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

Alicia Arneson
2537 15th St. S.
La Crosse, WI 54601

General information

Date issued 6 - 5 - 2019
Parcel no. 17-50048-60
Address 2537 15th St. S.
Legal description

☐ Town ☐ Village ☒ City

Municipality La Crosse

Assessment information

20 19 Original Assessment		20 19 Final Assessment (determined by BOR)	
Land	$ 36,400	Land	$ 36,400
Improvements	$ 243,200	Improvements	$ 243,200
Personal property	$	Personal property	$
Personal property	$	Personal property	$
Personal property	$	Personal property	$
Total personal property	$	Total personal property	$
Total all property	$ 279,600	Total all property	$ 279,600

Appeal information

If you are not satisfied with the BOR's decision, there are appeal options available. **Note:** Each appeal option has filing requirements. For more information on the appeal process, review the Property Assessment Appeal Guide. Visit revenue.wi.gov and search keyword "Assessment Appeal."

Appeal to:

Department of Revenue (DOR) – must file within 20 days after receipt of the BOR's determination notice or within 30 days after the date specified on the affidavit if there is no return receipt. A $100 filing fee is required. The fair market value of the items or parcels cannot exceed $1 million dollars. DOR may revalue the property any time before November 1 of the assessment year or within 60 days after receiving the appeal, whichever is later. If adjusted, the value is substituted for the original value and taxes paid accordingly. (sec. 70.85, Wis. Stats.)

Circuit Court - Action for Certiorari – must file within 90 days after receiving the determination notice. The Court decides based on the written record from the BOR. You cannot submit new evidence. (sec. 70.47(13), Wis. Stats.)

Municipality - Excessive Assessment – must first appeal to the BOR and have not appealed the BOR's decision to Circuit Court or to DOR. You cannot claim an excessive assessment under sec. 74.37, Wis. Stats., unless the tax is timely paid. A claim under section 74.37 must be filed with the municipality by January 31 of the year the tax is payable.

City of La Crosse
Board of Review
Findings of Fact, Determinations and Decision

A. PROPERTY IDENTIFICATION AND FINDINGS OF FACT

Assessment Year: 20 19 Tax Key Number: 17-50048-60

Personal Property Account Number(If applicable)

Property Address: 2537 15th St. S.

Property Owner: Alicia Arneson

Mailing Address: 2537 15th St. S., La Crosse, WI 54601

January 1, 20 19 Assessment Value: 279,600

Land: 36,400 Improvements: 243,200 Total: 279,600

Hearing Date: June 4, 2019 Time: 3:40 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, Kenna Christians, Mike Brown, Susan Dillenbeck

Board members removed (if any):

Dan Ryan

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}:

Josh Benrud and Alicia Arneson

1. Sworn testimony by Property Owner/Objector: **Alicia Arneson** **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 4 other properties were presented:

Addresses of other properties:

112 24th St. S.
2617 13th Pl. S
1252 Seiler Ln.
1602 Market St.

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):

$225,000 is what she believes it should be assessed at. Friend was a contractor who had to tear down a house. He was wiling to sell the lot and he would do the work, and her boyfriend would help. Bought lot for $23,500. Refurnished or reused from old house like beams, windows, interior doors, Jaccuzzi was pulled out another house, fireplace from another house, concrete countertops poured by them, brick for bar from old chimney of the house. Bank sale comps $160,000, $157,900 and $161,000. Insurance agent recommendation is $213,000. Assessed Value for comps in neighborhood are $181,000, $150,000, $140,000, $203,000. Has market analysis from realtor. Looked at house and blueprints and thought house to be valued at was $231,975. Low $226.000; high $235,000. Inspection in November 2018 but basement not finished; drywall and paint on one half, unfinished. Has house as 98% finished. Assessed at $190,700. Four months later it was raised by $55,000.

2. Sworn testimony on behalf of property owner/objector was presented by the following other witnesses (if any):

Summary of testimony of other witnesses for objector (if any):

3. Sworn testimony by Assessor **Josh Benrud** **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 8 other properties were presented:

Addresses of other properties:

3935 Fairway St.
2128 29th St. S.
3024 22nd St. S.
2929 Fairchild St. W.
4010 Cliffside Dr.
2134 29th St. S.
3945 Fairway St.
3034 22nd St. S.

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

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

Reviewed Report with the Board. Inspected April 2018 when permit was pulled in 2016. Not arms length transaction because it was built to suit and labor provided by owner. Basement not completed. Need to look as of January 1. Doors and trim work not completed based on Arneson's report; not a visit. Rec area finished. Made 2% adjustment for not completed. If there is a bedroom, bathroom finished, that 2% adjustment will be pulled. Looked at previous comps submitted by Arneson, not ones submitted today. Objection form figures didn't add up. Construction cost. Took loan amount and subtracted the land value and came up with the cost of construction. $64.92/sq. ft. - doesn't know anyone who can build for that cost. Bank appraiser comp sheet is $185,000 as of November 2016 based on that sheet, the permits. This is preconstruction based off of blueprints, they were doing labor themselves. Looked at comparisons provided based on bank appraisal comps and market adjustments applied universally throughout the city. Comparable value is $301,200. I wouldn't use those comps. Looked at other new construction properties and has a long list and everything is in line with price per sq. ft. and market adjustment. Market analysis cannot be questioned because person who did it is not here to testify. Used her comparable properties and those comparables are not comparable, being that home is newer construction. They make market adjustments for neighborhoods on the second line. Newer construction home is right in line, the dollars per square foot don't hold water for what you can build a house for. The assessment should be sustained.

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

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:

Comparables

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

1.

Dillenbeck

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	☑	☐
	☐	☐
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 Alicia Arneson
2537 15th St S.
La Crosse, WI 54601

Report Prepared by Joshua Benrud – State Certified Assessor II & III

Subject Description:

A. Picture- 
B. Address- 2537 15th St S.
C. Site- LEVEL
D. Building- Cape Cod
E. Other Improvements- Detached Garage
F. Last time inspected- 04/18/2018
G. Building Permits- New Construction 10/21/2016

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- NA Build to Suit
B. Comp #1- 3935 Fairway St.
C. Comp #2- 2128 29th St. S.
D. Comp #3- 3024 22nd St. S.
E. Comp #4- 2929 Fairchild St. W.
F. Comp #5- 4010 Cliffside Dr.
G. Comp #6- 2134 29th St. S.
H. Comp #7- 3945 Fairway St.
I. Comp #8- 3034 22nd St. S.
J. Conclusion- All 8 Comps deemed reliable Valid Arm's Length Sales.
-Indicated value range of $182,500-250,000

Introduction

Name: Joshua Benrud

Position: Residential Property Appraiser- Office of City Assessor

I. Certified Property Appraiser- State of Wisconsin
II. Certified Assessor I- State of Wisconsin
III. Certified Assessor II- State of Wisconsin
IV. Certified Assessor III-State of Wisconsin
V. Wisconsin Real Estate License
VI. Member of WAAO- Wisconsin Association of Assessing Officers
VII. Completed Appraisal Coursework from
   a. Wisconsin Dept. of Revenue
   b. Institute For Municipal Assessors
   c. IAAO-International Association of Assessing Officers
      -Introduction to the Cost Approach to Value
      -Introduction to the Sales Comparison Approach
      -Mass Appraisal of Residential Property
      -Residential Modeling Concepts
      -121 Hours Continuing Education

Purpose/Market Value:

Market value is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Determine Market Value of Subject Property:

A. Highest and Best Use- Single family Residential
B. Land Value= $ 36,400
C. Improvement Value= $243,200
D. Total= $279,600

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 is-___$279,600___.

Tax key number: 017-050048-060

Property address: 2537 15th St S

Traffic / water / sanitary: Light / City water / Sewer

Legal description: DUNNS ADDITION N 20FT LOT 15 & ALL LOT 16 LOT SZ: 60 X 125

Summary of Assessment	
Land	$36,400
Improvements	$243,200
Total value	$279,600

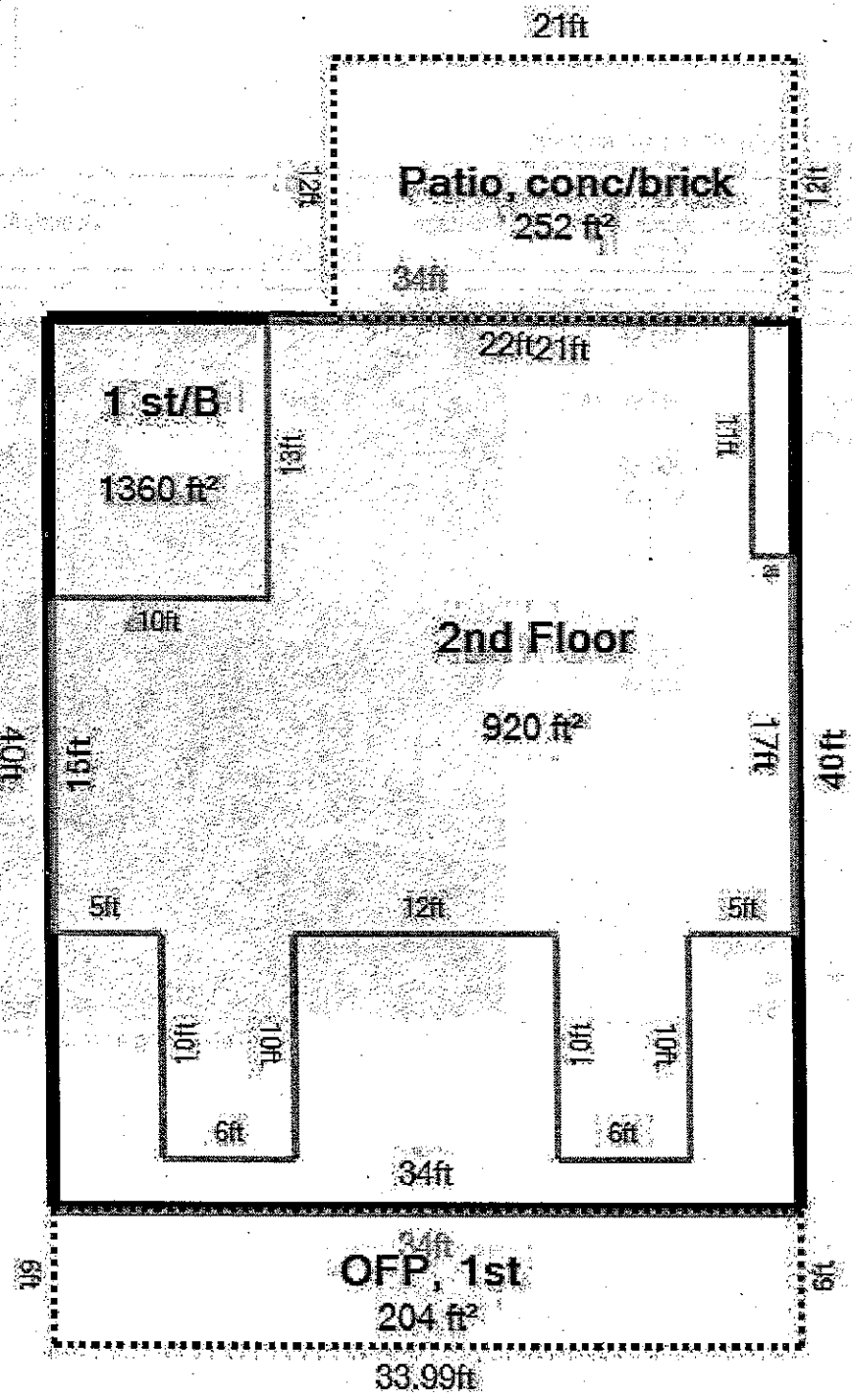
Land

Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Description	Assess Value
1	Residential	60	125	7,492	0.172	None	Total land	$36,400

Residential Building

Year built:	2017	Full basement:	1,360 SF
Year remodeled:		Crawl space:	
Stories:	2 story	Rec room (rating):	943 SF (AV)
Style:	Cape cod	Fin bsmt living area:	
Use:	Single family	First floor:	1,360 SF
Exterior wall:	Alum/vinyl	Second floor:	920 SF
Masonry adjust:		Third floor:	
Roof type:	Asphalt shingles	Finished attic:	
Heating:	Gas, forced air	Unfinished attic:	
Cooling:	A/C, same ducts	Unfinished area:	
Bedrooms:	3	Patio	252 SF
Family rooms:	1	Open porch	204 SF
Baths:	2 full, 0 half		
Other rooms:			
Whirl / hot tubs:			
Add'l plumb fixt:	1		
Masonry FPs:	1 stacks, 1 openings		
Metal FPs:			
Gas only FPs:		Grade:	C+
Bsmt garage:		Condition:	Average
Shed dormers:		Energy adjustment:	No
Gable/hip dorm:		Percent complete:	98%

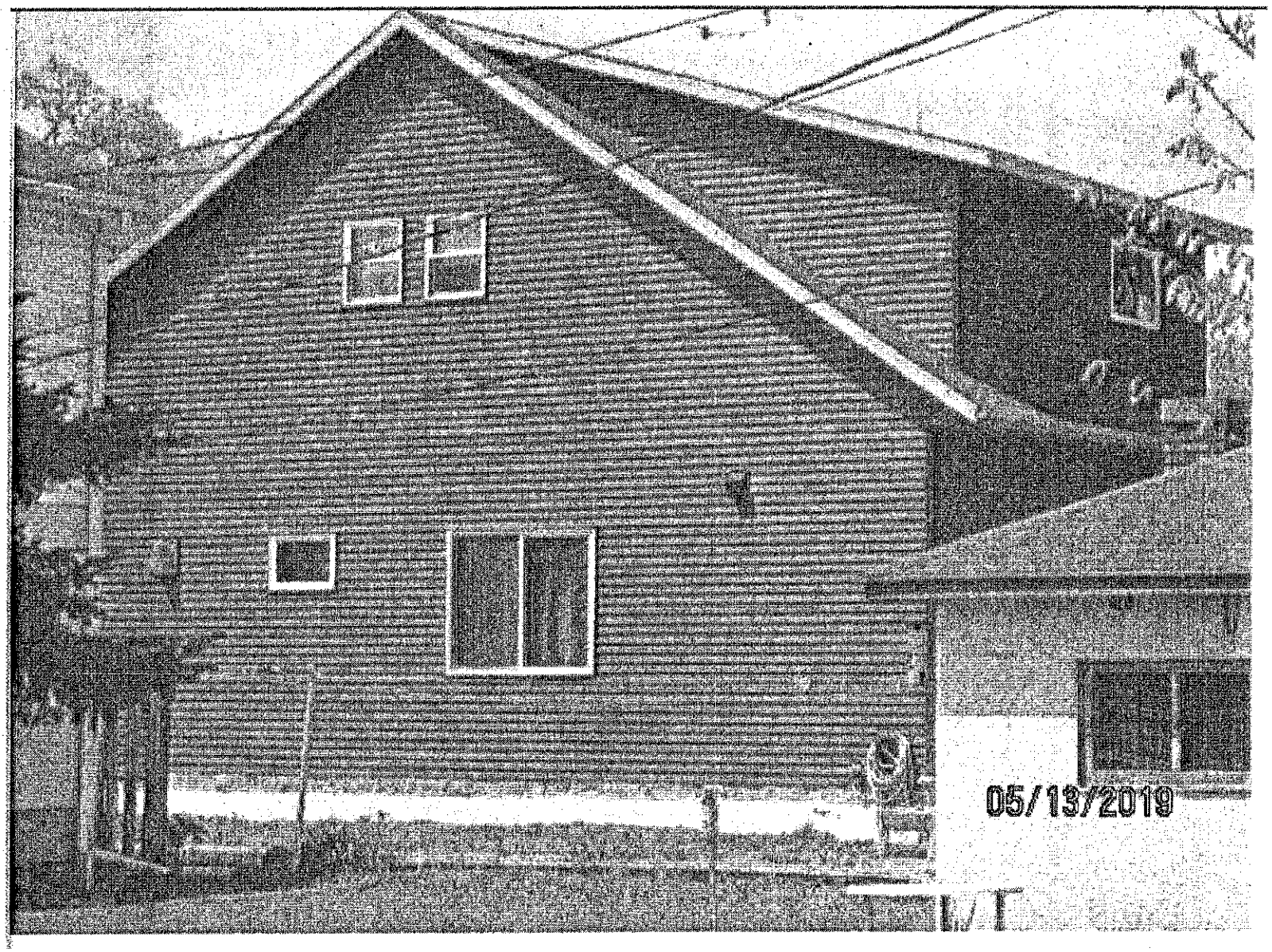
Total living area is 2,280 SF; building assessed value is $239,200


21ft
Patio, conc/brick
252 ft²
12ft
12ft
34ft
22ft
21ft
1 st/B
1360 ft²
18ft
17ft
10ft
2nd Floor
920 ft²
40ft
15ft
17ft
40ft
5ft
12ft
5ft
10ft
10ft
10ft
10ft
6ft
6ft
34ft
34ft
6ft
OFP, 1st
204 ft²
6ft
33.99ft

# of identical OBIs: 1	Other Building Improvement (OBI)			
Main Structure			Modifications (Type, Size)	Photograph
OBI type: Garage Const type: Detached, frame or cb Year built: 1945	Width: 15 LF Depth: 20 LF Flr area: 300 SF	Grade: C Condition: Average % complete: 100%		

Building Permits				
Issued	Permit #	Purpose	$ Amount	Completed
11/16/2016	109674	BSMT PARTIAL 2019	$0	
8/5/2015	101141	DEMO	$16,500	12/28/2015

Sales History		
Date	Price	Type
2/7/2017	$ 23,500	Not a market sale
8/1/2016	$ 15,000	Valid improved sale
2/21/2006	$ 108,500	
8/30/2005	$ 112,631	
3/31/1999	$ 69,900	Valid improved sale

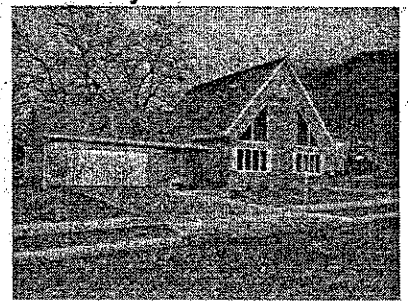

05/13/2019

City of La Crosse, La Crosse County

2019 Sales Comparison

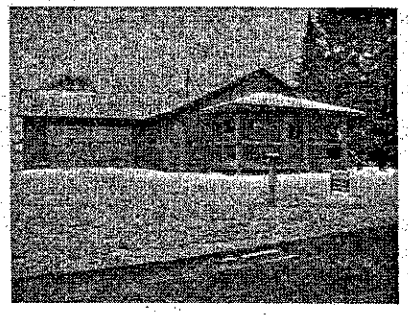
Tax key number: 017-050048-060
Property address: 2537 15th St S, City of La Crosse

Estimated fair market value: $279,600 *
Comparable market value: $276,600 (-1.1%) *

	Subject Property	Comparison 1		Comparison 2		Comparison 3	
Tax key number	**50048-060**	**50780-110**		**50138-061**		**50319-051**	
Site address	**2537 15th St S**	**3935 Fairway St**		**2128 29th St S**		**3024 22nd St S**	
							
Summary of Comparison							
Sale date and price		May 2018	$194,500	Jun 2016	$245,650	Jan 2018	$182,500
Net adjustments			$78,200		$31,400		$69,400
Comparable value			$272,700		$277,050		$251,900
Comparability rating			95		87		84
Gross adjustments			120%		23%		71%
Composite rating			66		85		70
Adjustments to last valid sale							
Neighborhood group	Josh Southside	Josh Southside		Josh Southside		Josh Southside	
Neighborhood	South Avenue	Pammel Creek Add	$22,100	SA 39	$14,000	SA 43	$7,800
Flood plain							
Traffic	Light	Light		Medium		Cul de sac	
Land							
Residential	60 front feet	8,031 square feet	-$1,700	61 front feet	-$3,000	8,916 square feet	-$2,500
Buildings							
Single family							
Use	Single family	Single family		Single family		Single family	
Above grade area	2,280 SF	1,464 SF		2,052 SF		1,288 SF	
Below grade area	1,360 SF	945 SF		1,368 SF		1,288 SF	
Style	Cape cod	Cape cod		Contemporary		Ranch	
Grade	C+	C+		C+		C+	
Yr built/Age/Eff age	2017 / 2 / 2	2006 / 13 / 13	$24,300	2016 / 3 / 3	$2,900	2017 / 2 / 2	
Exterior wall	Alum/vinyl	Alum/vinyl		Alum/vinyl		Alum/vinyl	
Stories	2 story	1 story w/attic	-$5,100	1.5 story		1 story	-$5,600

First floor SF	1,360 SF	1,080 SF	$21,000	1,368 SF	-$600	1,288 SF	$5,500
Second floor SF	920 SF	0 SF	$60,400	684 SF	$11,400	0 SF	$63,300
Finished attic SF	0 SF	384 SF	-$19,800	0 SF		0 SF	
Full basement SF	1,360 SF	945 SF	$7,300	1,368 SF	-$100	1,288 SF	$1,300
FBLA	0 SF	500 SF	-$15,200	0 SF		0 SF	
Rec room	943 SF (Average)	0 SF	$10,000	1,000 SF (Average)	-$600	1,000 SF (Average)	-$700
Bedrooms	3	3		3		3	
Bathrooms	2 full/0 half	2 full/1 half	-$2,600	2 full/0 half		2 full/0 half	
Condition (CDU)	Average	Average		Average		Average	
Fireplaces	1 masnry/0 mtl/0 gas	1 masnry/0 mtl/0 gas		0 masnry/0 mtl/0 gas	$7,800	0 masnry/0 mtl/0 gas	$8,200
Additional fixtures		1		0	$1,300	0	$1,300
Attached garage	0 SF	506 SF	-$13,700	0 SF		572 SF	-$14,800
Open porch	204 SF	36 SF	$4,500	192 SF	$300	0 SF	$6,200
Screen porch	0 SF	0 SF		0 SF		0 SF	
Deck	0 SF	80 SF	-$1,700	220 SF	-$3,400	115 SF	-$2,900
Patio	252 SF	0 SF	$2,000	0 SF	$1,900	0 SF	$2,000
All other adjustments			-$13,700				
Garage	15 x 20	0 SF	$4,000	0 SF	$4,000	0 SF	$4,000
Utility shed, residential							

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

	Subject Property	Comparison 4		Comparison 5		Comparison 6	
Tax key number	50048-060	50137-120		50780-130		50138-062	
Site address	2537 15th St S	2929 Fairchild St W		4010 Cliffside Dr		2134 29th St S	
							
Summary of Comparison							
Sale date and price		Mar 2017	$194,900	Sep 2017	$241,500	Feb 2016	$192,012
Net adjustments			$87,600		$44,100		$93,400
Comparable value			$282,500		$285,600		$285,412
Comparability rating			84		83		84
Gross adjustments			72%		83%		91%
Composite rating			70		67		65
Adjustments to last valid sale							
Neighborhood group	Josh Southside	Josh Southside		Josh Southside		Josh Southside	
Neighborhood	South Avenue	SA 39	$14,600	Pammel Creek Add	$26,000	SA 39	$14,300
Flood plain							
Traffic	Light	Light		Light			
Land							
Residential	60 front feet	74 front feet	-$4,400	10,808 square feet	-$6,700	63 front feet	-$3,400
Buildings							
Single family							
Use	Single family	Single family		Single family		Single family	
Above grade area	2,280 SF	1,344 SF		1,326 SF		1,548 SF	
Below grade area	1,360 SF	1,344 SF		1,306 SF		1,548 SF	
Style	Cape cod	Cottage		Ranch		Contemporary	
Grade	C+	C	$10,900	B	-$24,100	C+	
Yr built/Age/Eff age	2017 / 2 / 2	2016 / 3 / 3	$2,200	2011 / 8 / 6	$9,200	2016 / 3 / 3	$2,000
Exterior wall	Alum/vinyl	Wood		Alum/vinyl		Alum/vinyl	
Stories	2 story	1 story	-$4,800	1 story	-$6,000	1 story	-$4,700
First floor SF	1,360 SF	1,344 SF	$1,100	1,326 SF	$2,300	1,548 SF	-$10,200
Second floor SF	920 SF	0 SF	$60,300	0 SF	$57,100	0 SF	$45,200
Finished attic SF	0 SF	0 SF		0 SF		0 SF	
Full basement SF	1,360 SF	1,344 SF	$200	1,306 SF	$900	1,548 SF	-$2,400
FBLA	0 SF	0 SF		665 SF	-$18,300	0 SF	

Rec room	943 SF (Average)	0 SF	$10,000	0 SF	$9,400	1,548 SF (Average)	-$4,700
Bedrooms	3	2		4		3	
Bathrooms	2 full/0 half	2 full/0 half		3 full/0 half	-$3,700	2 full/0 half	
Condition (CDU)	Average	Average		Average		Average	
Fireplaces	1 masnry/0 mtl/0 gas	0 masnry/0 mtl/0 gas	$7,800	0 masnry/0 mtl/0 gas	$7,400	0 masnry/0 mtl/0 gas	$5,800
Additional fixtures		0	$1,300	0	$1,200	0	$1,000
Attached garage	0 SF	576 SF	-$14,200	528 SF	-$13,100	529 SF	-$10,400
Open porch	204 SF	200 SF	$100	100 SF	$2,500	248 SF	-$1,300
Screen porch	0 SF	0 SF		0 SF		0 SF	
Deck	0 SF	0 SF		120 SF	-$2,100	0 SF	
Patio	252 SF	0 SF	$1,900	0 SF	$1,800	0 SF	$1,500
All other adjustments							$59,800
Garage	15 x 20	0 SF	$4,000	0 SF	$4,000	0 SF	$4,000
Utility shed, residential							

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

	Subject Property	Comparison 7		Comparison 8		Comparison 9
Tax key number	50048-060	50780-120		50319-052		
Site address	2537 15th St S	3945 Fairway St		3034 22nd St S		
						
Summary of Comparison						
Sale date and price		Oct 2017	$250,000	Mar 2018	$214,900	
Net adjustments			$36,700		$56,400	
Comparable value			$286,700		$271,300	
Comparability rating			82		59	
Gross adjustments			88%		55%	
Composite rating			65		55	
Adjustments to last valid sale						
Neighborhood group	Josh Southside	Josh Southside		Josh Southside		
Neighborhood	South Avenue	Pammel Creek Add	$38,700	SA 43	$6,500	
Flood plain				No		
Traffic	Light	Light		Cul de sac		
Land						
Residential	60 front feet	15,917 square feet	-$8,000	90 front feet	-$6,900	
Buildings						
Single family						
Use	Single family	Single family		Single family		
Above grade area	2,280 SF	1,650 SF		1,368 SF		
Below grade area	1,360 SF	1,650 SF		1,368 SF		
Style	Cape cod	Ranch		Ranch		
Grade	C+	C+		C+		
Yr built/Age/Eff age	2017 / 2 / 2	2006 / 13 / 8	$17,000	2017 / 2 / 2		
Exterior wall	Alum/vinyl	Alum/vinyl		Alum/vinyl		
Stories	2 story	1 story	-$6,500	1 story	-$5,800	
First floor SF	1,360 SF	1,650 SF	-$19,700	1,368 SF	-$600	
Second floor SF	920 SF	0 SF	$57,100	0 SF	$63,200	
Finished attic SF	0 SF	0 SF		0 SF		
Full basement SF	1,360 SF	1,650 SF	-$4,700	1,368 SF	-$100	
FBLA	0 SF	900 SF	-$23,900	0 SF		

Rec room	943 SF (Average)	0 SF	$9,400	816 SF (Poor)	$1,400	
Bedrooms	3	3		3		
Bathrooms	2 full/0 half	3 full/0 half	-$3,700	2 full/0 half		
Condition (CDU)	Average	Average		Average		
Fireplaces	1 masnry/0 mtl/0 gas	1 masnry/0 mtl/0 gas		0 masnry/0 mtl/0 gas	$8,200	
Additional fixtures		2	-$1,300	0	$1,300	
Attached garage	0 SF	462 SF	-$12,300	484 SF	-$13,900	
Open porch	204 SF	116 SF	$2,100	85 SF	$3,200	
Screen porch	0 SF	158 SF	-$5,800	0 SF		
Deck	0 SF	0 SF		0 SF		
Patio	252 SF	264 SF	-$100	304 SF	-$300	
All other adjustments						
Garage	15 x 20	0 SF	$4,000	0 SF	$4,000	
Utility shed, residential		10 x 12	-$900			

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

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)*: Alicia Arneson	Agent name *(if applicable)*:
Owner mailing address: 2537 15th St. S	Agent mailing address:
City: La Crosse; State: WI; Zip: 54601	City; State; Zip
Owner phone: (608) 792-6732; Email: arnesona@cityofLacrosse.org	Owner phone ( ) -; Email

Section 2: Assessment Information and Opinion of Value

Property address: 2537 15th St. S.	Legal description or parcel no. *(on changed assessment notice)*
City: La Crosse; State: WI; Zip: 54601	
Assessment shown on notice – Total: 279,600	Your opinion of assessed value – Total: 225,000

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)* I believe the assessment is too high.	Basis for your opinion of assessed value: *(Attach additional sheets if needed)* Comp. findings, and bank assessment.

Section 4: Other Property Information

A. Within the last 10 years, did you acquire the property? (lot.) ☑ Yes ☐ No
If Yes, provide acquisition price $ 23,500 Date 2-8-17 (mm-dd-yyyy) ☑ Purchase ☐ Trade ☐ Gift ☐ Inheritance

B. Within the last 10 years, did you change this property (ex: remodel, addition)? (New Build) ☑ Yes ☐ No
If Yes, describe _____
Date of changes 11-16-16 (mm-dd-yyyy) Cost of changes $ 148,000 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? 185,000 a.a. ☑ Yes ☐ No
If Yes, provide: Date ~~04-30-19~~ (mm-dd-yyyy) Value ~~279,600~~ 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 30 minutes.

Property owner or Agent signature: [signature]	Date *(mm-dd-yyyy)*: 5-6-19

Comps from Bank Appr.

Uniform Residential Appraisal Report

File #

There are 10 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 109,500 to $ 184,000

There are 60 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 94,000 to $ 195,000

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	2537 15th St S La Crosse, WI 54601	1425 Travis St La Crosse, WI 54601		2021 14th St S La Crosse, WI 54601		2106 14th St S La Crosse, WI 54601	
Proximity to Subject		6.29 miles N		2.00 miles SE		2.09 miles SE	
Sale Price	$		$ 160,000		$ 157,900		$ 161,000
Sale Price/Gross Liv. Area	$ sq.ft.	$ 97.56 sq.ft.		$ 112.95 sq.ft.		$ 123.37 sq.ft.	
Data Source(s)		MLS # 1480762;DOM 3		MLS 1474180;DOM 8		MLS#1491812;DOM 5	
Verification Source(s)		Published Public Record		Published Public Record		Published Public Record	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s07/16;c06/16		s06/16;c05/16		s10/16;c08/16	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7500 sf	5,663 sf	0	6,098 sf	0	7,841 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;1.5 Story	DT1.5;Cape Coc	0	DT2;2 Story	0	DT1.5;Cape Coc	0
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	0	76	+5,700	87	+6,525	76	+5,700
Condition	C1	C2	+5,000	C2	+5,000	C2	+5,000
Above Grade Room Count (Total / Bdrms. / Baths)	6 / 3 / 2.0	5 / 3 / 2.0	0	7 / 4 / 2.0	-5,000	7 / 3 / 2.0	0
Gross Living Area	2,366 sq.ft.	1,640 sq.ft.	+7,260	1,398 sq.ft.	+9,660	1,305 sq.ft.	+10,610
Basement & Finished	1360sf1088sfin	1640sf1000sfin	0	1398sf0sfin	0	1305sf200sfin	0
Rooms Below Grade	0rr1br1.0ba1o	0rr0br0.0ba2o	+3,000		+9,000	1rr0br0.0ba0o	+6,000
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	GFA/CA	GFA/CA		GFA/CA		GFA/CA	
Energy Efficient Items	Typical	Typical		Typical		Typical	
Garage/Carport	1gd1dw	2gd2dw	-4,000	2gd2dw	-2,000	2gd2dw	-4,000
Porch/Patio/Deck	Covered Porch	None	+5,000	Patio	+4,000	Patio	+4,000
Net Adjustment (Total)		☒ + ☐ -	$ 21,960	☒ + ☐ -	$ 27,205	☒ + ☐ -	$ 27,310
Adjusted Sale Price of Comparables		Net Adj. 13.7 % Gross Adj. 18.7 %	$ 181,960	Net Adj. 17.2 % Gross Adj. 26.1 %	$ 185,105	Net Adj. 17.0 % Gross Adj. 21.9 %	$ 188,310

SALES COMPARISON APPROACH

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain Although the transaction history was reviewed, it has limited relevance because the home experienced a fire and was torn down. Only the site and garage remain. The last recorded sale was on 8/8/2016 for $15,000, the prior transaction was on 2/22/2006 for $108,500.

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) MLS, Public Records

My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) MLS, Public Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	08/08/2016			
Price of Prior Sale/Transfer	$15,000			
Data Source(s)	Public Record	Wiredata Corp	Wiredata Corp	Wiredata Corp
Effective Date of Data Source(s)	11/18/2016	11/18/2016	11/18/2016	11/18/2016

Analysis of prior sale or transfer history of the subject property and comparable sales Because the last sale is for the site only, the last sale is not relevant.

Summary of Sales Comparison Approach The comparables chosen are believed to be the most similar recent sales within reasonable proximity of the subject. The sales are similar in terms of similarity of location, appeal, economic age, time of sale, and functional utility. Adjustments were made to account for physical and functional differences in the improvements. The comparables illustrate a range in which properties similar to the subject have sold. It is determined that the higher adjusted sale is an indication of a resistance price, and the lower adjusted sale is an indication of a support price, with a most probable price falling in between. That median value is then rounded to the nearest thousand to arrive at the estimated indicated value.

Indicated Value by Sales Comparison Approach $ 185,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 185,000 Cost Approach (if developed) $ 245,146 Income Approach (if developed) $ 180,000

The Market Approach is given more weight since it more accurately reflects what is taking place in the market. The Cost Approach supports the market estimate. The Income Approach is not considered a reliable indicator of value with this property since properties of this type are rarely purchased primarily for income.

This appraisal is made ☐ "as is", ☒ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. This report has been electronically prepared in compliance with USPAP guidelines which includes a digital signature with security measures in place.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 185,000 , as of 11/16/2016 , which is the date of inspection and the effective date of this appraisal.

Linked Records

Plans | Permits | Code Cases | Projects | Inspections | Applications | Requests | Licenses | Prof. Licenses | Businesses | Rental Properties | Objects

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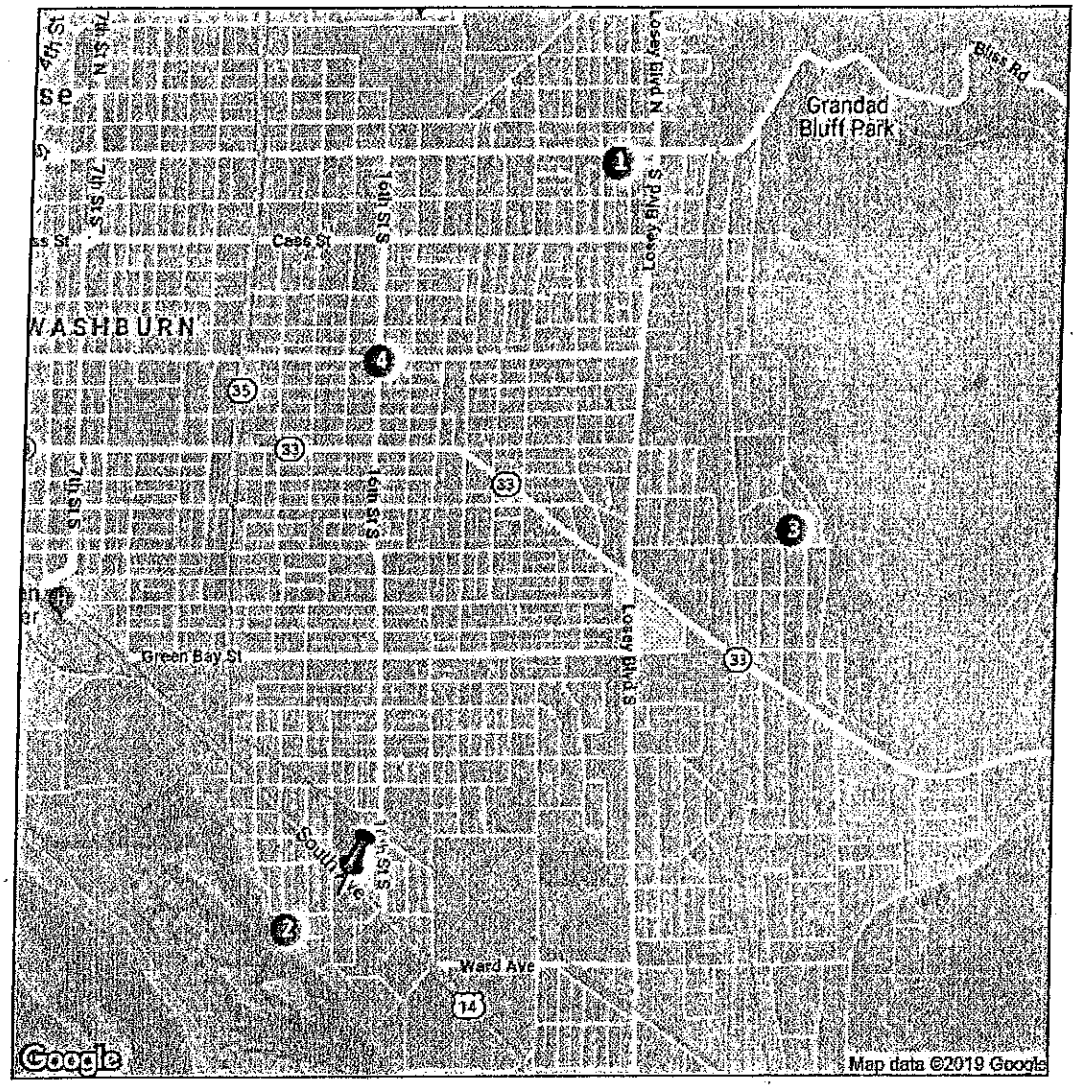
Save Layout | Clear Layout

Permit Number	Permit Type	Work Class	Status	Application Date	Expiration Date	Final Date	Description	Main Address	Unit Number	Project Name
B-AC-009761-2019	Building - Accessory	Fence	Issued	5/6/2019	5/5/2021		6' WOOD PRIVACY FENCE PER PLAN	2537 15TH ST S		
CONV-PLUM-113478	Mechanical - Plumbing	Plumbing	Converted - Complete	5/3/2017	5/3/2019		SEWER RELAY	2537 15TH ST S		
CONV-HVAC-113383	Mechanical - HVAC	HVAC	Completed	4/26/2017	4/26/2019	9/13/2017	NEW SFD NG FURNACE AND ELEC AC	2537 15TH ST S		
CONV-ELEC-113193	Mechanical - Electrica	Electrical	Completed	4/13/2017	4/15/2019	11/27/2017	NEW HOME	2537 15TH ST S		
CONV-B-FF-109674	Building - Footing/Fou	Footing/Foundation	Issued	11/16/2016	11/16/2019		FOOTING & FOUNDATION FOR NEW SFD PER PLAN S	2537 15TH ST S		
CONV-LAND-155185	Land Disturbance	Land Disturbance	Converted	11/16/2016	11/16/2019			2537 15TH ST S		
CONV-PLUM-109517	Mechanical - Plumbing	Plumbing	Issued	11/11/2016	11/12/2018		NEW HOUSE - SEWER/WATER RELAY	2537 15TH ST S		
CONV-B-SF-109289	Building - Single Fami	New	Completed	10/21/2016	10/22/2018	8/25/2017	NEW SFD PER PLAN	2537 15TH ST S		
CONV-DEMO-101141	Demolition	Demolition - Entire St	Converted - Complete	8/5/2015	11/3/2015	11/3/2015	Raze and remove fire damaged single family house.	2537 15TH ST S		
CONV-PLUM-101127	Mechanical - Plumbing	Plumbing	Converted - Complete	8/4/2015	8/3/2017		CUT & CAP	2537 15TH ST S		
CONV-ELEC-29109	Mechanical - Electrica	Electrical	Converted - Complete	4/6/2005	4/6/2007	4/6/2007	Upgrade service to 100amps	2537 15TH ST		

Lines A, B, C			
Total Loan	171,500		
Land value	23,500		
Cost of Construction	148,000	2280sqft above grade living area	$64.92/sqft
		1360 (First Floor)	
		920 (Second Floor)	
Basement finish after loan		943sqft average finish	
		2% Func for partial completion	
Future projects to be added for 2020		Bedroom with egress window (FBLA)	
		Bathroom in basement	
		Doors and trim (remove 2% Func)	
Line D			
Appraisal is pre-construction for the purpose of construction loan			

CMA Prepared for Alicia Arneson by William Vaughn Favre 2537 15th St S , La Crosse WI 54601

Map of Subject And Comparable Properties



Active Sold Pending Withdrawn Expired

	Address	MLS #	Status	Distance from Subject
Subject	2537 15th St S , La Crosse WI 54601			
1	112 24TH ST S , La Crosse WI 54601	1574728	Sold	1.89m
2	2617 13th PL S , La Crosse WI 54601	1608831	Sold	0.15m
3	1252 Seiler Ln , La Crosse WI 54601	1842752	Sold	1.43m
4	1602 Market ST , La Crosse WI 54601	1552857	Sold	1.30m

CMA Prepared for Alicia Arneson by William Vaughn Favre 2537 15th St S , La Crosse WI 54601

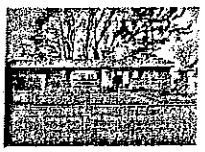
Subject

Address	2537 15th St S , La Crosse, WI 54601
Type	Single Family
County	La Crosse
# of Rooms	7
Bedrooms	3
Full Baths	2
Half Baths	0
Est. Total Sq. Ft.	2280
Architecture	Colonial
Est. Square Footage	
Exterior	Vinyl
Style	2 Story
Lot Description	
Est. Acreage	.172
School District	La Crosse
Taxes	6469
Tax Year	2018
Est. Year Built	2017
Garage Spaces	1
Garage Type	Detached
Basement	Full
Heating Fuel	Natural Gas

CMA Prepared for Alicia Arneson by William Vaughn Favre

2537 15th St S , La Crosse WI 54601

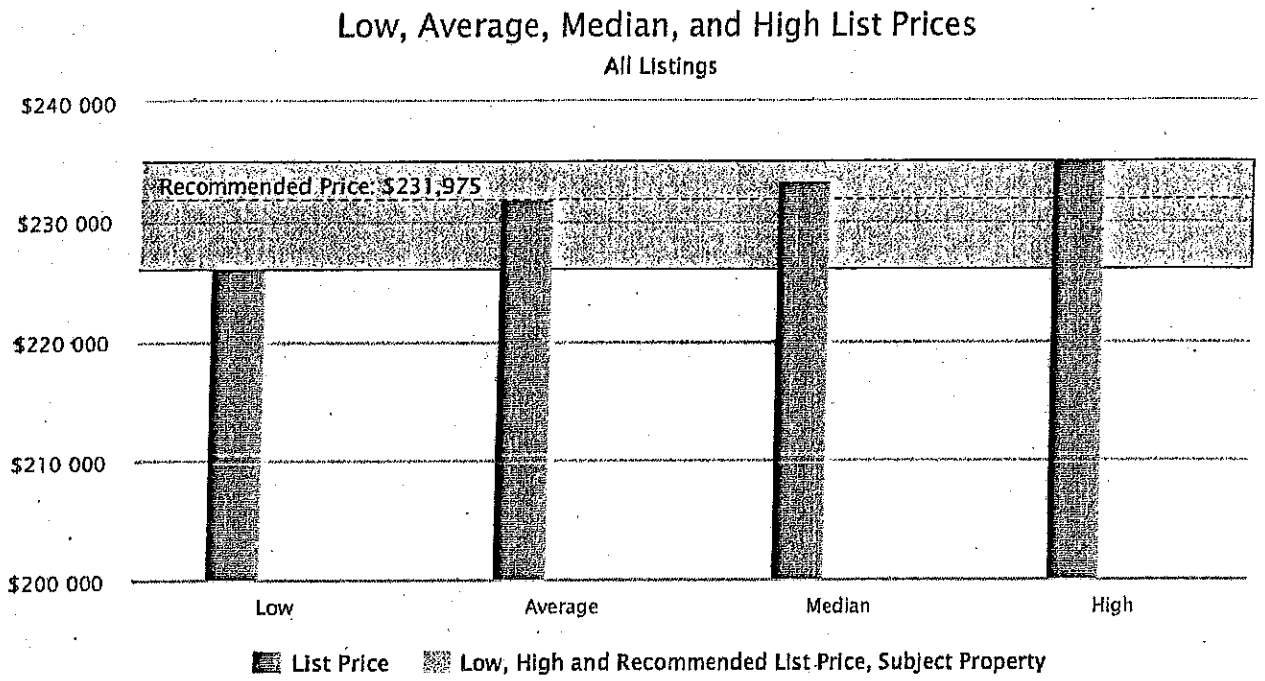
Comparable Properties

	Subject	1574728		1608831		1842752	
							
	2537 15th St S La Crosse WI 54601	112 24TH ST S La Crosse WI		2617 13th PL S La Crosse WI		1252 Seiler Ln La Crosse WI	
Distance From Subject		1.69		0.15		1.43	
List Price		$237,900		$239,000		$257,400	
Original List Price		$244,900		$259,000		$264,900	
Sold Price		$237,900		$235,000		$237,000	
Status		Sold		Sold		Sold	
Status Date		06/07/2018		02/01/2019		01/11/2019	
Days on Market		20		64		78	
Cumulative Days on Market		20		64		78	
Adjustment			+/-		+/-		+/-
Type	Single Family						
County	La Crosse	La Crosse		La Crosse		La Crosse	
# of Rooms	7	10		0		0	
Bedrooms	3	3		5	-10000	4	-5000
Full Baths	2	3	-4000	3	-4000	2	
Half Baths	0	1	-2000	0		1	-2000
Est. Total Sq. Ft.	2,280	2,145		2,685		2,200	
Architecture	Colonial	Contemporary		Colonial		Ranch	
Est. Square Footage						2001-2500	
Exterior	Vinyl	Vinyl; Low Maintenance Trim		Vinyl		Stone; Vinyl	
Style	2 Story	Multi-Level		2 Story		1 Story	
Lot Description							
Est. Acreage	0.17	0.12		0.28		0.17	
School District	La Crosse	La Crosse		La Crosse		La Crosse	
Taxes	6,469	5,589.75		5,059.34		3,766	
Tax Year	2018	2017		2017		2017	
Est. Year Built	2017	1996	+8000	1951	+10000	1960	+10000
Garage Spaces	1	2	-5000	2	-5000	2	-5000
Garage Type	Detached	Attached		Detached		Attached	
Basement	Full	Full; Walk Out/Outer Door; Shower; Full Size Windows; Finished		Full; Block; Shower; Finished		Full; Block; Radon Mitigation; Partial Finished	
Heating Fuel	Natural Gas	Natural Gas		Natural Gas		Natural Gas	
Adjusted Price	$231,975	$234,900		$226,000		$235,000	

	Subject	1552857				
						
	2537 15th St S La Crosse WI 54601	1602 Market ST La Crosse WI				
Distance From Subject		1.30				
List Price		$269,900				
Original List Price		$349,900				
Sold Price		$255,000				
Status		Sold				
Status Date		10/24/2018				
Days on Market		357				
Cumulative Days on Market		935				
Adjustment			+/-		+/-	+/-
Type	Single Family	New Construction				
County	La Crosse	La Crosse				
# of Rooms	7	0				
Bedrooms	3	5	-10000			
Full Baths	2	4	-8000			
Half Baths	0	0				
Est. Total Sq. Ft.	2,280	2,900				
Architecture	Colonial	Contemporary				
Est. Square Footage						
Exterior	Vinyl	Vinyl				
Style	2 Story	2 Story				
Lot Description						
Est. Acreage	0.17	0.12				
School District	La Crosse	La Crosse				
Taxes	6,469	7,895.54				
Tax Year	2018	2016				
Est. Year Built	2017	2015				
Garage Spaces	1	2.5	-5000			
Garage Type	Detached	Detached				
Basement	Full	Full; Shower; Full Size Windows; Finished				
Heating Fuel	Natural Gas	Natural Gas				
Adjusted Price	$231,975	$232,000				

CMA Prepared for Alicia Arneson by William Vaughn Favre . 2537 15th St S , La Crosse WI 54601

Price Analysis



Summary of Sold Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
1574728	112 24TH ST S, La Crosse WI	$237,900	20	20	06/07/2018	$237,900	$-3,000	$234,900
1608831	2617 13th PL S, La Crosse WI	$239,000	64	64	01/30/2019	$235,000	$-9,000	$226,000
1842752	1252 Seller Ln, La Crosse WI	$257,400	78	78	01/11/2019	$237,000	$-2,000	$235,000
1552857	1602 Market ST, La Crosse WI	$269,900	357	935	10/24/2018	$255,000	$-23,000	$232,000

Low, Average, Median, and High Comparisons

	Sold	Overall
Low	$226,000	$226,000
Average	$231,975	$231,975
Median	$233,450	$233,450
High	$235,000	$235,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Est. Total Sq. Ft.	Avg. List $/Est. Total Sq. Ft.	Avg. Sold $/Est. Total Sq. Ft.	Avg. DOM	Avg. CDOM
Sold	4	1,004,200	251,050	964,900	241,225	0.96	2,482	102.50	98.52	130	274
Overall	4	1,004,200	251,050	964,900	241,225	0.96	2,482	102.50	98.52	130	274

CMA Prepared for Alicia Arneson by William Vaughn Favre

2537 15th St S , La Crosse WI 54601

Listing Price Recommendation

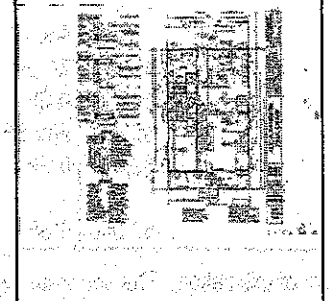
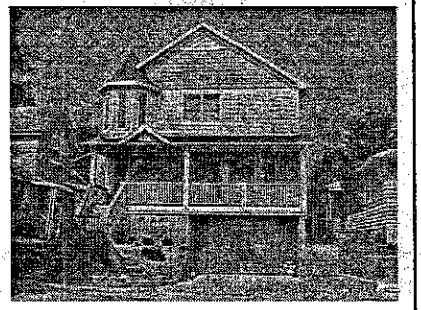
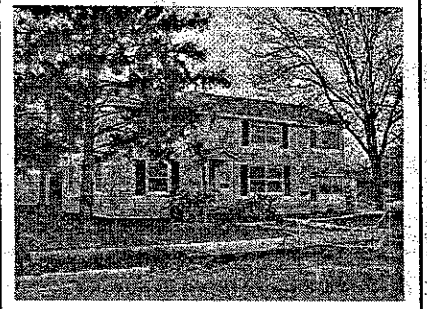
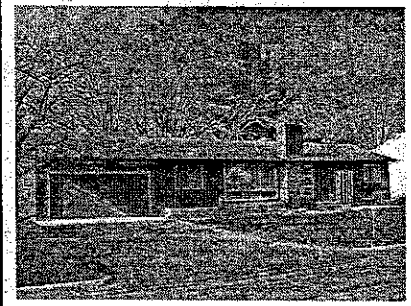
Low	$226,000
High	$235,000
Recommended	$231,975

City of La Crosse, La Crosse County

2019 Sales Comparison

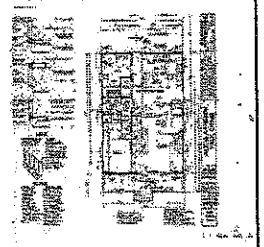
Tax key number: 017-050048-060
Property address: 2537 15th St S, City of La Crosse

Estimated fair market value: $279,600 *
Comparable market value: $301,200 (+7.7%) *

	Subject Property	Comparison 1		Comparison 2		Comparison 3	
Tax key number	**50048-060**	**20112-065**		**50054-090**		**40073-030**	
Site address	**2537 15th St S**	**112 24th St S**		**2617 13th Pl S**		**1252 Seiler Ln**	
							
Summary of Comparison							
Sale date and price		May 2018	$237,900	Jan 2019	$235,000	Jan 2019	$237,000
Net adjustments			$40,500		$52,400		$123,600
Comparable value			$278,400		$287,400		$360,600
Comparability rating			79		85		77
Gross adjustments			57%		86%		77%
Composite rating			70		67		63
Adjustments to last valid sale							
Neighborhood group	Josh Southside	Shannon Neumann		Josh Southside		Shannon Neumann	
Neighborhood	South Avenue	SA 19	-$19,500	South Avenue		Bluffview Park	$38,500
Flood plain							
Traffic	Light	Light		Light		Light	
Land							
Residential	60 front feet	39 front feet	$13,900	98 front feet	-$27,700	9,757 square feet	-$2,400
Buildings							
Single family							
Use	Single family	Single family		Single family		Single family	
Above grade area	2,280 SF	2,145 SF		1,960 SF		1,389 SF	
Below grade area	1,360 SF	1,062 SF		980 SF		1,389 SF	
Style	Cape cod	Farmhouse		Colonial		Ranch	
Grade	C+	C+		C	$10,300	C+	
Yr built/Age/Eff age	2017 / 2 / 2	1996 / 23 / 14	$31,600	1951 / 68 / 31	$61,800	1960 / 59 / 26	$40,500
Exterior wall	Alum/vinyl	Alum/vinyl		Alum/vinyl		Wood	
Stories	2 story	2 story		2 story		1 story	-$3,800

First floor SF	1,360 SF	1,062 SF	$23,300	980 SF	$28,400	1,389 SF	-$1,900
Second floor SF	920 SF	1,083 SF	-$7,800	980 SF	-$2,800	0 SF	$54,200
Full basement SF	1,360 SF	1,062 SF	$5,400	980 SF	$6,600	1,389 SF	-$400
FBLA	0 SF	0 SF		250 SF	-$8,600	0 SF	
Rec room	943 SF (Average)	0 SF	$10,400	500 SF (Average)	$4,700	0 SF	$8,900
Bedrooms	3	3		4		3	
Bathrooms	2 full/0 half	3 full/1 half	-$6,900	3 full/0 half	-$4,000	2 full/1 half	-$2,400
Condition (CDU)	Average	Average		Average		Average	
Fireplaces	1 masnry/0 mtl/0 gas	1 masnry/0 mtl/0 gas		0 masnry/0 mtl/0 gas	$7,800	1 masnry/0 mtl/0 gas	
Additional fixtures		0	$1,400	2	-$1,300	0	$1,200
Attached garage	0 SF	0 SF		0 SF		480 SF	-$11,800
Open porch	204 SF	208 SF	-$100	0 SF	$5,800	24 SF	$4,300
Enclosed porch	0 SF	0 SF		364 SF	-$16,700	0 SF	
Deck	0 SF	66 SF	-$1,600	135 SF	-$2,400	280 SF	-$3,600
Patio	252 SF	0 SF	$2,000	0 SF	$2,000	0 SF	$1,700
All other adjustments			-$2,300				
Garage	300 SF	384 SF	-$4,600	992 SF	-$7,000	0 SF	$4,000

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

	Subject Property	Comparison 4		Comparison 5	Comparison 6
Tax key number	50048-060	30168-050			
Site address	2537 15th St S	1602 Market St			
					
Summary of Comparison					
Sale date and price		Oct 2018	$255,000		
Net adjustments			$20,900		
Comparable value			$275,900		
Comparability rating			50		
Gross adjustments			59%		
Composite rating			48		
Adjustments to last valid sale					
Neighborhood group	Josh Southside	Shannon Neumann			
Neighborhood	South Avenue	SA 28(N of Jackson)	$6,000		
Flood plain		No			
Traffic	Light	Medium			
Land					
Residential	60 front feet	54 front feet	$5,800		
Buildings					
Single family					
Use	Single family	Single family			
Above grade area	2,280 SF	1,820 SF			
Below grade area	1,360 SF	1,080 SF			
Style	Cape cod	Prairie			
Grade	C+	B	-$26,000		
Yr built/Age/Eff age	2017 / 2 / 2	2015 / 4 / 4	$4,900		
Exterior wall	Alum/vinyl	Cement board			
Stories	2 story	2 story			
First floor SF	1,360 SF	1,080 SF	$18,700		
Second floor SF	920 SF	740 SF	$7,800		
Full basement SF	1,360 SF	1,080 SF	$4,300		
FBLA	0 SF	350 SF	-$10,000		
Rec room	943 SF (Average)	400 SF (Average)	$5,100		

Bedrooms	3	3			
Bathrooms	2 full/0 half	4 full/0 half	-$7,000		
Condition (CDU)	Average	Average			
Fireplaces	1 masnry/0 mtl/0 gas	0 masnry/0 mtl/2 gas	$2,200		
Additional fixtures		1			
Attached garage	0 SF	0 SF			
Open porch	204 SF	0 SF	$5,300		
Enclosed porch	0 SF	0 SF			
Deck	0 SF	224 SF	-$3,900		
Patio	252 SF	0 SF	$1,700		
All other adjustments			$23,900		
Garage	300 SF	624 SF	-$14,000		

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

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)*: Alicia Arneson	Agent name *(if applicable)*:
Owner mailing address: 2537 15th St. S	Agent mailing address:
City: La Crosse; State: WI; Zip: 54601	City; State; Zip:
Owner phone: (608) 792-6732; Email: arnesona@cityofLacrosse.org	Owner phone: ( ) -; Email:

Section 2: Assessment Information and Opinion of Value

Property address: 2537 15th St. S.	Legal description or parcel no. *(on changed assessment notice)*:
City: La Crosse; State: WI; Zip: 54601	
Assessment shown on notice – **Total**: 279,600	Your opinion of assessed value – **Total**: 225,000

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)* I believe the assessment is too high.	Basis for your opinion of assessed value: *(Attach additional sheets if needed)* Comp. findings, and bank assessment.

Section 4: Other Property Information

A. Within the last 10 years, did you acquire the property? (lot) ☑ Yes ☐ No
If Yes, provide acquisition price $ 23,500 Date 2-8-17 (mm-dd-yyyy) ☑ Purchase ☐ Trade ☐ Gift ☐ Inheritance

B. Within the last 10 years, did you change this property (ex: remodel, addition)? (New Build) ☑ Yes ☐ No
If Yes, describe _____
Date of changes 11-16-16 (mm-dd-yyyy) Cost of changes $ 148,000 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 04-30-19 (mm-dd-yyyy) Value 279,600 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 30 minutes.

Property owner or Agent Signature: [signature]	Date *(mm-dd-yyyy)*: 5-6-19

City of La Crosse
2019 Assessment Year

Notice of Intent to File Objection with Board of Review

I, Alicia Arneson as the property owner or as agent for _____ (insert property owner's name or strike) with an address of 2537 15th St. S. hereby give notice of an intent to file an objection on the assessment for the following property: 2537 15th Street S. La Crosse, WI (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) Alicia Arneson
(Date) 5-6-19

Received by: Ili Lehrke
Date: 5-6-19 Time: 2:55

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.

STATE OF WISCONSIN

PROPERTY TAX BILL
La Crosse County
City of LaCrosse

2018 Real Estate
Bill Number 11789

Correspondence should refer to Tax Parcel 17-50048-60

IMPORTANT: See reverse side for important Information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

08-15 N-07 Acres 0.172 Document No 1689302
2537 15TH ST S
DUNNS ADDITION N 20FT LOT 15 & ALL LOT 16 LOT SZ: 60 X 1
25

ALICIA M ARNESON
2537 15TH ST S
LA CROSSE WI 54601

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value 0.029166859
33,800	190,700	224,500	0	83.5940276	Rate (Does NOT reflect credit)
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woodland	School Taxes reduced by	A Star in this box means unpaid prior year taxes
40,400	228,100	268,500	0	school levy tax credit 497.87	

Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist	2018 Est. State Aids Allocated Tax Dist	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN	0.00	0.00	0.00	0.00	0.00
La Crosse County	2,041,663.00	2,032,657.00	149.62	926.47	519.20
Local Municipality	13,213,869.00	12,953,495.00	441.06	2,704.55	513.20
LA CROSSE SCHOOL	31,002,234.00	31,199,497.00	407.57	2,515.20	517.10
WTC	3,737,920.00	3,910,984.00	64.89	401.74	519.10
		Total	**1,063.14**	**6,547.96**	**515.90**
		First Dollar Credit	78.39	78.61	0.30
		Lottery Credit	0.00	0.00	0.00
		Net Property Tax	**984.75**	**6,469.35**	**557.00**

Net Property Tax **6,469.35**

2,280 sqft

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends

On or prior to 07/31/19

Make Check Payable to:

La Crosse City Treasurer
400 LA CROSSE ST
LA CROSSE WI 54601-3396

Total Due For Full Payment

Pay By 01/31/19 6,469.35

Installment Options

DUE DATE	AMOUNT
01/31/19	1,617.33
03/31/19	1,617.34
05/31/19	1,617.34
07/31/19	1,617.34

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.
Failure to pay on time. See reverse.

To receive receipt, enclose a self-addressed stamped envelope
All payments can be seen at www.lacrossecounty.org

REMIT THIS WITH PAYMENT

2018 Real Estate Bill Number 11789

Correspondence should refer to number
Tax Parcel 17-50048-60

City of LaCrosse
2537 15TH ST S
DUNNS ADDITION N 20FT LOT 15

**To pay in person, check hours of operation @
www.cityofiacrosse.org/treasurer

INSTALLMENT OPTIONS

DUE DATE	AMOUNT
01/31/19	1,617.33
03/31/19	1,617.34
05/31/19	1,617.34
07/31/19	1,617.34

ALICIA M ARNESON
2537 15TH ST S
LA CROSSE WI 54601

STATE OF WISCONSIN

PROPERTY TAX BILL
La Crosse County
City of LaCrosse

2018 Real Estate
Bill Number 11859

Correspondence should refer to Tax Parcel 17-50054-90

IMPORTANT: See reverse side for important Information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

08-15 N-07 Acres 0.278 Document No 1311270
2617 13TH PL S
KRANCS ADDITION LOTS 6 & 7 B LOCK 2 LOT SZ: 98 X 123.56 4 00/68

KEVIN B KELLOGG
126 FIFTH AVE S STE 100
LA CROSSE WI 54601

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value 0.029166859
43,800	137,300	181,100	0	83.5940276	Rate (Does NOT reflect credit)
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woodland	School Taxes reduced by	A Star in this box means unpaid prior year taxes
52,400	164,200	216,600	0	school levy tax credit 401.62	

Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist	2018 Est. State Aids Allocated Tax Dist	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN	0.00	0.00	0.00	0.00	0.00
La Crosse County	2,041,663.00	2,032,657.00	742.35	747.37	0.70
Local Municipality	13,213,869.00	12,953,495.00	2,188.40	2,181.71	-0.30
LA CROSSE SCHOOL	31,002,234.00	31,199,497.00	2,022.22	2,028.96	0.30
WTC	3,737,920.00	3,910,984.00	321.94	324.07	0.70
		Total	**5,274.91**	**5,282.11**	**0.10**
		First Dollar Credit	78.39	78.61	0.30
		Lottery Credit	137.18	190.92	39.20
		Net Property Tax	**5,059.34**	**5,012.58**	**-0.90**

Net Property Tax **5,012.58**

2,685 sqft
5 bed / 3 bath
2 car Garage

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends

On or prior to 07/31/19

Make Check Payable to:

La Crosse City Treasurer
400 LA CROSSE ST
LA CROSSE WI 54601-3396

Total Due For Full Payment

Pay By 01/31/19 5,012.58

Installment Options

DUE DATE	AMOUNT
01/31/19	1,109.97
03/31/19	1,300.87
05/31/19	1,300.87
07/31/19	1,300.87

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.
Failure to pay on time. See reverse.

To receive receipt, enclose a self-addressed stamped envelope
All payments can be seen at www.lacrossecounty.org

REMIT THIS WITH PAYMENT

2018 Real Estate Bill Number 11859

Correspondence should refer to number
Tax Parcel 17-50054-90

City of LaCrosse
2617 13TH PL S
KRANCS ADDITION LOTS 6 & 7 B

**To pay in person, check hours of operation @
www.cityoflacrosse.org/treasurer

INSTALLMENT OPTIONS

DUE DATE	AMOUNT
01/31/19	1,109.97
03/31/19	1,300.87
05/31/19	1,300.87
07/31/19	1,300.87

KEVIN B KELLOGG
126 FIFTH AVE S STE 100
LA CROSSE WI 54601

STATE OF WISCONSIN

PROPERTY TAX BILL
La Crosse County
City of LaCrosse

2018 Real Estate
Bill Number 11788

Correspondence should refer to Tax Parcel 17-50048-50

IMPORTANT: See reverse side for important Information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

08-15 N-07 Acres 0.172 Document No 1686439
2545 15TH ST S
DUNNS ADDITION LOT 14 & S 20 FT LOT 15 LOT SZ: 60 X 125

EZANA M, NICOLE M
AZENE
N1964 JOY LN
LA CROSSE WI 54601

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value 0.029166859
33,800	116,500	150,300	0	83.5940276	Rate (Does NOT reflect credit)
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woodland	School Taxes reduced by	A Star in this box means unpaid prior year taxes
40,400	139,400	179,800	0	school levy tax credit 333.32	

Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist	2018 Est. State Aids Allocated Tax Dist	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN	0.00	0.00	0.00	0.00	0.00
La Crosse County	2,041,663.00	2,032,657.00	616.10	620.26	0.70
Local Municipality	13,213,869.00	12,953,495.00	1,816.22	1,810.66	-0.30
LA CROSSE SCHOOL	31,002,234.00	31,199,497.00	1,678.30	1,683.89	0.30
WTC	3,737,920.00	3,910,984.00	267.19	268.96	0.70
		Total	**4,377.81**	**4,383.77**	**0.10**
		First Dollar Credit	78.39	78.61	0.30
		Lottery Credit	0.00	0.00	0.00
		Net Property Tax	**4,299.42**	**4,305.16**	**0.10**

Net Property Tax **4,305.16**

1,768 sqft
5 bed / 2 bath

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends

On or prior to 07/31/19

Make Check Payable to:

La Crosse City Treasurer
400 LA CROSSE ST
LA CROSSE WI 54601-3396

Total Due For Full Payment

Pay By 01/31/19 4,305.16

Installment Options

DUE DATE	AMOUNT
01/31/19	1,076.29
03/31/19	1,076.29
05/31/19	1,076.29
07/31/19	1,076.29

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.
Failure to pay on time. See reverse.

To receive receipt, enclose a self-addressed stamped envelope
All payments can be seen at www.lacrossecounty.org

REMIT THIS WITH PAYMENT

2018 Real Estate Bill Number 11788

Correspondence should refer to number
Tax Parcel 17-50048-50

City of LaCrosse
2545 15TH ST S
DUNNS ADDITION LOT 14 & S 20

**To pay in person, check hours of operation @
www.cityoflacrosse.org/treasurer

INSTALLMENT OPTIONS

DUE DATE	AMOUNT
01/31/19	1,076.29
03/31/19	1,076.29
05/31/19	1,076.29
07/31/19	1,076.29

EZANA M, NICOLE M
AZENE
N1964 JOY LN
LA CROSSE WI 54601

STATE OF WISCONSIN

PROPERTY TAX BILL
La Crosse County
City of LaCrosse

2018 Real Estate
Bill Number 11620

Correspondence should refer to Tax Parcel 17-50030-90

IMPORTANT: See reverse side for important Information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

08-15 N-07 Acres 0.360 Document No 1092014
2414 13TH ST S
PRT NW-SE FKA E D CLINTON & BLACKWELLS ADDN (NOW VAC) LO T 4 BLOCK 21 & PRT NW-SE LYG W & ADJ TO SUBJ TO FLOWAGE ESMT IN LP FROM 9/30/1938

STEVEN J, ANGELA D
HOLINKA
2414 13TH ST S
LA CROSSE WI 54601-6217

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value 0.029166859
26,600	113,500	140,100	0	83.5940276	Rate (Does NOT reflect credit)
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woodland	School Taxes reduced by	A Star in this box means unpaid prior year taxes
31,800	135,800	167,600	0	school levy tax credit 310.7	

Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist	2018 Est. State Aids Allocated Tax Dist	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN	0.00	0.00	0.00	0.00	0.00
La Crosse County	2,041,663.00	2,032,657.00	555.43	578.17	4.10
Local Municipality	13,213,869.00	12,953,495.00	1,637.38	1,687.78	3.10
LA CROSSE SCHOOL	31,002,234.00	31,199,497.00	1,513.04	1,569.62	3.70
WTC	3,737,920.00	3,910,984.00	240.88	250.71	4.10
		Total	**3,946.73**	**4,086.28**	**3.50**
		First Dollar Credit	78.39	78.61	0.30
		Lottery Credit	137.18	190.92	39.20
		Net Property Tax	**3,731.16**	**3,816.75**	**2.30**

Net Property Tax **3,816.75**

1,428 sqft
4 bed / 1 bath
Private Dock
Waterfront
2 car garage

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends

On or prior to 07/31/19

Make Check Payable to:

La Crosse City Treasurer
400 LA CROSSE ST
LA CROSSE WI 54601-3396

Total Due For Full Payment

Pay By 01/31/19 3,816.75

Installment Options

DUE DATE	AMOUNT
01/31/19	810.99
03/31/19	1,001.92
05/31/19	1,001.92
07/31/19	1,001.92

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.
Failure to pay on time.. See reverse.

To receive receipt, enclose a self-addressed stamped envelope
All payments can be seen at www.lacrossecounty.org

REMIT THIS WITH PAYMENT

2018 Real Estate Bill Number 11620

Correspondence should refer to number
Tax Parcel 17-50030-90

City of LaCrosse
2414 13TH ST S
PRT NW-SE FKA E D CLINTON &

**To pay in person, check hours of operation @
www.cityoflacrosse.org/treasurer

INSTALLMENT OPTIONS

DUE DATE	AMOUNT
01/31/19	810.99
03/31/19	1,001.92
05/31/19	1,001.92
07/31/19	1,001.92

STEVEN J, ANGELA D
HOLINKA
2414 13TH ST S
LA CROSSE WI 54601-6217

STATE OF WISCONSIN

PROPERTY TAX BILL
La Crosse County
City of LaCrosse

2018 Real Estate
Bill Number 11460

Correspondence should refer to Tax Parcel 17-50015-140

IMPORTANT: See reverse side for important information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

08-15 N-07 Acres 0.189 Document No 1475148
2511 RIVERSIDE DR
RIVER VIEW ADDITION LOT 14 B LOCK 1 LOT SZ: 107.5 F 100 R X 65 S 100 N

DANIEL C, TRACY J
FROST
2511 RIVERSIDE DR
LA CROSSE WI 54601-6344

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value 0.029166859
38,700	164,800	203,500	0	83.5940276	Rate (Does NOT reflect credit)
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woodland	School Taxes reduced by	A Star in this box means unpaid prior year taxes
46,300	197,100	243,400	0	school levy tax credit 451.3	

Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist	2018 Est. State Aids Allocated Tax Dist	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN	0.00	0.00	0.00	0.00	0.00
La Crosse County	2,041,663.00	2,032,657.00	834.17	839.81	0.70
Local Municipality	13,213,869.00	12,953,495.00	2,459.08	2,451.56	-0.30
LA CROSSE SCHOOL	31,002,234.00	31,199,497.00	2,272.35	2,279.92	0.30
WTC	3,737,920.00	3,910,984.00	361.76	364.16	0.70
		Total	**5,927.36**	**5,935.45**	**0.10**
		First Dollar Credit	78.39	78.61	0.30
		Lottery Credit	137.18	190.92	39.20
		Net Property Tax	**5,711.79**	**5,665.92**	**-0.80**

Net Property Tax **5,665.92**

4 bed / 2 bath

3 car garage

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends

On or prior to 07/31/19

Make Check Payable to:

La Crosse City Treasurer
400 LA CROSSE ST
LA CROSSE WI 54601-3396

Total Due For Full Payment

Pay By 01/31/19 5,665.92

Installment Options

DUE DATE	AMOUNT
01/31/19	1,273.29
03/31/19	1,464.21
05/31/19	1,464.21
07/31/19	1,464.21

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.
Failure to pay on time. See reverse.

To receive receipt, enclose a self-addressed stamped envelope
All payments can be seen at www.lacrossecounty.org

REMIT THIS WITH PAYMENT

2018 Real Estate Bill Number 11460

Correspondence should refer to number
Tax Parcel 17-50015-140

City of LaCrosse
2511 RIVERSIDE DR
RIVER VIEW ADDITION LOT 14 B

**To pay in person, check hours of operation @
www.cityoflacrosse.org/treasurer

INSTALLMENT OPTIONS

DUE DATE	AMOUNT
01/31/19	1,273.29
03/31/19	1,464.21
05/31/19	1,464.21
07/31/19	1,464.21

DANIEL C, TRACY J
FROST
2511 RIVERSIDE DR
LA CROSSE WI 54601-6344

STATE OF WISCONSIN

PROPERTY TAX BILL
La Crosse County
City of LaCrosse

2018 Real Estate
Bill Number 8617

Correspondence should refer to Tax Parcel 17-30242-80

IMPORTANT: See reverse side for important Information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

04-15 N-07 Acres 0.161 Document No 1474038
428 21ST ST S
PRT SW-NW FKA SMITH & BACHEL DERS ADD (NOW VACATED)
LOT 3 3 BLOCK 3 LOT SZ: 49.5 X 144 4/7

MARY E STEINER
211 MICHIGAN ST N
PRAIRIE DU CHIEN WI 53821-1518

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value 0.029166859
30,000	99,400	129,400	0	83.5940276	Rate (Does NOT reflect credit)
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woodland	School Taxes reduced by	A Star in this box means unpaid prior year taxes
35,900	118,900	154,800	0	school levy tax credit 286.97	

Taxing Jurisdiction	2017 Est. State Aids Allocated Tax Dist	2018 Est. State Aids Allocated Tax Dist	2017 Net Tax	2018 Net Tax	% Tax Change
STATE OF WISCONSIN	0.00	0.00	0.00	0.00	0.00
La Crosse County	2,041,663.00	2,032,657.00	530.43	534.01	0.70
Local Municipality	13,213,869.00	12,953,495.00	1,563.66	1,558.88	-0.30
LA CROSSE SCHOOL	31,002,234.00	31,199,497.00	1,444.92	1,449.74	0.30
WTC	3,737,920.00	3,910,984.00	230.03	231.56	0.70
		Total	**3,769.04**	**3,774.19**	**0.10**
		First Dollar Credit	78.39	78.61	0.30
		Lottery Credit	0.00	0.00	0.00
		Net Property Tax	**3,690.65**	**3,695.58**	**0.10**

Net Property Tax **3,695.58**

2,700 sqft
3 bed / 2.5 bath

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends

On or prior to 07/31/19

Make Check Payable to:

La Crosse City Treasurer
400 LA CROSSE ST
LA CROSSE WI 54601-3396

Total Due For Full Payment

Pay By 01/31/19 3,695.58

Installment Options

DUE DATE	AMOUNT
01/31/19	923.91
03/31/19	923.89
05/31/19	923.89
07/31/19	923.89

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.
Failure to pay on time. See reverse.

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All payments can be seen at www.lacrossecounty.org

REMIT THIS WITH PAYMENT

2018 Real Estate Bill Number 8617

Correspondence should refer to number
Tax Parcel 17-30242-80

City of LaCrosse
428 21ST ST S
PRT SW-NW FKA SMITH & BACHEL

- Not in neighborhood. Comp... sq/ft bedrooms etc.

**To pay in person, check hours of operation @ www.cityoflacrosse.org/treasurer

INSTALLMENT OPTIONS

DUE DATE	AMOUNT
01/31/19	923.91
03/31/19	923.89
05/31/19	923.89
07/31/19	923.89

MARY E STEINER
211 MICHIGAN ST N
PRAIRIE DU CHIEN WI 53821-1518

* Listed @ 219,900