cost of changes \$ | | Does this co | ost include | the value of all labor (incl | uding your | own) | ? Yes | No | | |
| C. Within the last five years, was this pro | operty li | sted/offered for sale | ? | | | | Yes | X No | | |
| If Yes, how long was the property list | | | | | | | | | | |
| Asking price \$ | L | (mm-dd-yy) ist all offers received | yy) 1 | (mm-dd-yyyy) | | | | | | |
| D. Within the last five years, was this pro | | | | | | | X Yes | ☐ No | | |
| If Yes, provide: Date 09 - 08 - 201 | 15 V | alue 140,000 | Purpo | se of appraisal Financin | g to purch | ase | house. | | | |
| If this property had more than one ap | praisal, | provide the requested | d informati | on for each appraisal | | | | | | |
| Section 5: BOR Hearing Informati | on | | | | | | | | | |
| A. If you are requesting that a BOR mem Note: This does not apply in first or seco | | | r hearing, | provide the name(s): | | | | | | |
| B. Provide a reasonable estimate of the | | | the hearin | g 5 minutes. | | (| | | | |
| Property owner or Agent signature | | • | | | 1 | Date (| mm-dd-yyyy) | E) | | |
| | | | | | | | 5 - 17 - 20 |)19 | | |

LA CROSSE DITY ASSESSOR

Ms. Shannon Neumann
City of La Crosse Residential Appraiser
400 La Crosse St. 54601

Re: Request for Appeal of 2019 Property Assessment for 512 Hood Street.

Ms. Neumann,

Thank you for sending the comparison property information.

My husband and I have reviewed the comparable homes on the property list you sent and strongly feel that the property assessment of 512 Hood Street exceeds that actual value of the house. We feel the assessed value of this property should be in the \$130,000 range.

We understand, and accept, that with the new home construction in the area and the city-wide reassessment of values that there will be an increase but we feel that the \$176,100 value far exceeds what this house is worth in this neighborhood.

There are four primary factors that we feel justify a reduction in the assessed value of our property.

First, according to Ms. Gregerson from the La Crosse Planning Commission, our neighborhood still meets the criteria of being a distressed neighborhood and as such should still receive a 25% "credit" as a distressed neighborhood.

As part of the revitalization of our neighborhood there have been many efforts by Coulee Region Community Action Programs (Coulee CAP), Habitat for Humanity and La Crosse Promise to assist low income families to obtain loans for homes built in this area. For us, this included a large grant through Coulee CAP based on low income criteria and is the primary reason we were able to secure financing to obtain this house. We are not the only people in this neighborhood that, due to additional financial opportunities, we qualified for these grants and loans to purchase our homes. That being said, we are families that are financially watching our already tight budgets.

Our second point, which is related to this being a distressed neighborhood, is the crime on our street and our block. There is a significant number of low-income and transient housing on our block surrounding Poage Park. We had to install security cameras around our house to protect us from crime and vandalism to our property and on our street. Our neighbor at 502 Hood and the Parks Department have also installed security cameras. Our cameras have been accessed on numerous occasions by the La Crosse Police Department for evidence.

A prime example of the continued level of vandalism in our neighborhood is the Poage Park bathrooms. The people on this street caused over \$5,000 in damage to the bathrooms the first week the park was open. They have been permanently locked ever since and there is only a port-o-potty available for use. This has also had to be chained down as the people kept tipping it over. Luckily I live across the street and don't have to use the port-o-potty since the people that come there like to smear excrement on the walls inside.

There are many agencies working to help with the crime on our street. The City of La Crosse Police Department and Gundersen Health Systems Security Department regularly patrol the area to try and provide a more consistent presence but they are busy and can't be here all the time. The Parks Department along with Boys and Girls Club have implemented programming for the kids to help provide structure and keep area kids from vandalizing the park. They also can't be here all the time.

There has been a recent upswing in escalating disturbing behavior and suspected drug activity this spring. There are some new people that have moved into the apartments across the street and they are showing a lot of aggressive behavior. Our fear is that with summer a few short weeks away this will continue to escalate. We have brought this to the attention of the police officers but without specific complaints or incidents they can't do more at this time. It is a constant cycle of new people moving in and thinking they "own" the park and the neighborhood. The park belongs to everyone and everyone should be able to enjoy it without fear or harassment.

Standing up for a safe neighborhood is an ongoing struggle for us that is far from over.

Our third point is ensuring we are comparing like to like. We feel comparing a house in the Poage neighborhood to most of the houses on the list you sent is not a realistic comparison. From a strictly analytical numbers perspective it looks good on paper. Unfortunately we don't live in an analytical utopia; we live in reality. We do not have the same economic factors as neighborhoods over by French Island and Cass Street.

Outside of the economic factors we are also looking at other comparisons that our house does not match with those on the list. Our home at 512 Hood Street does not have a finished basement, egress windows or a yard. We have only a one car garage and we don't have a fence. Also, our half bath on the first floor has a door that barely meets code. The door opens in front of the toilet and you have to squeeze past the door and close it to get to the toilet. If you have any issues with weight, crutches, etc. you would find it almost impossible to use. If someone were to collapse in our bathroom I would have to use an axe to cut the door down to get to the person or find someone small to crawl in through the window.

Above all else, the biggest discrepancy is the sewage holding tank in our basement. Due to factors with accessing the city sewer when the house was built Coulee CAP had to install a holding tank in the basement that has an auger and pump in it. All waste from the house goes into the tank where it is chopped up and pumped out to the street. This causes a regular odor to be present in our basement, which we use on a daily basis. Part of

having this sewage holding tank is a requirement that we have a generator for the pumping system in case there is ever a power outage. This causes us to incur additional household costs associated with having the generator. The proper maintenance schedule requires the generator to cycle for twenty minutes every week. This is loud and a nuisance to both us and our neighbors.

This is a very basic and standard house with the bare minimum put into it when constructed. We have made no improvements or renovations.

Our final point is based on fair market value. You sent us a list of houses that have sold for between \$163,500 and \$260,063. Many of these are houses built in the past eighteen months. The lots and houses were bought for very little and then demolished and a new house built.

Our neighbor at 502 Hood Street had a realtor come in and was told he could realistically list his house for between \$160,000 and \$166,000 in this neighborhood. His house has two more bedrooms, a finished basement, two and a half car garage and another full bathroom. We contacted a separate realtor who was very concerned what the adverse effect of having a sewage holding tank in our basement and the other factors listed above would have on the price we could receive if we listed our house. With all of this we feel our house and neighborhood circumstances are a bit different from many of the homes on the market today and those you sent for comparables.

Overall, we feel an assessed value of our house should be \$130,000 which is an 8.33% increase over the 2018 assessed value of \$122,000. This is keeping in line with the overall 7.8% increase the local market experienced in home values from 2018-2019. We feel the City of La Crosse 2019 Assessment value of \$176,100, a 46.75% increase, is excessive for the neighborhood based on the reasons cited here.

I appreciate you taking the time to review our request for appeal and hope to hear a favorable outcome from you by the end of business on Thursday, May 16, 2019. In the event we are unable to come to a mutual agreement this time frame allows me to move forward with the next steps in the appeals process and take our request to the Board of Review meeting on Monday, May 20, 2019.

Again, we appreciate your time and attention to our concerns and look forward to hearing from you.

Respectfully,

Robert and Angela Porter 512 Hood Street La Crosse, WI 54601

608-479-0212 Aporter728@hotmail.com in the control of the

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City of La Crosse Board of Review Meeting June 4, 2019 Review of 2019 Property Tax Assessment

RE: Objection to 2019 Property Tax Assessment for 512 Hood Street;

Property Tax ID#: 017-030011-050 Owners Robert & Angela Porter

Built: 2015

Purchase Price: \$140,000

2015 Independent Assessed Value for financing: \$140,000

2018 Property Tax Assessment: \$122,000

2019 Initial Assessed Value: \$176,000 2019 Reassessed Value: \$159,400

2019 Requested Assessed Value: \$149,000 (8.18% increase)

Points of support for requested assessed value:

- La Crosse Planning Commission states our neighborhood meets the criteria of being a
 distressed neighborhood and as such the property tax assessment should reflect that
 status. (This has not been adjusted for in the reassessed value.)
- Numerous homes on the comparables list are new builds. An older (1901) home was
 purchased, demolished and a new home built. Part of the cost of these homes includes the
 demolition of the original structure to build the new home. This increases the actual cost
 of the new home and has inflated the home prices in the neighborhood.
 - Only five of the houses on the comparables list are actually in our neighborhood.
- Crime in our neighborhood surveillance cameras on our home, neighbors and the park to help protect our home. (Video has been taken by police on numerous occasions as evidence.)
 - We have had our house egged, bike stolen (returned due to cameras), my husband and I both assaulted on our property (video used as evidence), children exposing themselves to our children and a constant daily mantra of expletives, racial language and music. i.e. F**k You N****r, F**k that Ni***r Bi**h, etc., along with drug activity at the park and in the area.
- Sewage holding tank in basement with requisite generator.
 - o Frequent sewage smell in basement which is used daily.
 - o Generator cycles weekly for maintenance.
 - Realtor is extremely concerned about our prospect of selling our home with this
 type of sewer system and generator maintenance requirements.
- Our house does not have a finished basement, egress windows, or fenced yard versus many of the houses on the list of comparables.
 - Our neighbor had a realtor give him an estimate to sell his house of \$160,000-\$166,000. His property has 2 more bedrooms, finished basement with egress windows, and finished 2.5 car garage.
 - Again, our realtor stated that our house with our septic issue and neighborhood would be a challenge for us to sell.

City of the Circles Board of Review Secting June 4, 701.
Review of 2019 Pranson Tables Assessment

10. Objection to 2019 Property Fax Assessment for ST2 Bood Street, Property Fax IDE: 017-030011-050 Owner Polygr & Appella Pages

SHEE THINK

Principles Price: \$140,000

2015 Independent Assessed Value by Ramount S 110,000

THE Property Tay Assessment Vill 2000

2019 Initial Assessed Value: \$176,007

Oblace State Value 1159 400

2019 Requested Assessed Valuer \$149,000 (8.18% increase)

Points of support for requested assessed value:

- La Crosse Planning Commission states our neighborhood meets the enferre of being a
 discressed neighborhood and as such the property tax assessment should reflect that
 status, (This has not been adjusted for in the reassessed value)
- Numerous homes on the comparables list are new hardds. An older (1991) home was purchased, demolished and a new home built. Part of the cost of these homes includes the demolition of the original structure to build the new home. This increases the actual cost of the new home and has inflated the home prices in the neighborhood.
 - Only five of the houses on the comparables list are actually in our neighborhood.
 Other in our neighborhood. Surveillance cameras on our home, neighbors and the park to help project our home. (Video has been taken by police on numerous occasions as

We have had our house egged, his estolen (returned due to cameras), my nusband and I both assaulted on our projects I video used as evidence), children exposing themselves to our children and a constant daily mantra of explotives, racial largeage and music i.e. Fig. You N*****, F*** that Ni**** Bi***h, etc., along with strong activity at the park and in the area.

- Sewage holding rank to beginners with requisite generator.
- Requent sewage smell in basement which is used early
 - Cenerator cycles weekly to main enabled.
- Relator is extremely concerned about our prospect of selling our home with this axer of server system and generator maintenance requirements.
 - Our notice does not here a simished basement legress windows, or fenced yard versus mans of the houses on the list of comparables.
 - Our neighbor had a realtor got a laint an estimate to sell his house of \$160,000-\$100,000. His property has 2 more bull-ooms, functived basement with egoess windows, and finest of 2.5 car agains.

Appare, our realtor state a fleation, house with our septic issue and outgliborhood violetime a challenge for us to see



2019 Property Tax Assessment Detailed Comparables List

| • | | | | sement | | | | | | | or sales | | | | | | | | | | | | | | | | | | | | | | |
|--------------|------------------------------------|--------------------|-------------------------------|--|----------------|----------------|----------------|-------------------|---------------|----------------|--------------------------------|----------------|----------------|----------------|--------------|----------------|----------------|----------------|-----------------------|--|----|------|---|-----|---|-------------------|-------|----|--------|-----|-----|-----|---|
| | Other | septic in basement | 8 total rooms; fenced in yard | 3 other rooms and rec room in basement | 3 other rooms | | fenced in yard | | | | Does not come up in assor data | | | | | | | | | | | | | | | | | | | | | | |
| | Garage | 1 car attached | 2 car attached | 2 car detached | 2 car detached | 2 car detached | 1 car attached | 2 car attached | detached | | garage | attached | | 2 car attached | detached | 2 car attached | 2 car detached | 2 car detached | | | | | | | | | | | | | | | |
| | Bedrooms Bathrooms Basement Garage | unfinished | unfinished | finished | finished | finished | finished | | | | | finished | finished | finished | | finished | finished | finished | | | | | | | | | | | | | | | |
| | Bathrooms | 1.5 | 2 | 3 | 2 | 2 | 2.5 | 2 | 33 | | | 2 | 2 | 2 | 2.5 | 3 | 4 | 2.5 | | | | | | | | | | | | | | | |
| | Bedrooms | 3 | | 3 | - | 2 | 2 | | | | | 3 | 3 | 3 | 3 | 4 | 4 | 4 | | | | | | | | | | | | | | | |
| | acres | 0.074 | 0.104 | 0.16 | 0.087 | 0.144 | 0.072 | 0.218 | 0.205 | 0.201 | 0.336 | 0.205 | 0.172 | 0.235 | 0.17 | 0.137 | 0.119 | 0.194 | | | | | | | | | | | | | | | |
| | lot size | 51x50 | 45×100 | 50×139 | 26x144 | 41x153 | 41×76 | 74×126 | | | | | 61x123 | 90x114 | 54×140 | 60×100 | 54x95 | 60×140 | | | | | | | | | | | | | | | |
| total living | area | 1,496 | 1,320 | 1,394 | 1,786 | 1,592 | 1,416 | 1,344 | 2,038 | 1,390 | | 1,288 | 1,588 | 1,368 | 2,024 | 2,544 | 2,900 | 2,957 | D. | | | | | | | | | | | | | | |
| | built | 2015 | 2017 | 2018 | 2018 | 2017 | 2017 | 2016 | 2016 | 2017 | | 2017 | 2017 | 2017 | 2016 | 2016 | 2015 | 2018 | υž | | | | | | | | | | | | | | |
| 2019 | Assessed | 176,100 | 177,400 | 201,700 | 173,000 | 207,100 | 167,200 | 194,100 | 223,800 | 198,900 | 183,700 | 217,500 | 260,800 | 229,200 | 227,800 | 252,300 | 257,300 | 277,400 | Grandad Bluff Pari | | | | B | | | (8 | B) | • | ī | | | | |
| 2018 | Assessment | 122,000 | 125,300 | 212,500 | 163,500 | 21,900 | 137,600 | 194,900 | 220,000 | 191,500 | 194,200 | 182,500 | 234,900 | 214,900 | 195,000 | 260,063 | 255,000 | 269,067 | | | | | | • | | 4 | | | | | | Los | * |
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| | sale price | 140,000 | 171,000 | 212,500 | 163,500 | 219,900 | 170,000 | 194,900 | | 191,500 | 194,200 | 182,500 | 234,900 | 214,900 | 195,000 | 260,063 | 255,000 | 269.067 | 0 % | 100 to 10 | | 35 | 6 | 4 5 | | | Green | | | | | | |
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2019 Property Tax Assessment

Detailed Comparables List

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