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 Dennis & Barbara Ross Joint Revocable Trust 621 23rd St. N. La Crosse, WI 54601 | General information Date issued 6 - 5 - 2019 Parcel no. 17-20078-110 Address 621 23rd St. N. Legal description |
|---|--|
| | ☐ Town ☐ Village ☒ City Municipality La Crosse |

| 20 <u>19</u> Original Assessment | | | 2019 Final Assessment (determined by BOR) | | |
|----------------------------------|----|---------|---|------|---------|
| Land | \$ | 45,000 | Land | \$ | 45,000 |
| Improvements | \$ | 136,300 | Improvements | \$. | 136,300 |
| Personal property | \$ | | Personal property | \$ | |
| Personal property | \$ | | Personal property | \$ | • |
| Personal property | \$ | , | Personal property | \$ | • |
| Total personal property | \$ | | Total personal property | \$ | |
| Total all property | \$ | 181,300 | Total all property | \$ | 181,300 |

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: 17-20078-110 |
|---|--|
| Personal Property Account Number(If applicable) | |
| Property Address: | 521 23rd St. N. |
| Property Owner: | Dennis & Barbara Ross Joint Revocable Trust |
| Mailing Address: | 621 23rd St. N. |
| | |
| January 1, 20 19 Assessmen | ent Value: 181,300 |
| Land: 45,000 | Improvements: 136,300 Total: 181,300 |
| Hearing Date: June 4, 2019 | Time: 1:40 p.m. |
| Objector Received written confir | mation of Hearing Date: Yes: No: (OR) |
| Both Objector and Assessor waiv | ved 48-hour notice of hearing: Yes: No: No: |
| {Note: Taxpayer n | nust have filed written objection before or at Board of Review} |
| Check one of the following: | • |
| | File an Objection" was provided by objector to clerk (either in writing or or to first full session of Board of Review (OR) |
| ☐ Waiver was granted by Boa | - |
| ☐ Good Cause <u>or</u> | |
| Extraordinary Circumsta | nnces |
| Board members present: | |
| Nick Passe, Dan Ryan, Kenn | a Christians, Mike Brown, Susan Dillenbeck |

| oard 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 Owner/Objector (or his/her representative, if testifying) and Assessor}: | Clerk {include Property |
| Shannon Neumann, Dennis Ross | · |
| . Sworn testimony by Property Owner/Objector: Dennis Ross) A recent sale of the subject property: Yes: No: V | included: |
| f yes: The subject property was sold for \$ | 3 |
| n) Recent sales of comparable properties: Yes: ☐ No: ☑ | |
| f yes: A total number ofother properties were preser | nted: |
| Addresses of other properties: | |
| | |
| | |
| | |
| | |
| c) Other factors or reasons (if presented): Yes: Vo.: | iector (if evidence presented only |
| If yes: List of summary factors or reasons presented by property owner/objavailable to one side - list corroboration of that evidence): | lector (it exidence bresented om) |

Believe value is \$172,100. He's lived in the property 40 years; no other place he wants to live. Argument is about functionality. There's a difference between comparing something for sale with something not for sale. Square footage or dimension can be fooling. Sometimes it is not about what you have like hardwood floors, but what you don't have like bathrooms. Doesn't know about houses, values in La Crosse, Bought one house in his life. Ask more for the house than you think you can get; buyer offers less. Have to meet somewhere close to fair price. In basement, put up walls and ceilings and doors, a project by his son. Sometimes basement is damp and musty. Mold and rust reside; should be checked for radon. Toy room, junk room. Sewer line doesn't have the right pitch to the street and needs to be cleared. Upstairs the kitchen is small, apartment size, put in new cabinets 25 years ago. No dishwasher in \$181,000 house, no side by side fridge. Its what you don't have or can't have. In the dining room, took out a wall. Four people can sit there comfortably. No registers for kitchen dining area. Space heater in winter and fans in summer time. Some windows are original. Garage for one car. For all of its flaws, this little house will serve us until we move.

| witnesses (if any): | | by the following | omer |
|---|-------------------------------|------------------|-----------|
| | | | |
| • | | | |
| | | | - |
| Summary of testimony of other witnesses | s for objector (if any): | | |
| | | | |
| | | | • |
| | | | |
| 3. Sworn testimony by Assessor Shannon a) Estimated level of assessment for the cu | .[| | included: |
| o) A recent sale of the subject property: | Yes: ☐ No: ☑ | | |
| f yes: The subject property was sold for \$ | | Date of | sale |
| | x/ [7] \tau [7] | | |
| c) Recent sales of comparable properties: | Yes: ☑ No: □ | | |
| process and the second | er properties were presented: | | |
| f yes: A total number of 4 other Addresses of other properties: 2020 King St. | | · | |
| f yes: A total number of 4 other Addresses of other properties: | | · | |

Yes: ☑ No: □

d) Other factors or reasons (if presented):

is addressed in quality grade. Basement is poor or fair quality, not average. With all issues, they are addressed in the quality. Alternate side parking is throughout the whole area. This is one of the most sought out areas of the city in Crowley Addition. Sustain assessment of \$181,300.

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

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

Addressed small kitchen and small dining room. Put on a large addition off back many years ago which causes a floor plan that has some obsolescence, which

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

C. DETERMINATIONS

| 100 % | en determined to be |
|---|---|
| 2. The Board of Review finds that there was a recent sale of the subject pr | ronerty: Yes: No. V |
| | No: □ |
| T | ☐ No: ☐ |
| | _ No: □ |
| d) If all answers are 'yes': | and INO. based |
| d1. What is the sale price? | |
| d2. What if any adjustments, based on the evidence presented, should as time between the date of sale and the January 1 assessment date, no selling price (ag-use value and fractionally assessed classes), and/or o occurred to the property between the sale date and the January 1 asses | on-market class value in the ther physical changes that |
| | |
| d3. What is the full market value? | |
| * The relationship between the assessed value and the equalized value of non minus corrections for prior year over or under charges within a municipality example if the assessed value of all property subject to property tax in the material equalized value (with no prior corrections) in the municipality is \$3,000,000 to be 90% (\$2,700,000/\$3,000,000 = .90 or 90%). | vtown, city, or village. For unicipality is \$2,700,000 and th |
| 3. The Board of Review finds that there are recent sales of comparable pr If Yes, answer the following: | operties: Yes: No: |
| 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? | ^{1e} Yes: ☐ No: ☐ |
| Assessor | |
| c) Did the Assessor present testimony of recent sales of comparable properties the market area: | in Yes: ☑ No: □ |
| d) If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value? | ne Yes: 🗹 No: 🗌 |
| Conclusion e) LIST THE PROPERTIES AND VALUES THAT THE BOARD OF REVIED DETERMINITION AS TO FAIR MARKET VALUE: | EW RELIES ON TO MAKE ITS |
| See Assessor Report | |
| | |

| snot | he Board of Review finds that the assessment Yes: No: No: V |
|-------------------------|--|
| If Y | es, list the factors that the Board of Review relies on to make its determination as to fair market value: |
| | |
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| Wh | at was the most credible evidence presented: |
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| D. | DECISION (Motion must be made and seconded.) |
| ••• | DECEMBER 1 (ALEXANDER MANUEL M |
| 1. | |
| Ry | |
| Mov | ves: 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: |
| Pas | |
| | onds, (mark all that apply): |
| ✓ | that the Assessor's valuation is correct; |
| | that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the <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; |
| Y | that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor; |
| $\overline{\mathbf{A}}$ | that the Assessor's valuation is reasonable in light of all the relevant evidence; |
| V | 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. | 72. 174.2.2021.1.2027.2020. | | | | | • |
|--|-----------------------------|--|--|--|--|--|
| Moves: Exercising its judgment and Board of Review, by majority and ro | | | | | , of Wis. S | Statutes, the |
| | | | | | | • |
| Seconds, (mark all that apply): that the Assessor's valuation is incention. | orrect; | | | | | |
| that the property owner has present by law to the Assessor; | ted suff | icient evidence | to reb | out the presu | mption of | correctness granted |
| that the property owner valuation is | s reasor | nable in light o | f the re | elevant evide | ence; | |
| that the fair market value of the pr | operty is | | | | | |
| Land: | | | | | | |
| Improvements: | | | | | 1 | |
| Total: | | W. 11 W. W. | - | | | |
| \Box that the level of assessment of the | municip | oality is at | Security de la constant de la consta | ta essatuado dos taldestas cartasteles (MATRO) (MARO (O) Are | With the control of t | |
| and hereby sets the new assessmen | ıt at | | | | | |
| Land: | | There is a contract of the con | | | | |
| Improvements: | | 3 3 8 | | | | |
| Total: | | | | | | |
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| I, Teri Lehrke | | Clark | of the | a Roard of I | Review d | lo hereby certify |
| that the members of the Board of | Review | | | board or | (4011011 , 0 | to not only certify |
| Name is the second of the seco | 307 | NI. | | | | |
| Name of Board of Review Member: Nick Passe | Yes ☑ | No | | • | | |
| Dan Ryan | | | | | | |
| Kenna Christians | | faccount [Common] | | | | |
| Mike Brown | | | | | | |
| <u></u> | | LJ Fj | | | | |
| Susan Dillenbeck | | LJ | | | | |
| to adopt these Findings of Fa | ct. De | terminations | and | Decision | on this | 4th day of |
| June | | 9 . | | | *************************************** | |
| | | | | | | • |
| | | | Ter | i Lehrke | | ###################################### |

Clerk of Board of Review

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CITY OF LA CROSSE BOARD OF REVIEW



Appeal by Dennis & Barbara Ross 621 23rd St N La Crosse WI 54601

Report Prepared by Shannon Neumann- State Certified Assessor II

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<u>Introduction</u>

Name: Shannon Neumann

Position: Residential Property Appraiser- Office of City Assessor

- 1. 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= \$45,000
- C. Improvement Value= \$136,300
- D. Total= \$181,300

Subject Description:



- A. Picture-
- B. Address- 621 23rd Street North
- C. Site-<u>Level</u>
- D. Building-Bungalow
- E. Other Improvements- Detached Garage
- F. Last time inspected- 12/30/2014
- G. Building Permits- 2002 Detached Garage

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-N/A
- B. Comp #1- 2020 King St
- C. Comp #2 2102 Grandview Pl
- D. Comp #3 107 17th St s
- E. Comp #4- 309 23rd St N

Conclusion- All 4 Comps deemed reliable Valid Arm's Length Sales.

-Indicated value range of \$181,600 -\$200,300

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

Conclusion- Based on my training, knowledge, education, and experience, along with the comparable properties in this report, it is my opinion that the market value of the subject property to be \$181,300.

City of La Crosse, La Crosse County 2019 Sales Comparison

Tax key number: 017-020078-110
Property address: 621 23rd St N, City of La Crosse

Estimated fair market value: \$181,300 *
Comparable market value: \$189,500 (+4.5%) *

| Above grade area Below grade area Style Grade Yr built/Age/Eff age Exterior wall | Neighborhood group Neighborhood Flood plain Traffic Land Residential Buildings Single family | Summary of Comparison Sale date and price Net adjustments Comparable value Comparability rating Gross adjustments Composite rating Adjustments to last valid sale | Tax key number Site address |
|---|--|---|---|
| Single tamily 1,612 SF 1,516 SF Bungalow C C 1937 / 82 / 36 Alum/vinyt 1 story | Shannon Neumann SA 19 Light 50 front feet | | Subject Property 20078-110 621 23rd St N |
| Single family 1,845 SF 1,161 SF Bungalow C+ -\$9,300 1925 / 94 / 36 Wood 1 story w/attic | umann | \$191,000 -\$9,400 \$181,600 99 31% | 20213-110 2020 King St |
| Single family 1,502 SF 988 SF Bungalow 0 C 1925 / 94 / 39 Alum/vinyi 1 story w/attic | amann . | Oct 2018 \$162,000 \$38,300 0 \$200,300 9 99 49% 2 | 20236-010 2102 Grandview PI |
| Single family 2,038 SF 1,200 SF Bungalow C+ -\$9,000 1919 / 100 / 40 Alum/vinyl 1 story w/attic | Shannon Neumann SA 19 Light \$5,500 50 front feet \$1,700 | Jul 2017 \$199,000 -\$10,200 \$188,800 97 32% 90 | 20126-020 107 17th St S |

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|-----------|-----------------------|-------------------|------------------------|----------------|------------------|---------------|-----------------------|
| \$2,300 | 528 SF | \$4,700 528 SF | \$3,800 216 SF | \$3,800 | 324 SF | 396 SF | Garage |
| | | -\$2,600 | | | | _ | All other adjustments |
| | 0 SF | | 0 SF | -\$3,000 0 SF | 296 SF | 0 SF | Deck |
| -\$5,000 | 140 SF | -\$7,800 140 SF | 200 SF | | 0 위 | 0 SF | Enclosed porch |
| -\$3,400 | 160 SF | -\$700 | 20 SF | | 0 SF | 0 SF | Open porch |
| \$900 | \$900 0 | \$900 | 0 | | | | Additional fixtures |
| | Average | - | Average | | Average | Average | Condition (CDU) |
| | \$1,900 1 full/1 half | \$1,900 | -\$2,900 1 full/0 half | -\$2,900 | 2 full/1 half | 1 full/1 half | Bathrooms |
| | ü | | 2 | | 4 | သ | Bedrooms |
| \$4,500 | 0 SF | \$4,600 0 SF | 0 SF | \$200 0 SF | 580 SF (Average) | 600 SF (Poor) | Rec room |
| - | 0 SF | -\$1,400 0 SF | 20 SF | -\$2,800 20 SF | 216 SF | 0 SF | Crawl space SF |
| \$3,800 | \$6,600 1,200 SF | \$6,600 | 988 SF | \$4,400 | 1,161 SF | 1,516 SF | Full basement SF |
| | 0 SF | -\$8,400 0 SF | 494 SF | | 0 위 | 0 SF | Unfinished attic SF |
| -\$19,100 | 598 SF | | 0 SF | -\$16,300 0 SF | 468 SF | 0 SF | Finished attic SF |
| \$8,700 | 1,440 SF | \$32,500 1,440 SF | \$12,100 1,008 SF | \$12,100 | 1,377 SF | 1,612 SF | First floor 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.

| Sale Shannon Neumann SA 19 Light Light Single family 1,516 SF Bungalow C 1,516 SF 0 SF 0 SF 0 SF 0 SF 0 SF | | | | | |
|--|---|---|--|------------|--------------------------------|
| Sale Shannon Neumann SA 19 Light Light Light Single family 1,612 SF 1,516 SF Bungalow CC C1 1937 / 82 / 36 Alum/vinyl 1,612 SF 0 SF 0 SF 0 SF 0 SF 1,516 SF 0 SF 0 SF 1,516 SF 1,516 SF 0 SF 0 SF 1,516 SF 1,536 SF 1,536 SF 1,536 SF | | |) SF | | Crawl space SF |
| ## Sale Shannon Neumann Shannon Neumann SA 19 Light Light Light Light Light Light 1,612 SF 1,036 SF Bungalow C 1937 / 82 / 36 1937 / 82 / 36 1,612 SF 1,036 SF Bungalow C 1,178 SF 0 SF 0 SF 0 SF 0 SF 0 SF 1 | | | Ġ | 9 | י מון ממפכווויכור כו |
| 621 23rd St N 621 23rd St N 309 23rd St N 31 2018 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | | | ST | ST TI | Full basement SF |
| ## Sale Shannon Neumann S | | | SF | | Unfinished attic SF |
| 621 23rd St N 309 23rd St N 300 20rd St N 300 20 | | | \ <u>\(\text{Y} \\ \text{T} \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\</u> | | Finished attic SF |
| Sale Shannon Neumann SA 19 Light Light Light Single family 1,516 SF Bungalow C C 1937 / 82 / 36 Alum/vinyl Alano SF Bungalow C C Alum/vinyl Alano SF Bungalow C C Alum/vinyl Alano C Alum/vinyl | | | ġ | Š | |
| Sale Shannon Neumann SA 19 Light Light Light Single family 1,612 SF 1,516 SF Bungalow C C 1937 / 82 / 36 Alum/vinyl Al | | | | | First floor OF |
| 621 23rd St N 309 21 | | | story | | Stories |
| 621 23rd St N 309 23rd St N 300 23 | | | - | | Exterior wall |
| Shannon Neumann SA 19 Light Light Single family 1,516 SF Bungalow C C C C C C C C C C C C C C C C C C C | | | • | - SO | ĭr bullvAge/⊏ll age |
| Shannon Neumann SA 19 Light Light Single family 1,516 SF Bungalow C Support Service of Support | | | | | V= b:: +/A => -# >=> |
| Sale Shannon Neumann SA 19 Light Light Single family 1,516 SF Bungalow Sologadow Solog | | | | | Grade |
| Shannon Neumann SA 19 Light Light Single family 1,516 SF 1,516 SF SO 9 23rd St N 309 23rd St N Jul 2018 Light Light Shannon Neumann SA 19 Light Light Single family 1,178 SF 1,036 SF | | | Jungalow | | Style |
| 621 23rd St N 309 23 | | | ,030 01 | | Below grade area |
| Sale Shannon Neumann SA 19 Light Light Single family | | - | , , , , , , , , , , , , , , , , , , , | | Apove grade area |
| 821 23rd St N 309 23rd St N 309 23rd St N 309 23rd St N 309 23rd St N Jul 2018 Jul 2018 Light Light Light Shannon Neumann SA 19 Light Single family Single family Single family | | | 178 SE | | Above grade area |
| 621 23rd St N 309 23rd St N 309 23rd St N Jul 2018 Jul 2018 Shannon Neumann SA 19 Light Light 50 front feet 50 front feet | | | single family | | Use |
| Sale Shannon Neumann SA 19 Light Light So front feet | | | | | Single family |
| 621 23rd St N 309 23rd St N 309 23rd St N Jul 2018 Jul 2018 Shannon Neumann SA 19 Light Light 50 front feet 50 front feet 50 front feet | | | | | Buildings |
| Sale Shannon Neumann SA 19 Light Light Short feet So front feet So front feet So front feet | | | o il citta coct | | i residentia |
| 621 23rd St N 309 23 | | | O front feet | | Recidential |
| 621 23rd St N 309 23 | | | | | Land |
| 621 23rd St N 309 23rd St N 309 23rd St N Jul 2018 Shannon Neumann Shannon Neumann Shannon Neumann SA 19 | | | ight | | Traffic |
| 621 23rd St N 309 23rd St N 309 23rd St N Jul 2018 Shannon Neumann Shannon Neumann Shannon Neumann SA 19 SA 19 | , | | | | Flood plain |
| 621 23rd St N 309 23rd St N 309 23rd St N Jul 2018 Shannon Neumann Shannon Neumann Shannon Neumann | | | A 19 | • | Neighborhood |
| 621 23rd St N 309 23rd St N 309 23rd St N Jul 2018 | | | stannon Neumann | on Neumann | Neighborhood group |
| 621 23rd St N 309 23rd St N 309 23rd St N Jul 2018 | | | | | Adjustments to last valid sale |
| 621 23rd St N 309 23rd St N Jul 2018 | | | C | | Composite rating |
| 621 23rd St N 309 23rd St N Jul 2018 | | | 000 | | Orosa adjustiticities |
| 621 23rd St N 309 23rd St N 309 23rd St N | | | 35% | 1 | Gross adjustments |
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| Carport | Garage | All other adjustments | Deck | Enclosed porch | Open porch | Additional fixtures | Condition (CDU) | Bathrooms | Bedrooms | Rec room |
| | 396 SF | | 0 SF | 0 SF | 0 SF | | Average | 1 full/1 half | ယ | 600 SF (Poor) |
| 252 SF | 236 SF | | 0 SF | 63 SF | 101 SF. | ω | Average | 1 full/0 half | 2 | 348 SF (Poor) |
| -\$500 | \$4,500 | -\$2,600 | | -\$2,900 | -\$2,700 | -\$1,900 | | \$1,900 | - | \$2,000 |
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^{*} 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.

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Tax key number: 20078-110

Owners: Dennis J. Ross and Barbara L. Ross Joint Revocable Trus

621 23rd St N

Legal description: Site addresses: CROWLEY HOMES ADDITION LOT 6 BLOCK 7 LOT SZ: 50 X 135.34 (Section 33)

Traffic: Neighborhood: Light SA 19

Sanitary:

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Water:

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Occupancy status:

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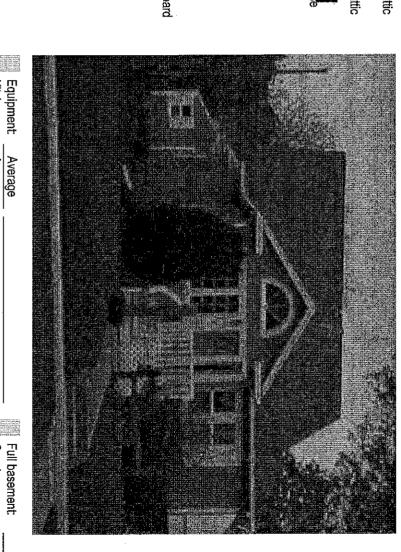
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| Rooms | * Hi | eating / Coo | ling | Yr | Roof | Section of the sectio | Exterior W | /all | Use | Style | Projection of | Stories |
|---|-------------------------------|---|---|-----------------|--|--|---|-------------------------------------|---|---|-------------------------------|--|
| Bedrooms: 3 Family rooms: 1 Other rooms: 3 | (0) No A/C | (2) Gas, not water (3) Electric, forced air (4) Electric, baseboard (5) Electric, hot water | (0) None (1) Gas, forced air | Year built 1937 | (1) Asphalt shingles (z) wood snakes | Masonry adjust: | (4) Alum/vinyl (3) Aspesios/asphalt (6) Metal | (1) Wood (2) Block (3) Stucco | (1) Single family (2) Nouner-in-law (3) Condominium | (4) Cape cod(5) Colonial(6) Farmhouse(8) Split level | (1) Ranch (2) Bi-level | (10) 1 story (11) 1 story w/attic (15) 1.5 story |
| Full baths: 1 Half baths: 1 Living units: 1 | (1) A/C, same ducts | (9) Wood/coal, forced a (10) Wood/coal, hot wal (11) Wood/coal, steam | (6) Oil, forced air (7) Oil, hot water | Remodeled: | (3) Tile (4) Flat | SF | (10) Log (11) Split log (12) Other | (7) Brick (8) Stone (9) Msnrv/frame | (4) 2 Family(5) Apartment(6) Commercial | (11) Cottage(12) Remodeled cottage(14) Executive Mansion(15) Other | (9) Contemporary (10) Custom | (20) 2 story (21) 2 story w/attic (25) 2.5 story |
| | (2) A/C, separate ducts | (15) Woodfired, interior (16) Woodfired, exterior (18) Gas, steam | (12) Space (1 unit) (13) Space (2 units) (14) Space (3 units) | | (5) Metal (6) Slate | | | (13) Cement board | (7) 3 Family | (18) Historic(19) Apartment(20) Twindo(21) Craftsman | (16) Bungalow (17) Town House | (27) 3 story w/attic(28) 3.5 story(31) 3 story w/attic |
| Plumb | Misc | ellaneous | | tings | A CONTROL OF THE CONT | | | | | | er en et | |
| Whirlpools: | Bsmt garage: _ Dormers, shed: | Masonry stacks: Metal stacks: Gas only FPs: | | 1 1 | Equipment: Av | | | | | | | |



| Rough-ins: | Add' fixturpe | Gable/hip: LF | | | addit staties. | addf starios. | addf stories: | | | | | |
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| Energy adjust?: | Grade: | Unfinished area: | Unfinished attic: | Finished affic: | 3rd floor: | 2nd floor: | 1st floor: | FBLA: | Rec room rating: | Rec room: | Crawl space: | Full basement |
| No | 100% | | | | | ٠ | 1,612 | | Poor | 600 | | 1,516 |
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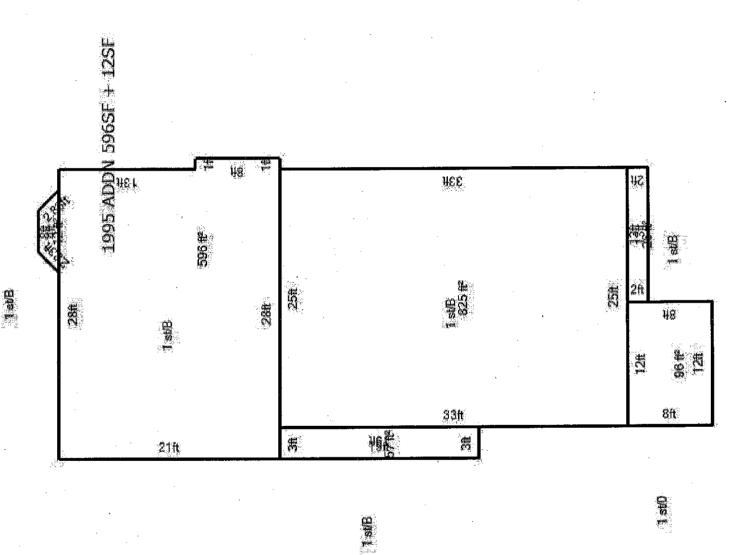
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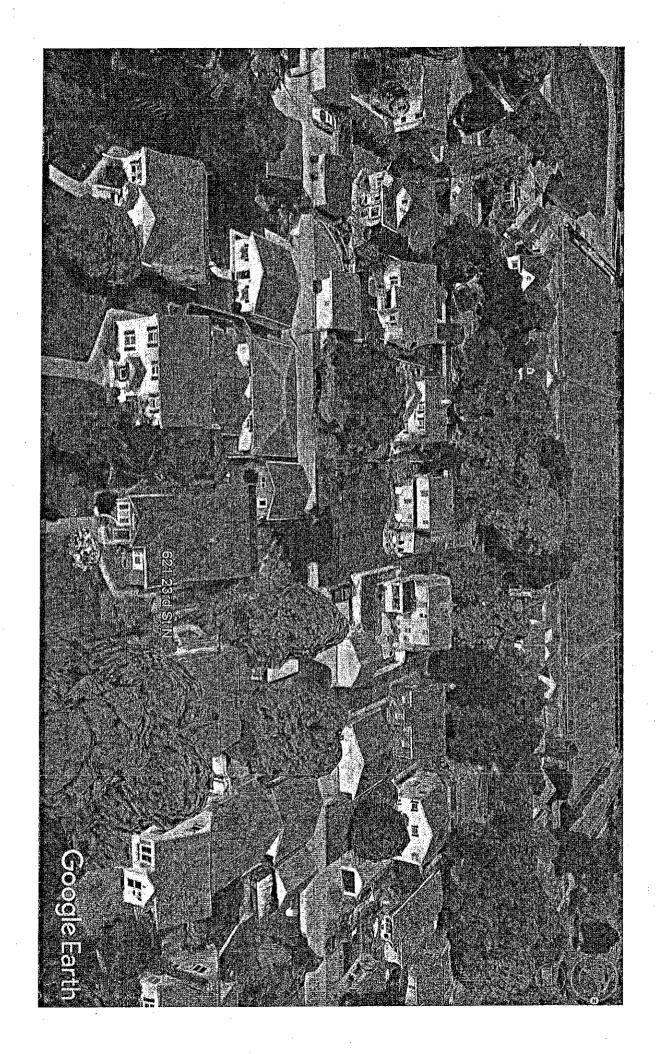
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Average Average

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

Page 4 of 4





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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 mient, under state law (sec. 70.47(7)(a). Wis State.) You must also complete the second of the state of the second of the second of the state of the second der state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. For a we with e best evidence of property value, see the Wisconsin Department Revenue's Property Assessment Appeal Guide for Wisconsin Fed Property Owners.

| Complete all sections: | | | | | | | |
|--|--|---|--|--|--|--|--|
| Section 1: Property Owner / Agent Informat | ion - | * If agent, submit written authorization (Form PA-105) with this form | | | | | |
| Property owner name (on changed assessment notice) Dennis, Barbara Joint Revocable | Trust | Agent name (if applicable) | | | | | |
| GZI N. 2312 | | Agent mailing address | | | | | |
| City La Crosse State WIT Zin | 54601 | City | State Zip | | | | |
| Owner phone (608) 784-8314 abross 766 | hotmail.com | Owner phone Email | recognitive about the continuous actors to the continuous. | | | | |
| Section 2: Assessment Information and Opi | nion of Value | Legal description or parcel no. (on changed asso | essment notice) | | | | |
| Property address 621 N. 2312 | | 17-20078-110 | essingly notice/ | | | | |
| | 54601 | Yes-1 | | | | | |
| Assessment shown on notice - Total | | Your opinion of assessed value – Total | | | | | |
| If this property contains non-market value class acre | age, provide your | opinion of the taxable value breakdowr | า: | | | | |
| Statutory Class | Acres | \$ Per Acre | Full Taxable Value | | | | |
| Residential total market value | The second secon | | TOTAL STATE OF THE | | | | |
| Commercial total market value | The latest the second s | | 100 E 2 | | | | |
| 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 va | | | | | |
| Agricultural forest classification # of acres | | @ \$ acre @ 50% of market va | alue : | | | | |
| Forest classification # of acres | TF St. 12.37.1. & Uhm on weightings | @ \$ acre @ market value | · · · · · · · · · · · · · · · · · · · | | | | |
| Class 7 "Other" total market value | Type of the second | market value | | | | | |
| Managed forest land acres | | @ \$ acre @ 50% of market va | alue | | | | |
| Managed forest land acres | And the second s | @ \$ acre @ market value | | | | | |
| Reason(s) for your objection: (Attach additional sheets if n Assessed Jame is too high. | | Basis for your opinion of assessed value: (A It is what I feel I buy property for i | Attach additional sheets if needed) would sell or in fair market. | | | | |
| Section 4: Other Property Information | | | | | | | |
| A. Within the last 10 years, did you acquire the prop | perty? | ,.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | Yes No | | | | |
| If Yes, provide acquisition price \$ | Date | Purchase Trad | | | | | |
| B. Within the last 10 years, did you change this pro | | | | | | | |
| If Yes, describe Date of Cost of changes \$ (min-da-yyyy) | Does this co. | st include the value of all labor (including y | your own)? Yes No | | | | |
| C. Within the last five years, was this property listed (provide of the property listed of the property listed (provide of the property listed of the property li | d/offered for sale? | to | Yes 🛂 No | | | | |
| Asking price \$ List a | all offers received | | | | | | |
| D. Within the last five years, was this property appr | aised? | | Yes ✔ No | | | | |
| (mm,dd,www) | | Purpose of appraisal | | | | | |
| If this property had more than one appraisal, pro- | vide the requested | Information for each appraisal. | | | | | |
| A. If you are requesting that a BOR member(s) be re | emoved from your | | | | | | |
| Note: This does not apply in first or second class citie B. Provide a reasonable estimate of the amount of | | he hearing minutes. | | | | | |
| Property-owner or Agent signature | <u> </u> | | Date (mm-dd-yyyy) | | | | |
| PA-115A (R. 10-18) | | | Wisconsin Department of Revenue | | | | |

RECEIVED

City of La Crosse 2019 Assessment Year

MAY 06 2019

Notice of Intent to File Objection with Board of Review CITY ASSESSOR

| I, Dennis | as the property owner or as agent for |
|--|--|
| (insert property | owner's name or strike) with an address of 621 N. 23.1, Lacrosse, OF 5760/ |
| hereby give not | tice of an intent to the an objection on the assessment for the following property. |
| | (insert address of subject property) |
| for the 2019 As | sessment Year in the City of La Crosse. |
| THIC MOTICE | OF INTENT IS BEING FILED; (please mark one) |
| THIS NOTICE | OF INTENT IS BEING FILED. (please mark one) |
| | |
| X | at least 48 hours before the Board's first scheduled meeting |
| • | 1 1 10 1 1 . C (L |
| | 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) |
| | 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) |
| TOTAL OF T | THE FORM DOES NOT DELIEVE THE OPTECTOR EDOM THE DECINDEMENT OF |
| FILING OF A | THIS FORM DOES NOT RELIEVE THE OBJECTOR FROM THE REQUIREMENT OF ING A FULLY COMPLETED WRITTEN OBJECTION ON THE PROPER FORM WITH |
| | OF THE BOARD OF REVIEW |
| | |
| (Name) | |
| (Date) | · |
| | Received by: Time: |
| • | Date:Time: |
| objection if a p first two hour | e Board of Review shall grant a waiver of the 48-hour notice of an intent to file a written property owner who does not meet the notice requirement appears before the Board during the soft the meeting, SHOWS GOOD CAUSE FOR FAILURE TO MEET THE 48-HOUR UIREMENT AND FILES A WRITTEN OBJECTION. My good cause is as follows: |
| | |
| | |
| property owne meeting, and fa the property of the end of the OBJECTION | e Board of Review may waive all notice requirements and hear the objection even if the rails to provide written or oral notice of an intent to object 48 hours before the first scheduled ails to request a waiver of the notice requirement during the first two hours of the meeting, if where appears before the Board at any time up to the end of the fifth day of the session or up to be final day of the session if the session is less than five days, and FILES A WRITTEN AND PROVIDES EVIDENCE OF EXTRAORDINARY CIRCUMSTANCES. Proof of my circumstances is as follows: |
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A WRITTEN OBJECTION ON THE PROPER FORM MUST BE PROPERLY FILED WITH THE CLERK OF THE BOARD OF REVIEW.

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