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

August Weber
139 19th St. S.
La Crosse, WI 54601

General information

Date issued 6 - 5 - 2019
Parcel no. 17-20210-110
Address 139 19th St. S.
Legal description

☐ Town ☐ Village ☒ City

Municipality La Crosse

Assessment information

20 19 Original Assessment		20 19 Final Assessment (determined by BOR)	
Land	$ 55,000	Land	$ 55,000
Improvements	$ 360,000	Improvements	$ 360,000
Personal property	$	Personal property	$
Personal property	$	Personal property	$
Personal property	$	Personal property	$
Total personal property	$	Total personal property	$
Total all property	$ 415,000	Total all property	$ 415,000

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: 17-20210-110

Personal Property Account Number(If applicable)

Property Address: 139 19th St. S.

Property Owner: August Weber

Mailing Address: 139 19th St. S., La Crosse, WI 54601

January 1, 20 19 Assessment Value: 415,000

Land: 55,000 Improvements: 360,000 Total: 415,000

Hearing Date: June 4, 2019 Time: 3:20 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}:

Patrick Burns, Shannon Neumann, August Weber

1. Sworn testimony by Property Owner/Objector: **August Weber** **included:**

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

If yes: The subject property was sold for $ 196,000 Date of sale 2014

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 market value is $325,000. Bought house in 2014 for $196,000. Renovation and money was to fix termite damage and other problems. Other neighbors, they're priced around $325,000. Since remodel in 2015 have had three assessments. $325,000 to $415,000 is a big jump in value. There are homes in that area that could sell, but doesn't think he could get that for his home. Asking price would be $350,000 if he were to put the home on the market today. The permit for gutting interior and mechanicals was $280,000. Permit in 2015 was 40x25 garage for $30,000. Error on objection form in improvements.

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):

Attorney Joe Skemp (he was not sworn) Doesn't know too many $415,000 houses in La Crosse and asks that the value be between $325,000-$350,000 per Zillow Zestimate.

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 $193,000 Date of sale 10/16/2013

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

If yes: A total number of 6 other properties were presented:
Addresses of other properties:

101 17th St. S.
2141 State St.
209 20th St. S.
1914 Main St.
101 22nd St. N.
213 22nd St. S.

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

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

Assessment is $415,000. Building permits for $280,000 and $30,000 plus $193,000 for purchase price; total is $503,000. Never got in to see the final product; was last in in 2015. In 2015 assessment was at $199,500. Sent letter 1/5/16, no reply; assessment increased. Based on not being able to view final product, it was 32% incomplete when she saw in 2015 and had to estimate what interior finishes had to be placed. It was given a grade A. He removed 2nd story, wiring, everything redone. Never saw finishes added to the home. Reviewed with the Board the comparables in the Report, which are sale prices, and indicated the comparable value when comparing subject property to the comparable and making adjustments. There are other factors that go into the adjustment, not just sale price. Believes house will sell for $415,000 today. For Comparable 1 that sold for $295,000, she looks at difference at quality, square footage, effective age, which are acknowledged in the comparables. When you take $295,000, looking at net adjustments, made to compare with the subject property. The comparability rating is 99%. It's not apples to apples. Trying to find closest proximity with the least amount of adjustments to compare with the subject. The whole house was reconfigured and gutted. She sent a letter and did not receive a reply. Would love to view interior, and looking at the size of the house, comparables, should sustain assessment of $415,000 and look at property for 2020 with an interior review.

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 DETERMINTION AS TO FAIR MARKET VALUE:

See Assessor Report and Building Permit totals

4. The Board of Review finds that the assessment should be based on other factors: Yes: ☐ No: ☑

If Yes, list the factors that the Board of Review relies on to make its determination as to fair market value:

What was the most credible evidence presented:

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

1.

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:

Christians

Seconds, (mark all that apply):

☑ that the Assessor's valuation is correct;

☐ that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;

☐ that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;

☐ that the proper use values were applied to the agricultural land;

☐ that the proper fractional assessments were applied to undeveloped land and agricultural forest land classifications;

☑ that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;

☑ that the Assessor's valuation is reasonable in light of all the relevant evidence;

☑ and sustains the same valuation as set by the Assessor;

☐ (in certain cases), It is not relevant to present assessments of other properties as a basis for the market value of the appeal property.

OR

2.

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

Seconds, (mark all that apply):

☐ that the Assessor's valuation is incorrect;

☐ that the property owner has presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;

☐ that the property owner valuation is reasonable in light of the relevant evidence;

☐ that the fair market value of the property is:

Land:

Improvements:

Total:

☐ that the level of assessment of the municipality is at

☐ and hereby sets the new assessment at

Land:

Improvements:

Total:

I, Teri Lehrke Clerk of the Board of Review, do hereby certify that the members of the Board of Review voted as follows:

Name of Board of Review Member:	Yes	No
Nick Passe	☑	☐
Dan Ryan	☑	☐
Kenna Christians	☑	☐
Mike Brown	☑	☐
Susan Dillenbeck	☑	☐

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 August Weber
139 19th St S
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= $55,000
C. Improvement Value= $360,000
D. Total= $415,000
E. Subject Description:

Picture-

A. Address- 139 19th Street South
B. Site- Level
C. Building- Colonial
D. Other Improvements- Detached Garage
E. Last time inspected- 5/22/2019
F. Building Permits- N/A

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- 10/16/2013
B. Comp #1 - 101 17th Street South
C. Comp #2 - 2141 State Street
D. Comp #3 - 209 20th Street South
E. Comp #4 - 1914 Main Street
F. Comp #5 - 101 22nd Street North
G. Comp #6 - 213 22nd Street South

Conclusion- All 6 Comps deemed reliable Valid Arm's Length Sales.
-Indicated value range of $395,550 - $479,300

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 $415,000

139 S 19th St(17-20210-110)

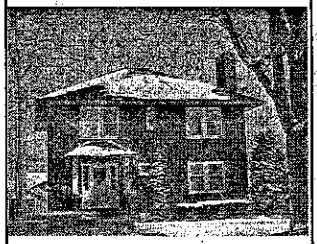
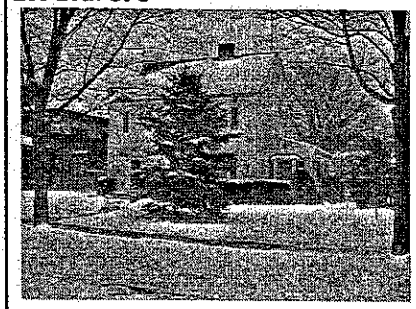
2013 Purchase Price:	$193,000
Building permits:	
2014 Gut interior/mech	$280,000
2015 40 x 25 Detached garage	$ 30,000
Total investment to date:	**$503,000**

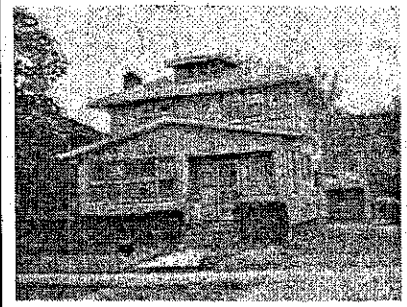
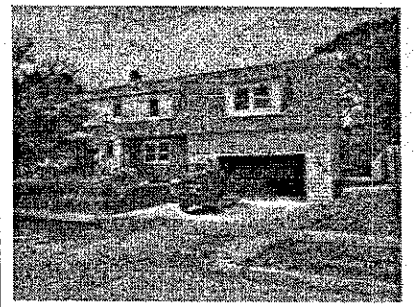
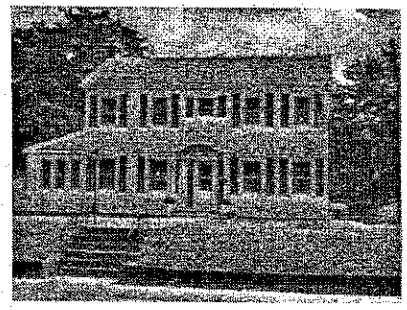
City of La Crosse, La Crosse County

2019 Sales Comparison

Tax key number: 017-020210-110
Property address: 139 19th St S, City of La Crosse

Estimated fair market value: $415,000 *
Comparable market value: $432,700 (+4.3%) *

	Subject Property	Comparison 1		Comparison 2		Comparison 3	
Tax key number	**20210-110**	**20126-010**		**20055-100**		**20214-120**	
Site address	**139 19th St S**	**101 17th St S**		**2141 State St**		**209 20th St S**	
							
Summary of Comparison							
Sale date and price		Nov 2017	$295,000	Oct 2017	$254,900	Aug 2017	$288,000
Net adjustments			$159,400		$155,000		$154,800
Comparable value			$454,400		$409,900		$442,800
Comparability rating			99		99		99
Gross adjustments			64%		85%		85%
Composite rating			83		78		78
Adjustments to last valid sale							
Neighborhood group	Shannon Neumann	Shannon Neumann		Shannon Neumann		Shannon Neumann	
Neighborhood	SA 19	SA 19		SA 19		SA 19	
Flood plain							
Traffic	Light	Light		Medium		Light	
Land							
Residential	60 front feet	57 front feet	$6,800	75 front feet	$3,100	55 front feet	$3,700
Buildings							
Single family							
Use	Single family	Single family		Single family		Single family	
Above grade area	2,586 SF	2,282 SF		2,156 SF		2,955 SF	
Below grade area	1,218 SF	1,120 SF		1,078 SF		1,363 SF	
Style	Colonial	Colonial		Colonial		Colonial	
Grade	A	B	$48,000	B	$49,900	B	$49,500
Yr built/Age/Eff age	1916 / 103 / 27	1916 / 103 / 31	$9,500	1940 / 79 / 32	$12,400	1929 / 90 / 40	$30,900
Exterior wall	Msnry/frame	Wood	$3,000	Msnry/frame		Wood	$3,800
Stories	2 story	2 story		2 story		2 story w/attic	

	Subject Property	Comparison 4		Comparison 5		Comparison 6	
Tax key number	**20210-110**	**20210-020**		**20265-090**		**20116-040**	
Site address	**139 19th St S**	**1914 Main St**		**101 22nd St N**		**213 22nd St S**	
							
Summary of Comparison							
Sale date and price		Jul 2017	$194,000	Jun 2018	$202,840	Sep 2018	$324,900
Net adjustments			$208,300		$192,600		$154,400
Comparable value			$402,300		$395,440		$479,300
Comparability rating			99		99		98
Gross adjustments			113%		115%		56%
Composite rating			71		70		85
Adjustments to last valid sale							
Neighborhood group	Shannon Neumann	Shannon Neumann		Shannon Neumann		Shannon Neumann	
Neighborhood	SA 19	SA 19		SA 19		SA 19	
Flood plain							
Traffic	Light	Medium		Light		Light	
Land							
Residential	60 front feet	50 front feet	$16,300	56 front feet	$12,100	70 front feet	-$3,600
Buildings							
Single family							
Use	Single family	Single family		Single family		Single family	
Above grade area	2,586 SF	2,318 SF		2,242 SF		2,098 SF	
Below grade area	1,218 SF	1,129 SF		986 SF		939 SF	
Style	Colonial	Colonial		Colonial		Colonial	
Grade	A	C+	$68,300	C+	$73,400	B	$47,000
Yr built/Age/Eff age	1916 / 103 / 27	1922 / 97 / 37	$22,200	1926 / 93 / 37	$23,800	1920 / 99 / 30	$7,100
Exterior wall	Msnry/frame	Stucco	$2,700	Msnry/frame		Alum/vinyl	$2,900
Stories	2 story	2 story		2 story		2 story	
First floor SF	1,218 SF	1,189 SF	$2,500	986 SF	$21,700	1,159 SF	$5,100
Second floor SF	1,368 SF	1,129 SF	$11,800	1,256 SF	$5,800	939 SF	$21,700
Unfinished attic SF	0 SF	0 SF		0 SF		0 SF	
Full basement SF	1,218 SF	1,129 SF	$1,700	986 SF	$4,700	939 SF	$5,300
Crawl space SF	0 SF	60 SF	-$2,500	0 SF		0 SF	

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

June 3, 2019

Tax key number: 20210-110 **Owners: August J. Weber**

Site addresses: 139 19th St S

Legal description: HOSLEY'S ADDITION LOT 9 BLOCK 3 LOT SZ: 60 X 150 (Section 4)

Neighborhood: SA 19

Traffic: Light

Water: City water

Sanitary: Sewer

Occupancy status:

Current Assessment				
Year	Tax Class	Acres	Land	Improvements
2019	Residential	0.207	$55,000	$360,000
	Totals	**0.207**	**$55,000**	**$360,000**

Access to Property	
Appraiser	
Date/time	
Entrance	
Witness	

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

Inspection History			
Inspection Date	Type of Inspection	Completed By	Note Text
1/5/2016	Other onsite visit		Building permit inspection

Land — Note: total acres from the legal description is 0.207

Land Use	Qty / UOM	Width / Depth	Sq Ft / Acres	Waterfront Type / Waterfront D/U	Description	Adj Description	Adj Amt
Residential	1	60	9,017	None	Total land	Contour: Level	0.00%
	FF	150	0.207	n/a			

Other Building Improvement (OBI) — # of identical OBIs: 1

Main Structure						Modifications (Type, Size)	Photograph
OBI type:	Garage	Width:	25 LF	Grade:	A		not available
Const type:	Detached, frame or cb	Depth:	40 LF	Condition:	Average		
Year built:	2015	Flr area:	1,000 SF	% complete:	100%		
Location:							

Other Building Improvement (OBI) — # of identical OBIs:

Main Structure						Modifications (Type, Size)	Photograph
OBI type:				Grade:			not available
Const type:				Condition:			
Year built:				% complete:			
Location:							

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

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

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

June 3, 2019

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	(25) 2.5 story	(31) 3 story w/attic

Style

(1) Ranch	(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) Twindo
(8) Split level	(15) Other	(21) Craftsman

Use

(1) Single family	(4) 2 Family	(7) 3 Family
(2) Mother-in-law	(5) Apartment	
(3) Condominium	(6) Commercial	

Exterior Wall

(1) Wood	(7) Brick	(13) Cement board
(2) Block	(8) Stone	
(3) Stucco	(9) Msnry/frame	
(4) Alum/vinyl	(10) Log	
(5) Asbestos/asphalt	(11) Split log	
(6) Metal	(12) Other	

Masonry adjust: _____ SF

Roof

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

Yr

Year built: 1916 Remodeled: _____

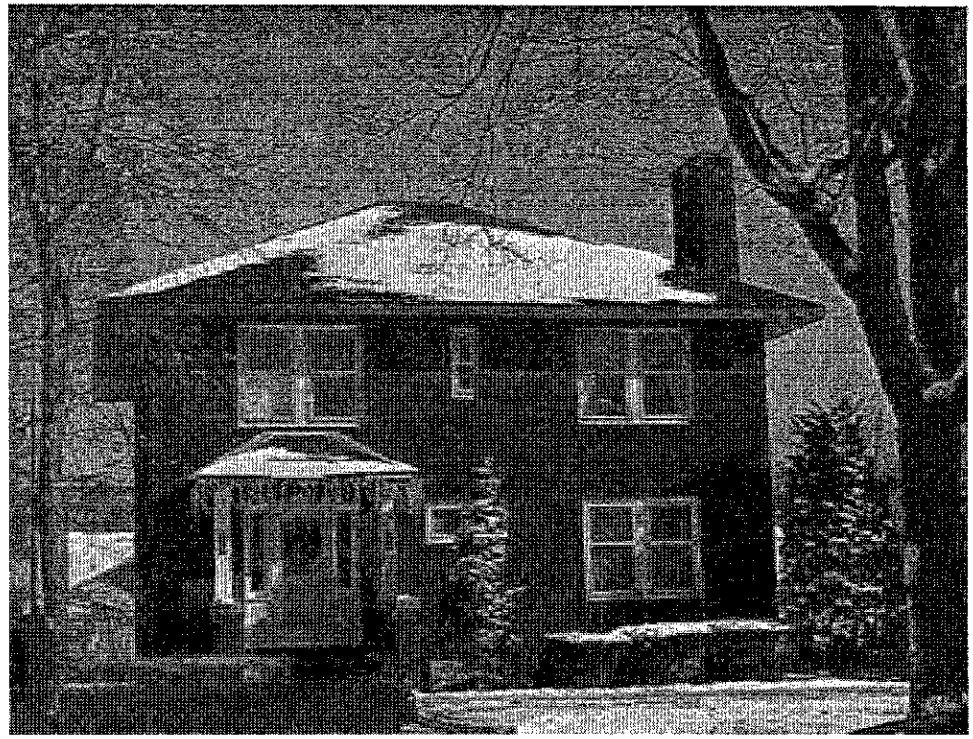
Heating / Cooling

(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 wat	(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:	3	Full baths:	3
Family rooms:	1	Half baths:	1
Other rooms:	4	Living units:	1



Ratings

Equipment:	Average	
Kitchen:	Average	
Bath:	Average	
Interior:	Average	
Exterior:	Average	

Miscellaneous

Masonry stacks:	1	openings:	1	addt'l stories:	
Metal stacks:		openings:		addt'l stories:	
Gas only FPs:		(openings)			
Bsmt garage:		(stalls)			
Dormers, shed:		LF	Gable/hip:		LF

Plumb

Whirlpools:		Add'l fixtures:	4
Hottubs:		Rough-ins:	

Living Areas

Full basement:	1,218	SF
Crawl space:		SF
Rec room:	304	SF
Rec room rating:	Average	
FBLA:	914	SF
1st floor:	1,218	SF
2nd floor:	1,368	SF
3rd floor:		SF
Finished attic:		SF
Unfinished attic:		SF
Unfinished area:		SF

Overall

Grade:	A
% complete:	100%
Energy adjust?:	No

Attachments

Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Complete	Yr Built	Condition
1	Open porch	Frame, lower	90 SF		A	100%	1916	Average

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

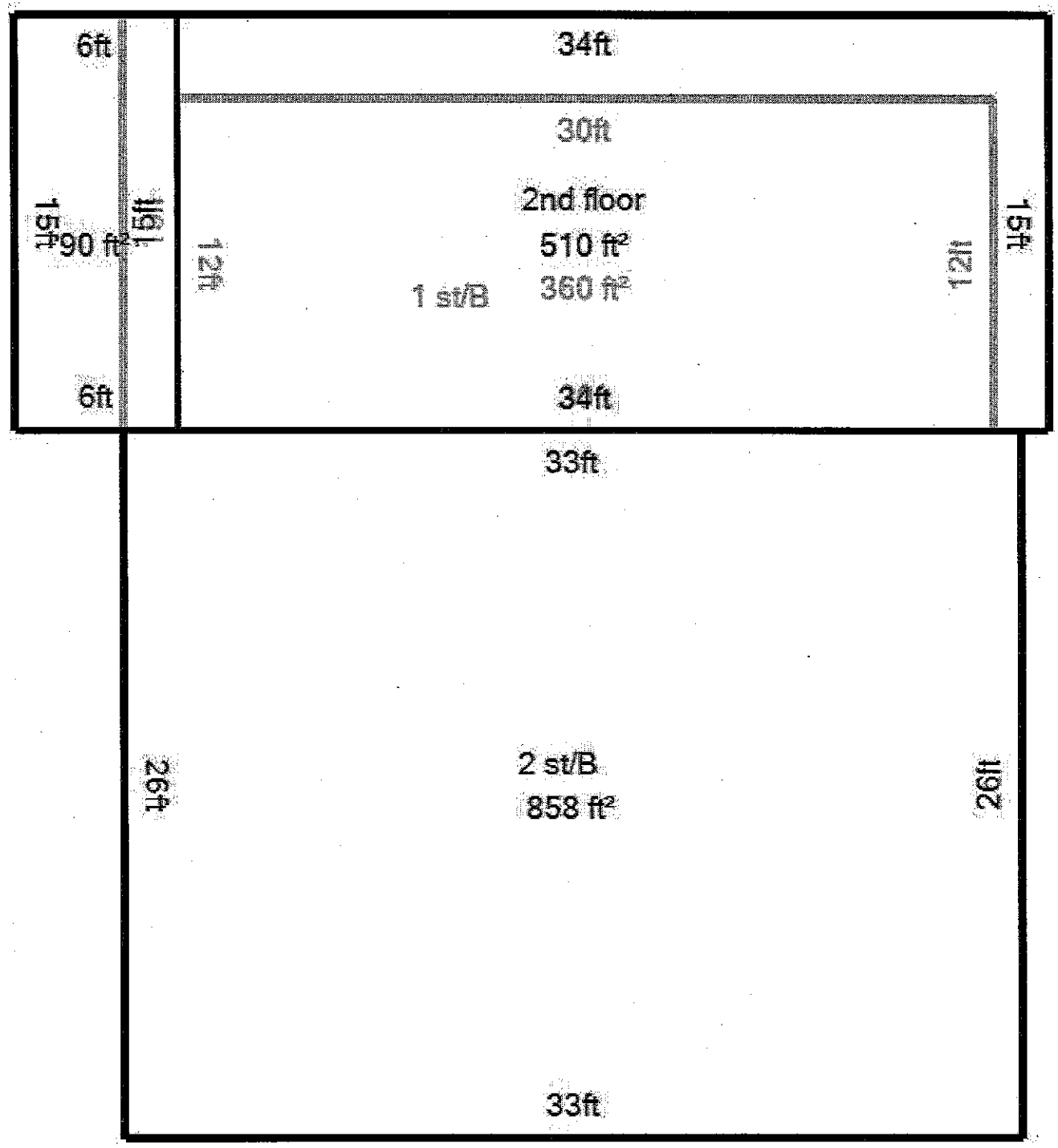
Other Features

Qty	Other Feature Type	Units	Grade	Location	Yr Built	Condition

Adjustments

Adjustment Description	Amount
Replacement cost new: (cost and design)	6.0%

OFP, 1st


6ft
34ft
30ft
2nd floor
510 ft²
360 ft²
1 st/B
15ft
90 ft²
15ft
12ft
12ft
15ft
6ft
34ft
33ft
26ft
2 st/B
858 ft²
26ft
33ft

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: 94293
Date: 7-1-14
Parcel No.: 17-20210-110

PROJECT

Project Address: 139 SOUTH 19TH STREET LA CROSSE

Building	☐	Addition	☒	Alteration/Remodel	☒	Cost of Project: $	280,000
Sign	☐	Demolition	☐	Intended Use of Land after demolition:			

Description of Work:
GUT INTERIOR OF HOUSE INCLUDING MECHANICALS/REBUILD
REMOVE 2 STORY COVERED PORCH
BUILD 14x30 ADDITION & COVERED PORCH

RECEIVED JUN 30 2014 BUILDING & INSPECTIONS DEPT

OWNER

Name: AUGUST WEBER
Address: 139 SO. 19TH STREET
City: LA CROSSE State: WI Zip Code: 54601
Phone: Cell: Fax: Email:

CONTRACTOR

Name: JONES CONSTRUCTION (PHIL JONES) Supervisor:
Address: 15410 RAMBLER COURT 167788 WIS Cred/Qual: 1026384/1026382
City: ONA State: WI Zip Code: 54650
Phone: Cell: 386-8297 Fax: Email:

PROPERTY

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

INSPECTION USE ONLY

OK TO ISSUE: Inspector Initials:
Approval Date:

Fees	
Copies:	$
Plan Review:	$ 17.00
Permit Fee:	$ 528.64
Record Maintenance Fee:	$ 81.00
Other:	$
TOTAL	$ 626.64
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 6/30/14 DATE (PRINT) AGENT/CONTRACTOR NAME PHIL JONES 6/30/14 DATE

(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 IN TO THE INSPECTOR.

BUILDING/SIGN PERMIT

Building and Inspections Phone: (608) 789-7530 Fax: (608) 789-7589
http://www.cityoflacrosse.org Inspection@cityoflacrosse.org

Permit No:	2017608
Date:	07/01/2014
Parcel No:	017020210110

Application No: 94293

OWNER

Name:	AUGUST J WEBER		
Address:	139 19TH ST S LA CROSSE, WI 54601-4253		
Phone: ( ) -	Cell: ( ) -	Fax: ( ) -	Email:

CONTRACTOR

Name:	JONES CONSTRUCTION	Supervisor:	
Address:	1540 RAMBLER CT ONALASKA, WI 54650	WIS Cred/Qual:	
Phone: 608 386 8292	Cell: ( ) -	Fax: ( ) -	Email:

PROJECT

Project Address: 139 19TH ST S
Project Type: RESIDENTIAL 1 FAM ADD

Cost of Project: $ 280,000

Description of Work:

14 x 30 ADDITION PER PLAN / INTERIOR ALTERATIONS

REMOVE EXISTING PORCH

PROPERTY

Zoning: R-1	Flood Plain: NOT IN FLOOD PLAIN
Number of Dwelling Units: 1	Fire Limits: ☐ Yes ☒ No
Property located in archaelogical district: ☐ Yes ☒ No	
Tenant/Occupancy:	Former Tenant/Occupant:
Architect/Engineer Name:	Architect/Engineer Phone:

INSPECTION USE ONLY

OK TO ISSUE: 07/01/2014 T.T.

FEES	
BUILDING RESIDENTIAL	$ 528.64
PLAN REVIEW EXIST 1&2 FAMILY	$ 17.00
RECORDS FEE: RES. STRUC ADD	$ 81.00
OTHER:	$
TOTAL:	$ 626.64
RECEIVED BY:	
CHECK #:	

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PLEASE MAKE CHECKS PAYABLE TO: CITY OF LACROSSE TREASURER

APPLICATION APPROVED: Kay Thilmans DATE: 07/01/2014

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Building and Inspection Department

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

PARCEL ID: 017020210110
ADDRESS: 139 19TH ST S

PROJECT: RESIDENTIAL 1 FAM ADD

14 x 30 ADDITION PER PLAN / INTERIOR ALTERATIONS
REMOVE EXISTING PORCH

PERMIT CONDITIONS:

SPS 320.10 MUST PASS FIELD INSPECTIONS.

SEPARATE ELECTRICAL, PLUMBING AND/OR HVAC PERMITS REQUIRED

SPS 321.09 Smoke detectors.
SPS 321.09(1)(1) A listed and labeled multiple-station smoke alarm with battery backup shall be installed in all of the following locations:
SPS 321.09(1)(a) (a) An alarm shall be installed inside each sleeping room.
SPS 321.09(1)(b) (b) On floor levels that contain one or more sleeping areas, an alarm shall be installed outside of the sleeping rooms, within 21 feet of the centerline of the door opening to any sleeping room and in an exit path from any sleeping room.
SPS 321.09(1)(c) (c) On floor levels that do not contain a sleeping area, an alarm shall be installed in a common area on each floor level.
SPS 321.09 Note Note: Section 50.035 (2), Stats., requires the installation of a complete low voltage, interconnected or radio-transmitting smoke detection system in all community-based residential facilities including those having 8 or fewer beds.
SPS 321.09 Note Note: Section 101.645 (3), Stats., requires the owner of a dwelling to install a functional smoke detector in the basement of the dwelling and on each floor level except the attic or storage area of each dwelling unit. The occupant of such a dwelling unit shall maintain any smoke detector in that unit, except that if any occupant who is not the owner, or any state, county, city, village or town officer, agent or employee charged under statute or municipal ordinance with powers or duties involving inspection of real or personal property, gives written notice to the owner that the smoke detector is not functional the owner shall provide, within 5 days after receipt of that notice, any maintenance necessary to make that smoke detector functional.
SPS 321.09 Note Note: Section 101.745 (4), Stats., requires that the manufacturer of a modular home shall install a functional smoke detector on each floor level except the attic or storage area of each dwelling unit.
SPS 321.09(2) (2)
SPS 321.09(2)(a)(a) Except for dwellings with no electrical service, smoke detectors required by this section shall be continuously powered by the house electrical service, and shall be interconnected so that activation of one detector will cause activation of all detectors.

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http://www.cityoflacrosse.org Inspection@cityoflacrosse.org

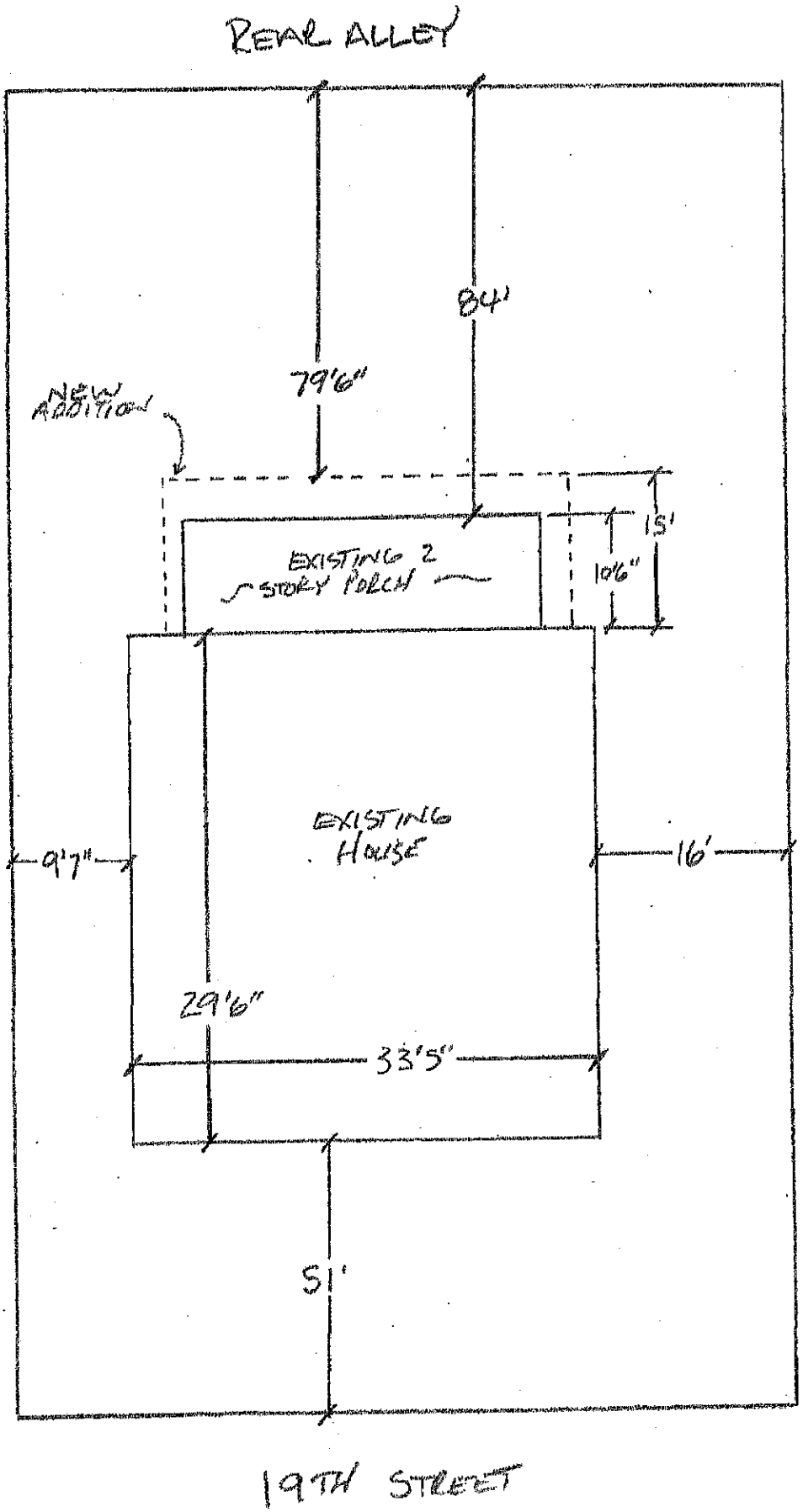
SPS 321.09(2)(b) (b) Dwellings with no electrical service shall be provided with battery-powered smoke detectors in the locations under sub. (1). Interconnection and battery-backup are not required in these dwellings.
SPS 321.09(3) (3) For family living units with one or more communicating split levels or open adjacent levels with less than 5 feet of separation between levels, one smoke detector on the upper level shall suffice for an adjacent lower level, including basements. Where there is an intervening door between one level and the adjacent lower level, smoke detectors shall be installed on each level.
SPS 321.09(4) (4) Smoke alarms and detectors shall be maintained in accordance with the manufacturer's specifications.
SPS 321.09(5) (5) For envelope dwellings, at least 3 smoke alarms shall be placed in the air passageways. The alarms shall be placed as far apart as possible.
SPS 321.09(6) (6) In basements where two required exits are separated by a continuous wall, a smoke detector shall be placed on each side of the wall within 21 feet of each exit.

SPS 321.035 Provide code compliant INTERIOR CIRCULATION
Provide minimum 2'-8"" width doors to at least 50% of the bedrooms and at least one full bathroom, supply 36"" in the hallways and 30"" clearance required in kitchens.

SPS 323.02(3)4.(d) EXHAUST FANS REQUIRED

16.09 (G) DEMOLITION REQUIREMENTS

PERMIT HOLDER IS RESPONSIBLE FOR SUPPRESSION OF DUST AND THE LEGAL REMOVAL AND DISPOSAL OF ALL DEMOLISHED MATERIALS REMOVED FROM THIS SITE ALONG WITH ALL OTHER REQUIREMENTS OF THIS SECTION.


REAR ALLEY
84'
79'6"
NEW ADDITION
15'
10'6"
EXISTING 2 STORY PORCH
EXISTING HOUSE
9'7"
16'
29'6"
33'5"
51'
19TH STREET

NOT TO SCALE

CITY OF LACROSSE
DEPARTMENT OF BUILDING & INSPECTIONS
cityoflacrosse.org

INSPECTORS HAVE **TWO BUSINESS DAYS** TO RESPOND TO AN INSPECTION REQUEST. EVERY EFFORT IS MADE TO PERFORM YOUR INSPECTION AS SOON AS POSSIBLE.

PLEASE CALL FOR THESE REQUIRED INSPECTIONS IN SEQUENCE TO AVOID COSTLY REMOVAL OF FINISHES FOR INSPECTION ACCESS.

IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE THAT INSPECTION REQUESTS ARE CALLED IN TO YOUR INSPECTOR.

RESIDENTIAL INSPECTIONS

- EROSION CONTROL – **BEFORE** FOOTING INSPECTION
- FOOTING – **BEFORE** POURING CONCRETE
- FOUNDATION WALLS **BEFORE** POURING CONCRETE
- ROUGH PLUMBING (Called in by plumber.)
- ROUGH ELECTRICAL (Called in by electrician.)
- ROUGH FRAMING **BEFORE** INSULATING
- INSULATION INSPECTION **BEFORE** DRYWALLING
- FINAL PLUMBING (Called in by plumber.)
- FINAL ELECTRICAL (Called in by electrician.)
- FINAL BUILDING OCCUPANCY INSPECTION **BEFORE** MOVING IN

ALL ABOVE INSPECTIONS REQUIRED BY STATE LAW

PLEASE! PROMINENTLY DISPLAY PERMIT CARD AND ADDRESS IN FRONT OF BUILDING

District 1 Inspector 608/789-7581 Cell 608/386-1979
inspector11@cityoflacrosse.org
District 2 Inspector 608/789-7582 Cell 608/386-2058
inspector22@cityoflacrosse.org
District 3 Inspector 608/789-7583 Cell 608/386-1980
inspector33@cityoflacrosse.org
District 4 Inspector 608/789-7563 Cell 608/780-2968
inspector44@cityoflacrosse.org
Electrical Inspector 608/789-7584 Cell 608/386-1984
inspector55@cityoflacrosse.org
Plumbing Inspector 608/789-7585 Cell 608/386-1985
inspector66@cityoflacrosse.org

It shall be unlawful to commence work before this placard is placed in a conspicuous place on the premises.

THIS CERTIFIES THAT A

BUILDING PERMIT

has been issued to JONES CONSTRUCTION

PURSUANT TO THE ORDINANCES OF THE

CITY OF LA CROSSE

for the construction or alteration or razing of building(s) or for the installation of equipment on or in building(s) located at

139 19th ST. S.

(Address)

SPECIFICALLY, ADDITION

DATE: 7-1-14

(Permit expires in six months if work has not yet started.)

TERRY

BUILDING INSPECTOR

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: 99766
Date: 5-28-15
Parcel No.: 17-20210-110

PROJECT

Project Address: 139 So. 4TH St. LA CROSSE

Building ☒	Addition ☐	Alteration/Remodel ☐	Cost of Project: $ 30,000
Sign ☐	Demolition ☐	Intended Use of Land after demolition:	

Description of Work:
DETACHED GARAGE

FEB 2015 FEB 17 2015

OWNER

Name: AUGUST WEBER
Address: 139 So. 4TH STREET
City: LA CROSSE State: WI Zip Code: 54601
Phone: Cell: Fax: Email:

CONTRACTOR

Name: JONES CONSTRUCTION 1164788 Supervisor: PHIL
Address: 15110 RAMBLER COURT WIS Cred/Qual:
City: ONA. State: WI Zip Code:
Phone: Cell: 386-8292 Fax: Email:

PROPERTY

Zoning: R-1 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: Architect/Engineer Phone:

INSPECTION USE ONLY

OK TO ISSUE: Inspector Initials: T.T.
Approval Date: 5-28-15

Fees

Copies:	$
Plan Review:	$
Permit Fee:	$ 88.00
Record Maintenance Fee:	$ 51.00
Other:	$
TOTAL	$ 139.00
Received By:	
Check #:	

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PLEASE MAKE CHECKS PAYABLE TO: CITY OF LACROSSE TREASURER

(SIGN) AGENT/CONTRACTOR NAME 2/20/15 DATE (PRINT) AGENT/CONTRACTOR NAME PHIL JONES 2/20/15 DATE

(PRINT) OWNER NAME DATE (SIGN) OWNER NAME DATE

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

Phil @ JonesConstruction.biz

BUILDING/SIGN PERMIT

Building and Inspections Phone: (608) 789-7530 Fax: (608) 789-7589
http://www.cityoflacrosse.org Inspection@cityoflacrosse.org

Permit No: 2019235

Date: 05/28/2015

Application No: 99766

Parcel No: 017020210110

OWNER

Name: AUGUST J WEBER

Address: 139 19TH ST S
LA CROSSE, WI 54601-4253

Phone: ( ) - | Cell: ( ) - | Fax: ( ) - | Email:

CONTRACTOR

Name: JONES CONSTRUCTION | Supervisor:

Address: 1540 RAMBLER CT
ONALASKA, WI 54650 | WIS Cred/Qual:

Phone: 608 386 8292 | Cell: ( ) - | Fax: ( ) - | Email:

PROJECT

Project Address: 139 19TH ST S
Project Type: GARAGE DETACHED

Cost of Project: $ 30,000

Description of Work:

40 FOOT X 25 FOOT GARAGE PER PLAN

RAZE EXISTING / NO POWER PER CONTRACTOR

PROPERTY

Zoning: R-1 | Flood Plain: NOT IN FLOOD PLAIN

Number of Dwelling Units: 1 | Fire Limits: ☐ Yes ☒ No

Property located in archaeological district: ☐ Yes ☒ No

Tenant/Occupancy: | Former Tenant/Occupant:

Architect/Engineer Name: | Architect/Engineer Phone:

INSPECTION USE ONLY

OK TO ISSUE: 05/28/2015

FEES	
GARAGE DETACHED	$ 55.00
WRECKING/RAZING	$ 33.00
RECORDS FEE: CONDO/DEMO	$ 20.00
RECORDS FEE: RES. ACCESSORY ST	$ 31.00
OTHER:	$
TOTAL:	$ 139.00
RECEIVED BY:	
CHECK #:	

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PLEASE MAKE CHECKS PAYABLE TO: CITY OF LACROSSE TREASURER

APPLICATION APPROVED: Tracy Thomas DATE: 05/28/2015

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Building and Inspection Department

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http://www.cityoflacrosse.org Inspection@cityoflacrosse.org

PARCEL ID: 017020210110
ADDRESS: 139 19TH ST S

PROJECT: GARAGE DETACHED

40 FOOT X 25 FOOT GARAGE PER PLAN
RAZE EXISTING / NO POWER PER CONTRACTOR

PERMIT CONDITIONS:

SPS 320.10 MUST PASS FIELD INSPECTIONS.

SEPARATE ELECTRICAL PERMIT IS REQUIRED

115-390.(1)d.2.(iii)D. TWO FOOT REAR AND SIDE YARD SETBACK IS TO ROOFLINE
LACROSSE MUNICIPAL CODE.

103-103. Wrecking of buildings and structures.

(a)Before a building can be demolished or removed, the owner or his agent shall notify all utilities having service connections within the building, such as water, electricity, gas, sewer and other connections. The wrecking permit shall not be issued until a release is obtained from the utilities, stating that their respective service connections and appurtenant equipment such as meters and regulators, have been removed or sealed and plugged in a safe manner.
(b)Whenever a building is demolished, the roof and each upper story shall be taken down before the demolition of the next lower story is begun; no material shall be placed in such a manner as to overload any part of such building in the course of demolition; all brick, stone, timber and structural parts of each story shall be lowered to the ground immediately upon displacement; all dry mortar, lime, brick dust, plaster, or other flying material shall before and during removal be dampened sufficiently to prevent it from floating or being blown into the street or on adjoining property; and all sidewalks shall be protected by fences and scaffolds as required by this Code for the protection of sidewalks during the erection of buildings.
(c)The building site of any building hereafter wrecked shall be properly cleared of debris and rubbish and shall at the discretion of the Department of Planning and Development be properly graded and leveled off to conform with the adjoining grade of the neighborhood; and when so graded and leveled, the said site shall be treated in a manner acceptable to the Department of Planning and Development so as to prevent the blowing of dust, dirt or sand, or fenced in with a board fence not less than four feet in height. Such fences shall be constructed of good quality materials and in a workmanlike manner and shall be painted or otherwise finished so as not to be aesthetically offensive. Such fences shall be constructed in such a manner and of such materials that they will be rigid and stable. No advertising sign, circular or printed matter of any kind shall be posted or painted on such fences. Fences constructed hereunder may not encroach more than 12 inches onto the public sidewalk. Construction of such fences

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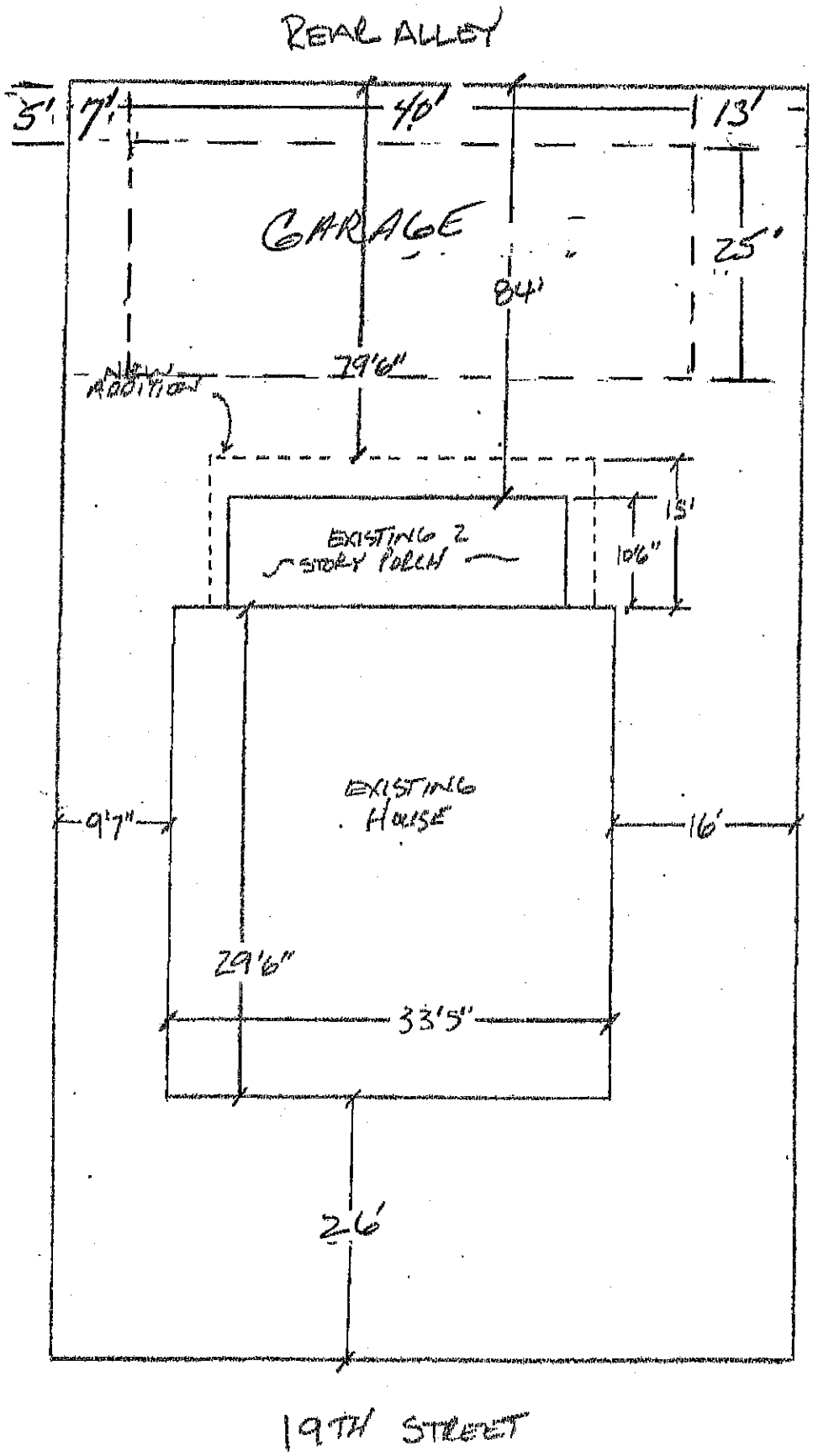
http://www.cityoflacrosse.org Inspection@cityoflacrosse.org

shall be commenced as soon as excavations are so exposed as to be dangerous and whether demolition is completed or not. The construction and maintenance of such fences shall be under the supervision of Department of Planning and Development. Excavations remaining after the demolition of a building shall be filled, graded and leveled off not later than six months after completion of the demolition of the building.

(d)Excavations from demolished buildings or structures shall not be filled with any materials subject to deterioration. The Department of Planning and Development, upon notification by the permit holder, the owner or his agent, in writing and upon forms provided by the Department of Planning and Development for that purpose, shall inspect each excavation, or part thereof, before filling any excavations and it shall be unlawful to fill any such excavation without inspection and approval of the Department of Planning and Development. Voids in excavations shall not be permitted.


REAR ALLEY
5'
7'
40'
13'
GARAGE
25'
84'
NEW ADDITION
29'6"
15'
EXISTING 2 STORY PORCH
10'6"
EXISTING HOUSE
9'7"
16'
29'6"
33'5"
26'
19TH STREET

NOT TO SCALE

BUILDING/SIGN PERMIT

Building and Inspections Phone: (608) 789-7530 Fax: (608) 789-7589
http://www.cityoflacrosse.org Inspection@cityoflacrosse.org

Permit No: 2019562
Date: 07/30/2015
Application No: 101050
Parcel No: 017020210110

OWNER

Name: AUGUST J WEBER
Address: 139 19TH ST S
LA CROSSE, WI 54601-4253
Phone: ( ) - Cell: ( ) - Fax: ( ) - Email:

CONTRACTOR

Name: PHILLIPS FENCING INC Supervisor:
Address: 2726 LARSON ST
LA CROSSE, WI 54603 WIS Cred/Qual:
Phone: Cell: ( ) - Fax: ( ) - Email:

PROJECT

Project Address: 139 19TH ST S
Project Type: FENCE

Cost of Project: $ 15,781

Description of Work:

6 FOOT TALL VINYL FENCE PER PLAN

PROPERTY

Zoning: R-1 Flood Plain: NOT IN FLOOD PLAIN
Number of Dwelling Units: 1 Fire Limits: ☐ Yes ☒ No
Property located in archaelogical district: ☐ Yes ☒ No
Tenant/Occupancy: Former Tenant/Occupant:
Architect/Engineer Name: Architect/Engineer Phone:

INSPECTION USE ONLY

OK TO ISSUE: 07/30/2015 T.T.

FEES	
FENCE	$ 33.00
OTHER:	$
TOTAL:	$ 33.00
RECEIVED BY:	
CHECK #:	

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PLEASE MAKE CHECKS PAYABLE TO: CITY OF LACROSSE TREASURER

APPLICATION APPROVED: Tracy Mathews DATE: 07/30/2015

DO NOT CONCEAL ANY WORK WITHOUT FIRST RECEIVING INSPECTOR APPROVAL.
IT IS THE OWNER'S RESPONSIBILTY TO SEE THAT INSPECTION REQUESTS ARE CALL IN TO INSPECTOR.

The Key Number 270-00-110-138 19x-01-S

OK | Apply | Cancel | Prev | Next | Send | Print | Rewind | New | Done | Audit 2 | Map It

Status: Not updated

General | Land | Buildings | Notes | Permits | RPC | Drive By | Sales Comps | Assessment Hist | Occupants | Income | Sales | Site Map | User Groups

	Date	Topic / Action
	[illegible]	[illegible]
✓	4/17/2019	Letter sent- completed
✓	1/5/2016	Other onsite visit completed
	1/5/2015	1/6/16sn sl for bp

Add | Delete

Note type: ○ Reminder ○ Appointment ◉ Action completed ○ General info

Action: Entrance and info refused

Completed on: 05 / 20 / 2019

Completed by: Shannon Neumann

Note:

sl ...2015-32%FUNC INCOMPLETE

5/15/11SN GARAGE WAS ONCE CARRAGE HOUSE LIV RM NATURAL FP,POCKET DRS 1/2 BATH OFF KIT SWP OFF BACK 60'S REM KIT BSMT UNFIN 1X FIN IS NOW DEF MAIN CEILING FALLING DOWN SHOWER AND STOOR NON OPER

5/8/11sn living fireplcm molding,carpt,dln rm cm mold crpt,kit 1959remod/newer bmctr,flush birch cab,ct fl,builtin oven/stove,eat in area,swp off kit UPPER FL-oak fls 1bedrmw/sink, 1bedrm w/carpt,1 bedrm carpted,1bedrm oak fls all bedrms w/closets,full remd bathsn, 150amp 1959,*2ND FL SWP PREVIOUSLY OMITTED

1/21/15SN BP REMOVED 2STORY 10X25 SWP/GUTTED ENTIRE HOME & REMOVED WIRING/DUCT/MECHANICALS,OAK FLS WERE SANDED OR REPLACED W/NEW,REPL ALL WINDOWS,INSULATED ALL EXTERIOR WALLS BASMT-ATTIC,AS OF

1/21/15 NO TRIM,LGT FIX/CABS,FIXTURES/WALLS ARE SHEETRK & 60% SEALED,REAR ADDN NEEDS EXTERIOR BRICK, HVAC IN,BSMT FL,OWNER STATET DONE W/BASM PRESENT WALLS&CLG SHETRK,RECESS LGTS/NO FIXT,TRIM,DOORS,NO FLING *MAIN FL-FIREPL W/LEAD GL DRS BUILT IN,KIT NO CAB OPEN WALLS UP FOR KIT/DIN RM/FAM OPENED UP

1/5/2016 Sent Letter - No Reply

Attachment:

Written by: Conversion | Entered on: 5/11/2015

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's *Property Assessment Appeal Guide for Wisconsin Real Property Owners.*

Complete all sections:

Section 1: Property Owner / Agent Information — * If agent, submit written authorization (Form PA-105) with this form

Property owner name *(on changed assessment notice)*: August J. Weber	Agent name *(if applicable)*: Joseph J. Skemp, Jr.
Owner mailing address: 139 19th St. S.	Agent mailing address: 201 main st, Suite 700
City: La Crosse; State: WI; Zip: 54601	City: La Crosse; State: WI; Zip: 54601
Owner phone: (608) 397-9480; Email: augieweber@gmail.com	Owner phone: (608) 784-8310; Email: JSkemp@msm-law.com

Section 2: Assessment Information and Opinion of Value

Property address: 139 19th St. S.	Legal description or parcel no. *(on changed assessment notice)*: 017-0202010-110
City: La Crosse; State: WI; Zip: 54601	
Assessment shown on notice – **Total**: $415,000.00	Your opinion of assessed value – **Total**: $325,738.00

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)* Assessed value is excessive and exceeds fair market value.	Basis for your opinion of assessed value: *(Attach additional sheets if needed)* Personal knowledge, zillow, and pending appraisal.

Section 4: Other Property Information

A. Within the last 10 years, did you acquire the property? ☒ Yes ☐ No
If Yes, provide acquisition price $ 193,000.00 Date 10-16-2013 (mm-dd-yyyy) ☒ Purchase ☐ Trade ☐ Gift ☐ Inheritance

B. Within the last 10 years, did you change this property (ex: remodel, addition)? ☒ Yes ☐ No
If Yes, describe addition to back of home and garage
Date of changes 07- -2015 (mm-dd-yyyy) Cost of changes $180,000.00 Does this cost include the value of all labor (including your own)? ☒ Yes ☐ No

C. Within the last five years, was this property listed/offered for sale? ☐ Yes ☒ No
If Yes, how long was the property listed *(provide dates)* - - (mm-dd-yyyy) to - - (mm-dd-yyyy)
Asking price $ _____ List all offers received _____

D. Within the last five years, was this property appraised? ☐ Yes ☒ No
If Yes, provide: Date - - (mm-dd-yyyy) Value _____ Purpose of appraisal _____
If this property had more than one appraisal, provide the requested information for each appraisal. _____

Section 5: BOR Hearing Information

A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____
Note: This does not apply in first or second class cities.

B. Provide a reasonable estimate of the amount of time you need at the hearing _____ minutes.

Property owner or Agent signature	Date *(mm-dd-yyyy)*: 5-15-2019

PA-115A (R. 10-18) Wisconsin Department of Revenue

Zillow

OFF MARKET

139 19th St S
La Crosse, WI 54601

3 bds · 2 ba · 1,716 sqft

View this home >

Your home value

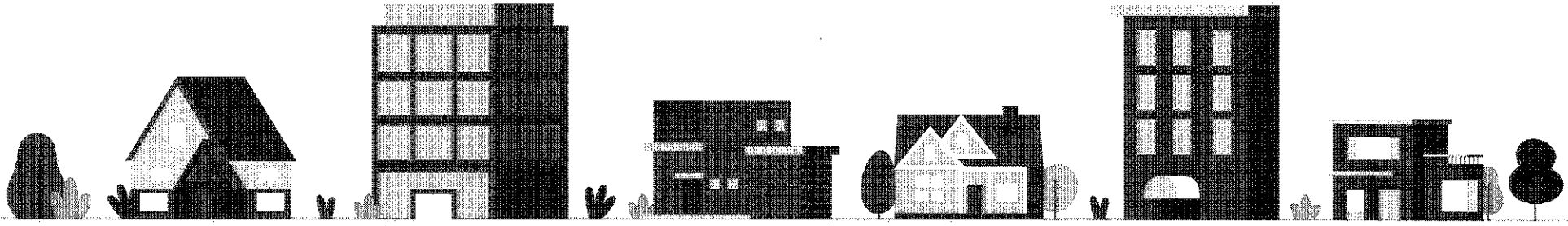
Zestimate **$325,738**

Thinking of selling? Start here

Get a professional valuation
Connect with a local agent to see what your home could sell for.

Get selling tips
Check out our Sellers Guide for timelines, tips and advice on selling your home.

List for sale by owner
Post a listing for free, including video and unlimited photos.



Agent Authorization

for Property Assessment Appeals

If an agent is representing the property owner or municipality, the property owner or municipality must provide prior written authorization for the agent to represent the company or municipality when contacting the reviewing authority.

Section 1: Property Owner and Property Information

Company/property owner name: August J. Weber			Taxation district (Check one): ☐ Town ☐ Village ☒ City. Enter municipality → LaCrosse		County: LaCrosse
Mailing address: 139 19th St S.			Street address of property: 139 19th St. S.		
City: LaCrosse	State: WI	Zip: 54601	City: LaCrosse	State: WI	Zip: 54601
Parcel number: 017-020210-110	Phone: (608) 397-9480		Email: augieweber@gmail.com		Fax: ( ) -

Section 2: Authorized Agent Information

Name / title: Joseph J Skemp, Jr., Attorney			Company name: Moen Sheehan Meyer, Ltd.	
Mailing address: 201 Main St., Ste 700			Phone: (608) 784-8310	Fax: (608) 782-6611
City: LaCrosse	State: WI	Zip: 54601	Email: jskemp@msm-law.com	

Section 3: Agent Authorization

Agent Authorized for: *(check all that apply)* — **Enter Tax Years of Authorization**

- ☐ Manufacturing property assessment appeals (BOA) _____
- ☐ Access to manufacturing assessment system (MAS) _____
- ☐ Wisconsin Department of Revenue 70.85 appeals _____
- ☐ Municipal Board of Review _____
- ☒ Other property assessment appeal (BOR) — 2019

Authorization expires: 12-31-2019 *(mm-dd-yyyy)* (unless rescinded in writing prior to expiration)

Send notices and other written communications to: *(check one or both)* ☒ Authorized Agent ☒ Property Owner

Section 4: Agreement/Acceptance

I understand, agree and accept:

- The assessor's office may divulge any information it may have on file concerning this property
- My agent has the authority and my permission to accept a subpoena concerning this property on my behalf
- I will provide all information I have that will assist in the discussion and resolution of any assessment appeal of this property
- Signing this document does not relieve me of personal responsibility for timely reporting changes to my property and paying taxes, or penalties for failure to do so, as provided under Wisconsin tax law
- A photocopy and/or faxed copy of this completed form has the same authority as a signed original
- If signed by a corporate officer, partner, or fiduciary on behalf of the owner, I certify that I have the power to execute this Agent Authorization form

Section 5: Owner Grants Authorization

Owner Sign Here ▶	Owner name *(please print)*: August J. Weber	
	Owner signature:	
	Company or title:	Date *(mm-dd-yyyy)*: 05-16-2019

City of La Crosse Assessors Office

400 La Crosse St
La Crosse, WI 54601

Phone:(608)789-7525

April 19, 2019

August J. Weber
139 19th St S
La Crosse, WI 54601-4253

2019 Notice of Assessment
This is not a tax bill
Under state law (Section 70.365 of the WI Statutes), your property assessment for 2019 is listed below.

Tax key number: 017-020210-110 located in the City of La Crosse, La Crosse County

Legal description: HOSLEY'S ADDITION LOT 9 BLOCK 3 LOT SZ: 60 X 150
Property address: 139 19th St S

	General Property			PFC/MFL
Year	Land	Buildings / Impts	Total	Total
2018	$40,500	$305,700	$346,200	$0
2019	$55,000	$360,000	$415,000	$0
		Net change in assessment	$68,800	$0

Reasons for Change	
Land	
Buildings/Impts	

If an Agricultural Land Conversion Charge Form PR-298 is enclosed, you must pay a conversion charge under state law (sec 74.485 of the Wisconsin Statutes).

Open Book: Monday through Friday, May 6-10, 2019 8:30 am to 5:00 pm

Board of Review: Monday, May 20, 2019 10:00 am, Common Council Chambers @ City Hall, 400 La Crosse St

Assessment Objection Procedure
Wisconsin law requires that all taxable property (except agricultural, agricultural forest and undeveloped) is assessed at full market value as of January 1st each year. Assessments at a percentage of full market value are acceptable when applied uniformly. 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, which is estimated to be 100.00%.

To Appeal Your Assessment
First, discuss with your local assessor. Minor errors and misunderstandings can often be corrected with the assessor instead of making a formal appeal.

To file a formal appeal, give notice of your intent to appeal by contacting the Board of Review (BOR) clerk at least 48 hours before the BOR begins. Complete and file your appeal form with the BOR clerk no later than the first two hours of the BOR's first meeting. Make sure you file a completed form or the BOR may not review your appeal.

For more information on the appeal process, review the 'Property Assessment Appeal Guide for Wisconsin Real Property Owners". This guide can be found at www.revenue.wi.gov by searching for the keywords "Assessment Appeal". You can also request a copy by contacting the Department of Revenue, Office of Technical and Assessment Services, Box 8971, Madison WI 53708-8971.

Leon E. Sheehan (1960-2010)
James Naugler
G. Jeffrey George*
David F. Stickler
Joseph J. Skemp, Jr. *
Kara M. Burgos §
Matthew R. Cromheecke*
Nathan P. Skemp*
Sarah E. Korte*

* also licensed in Minnesota
§ Court Commissioner

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www.msm-law.com

Financial/HR Manager
Jessica D. Hall

Paralegals
Tiffany Bolduan
Libby Hauser

May 16, 2019

HAND DELIVERED

Teri Lehrke
City Clerk/Board of Review Clerk
400 La Crosse Street, Second Floor
La Crosse, WI 54601

City of La Crosse Board of Review
City of La Crosse Assessors Office
400 La Crosse Street
La Crosse, WI 54601

RE: Objection to Real Property Assessment by August J. Weber
Tax Key Number: 017-020210-110
Property Address: 139 19th Street South

Dear Ms. Lehrke:

Enclosed please find the Notice of Intent to File Objection with Board of Review, Objection to Real Property Assessment and attachment, Agent Authorization signed by Mr. Weber, and a copy of the 2019 Notice of Assessment. We are waiting on the pending appraisal and will provide it upon receipt.

Thank you.

Very truly yours,

MOEN SHEEHAN MEYER, LTD.

Joseph J. Skemp, Jr.
Email: jskemp@msm-law.com
JJS/tb
Enclosure
cc: August Weber

City of La Crosse
2019 Assessment Year

Notice of Intent to File Objection with Board of Review

I, Joseph J. Skemp, Jr., as the property owner or as agent for August J. Weber (insert property owner's name or strike) with an address of 201 Main Street, Suite 700, La Crosse WI 54601 hereby give notice of an intent to file an objection on the assessment for the following property: 139 19th St. S., La Crosse, WI 54601 (insert address of subject property) for the 2019 Assessment Year in the City of La Crosse.

THIS NOTICE OF INTENT IS BEING FILED: (please mark one)

- ☑ at least 48 hours before the Board's first scheduled meeting
- ☐ less than 48 hours before the start of, but not later than the first two hours of, the Board's first scheduled meeting (please complete Section A)
- ☐ after the first two hours of the Board's first scheduled session, but no later than the end of the fifth day of the session or, if the session is less than five days, the end of the final day of the session (please complete Section B)

FILING OF THIS FORM DOES NOT RELIEVE THE OBJECTOR FROM THE REQUIREMENT OF TIMELY FILING A FULLY COMPLETED WRITTEN OBJECTION ON THE PROPER FORM WITH THE CLERK OF THE BOARD OF REVIEW.

(Name) _____
(Date) 5-15-2019

Received by: Jill Lehrke
Date: 5/17/19 Time: 10:15

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

_____
_____
_____
_____

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

_____
_____
_____
_____

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