

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

Dominic Trinko & Flor Chavez-Guzman
2205 Main St.
La Crosse, WI 54601

General information

Date issued 6 - 5 - 2019

Parcel no. 17-20265-80

Address 2205 Main St.

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	\$ 48,100	Land	\$ 48,100
Improvements	\$ 219,100	Improvements	\$ 209,100
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Total personal property	\$	Total personal property	\$
Total all property	\$ 267,200	Total all property	\$ 257,200

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: 17-20265-80

Personal Property Account
Number(If applicable)

Property Address: 2205 Main St.

Property Owner: Dominic Trinko & Flor Chavez-Guzman

Mailing Address: 2205 Main St., La Crosse, WI 54601

January 1, 20 19 Assessment Value: 267,200

Land: 48,100

Improvements: 219,100

Total: 267,200

Hearing Date: June 4, 2019

Time: 3:00 p.m.

Objector Received written confirmation of Hearing Date: Yes: ☒ No: ☐

(OR)

Both Objector and Assessor waived 48-hour notice of hearing: Yes: ☐ No: ☐

{Note: Taxpayer must have filed written objection before or at Board of Review}

Check one of the following:

- ☒ Timely notice of "Intent to File an Objection" was provided by objector to clerk (either in writing or orally) at least 48 hours prior to first full session of Board of Review

(OR)

- ☒ Waiver was granted by Board of Review for:

☒ Good Cause or

☐ Extraordinary Circumstances

Board members present:

Nick Passe, Dan Ryan, Kenna Christians, Mike Brown, Susan Dillenbeck

Board members removed (if any):

Board Counsel present:

Property Owner/Objector's
Attorney or Representative:

Board Members with certified training (must have at least one):

Nick Passe, Mike Brown, Susan Dillenbeck

B. TESTIMONY

The following individuals were sworn as witnesses by the Board of Review Clerk {include Property Owner/Objector (or his/her representative, if testifying) and Assessor}:

Shannon Neumann and Dominic Trinko

1. Sworn testimony by Property Owner/Objector: **Dominic Trinko** 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):

Fair value is \$239,000. It is difficult to find comparables. Had appraisal when refinanced in 2016 post an improvement. House only has three bedrooms and 1.5 baths. It states there are four bedrooms and 2.5 baths, which would affect value. Appraisal document lists comparables; appraiser is not present. Every search tool has limitations.

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):

[illegible]

3. Sworn testimony by Assessor Shannon Neumann included:

a) Estimated level of assessment for the current year is

100

 %

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

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

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

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

Addresses of other properties:

209	20th St. S.
215	19th St. S.
101	17th St. S.
308	24th St. N.
111	17th Pl. S.

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

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

Purchased in 2007 for \$230,000 and \$10,000 building permit. Comparables listed in the Report are within the area of the subject and the indicated value range is \$264,700-\$306,600. Area is well sought after. Used computer as a tool but compile the data to make sure it is correct. Look at how homes with different size bedrooms are selling. We have not seen a trend that a two or three bedroom house sells for any less than four bedrooms, being all things are equal. Visited property in 2014 when he took out building permit. Estimated \$2,500 discount if there is a bath change. Looking at comparables and finding them all in the same area and the remodeling permit for \$10,000 and 12 years since he purchased home, feel that the current assessment of \$267,200 is within where he could sell property at this time; neighborhood and sales are strong.

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

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

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:

One less bathroom

What was the most credible evidence presented:

Homeowner testimony

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

1.

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 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.

Ryan

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

Dillenbeck

Seconds, (mark all that apply):

- ☒ that the Assessor's valuation is 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: \$48,100

Improvements: \$209,100

Total: \$257,200

- ☒ that the level of assessment of the municipality is at 100%

- ☒ and hereby sets the new assessment at

Land: \$48,100

Improvements: \$209,100

Total: \$257,200

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"/>

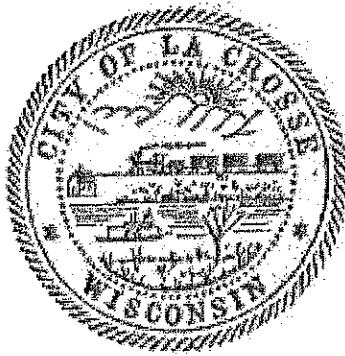
to adopt these Findings of Fact, Determinations and Decision on this 4th day of June, 2019.

Teri Lehrke

Clerk of Board of Review

2019

CITY OF LA CROSSE
BOARD OF REVIEW



Appeal by Dominic Trinko & Flor Chavez Guzman
2205 Main St
La Crosse WI 54601

Report Prepared by Shannon Neumann- State Certified Assessor II

Introduction

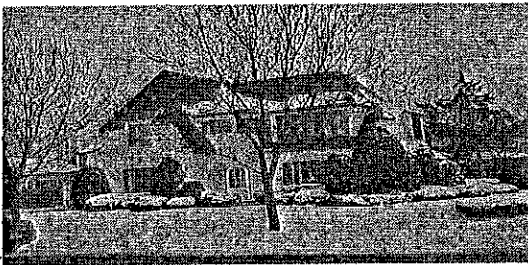
Name: Shannon Neumann

Position: Residential Property Appraiser- Office of City Assessor

- I. Associates Degree in Real Estate Appraisal and Assessment.
- II. Certified Assessor II- State of Wisconsin
- III. Member of WAAO- Wisconsin Association of Assessing Officers
- IV. Completed Appraisal Coursework and continuing education from
 - a. Wisconsin Dept. of Revenue
 - b. Institute For Municipal Assessors
 - c. Appraisal Institute
 - d. IAAO
 - e. NCRAAO

Determine Market Value of Subject Property:

- A. Highest and Best Use- Single Family Residential
- B. Land Value= \$48,100
- C. Improvement Value= \$219,100
- D. Total= \$267,200
- E. Subject Description:



Picture-

- A. Address- 2205 Main Street
- B. Site- Level
- C. Building- Historic
- D. Other Improvements- N/A
- E. Last time inspected- 1/06/2016
- F. Building Permits- Bathroom Remodel

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- 5/6/2007 for \$230,000
- B. Comp #1 - 209 20th Street South
- C. Comp #2 - 215 19th Street South
- D. Comp #3 - 101 17th Street South
- E. Comp #4 - 308 24th Street North
- F. Comp #5 - 111 17th Place South

Conclusion- All 5 Comps deemed reliable Valid Arm's Length Sales.
-Indicated value range of \$264,700 - \$306,600

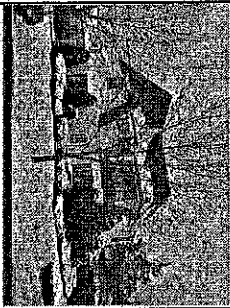
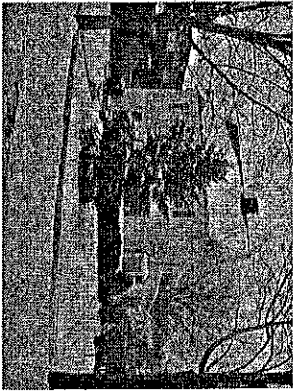
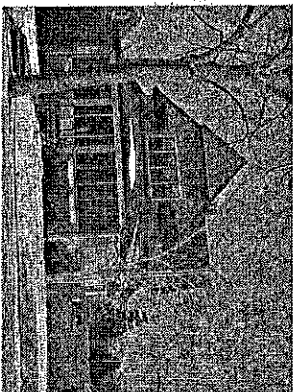

Income Approach- Since properties of this type are not typically bought and sold as income producing, the income approach is not deemed applicable in the appraisal of the subject property.

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 \$267,200

City of La Crosse, La Crosse County
2019 Sales Comparison

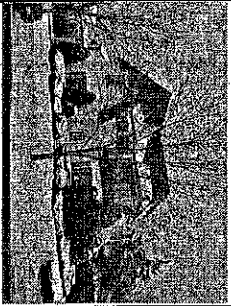
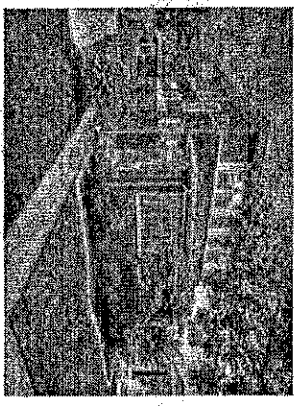
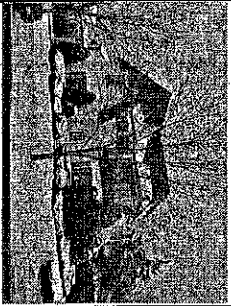
Tax key number: 017-020265-080
Property address: 2205 Main St, City of La Crosse

Estimated fair market value: \$267,200 *
Comparable market value: \$289,900 (+8.5%) *

Tax key number Site address	Subject Property	Comparison 1	Comparison 2	Comparison 3
20265-080 2205 Main St		20214-120 209 20th St S 	20213-070 215 19th St S 	20126-010 101 17th St S 
Summary of Comparison Sale date and price Net adjustments Comparable value Comparability rating Gross adjustments Composite rating Adjustments to last valid sale		Aug 2017 \$288,000 \$7,000 \$295,000 87 25% 84	Jun 2017 \$288,000 -\$23,300 \$264,700 85 23% 83	Nov 2017 \$295,000 \$11,600 \$306,600 84 27% 81
County Neighborhood group Neighborhood Flood plain Traffic Water Sanitary Land Residential Buildings Single family Above grade area Below grade area Style Grade Yr built/Age/Eff age	La Crosse Shannon Neumann SA 19 Medium City water Sewer 65 front feet 3,267 SF 1,139 SF Historic B 1928 / 91 / 40	La Crosse Shannon Neumann SA 19 Light City water Sewer 55 front feet 2,955 SF 1,363 SF Colonial B 1929 / 90 / 40	La Crosse Shannon Neumann SA 19 Light City water Sewer 55 front feet 3,128 SF 1,718 SF Farmhouse B 1921 / 98 / 40	La Crosse Shannon Neumann SA 19 Light City water Sewer 57 front feet 2,282 SF 1,120 SF Colonial B 1916 / 103 / 31
		-\$3,200	-\$3,200	-\$100
				-\$14,500

Exterior wall	Stucco	Wood	Alum/vinyl	Wood
Stories	2 story w/attic	2 story w/attic	2 story	2 story
First floor SF	1,259 SF	1,563 SF	1,718 SF	1,162 SF
Second floor SF	1,532 SF	928 SF	1,410 SF	1,120 SF
Unfinished attic SF	476 SF	484 SF	0 SF	0 SF
Full basement SF	1,139 SF	1,363 SF	1,718 SF	1,120 SF
Crawl space SF	0 SF	0 SF	0 SF	0 SF
FBLA	0 SF	0 SF	0 SF	0 SF
Rec room	0 SF	260 SF (Poor)	0 SF	0 SF
Bedrooms	4	4	4	4
Bathrooms	2 full/1 half	1 full/1 half	2 full/1 half	2 full/1 half
Condition (CDU)	Average	Average	Average	Average
Heating & cooling	Gas, forced air/A/C, same duct	Gas, forced air/A/C, same duct	Gas, forced air/A/C, same duct	Electric, hot water/A/C, separa
Fireplaces	1 masnry/0 mtl/0 gas	1 masnry/0 mtl/0 gas	1 masnry/0 mtl/0 gas	1 masnry/0 mtl/0 gas
Additional fixtures	460 SF	0 SF	420 SF	0 SF
Attached garage	0 SF	0 SF	300 SF	0 SF
Screen porch	0 SF	0 SF	0 SF	240 SF
Enclosed porch	0 SF	0 SF	0 SF	0 SF
Deck	0 SF	0 SF	0 SF	0 SF
Patio	0 SF	0 SF	0 SF	0 SF
All other adjustments				
Garage		21 x 21		20 x 22
		\$4,000	\$8,400	\$4,000
		-\$6,600		-\$6,500

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

Tax key number Site address	Subject Property	Comparison 4	Comparison 5	Comparison 6
20265-080 2205 Main St		20052-080 308 24th St N Jan 2018 \$269,000 \$33,400 \$302,400 84 38% 78	20127-070 111 17th Pl S Dec 2017 \$280,000 \$1,000 \$281,000 82 43% 76	
Summary of Comparison Sale date and price Net adjustments Comparable value Comparability rating Gross adjustments Composite rating Adjustments to last valid sale		La Crosse Shannon Neumann SA 19	La Crosse Shannon Neumann SA 19	
County Neighborhood Flood plain Traffic Water Sanitary Land	La Crosse Shannon Neumann SA 19	La Crosse Shannon Neumann SA 19	La Crosse Shannon Neumann SA 19	
Residential Buildings Single family Above grade area Below grade area Style Grade Yr built/Age/Eff age Exterior wall Stories First floor SF Second floor SF Unfinished attic SF	65 front feet 3,267 SF 1,139 SF Historic B 1928 / 91 / 40 Stucco 2 story w/attic 1,259 SF 1,532 SF 476 SF	48 front feet 1,848 SF 1,064 SF Colonial B 1939 / 80 / 33 Wood 2 story 1,064 SF 784 SF 0 SF	50 front feet 2,240 SF 728 SF Colonial B 1916 / 103 / 27 Alum/vinyl 2 story 1,120 SF 1,120 SF 0 SF	
		\$4,600 \$9,200	\$5,700 -\$23,300 \$9,700	

Full basement SF	1,139 SF	1,064 SF	\$1,100	728 SF	\$6,300	
Crawl space SF	0 SF	0 SF		392 SF	-\$4,900	
FBLA	0 SF	200 SF	-\$6,000	0 SF		
Rec room	0 SF	520 SF (Average)	-\$4,400	540 SF (Average)	-\$4,900	
Bedrooms	4	3		4		
Bathrooms	2 full/1 half	2 full/2 half	-\$2,200	2 full/1 half		
Condition (CDU)	Average	Average		Average		
Heating & cooling	Gas, forced air/A/C, same duct	Gas, forced air/A/C, same duct		Gas, forced air/A/C, same duct		
Fireplaces	1 masnry/0 mtl/0 gas	2 masnry/0 mtl/0 gas	-\$2,900	0 masnry/0 mtl/1 gas	\$4,400	
Additional fixtures		1		1		
Attached garage	460 SF	0 SF	\$10,600	0 SF	\$11,200	
Screen porch	0 SF	0 SF		0 SF		
Enclosed porch	0 SF	0 SF		192 SF	-\$7,500	
Deck	0 SF	160 SF	-\$2,300	0 SF		
Patio	0 SF	0 SF		400 SF	-\$2,300	
All other adjustments			\$4,000		-\$8,900	
Garage		20 x 22	-\$6,500	24 x 26	-\$8,400	

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

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

June 3, 2019

Tax key number: 20265-080

Owners: Dominic Trinko

Site addresses: 2205 Main St

Flor Chavez C. Guzman

Legal description:

OWNERS SUBD OF A PORTION OF S1/3 OF SE-SW SEC 33-16-7 BEG INTER N LN MAIN ST & E LN 22ND ST N ALG E LN 22ND ST 101.65FT E 65FT S 101.65 FT TO N LN MAIN ST W 65FT TO POB LOT SZ: 65 X 101.65 (Section 33)

Neighborhood:

SA 19

Traffic:

Medium

Water:

City water

Sanitary:

Sewer

Occupancy status:

Current Assessment		Land		Improvements	
Year	Tax Class	Acres	Land	Improvements	
2019	Residential	0.152	\$48,100	\$219,100	
Totals		0.152	\$48,100	\$219,100	

Access to Property	
Appraiser	
Date/time	
Entrance	
Witness	

Reminders	
Reminder Date	Type of Action
6/3/2019	Revaluation w/full inspection
Assigned To: Shannon Neumann	
Full inspection required	
Note Text	

Inspection History	
Inspection Date	Type of Inspection
1/14/2016	Other onsite visit
Completed By	
Building permit inspection	
Note Text	

Land Use		Land		Note: total acres from the legal description is 0.152	
Qty	Width	Sq Ft	Waterfront Type	Description	Adj Amt
UOM	Depth	Acres	Waterfront D/U		
1	65	6,621	None	Total land	0.00%
FF	101	0.152	n/a	Elevation: Above street	

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

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

Stories (10) 1 story (20) 2 story (27) 3 story w/attic
(11) 1 story w/attic (21) 2 story w/attic (28) 3.5 story
(15) 1.5 story (29) 2.5 story (31) 3 story w/attic

Style (9) Contemporary (16) Bungalow
(2) Bi-level (10) Custom (17) Town house
(4) Cape cod (11) Cottage (18) Historic
(5) Colonial (12) Remodeled cottage (19) Apartment
(6) Farmhouse (14) Executive Mansion (20) Triundo
(8) Split level (15) Other (21) Craftsman

Use (4) 2 Family (7) 3 Family
(1) Single family
(2) mother-in-law
(3) Condominium

Exterior Wall (7) Brick (13) Cement board
(2) Block
(3) Stucco
(4) Aluminum
(5) Asbestos/asphalt
(6) Metal

Roof (1) Asphalt shingles (3) Tile (5) Metal
(2) Wood shakes (4) Flat (6) Slate

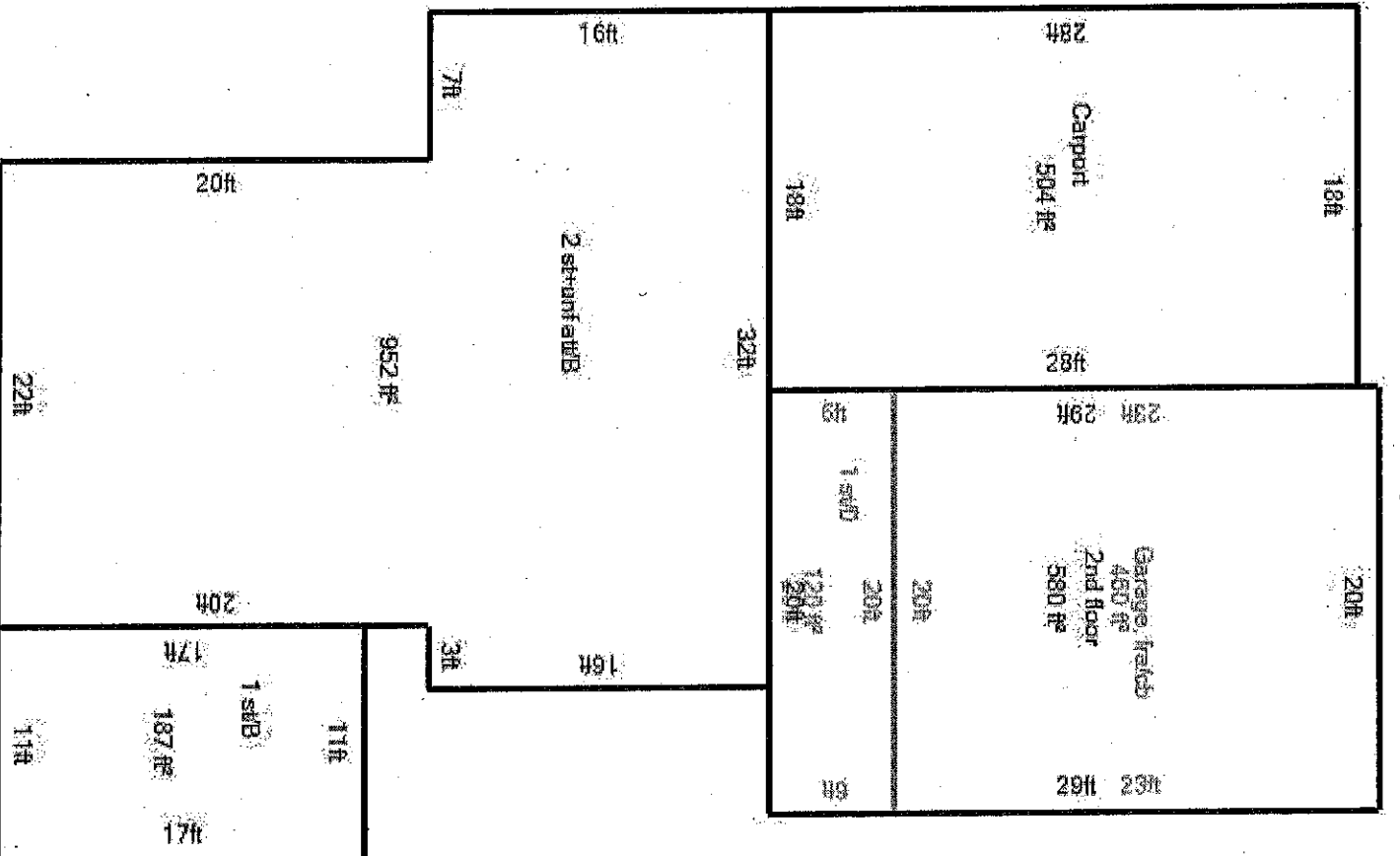
Year built 1928 Remodeled:
(0) None (6) Oil, forced air (12) Space (1 unit)
(1) Gas, forced air (7) Oil, hot water (13) Space (2 units)
(2) Gas, hot water (8) Oil, steam (14) Space (3 units)
(3) Electric, forced air (9) Wood/coal, forced a (15) Woodfired, interior
(4) Electric, baseboard (10) Wood/coal, hot wai (16) Woodfired, exterior
(5) Electric, hot water (11) Wood/coal, steam (18) Gas, steam
(0) No A/C (1) A/C, same ducts (2) A/C, separate ducts

Rooms Bedrooms: 4 Full baths: 2
Family rooms: 1 Half baths: 1
Other rooms: 4 Living units: 1



Ratings		Equipment		Living Areas	
Kitchen:	Average	Full basement:	1,139 SF	Full basement:	1,139 SF
Bath:	Average	Rec room:		Crawl space:	SF
Interior:	Average	Rec room rating:		Rec room:	SF
Exterior:	Average	FBLA:		1st floor:	1,259 SF
Masonry stacks:	1 openings:	2nd floor:	1,532 SF	3rd floor:	SF
Metal stacks:	addtl stories:	Finished attic:		Unfinished attic:	476 SF
Gas only FPs:	addtl stories:	Unfinished area:		Grade:	B
Bsmrt garage:	(stalls)	% complete:		Energy adjust?:	No
Dormers, shed:	LF				
Whirlpools:	Add'l fixtures:				
Hot tubs:	Rough-ins:				

Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Complete	Yr Built	Condition
1	Garage	Frame or cb	460 SF		B	100%	1928	Average
1	Carport	Standard	504 SF		B	100%	1928	Average





BUILDING PERMIT APPLICATION

Building and Inspections • Phone: (608) 789-7530 • Fax: (608) 789-7589
400 La Crosse St. La Crosse, WI 54601

<http://www.cityoflacrosse.org>

Inspection@cityoflacrosse.org

Application No:	10/012
Date:	7/28/15
Parcel No.:	17-20265-80

Project Address: 2205 MAIN ST. LA CROSSE, WI 54601

Building ☐ Addition ☐ Alteration/Remodel ☒ Cost of Project: \$10,000.00
Sign ☐ Demolition ☐ Intended Use of Land after demolition:

Description of Work: REMOVE EXISTING FIXTURES PLASTER WALLS AND CEILING, FLOORING, INSULATE AND INSTALL WALLBOARD. REPLACE/UPGRADE PLUMBING AND ELECTRICAL, INSTALL NEW FIXTURES, TRIM, FLOORING AND PAINT. ELECT. NETTSTEINS PLUMBING - LOAN VALLEY FARM & HOME

OWNER:
Name: DOMINIC TRINKO
Address: 2205 MAIN ST
City: LA CROSSE State: WI Zip Code: 54601
Phone: Cell: (608) 397-3549 Fax: Email:
CONTRACTOR:
Name: ARCHITECTURAL RESTORATIONS
Address: 113 19TH ST. SOUTH
City: LA CROSSE State: WI Zip Code: 54601
Phone: Cell: (608) 797-5608 Fax: Email:
Supervisor: KACL ZENK
WIS Cred/Qual:
Zip Code: 54601

PROPERTY:
Zoning: RESIDENTIAL Flood Plain: Yes ☐ No ☒
Number of Dwelling Units: 1 Fire Limits: Yes ☐ No ☒
Property located in archaeological district: ☐ Yes ☒ No
Tenant/Occupancy: Former Tenant/Occupant:
Architect/Engineer Name: NA Architect/Engineer Phone:

OK TO ISSUE: ☒ Inspector Initials:
Approval Date: 7/23/15

FEES:
Copies: \$
Plan Review: \$17.00
Permit Fee: \$55.00
Record Maintenance Fee: \$31.00
Other: \$
TOTAL: \$153.00
Received By:
Check #:

It is hereby agreed between the applicant, as owner, owner's agent or servant, and the City of La Crosse that for and in consideration for the premises and of the permit to construct, erect, alter, move, raze, or install and the occupancy of a building or property as above described, to be issued and granted by the Department of Building and Inspections of the City of La Crosse, that the work thereon will be done in accordance with the descriptions set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter, move, raze or install and occupy in strict compliance with the ordinances of the City of La Crosse, and to obey any and all lawful orders of the Department of Building and Inspections of the City of La Crosse and State of Wisconsin laws relating to the construction, alteration, repairs, removal and safety buildings and other structures and permanent building equipment.

PLEASE MAKE CHECKS PAYABLE TO: CITY OF LACROSSE TREASURER

(SIGN) AGENT/CONTRACTOR NAME	DATE	(PRINT) AGENT/CONTRACTOR NAME	DATE
Dominic Trinko	7/23/15	[Signature]	7/23/15
(PRINT) OWNER NAME	DATE	(SIGN) OWNER NAME	DATE

DO NOT CONCEAL ANY WORK WITHOUT FIRST RECEIVING INSPECTOR APPROVAL.
IT IS THE OWNERS RESPONSIBILITY TO SEE THAT INSPECTION REQUESTS ARE CALLED INTO THE INSPECTOR.

RECEIVED
JUL 24 2015
BUILDING & INSPECTIONS DEPT



ELECTRICAL APPLICATION

Building and Inspections • Phone: (608) 789-7530 • Fax: (608) 789-7589
400 La Crosse St. La Crosse, WI 54601
<http://www.cityoflacrosse.org> Inspection@cityoflacrosse.org

Application No: 101072
Date: 7/27/15
Parcel No.: 020265080

OWNER	Name: Dominio Trinko			
	Address: 2205 Main Street			
OWNER	City: La Crosse		State: WI	Zip Code: 54601
	Phone:	Cell: 406-5284	Fax:	Email:
CONTRACTOR	Name: Wettstein Brothers Electric, Inc			
	Address: 214 Vine Street			
CONTRACTOR	City: La Crosse		State: WI	Zip Code: 54601
	Phone: 796-7818	Cell:	Fax: 781-8093	Email: jhove@wettsteinbrothers.com
PROJECT	Project Address: 2205 Main Street			
	Construction Type: Electrical: <input checked="" type="checkbox"/> Fire Alarm: <input type="checkbox"/>			
	Service Size:		Temporary Service:	Scheduled Inspection Date
	Outlet(s):	Range(s):	Dryer(s):	Service:
	Water Heater(s):	Heater(s):	Furnace(s):	Rough:
	A/C Unit(s):	Sign(s):	Motor(s): 1	Final:
	Antenna(s):	Fire Alarm Component(s): #		
	Construction Cost: \$1644.00		Permit Fee: \$44.00	
	Fire Dept. Fee: \$		Record Fee: \$10.00	Total: \$54.00
	Job Description:			
Bathroom remodel				

IT IS HEREBY AGREED between the undersigned, as the duly authorized agent of the owner, and the City of La Crosse; that for and in consideration of the premises of the permit, to install, alter, repair or replace as above described, to be issued and granted by the Building and Inspections Department; that the work thereon will be done in accordance with the description herein set forth in this statement, and it is further agreed that the recipient of the permit applied for hereon will install, alter, repair or replace in strict compliance with the laws of the City of La Crosse and the State of Wisconsin pertaining to electrical installations, and to obey any and all lawful orders of the Building and Inspections Department made or issued by virtue of the provisions of such laws. As a further condition of this permit, the property owner, or his/her undersigned agent, hereby consents to entry by the Building and Inspections Department onto the premises described hereon for the purpose of inspection at all reasonable hours.

Wettstein Brothers Electric, Inc

(PRINT) ELECTRICAL/FIRE ALARM CONTRACTOR

(PRINT) MASTER ELECTRICIAN

(SIGN) CONTRACTOR/AGENT

(SIGN) MASTER ELECTRICIAN

1090012

WI CREDENTIAL NO.

WI CREDENTIAL NO.

APPLICATION APPROVED:

INSPECTOR:

DATE:

Ben Thompson

07-30-15

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-103) with this form			
Property owner name (on changed assessment notice) Dominic Trinko				Agent name (if applicable) RECEIVED			
Owner mailing address 2205 Main Street				Agent mailing address MAY 17 2019			
City La Crosse		State WI		Zip 54601		City LA CROSSE	
Owner phone (608) 406-5284		Email dtrinko@hotmail.com		Owner phone () - -		City Assessor CITY ASSESSOR	

Section 2: Assessment Information and Opinion of Value			
Property address 2205 Main Street		Legal description or parcel no. (on changed assessment notice) OWNERS SUBD OF A PORTION OF S1/3 OF SE SW SEC 33-16-7 BEG INTER N LN MAIN ST & E LN 22ND ST 101.65FT E 65FT S 101.65 FT TO N LN MAIN ST W 65FT TO POB LOT S2:	
City La Crosse		State WI	
Zip 54601		Assessment shown on notice - Total \$267,200	
Assessment shown on notice - Total \$267,200		Your opinion of assessed value - Total \$239,000	

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) Property has no backyard, 3 bedrooms, 1.5 baths, a very small attached garage.	Basis for your opinion of assessed value: (Attach additional sheets if needed) House was appraised on 5/2/2016 post the bathroom update. The original purchase price preceded the market recession.

Section 4: Other Property Information	
<p>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> <u> </u> <input type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance</p> <p>B. Within the last 10 years, did you change this property (ex: remodel, addition)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe A bathroom was updated since the purchase. The assessor visited when the permit was closed. Date of changes <u>06-12-2015</u> Cost of changes <u>\$ 20,000</u> Does this cost include the value of all labor (including your own)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>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> to <u> </u> Asking price \$ _____ List all offers received _____</p> <p>D. Within the last five years, was this property appraised? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide: Date <u>5-2-2016</u> Value <u>\$231,785</u> Purpose of appraisal <u>Refinance post bathroom update.</u> If this property had more than one appraisal, provide the requested information for each appraisal. _____</p>	

Section 5: BOR Hearing Information	
<p>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.</p> <p>B. Provide a reasonable estimate of the amount of time you need at the hearing <u>15</u> minutes.</p>	
Property owner or Agent signature 	Date (mm-dd-yyyy) 5-17-2019

**City of La Crosse, La Crosse County, Wisconsin
NOTICE OF REAL ESTATE ASSESSMENT**

THIS IS NOT A TAX BILL

In accordance with Section 70.365 of the Wisconsin Statutes, you are hereby notified of your
assessment for the current year **2016**

DATE 04/28/2016

PARCEL NUMBER: 17-20265-80

LEGAL DESCRIPTION:

2205 MAIN ST

33-16N-07 Acres 0.152

OWNERS SUBD OF A PORTION OF S1/3 OF SE-
SW SEC 33-16-7 BEG INTER N LN MAIN ST & E LN
22ND ST N ALG E LN 22ND ST 101.65FT E 65FT S
101.65 FT TO N LN MAIN ST W 65FT TO POB LOT
SZ: 65 X 101.65

**FLOR C CHAVEZ GUZMAN
DOMINIC TRINKO
2205 MAIN ST
LA CROSSE WI 54601**

Year	Land	Improvements	Totals	PFC/MFL Lands
2015	34,500	161,600	196,100	0
2016	34,500	169,500	204,000	0

	Gen Property	PFC/MFL LANDS	Reason(s) For Change
Increased	7,900	0	05
Decreased	0	0	
Primary General Level of Assessment			100.0000
Note: If an Agricultural Land Conversion Charge Form PR-298 is enclosed you must pay a conversion charge under state law (sec. 74.785, Wis Stats).			

Board of Review Date and Time: Monday May 16, 2016
10:00 AM - City Hall

OPEN BOOK DATE AND TIME	May 2, 2016 to May 13, 2016 8:30 AM to 5:00 PM
CLERK, BOARD OF REVIEW	City Hall - 400 La Crosse St
CLERK PHONE	(608)789-7525
ASSESSOR	Mark Schlafer City of La Crosse
ASSESSOR PHONE	(608) 789-7525 x

Reasons for Change:

1. Gains in territory by annexation
 2. Higher land use, new plats, land improvements & new construction
 3. Property formerly assessed as personal property
 4. Property formerly exempt now assessed
 5. Increase due to revaluation
 6. Shift in classification
 7. Loss in territory by annexation
 8. Property destroyed, removed or reduced utility
 9. Property formerly assessed now exempt
 10. Decrease due to revaluation
- AN - Amended Notice
NW - Parcel New Due to Split/Merge/etc

A Note from the Assessors Office: This notice reflects the change in the assessed value of your property for the 2016 assessment year. If you have any questions regarding this notice, please contact our office.

The term "Improvements" refers to improvements to the land such as buildings and paving and does not imply that improvements have been made to the existing structures.

If you wish to appeal your valuation to the Board of Review, *after discussion with the Assessor*, the following Wisconsin laws apply:

1. Objector must provide notice of intent to object 48 hours before first scheduled meeting of the Board of Review per WI Stat. 70.47(7)(a).
2. Interior viewing of buildings must be allowed by owner per WI Stat. 70.47(7)(aa).
3. Objector must specify opinion of value and information used to arrive at value. Only total assessment may be appealed per WI Stat 70.47 (7)(ae).

Assessment Objection Procedure

Wisconsin statutes require all taxable property except agricultural, agricultural forest and undeveloped to be assessed at full market value as of January 1 each year. The courts have determined that assessments at a percentage of full market value are acceptable when applied uniformly. Therefore, to determine if your assessment is fair, you must analyze it in relation to full market value. This is done by dividing your assessment by the general level of assessment for your municipality.

If you feel your assessment is unfair, **the first step is to discuss it with your municipal assessor.** If you still wish to appeal your assessment, you will need to file a written or oral intent to object with the municipal clerk at least 48 hours before the opening of the Board of Review. In addition, you must complete an approved objection form and file it with the clerk of the Board of Review prior to or within the first two hours of the Board's first scheduled meeting. Boards of Review operate like a court. Their function is not one of valuation but of deciding the validity of the facts presented orally before them. You or your representative may testify concerning your assessment objection. You must prove that your property is inequitably assessed when compared to the general level of assessment within your tax district.

In Cities with a Board of Assessors, assessment objections are first made to this Board. If you are dissatisfied with the Board of Assessors' determination, an appeal can be made to the Board of Review. If you wish to appear at the Board of Review, notify the assessor in writing within 10 days of receiving the Board of Assessors' determination notice.

NOTE: The Notice of Assessment is required when an assessment has changed from the prior year. Therefore, many municipalities do not send Notices of Assessment every year. Not receiving a notice does not prevent you from objecting to your assessment. However, if you desire to appeal your assessment in any year, your appearance at that year's Board of Review hearing is extremely important. Most subsequent avenues of appeal require that you first attend the Board of Review. Therefore, always verify your assessment annually prior to the Board of Review. The appeal process is explained in the "Property Assessment Appeal Guide for Wisconsin Real Property Owners." If you would like a copy, visit revenue.wis.gov and search keyword 'Assessment Appeal' OR contact the Department of Revenue, Office of Technical and Assessment services, Box 8971, Madison, WI 53708-8971
PR301:32XXX

