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 2019 Original Assessment			2019 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 <u>revenue.wi.gov</u> and search keyword "Assessment Appeal."

Appeal to:

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

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

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

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

A. PROPERTY IDENTIFICATION AND FINDINGS OF FACT

Assessment Year: 2019	Tax Key Number:	17-50048-60		
Personal Property Account Number(If applicable)		enem men er en skila skila sene å skomme skilaser senske skom skilaser.		**************************************
Property Address:	2537 15th St. S.			
Property Owner:	Alicia Arneson	. ak 1.574 - ak 1.544		Andrews () where the second of the second o
Mailing Address:	2537 15th St. S., L	a Crosse, WI 5	54601	
January 1, 20 19 Assessme	ent Value: 279,600			
Land: 36,400	Improvements: 243,2	00	Total: 279,6	00
Hearing Date: June 4, 2019	***************************************	Time: 3:40 p.m.		
Objector Received written confir	mation of Hearing Date (OI			
Both Objector and Assessor waiv			No: 🔲	
{Note: Taxpayer n	nust have filed written	objection before o	r at Board of 1	Review}
Check one of the following:				
Timely notice of "Intent to a orally) at least 48 hours price		Board of Review	tor to clerk (eit	her in writing or
Waiver was granted by Boa	rd of Review for:			
☐ Good Cause <u>or</u>				
Extraordinary Circumsta	inces			•
Board members present:				ı
Nick Passe, Kenna Christians	, Mike Brown, Susai	n Dillenbeck		٠

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 Owner/Objector (or his/her representative, if testifying) and Assessor}:	{include Property
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: V	
f yes: The subject property was sold for \$	Date of sale
b) Recent sales of comparable properties: Yes: No:	
general control of the control of th	
f yes: A total number of 4other properties were presented:	
Addresses of other properties:	
112 24th St. S.	-
2617 13th Pl. S	•
1252 Seiler Ln. 1602 Market St.	
1002 Market St.	
c) Other factors or reasons (if presented): Yes: Vo.:	
If yes: List of summary factors or reasons presented by property owner/objector (if evidence presented only
vailable 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.

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 %	
o) A recent sale of the subject property: Yes: \(\subseteq\) No: \(\subseteq\)	
f yes: The subject property was sold for \$	Date of sale
e) Recent sales of comparable properties: Yes: Ves: No:	
f 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.	

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:
4. Sworn testimony (if any) on behan of the assessor was presented by.
5. Summary of testimony of other witnesses for assessor (if any):

C. DETERMINATIONS

1. 1 ne	assessor's estimated level of assessment* of the municipality has been	determined to be
<u> </u>	%	
a)	Board of Review finds that there was a recent sale of the subject properties are was an arm's-length transaction.	•
b)	The sale was an arm's-length transaction. Yes: 1 The sale was representative of the value as of January 1 Yes: 1	
•		
c) d)	The Board finds that the sale supports the assessment. Yes: 1 If all answers are 'yes':	No: <u>₩</u>
u)		
	d1. What is the sale price? d2. What if any adjustments, based on the evidence presented, should be	made for auch considerations
	as time between the date of sale and the January 1 assessment date, non-reselling price (ag-use value and fractionally assessed classes), and/or other occurred to the property between the sale date and the January 1 assessment date.	narket class value in the physical changes that
	d3. What is the full market value?	
	onses in 2 through 2c were "yes", upon completion of the section, proceed t t apply and determine the assessed value.	to section D, Decision, check
examp equali	corrections for prior year over or under charges within a municipality—to le if the assessed value of all property subject to property tax in the municated value (with no prior corrections) in the municipality is \$3,000,000 the 90% (\$2,700,000/\$3,000,000 = .90 or 90%).	cipality is \$2,700,000 and the
	Board of Review finds that there are recent sales of comparable proper	rties: Yes: 🗹 No: 🗌
	answer the following: ty Owner	
a) Did	the Property Owner present testimony of recent sales of comparable ties in the market area:	Yes: ☑ No: □
b) If y	es, were the attributes satisfactorily adjusted for their differences from the t and their contribution to value?	Yes: ☐ No: ☑
Assess	<u>or</u>	
,	the Assessor present testimony of recent sales of comparable properties in rket area:	Yes: ☑ No: □
	es, were the attributes satisfactorily adjusted for their differences from the t and their contribution to value?	Yes: ☑ No: ☐
	<u>ision</u> I THE PROPERTIES AND VALUES THAT THE BOARD OF REVIEW RMINTION AS TO FAIR MARKET VALUE:	RELIES ON TO MAKE ITS
See A	ssessor Report	

	The Board of Review finds that the assessment Yes: No: V
	uld be based on other factors:
If Y	Yes, list the factors that the Board of Review relies on to make its determination as to fair market value:
Wł	nat was the most credible evidence presented:
Со	mparables
L	
D.	DECISION (Motion must be made and seconded.)
1.	
your more and	llenbeck
	ves: Exercising its judgment and discretion, pursuant to Sec. 70.47(9)(a) of Wis. Statutes, the Board
	Review by majority and roll call vote hereby determines:
<u> </u>	nristians
	conds, (mark all that apply): that the Assessor's valuation is correct;
Y	that the Assessor's variation is correct,
*******	that the Assessor presented evidence of the fair market value of the subject property using assessment
Ш	methods which conform to the statutory requirements and which are outlined in the <u>Wisconsin Property</u> . Assessment Manual;
	Assessment intuition,
П	that the Assessor presented evidence of the proper classification of the subject property using assessment
L3	methods which conform to the statutory requirements and which are outlined in the Wisconsin Property
	Assessment Manual;
177	that the proper use values were applied to the agricultural land;
	that the proper use varies were approve to the agricultural failet,
F-1	that the proper fractional assessments were applied to undeveloped land and agricultural forest land
Ш	classifications;
√	that the property owner did not present sufficient evidence to rebut the presumption of correctness
_	granted by law to the Assessor;
V	that the Assessor's valuation is reasonable in light of all the relevant evidence;
أستسا	
~	and sustains the same valuation as set by the Assessor;
	(in certain cases), It is not relevant to present assessments of other properties as a basis for the market value of the appeal property.

2.	
Moves: Exercising its judgment and discretion, pursuan Board of Review, by majority and roll call vote hereby d	
Seconds, (mark all that apply):	
that the Assessor's valuation is incorrect;	,
that the property owner has presented sufficient evident by law to the Assessor;	ce to rebut the presumption of correctness granted
that the property owner valuation is reasonable in light	of the relevant evidence;
that the fair market value of the property is:	
Land:	
Improvements:	300.000.000.000.000
Total:	· · · · · · · · · · · · · · · · · · ·
that the level of assessment of the municipality is at	
and hereby sets the new assessment at	
Land:	
Improvements:	
Total:	
~ Tori Lobeko	
I, Teri Lehrke Cler that the members of the Board of Review voted as for	k of the Board of Review, do hereby certify ollows:
Name of Board of Review Member: Yes No	
Nick Passe ☐	
	•
Kenna Christians	
Mike Brown	
Susan Dillenbeck	
to adopt these Findings of Fact, Determination	s and Decision on this 4th day of
June , 20 19 .	
	Teri Lehrke
	Clerk of Board of Review

, .

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

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April Himselling (

Subject Description:

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	Picture-
В.	Address- 2537 15 th St S. Mark 18 Roy 2386 15 Spiegos be
	Site- LEVEL SECRETARIO CONTROL OF A
D.	Building- Cape Cod Company to the Code of
E.	Other Improvements- Detached Garage
F.	Last time inspected- 04/18/2018
	Ruilding Parmits 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.

Figure And Alberta Control

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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-<u>3034 22nd St. S.</u>
- 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:

Α.	Highest and	d Best Use- Single family	y Resideni	tial	- 1
B.	Land Value	= \$ 36,400			s ;
C.	Improveme	ent Value= <u>\$243,200</u>	enio enerio	ris Artika - protestitutionis. •	
	Total=	\$279,600	awerin 1978.	top the who had been	

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B. Carrell Jest Reservice

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_.

Courtessing Street or my training, entwieding roduction, and expanisher alone even and expanisher alone even expension it is a supposed to the more even expension of the expens

017-050048-060 Tax key number:

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 Legal description:

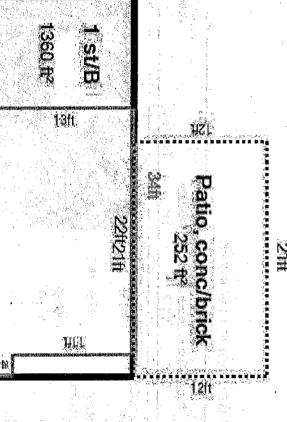
of Assessment	\$36,400	\$243,200	\$279,600
- Summar	Land	Improvements	Total value

			Land		
Ory Land Use		ä	Water Frontage	Description	Assess Value
1 Residential	60 125				\$36.400
					Charles Control of the Control of th
			Kesiuenuai Bullding		
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:				
Exterior wall: Alum/vinyl	Second floor:	920 SF			
just					
	Unfinished attic:	i Salika			
	s Unfinished area:				
Bedrooms: 3	Patio	252 SF			Ü.
Family rooms: 1	Open porch	204 SF			
Baths: 2 full, 0 half					
Other rooms:			11		
Whirl / hot tubs:		 			
Add'l plumb fixt: 1	-	i ešs	Í		
Masonry FPs: 1 stacks, 1 openings	nings	, sily s _{te}			
Metal FPs:					
Gas only FPs:	Grade:	ţ			
Bsmt garage:	Condition:	Average			
Shed dormers:	Energy adjustment: No	t: No			
Gable/hip dom:	Percent complete: 98%	%86			

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

Page 1 of 3





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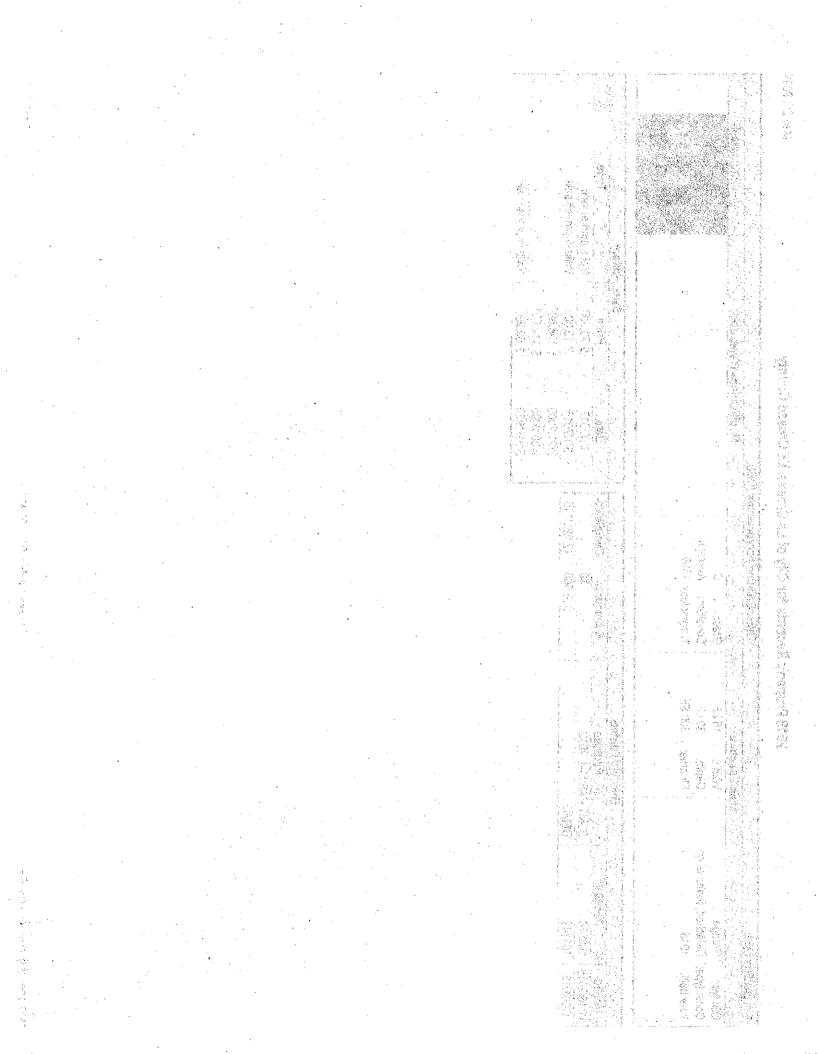
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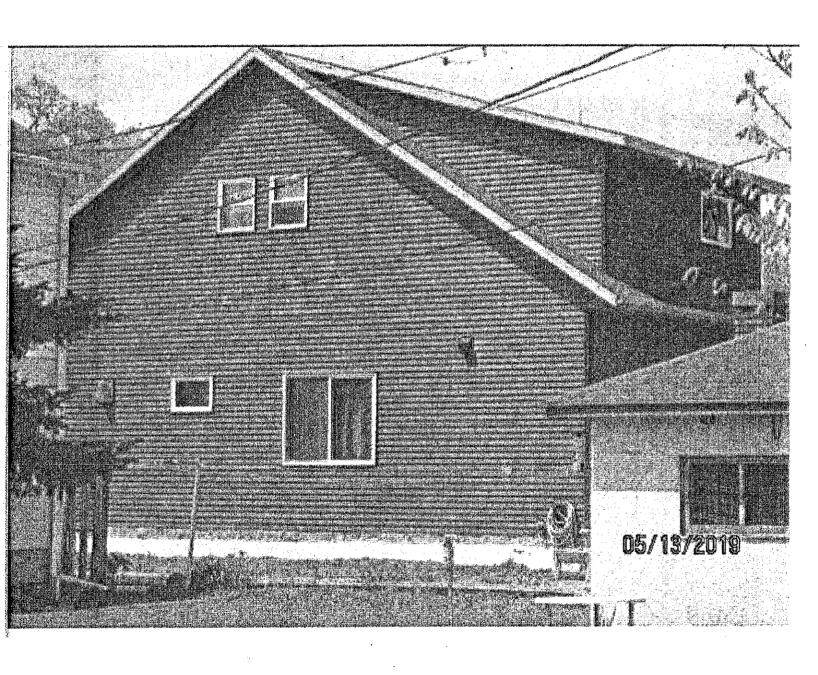
2019 Property Records for City of La Crosse, La Crosse County

# Of Identical OBIs, 1 Cuther Building Improvement (OBI) Modifications (Type, Size) Photograph OBI type: Garage Width: 15 LF Candition: Average Const type: Detached, frame or cb Depth: 20 LF Condition: Average Fir area: 300 SF % complete: 100% Complete:						
Garage Width: 9: Detached, frame or cb Depth: 1945 Fir area:	nent (OBI)	Modifications (Type, Size)				
Garage Width: 9: Detached, frame or cb Depth: 1945 Fir area:	Other Building Improven		Ĝrade: C	Condition: Average	% complete: 100%	
Garage : Detached, frame or cb 1945		in Structure				
		Mail Mail		Const type: Detached, frame or cb	Year built 1945	

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story		Not a market sale	Valid improved sale			/alid improved sale
Sales History		2	-		-	_
Sai		8	8	S	33.1	8
	Price	\$ 23,500	\$ 15,000	\$ 108,500	\$ 112,631	\$ 69.900
		€	69	63	()	₩
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	Date	2/7/2017	8/1/2016	2/21/2006	8/30/2005	3/31/1999
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City of La Crosse, La Crosse County 2019 Sales Comparison

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

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

	Subject Property	L uosijania.	Comparison 2	Comparison 3
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
l ax key number	50045-050	10/80-11 10/80-11	50138-061	50319-051
Site address	253/ 15th St S	3935 Failway St	Z128 29th St S	3024 22nd St S
April 1				
		1000 1000 1000 1000 1000 1000 1000 100		
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		の はなる ないかん かんかん かんしん		
Summary of Comparison		(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	A STATE OF THE STA	
Sale date and price	1000年代の1年1日 10年末のVAIIで	May 2018 \$194,500	0 Jun 2016 50 00 00 00 00 00 00 0	Jan 2018 See Jan 2017 5 5182,500
Net adjustments		\$78,200	0 \$31,400	
Comparable value		\$272,700		
Comparability rating		36		
Gross adjustments		120%		
Composite rating		99	85	20 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 43 \$7,800
Flood plain	•			
Traffic	Light	Light	Medium	Cui de sac
Land				
Residential	60 front feet	8,031 square feet -\$1,700	-\$1,700 61 front feet -\$3,00	-\$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	ţ.	<u></u>	+3	5
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
Stories	2 story	1 story w/attic -\$5,100	0 1.5 story	1 story -\$5,600

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	Any allocation of the total value estimated in this report between land and the improvements applies only under the stated program		۱
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2929 Fairchild St W 4010 Cliffside Dr
\$194,900 Sep 2017
\$282,500
72%
20
Josh Southside SA 39 \$14,600
The first control of the first
-\$4,400 10,808 square feet
1,326 SF 1,306 SF
Ranch
\$10,900 B
\$2,200
-\$4,800 1 story
\$1,100 1,326
\$60,300
\$200 1,306
665 SF

May 29, 2019 11:37AM

\$4,000	מַ	\$4,000 0 SF	ביטר	\$4,000 U.Sr	CUT	19 X 2U	Utility shed, residential	
\$59,800	2				?		All other adjustments	
\$1,500	0.SF	\$1,800 0 SF	0 SF	\$1,900 OSF	0 SF	252 SF	Patio	
	0 SF	-\$2,100	120 SF		0 SF	0 SF	Deck	
	0 SF		0 SF		0.SF	0 SF	Screen porch	
-\$1,300	248 SF	\$2,500 248 SF	\$100 100 SF	\$100	200 SF	204 SF	Open porch	
-\$10,400	529 SF	-\$13,100 529 SF	528 SF	-\$14,200 528 SF	576 SF	0 SF	Attached garage	
\$1,000	0	\$1,200 0		\$1,300	0		Additional fixtures	-
\$5,800	\$7,400 0 masnry/0 mtl/0 gas	0 gas \$7,400	/O mt/	\$7,800	0 masnry/0 mtl/0 gas	1 masnry/0 mtl/0 gas	Fireplaces	
	Average		Average		Average	Average	Condition (CDU)	
	-\$3,700 2 full/0 half	-\$3,700	3 full/0 half		2 full/0 half	2 full/0 half	Bathrooms (%)	
	ω ,	7.5 44 2.5 2.5 3.5 3.5 4.5 3.5 4.5 3.5 4.5 3.5 4.5 3.5 4.5 3.5 4.5 3.5 4.5 3.5 3.5 3.5 3.5 3.5 3.5 3.5 3.5 3.5 3	4		2	ယ	Bedrooms	1.
-\$4,700	\$9,400 1,548 SF (Average)	\$9,400	12.0	\$10,000 OSF	10.SF	943 SF (Average)	Rec room	

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

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May 29, 2019 11:37AM

Page 5 of 6

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

^{*} 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 an sections:						
Section 1 Property Owner Agent Inform	atlon	and the last of th	ubmitwritienauth	orlaation (i	orm PA	105) with this form
Property: owner name (on changed assessment notice)		Agent name (If	applicable)			
Owner mailing address to St. S		Agent mailing	address			
	54601	City		S	itate	Zip .
Owner phone (608) 192 - 6732 Emell arnesonala	City of Jacrosse, or	Owner phone		Emali		
Section 2: Assessment information and Op	inion of Value					
Property address 15th St. S.		Legal descripti	on or parcel no. <i>(on cha</i>	nged assessn	nent notic	e)
La Crosse Swi 2	54601		· · · · · · · · · · · · · · · · · · ·			
Assessment shown on notice - Total 279, 600		Your opinion of	assessed value Total	225	,000) .
If this property contains non-market value class acre	age, provide your	opinion of th	taxable value brea	kdown:		
. Statutory Class	Acres		\$ Per Acre		Fu	II Taxable Value
Residential total market value						
Commercial total market value						
Agricultural classification: # of tillable acres		@	\$ acre use value		ľ	
# of pasture acres		@	\$ acre use value			
# of specialty acres		0	\$ acre use value			
Undeveloped classification # of acres	v	@	\$ acre @ 50% of ma	rket value		
Agricultural forest classification # of acres		@	\$ acre @ 50% of ma	rket value		
Forest classification # of acres		@	\$ acre @ market val	ue		
Class 7 "Other" total market value			market value			
Managed forest land acres		@	\$ acre @ 50% of ma	rket value		
Managed forest land acres		0	\$ acre @ market val	ue		
Section 31-Reason for Objection and Basis of Reason(s) for your objection: (Attach additional sheets if no believe the assessment is Mgh.	eded),	Basis for your o	pinion of assessed va findingo	lue: (Aftach and	addition ban	ral sheets if needed) L ASSESSM
Section 4: Other Property information					lared lips	
. Within the last 10 years, did you acquire the prop	erty?. ८.५<i>Р.Т. ച്.</i>	0 100	,		<u></u> ↓	Yes No
If Yes, provide acquisition price \$_\frac{23}{500}\$ Within the last 10 years, did you change this prop	Date <u>Or</u> -	8 - //	Purchase	Trade	Gif	t Inheritance
. Within the last 10 years, did you change this prop	erty (ex: remodel,	addition)?.//	lew. Build	<i>!</i>	[Yes 🔲 No
If Yes, describe						
Date of Changes / 16-16 Cost of changes \$ 148,00	Does this cos	t Include the va	lue of all labor (inclu	ding your t	own)? [☐ Yes No
. Within the last five years, was this property listed	offered for sale?	********			[_ Yes . ☑ No
If Yes, how long was the property listed (provide de		to · -		ma em m	• •	
	(mm-dd-yyyy) offers received	, (m	m-dd-yyyy)			
, Within the last five years was this ploterty bepra		.,00.			V	Yes No
If Yes, provide: Date 04-30-19 Value. If this property had more than one appraisal, provi	279,600	Purpose of a				
If this property had more than one appraisal, provi Section 5:== BOB Hearing Information	ue trie requested r	mormation (c)	each abhlaisan			
. If you are requesting that a BOR member(s) be rer	noved from your l	nearing, provid	le the name(s):		1.17	<u> </u>
Note: This does not apply in first or second class cities Provide a reasonable estimate of the amount of ti	me you need at th	e hearing	0 minutes.			
Property owner of Agent Signature		9		Ιñ	ate (mm-	dd-vyvy)
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Comps from Bank appr.

Uniform	Residential	Appraisal	Report
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			Siubilliai P	and magica ic or	on from \$ 400 EDA	4	0\$ 18	urnnn
	ible properties current	ly offered for sale in	the subject neighbor	1000 ranging in pri	ce from \$ 109,500			195,000
There are 60 compara		ct neighborhood within	n ine pastiweive nioi	COMPAR	price from \$ 94,00 ABLE SALE # 2	1		BLE SALE # 3
FEATURE	SUBJECT		BLE SALE # 1	2021 14th St 3		2106 141		/LL 0/122 1/ 0
Address 2537 15th St S		1425 Travis St	4004	La Crosse, W		La Cross		4601
La Crosse, Wil	54501	La Crosse, WI 5	24501	2.00 miles SE		2.09 mile		
Proximity to Subject			de 400.000	Apple Apple	28 157 PM	(Alleria	as Heli	\$ - 161,000
Sale Price	\$	tatistically is	interior	1 412.05.00	n. The many to be	5 123	37 soft.	SERVICE
Sale Price/Gross Llv. Area	\$ 50.11			MLS 1474180		MLS#149		
Data Source(s)		MLS # 1480762		Published Pub		Published		
√erification Source(s)		Published Public		DESCRIPTION	+(-) \$ Adjustment	DESCRIP		+(-) \$ Adjustment
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	ArmLth	1110000000	ArmLth		
Sales or Financing		ArmLth		Convio		Conv.0		
Concessions	AND REPORT OF A	Conv;0		s06/16;c05/16		s10/16;c0	18/16	
Date of Sale/Time	建建筑 (名达)			N:Res:		N;Res;		
Location	N;Res;	N;Res;		Fee Simple		Fee Simp	łe	
Leasehold/Fee Simple	Fee Simple	Fee Simple		6,098 sf		7,841 sf		C
Site	7500 sf	5,663 sf		N:Res:	- 	N;Res;		
View	N;Res;	N;Res;				DT1.5;Ca	ne Coc	0
Design (Style)	DT1;1.5 Story	DT1.5;Cape Cod	υ	DT2;2 Story	<u> </u>	Q3	pe oot	<u>_</u>
Quality of Construction	Q3	Q3		Q3	+6,525			+5,700
Actual Age	D	76	+5,700		+5,000			+5,000
Condition	C1	C2	+5,000			Total Born	Retho	+5,000
Above Grade	Total Borms. Baths			Total Bdrms, Bati			2.0	-6
Room Count	6 3 2.0	5 3 2.0	0				5 sq.ft.	+10,610
Gross Living Area	2,366 sq.ft.		+7,260					+10,010
Basement & Finished	1360sf1088sfin	1640sf1000sfin		1398sf0sfin		1305sf20		+6,000
Rooms Below Grade	0rr1br1.0ba1o	OrrObro.Oba2o	+3,000		+9,000	1m0br0.0	ישטט	+0,000
Functional Utility	Typical	Typical	·	Typical		Typical _		<u> </u>
Heating/Cooling	GFA/CA	GFA/CA		GFA/CA		GFA/CA		
Energy Efficient Items	Typical	Typical		Typical	0.000	Typicai		-4,000
Garage/Carport	1gd1dw	2gd2dw		2gd2dw		2gd2dw_		+4,000
Porch/Patio/Deck	Covered Porch	None	+5,000	Patio	+4,000	Patio		74,000
						<u> </u>		
						1 X)+	Π-	\$ 27,310
Net Adjustment (Total)	特別相關		\$ 21,960		\$ 27,205			φ <u>21,310</u>
Adjusted Sale Price		Net Adj. 13.7 %		Net Adj. 17.2		Net Adj.	17,0 % 21,9 %	400.040
of Comparables		Gross Adj. 18.7 %	\$ 181,960	Gress Adj. 26.1				
i SZ -ti- Latid not managed	the sale or transfer his	story of the subject pro	perty and comparable	sales, if not, explain	n Although th	e transact	ion nist	ory was
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B-AC-00976.	B-AC-009761-2019 Building - Accessory Fence	essory Fence	[ssued		5/6/2019	5/5/2621		6' WOOD PRIVACY FENCE PER PLAN	2537 15TH ST S	Windows and the state of the st
CONV-PLUM	CONY-PLIM-113478 Mechanical - Plumbing Plumbing	Plumbin; Plumbing	Converted - Complete	Complete	5/3/2017	5/3/2019		SEWER RELAX	2537 15TH ST S	
CONV-HVAC	CONV-HVAC-113383 Mechanical - HVAC HVAC	HVAC HVAC	Completed	- ,	4/25/2017	4/25/2019	9/13/2017	NEW SED NG FURNACE AND ELEC AC	2537 157H ST S	ANA MANANANANANANANANANANANANANANANANANA
CONV-BEC-	(2) COW-ELC-113193 Mechanical - Electrical Electrical	Electrica: Electrical	Completed		4/13/2017	4/15/2019	11/27/2017	NEW HOME	2537 15TH ST \$	remainin manaramanan ambanya - apallaga ja
CONV-BFF.	CORV-B-FF-109574 Building - Footing/Fo. Footing/Foundation	ting/Fot Footing/Four	ndation Issued		11/16/2016	11/16/2019		FOOTING & FOUNDATION FOR NEW SEC PER PLAN & 2537 157H ST S	2537 15TH ST S	er transmitten forste forste som generally pides for transmit transmit transmit for state and state of superproper
CONV-LAND	CONV-LAMD-155185 Land Disturbance Land Disturbance	ince Land Disturb	vance Converted		11/16/2016	11/16/2019		AND THE PROPERTY OF THE PROPER	2537 151H ST 5	A CONTRACTOR OF THE PROPERTY O
CONV-PLUM.	CONV-PLUN-109617 Mechanical - Plumbing Plumbing	Plumbing Plambing	Jesned		11/11/2016	11/12/2018		NEW HOUSE - SEWER/WATER RELAY	2537 15TH ST S	e de la desta de la composition de la c
COMP-B-SF-	COMV-B-SF-109289 Building - Single Fami New	gle Fami New	Completed		10/21/2016	10/22/2018	8/25/2017	NEW SFD PER PLAN	2537 15TH ST S	and a second
2 CORV-DEMO-101141	CONV-DENO-101141 Demolfron	Demolition -	Demolition - Entire St Convexted - Complete	. Complete	8/5/2015	11/3/2015	11/3/2015	Raze and remove fire damaged single family house.	2537 15fH ST S	ertradisservickopossentirothillististiktekraticiii ithause javaretei atsia atsia ittisa isalahan mpumpumpumpu
CONV-PLUM	CONV-PLUM-10:127 Mechanical - Plumbing Plumbing	Plumbing Plumbing	Converted - Complete	Complete	8/4/2015	8/3/2017		CUT & CAP	2537 15TH ST S	errateratura de de como monte conferente el mante en en en en entre entre en entre entre en entre entr
En CONV-ELEC-29109		Medianical - Electrical Electrical	Converted - Complete	· Complete	4/6/2005	4/6/2007	4/6/2007	Upgrade service to 100amps	2537 15TH ST	A TABLE TO THE REAL PROPERTY OF THE PROPERTY O
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Lines A, B, C			
Total Loan	171,500		
Land value	23,500		
Cost of Canstruction	148,000	2280sqft above grade living area	\$64.92/sq
· · · · · · · · · · · · · · · · · · ·		1360 (First Floor)	
		920 (Second Floor)	
		1920 (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	<u> </u>
		Doors and trim (remove 2% Func)	
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Line D			
Appraisal is pre-construction for the pur	pose of const	ruction loan	
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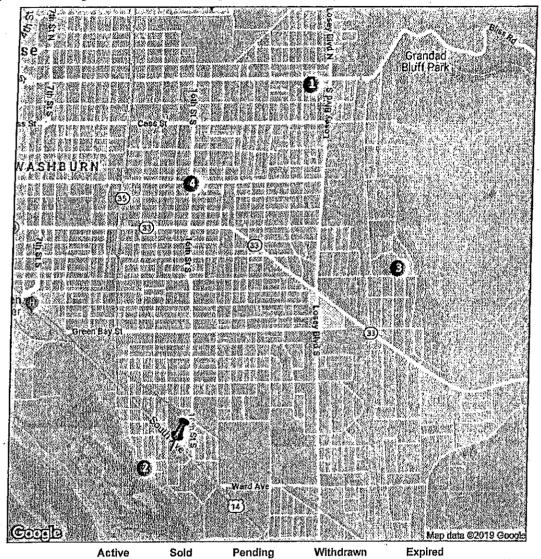
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CMA Prepared for Alicia Ameson by William Vaughn Favre

2537 15th St S , La Crosse WI 54601

Map of Subject And Comparable Properties



	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	· 16 08831	Sold	0.15m
3	1252 Seiler Ln La Crosse WI 54601	1842752	Solo	1.43m
4	1602 Market ST , La Crosse WI 54601	1552857	Sold	1.30m

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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
Туре	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

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CMA Prepared for Alicia Arneson by William Vaughn Favre

2537 15th St S , La Crosse WI 54601

Comparable Properties

	Subject	1574728 16 0883		B31 184275			
	2537 15th St S	112 24TH ST \$	S	2617 13th P	LS ·	1252 Seiler L	
	La Crosse Wi 54601	La Crosse WI		La Crosse \	WI	La Crosse W	//
Distance From Subject			1.8	9	0.15	il .	1.43
List Price		\$	237,90	0	\$239,000	1	\$257,400
Original List Price		\$	244,900	:	\$259,000		\$264,900
Sold Price		\$	237,900	p :	\$235,000		\$237,000
Status			Sold	4	Sold		Sold
Status Date		06/	07/2018	3 02	/01/2019	01	/11/2019
Days on Market			20		64		78
Cumulative Days on		,	20		64		78
Market				ļ			
Adjustment			+/-	-	+/-	<u></u>	+/-
Туре	Single Family	i					
County	La Crosse	La Crosse		La Crosse		La Crosse	
# of Rooms	7	10		D		O	ļ
Bedrooms	.3	3		5		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	l i	2,200	
Architecture	Colonial	Contemporary	i	Colonial	,	Ranch	
Est. Square Footage	•					2001-2500	
Exterior	. Vinyl	Viny!; Low Maintenance Trim		Vinyt		Stone; Vinyl	
Style	2 Story	Multi-Level		2 Story		1 Story	
Lot Description	2 0(0.)	,					
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	
Тах Үеаг	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	Fuli	Full; Walk Out/Outer		Full; Block; Shower;		Full; Block; Radon	
	.*	Door; Shower; Full Size Windows; Finished		Finished		Mitigation; Partial Finished	
Heating Fuel	Natural Gas	Natural Gas		Natural Gas		Natural Gas	
Adjusted Price	\$231,975	\$2	34,900	\$:	226,000	\$:	235,000

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Subject

1552857



2537 15th St S

1602 Market ST

	La Crosse WI 54601	La Crosse W	ſ		·			
Distance From Subject			1.30	0				,
List Price	•		\$269,90					
Original List Price			349,900	o	•			
Sold Price		1 8	255,000		•			
Status	•		Solo	1				•
Status Date		10,	24/2018	3				
Days on Market	•	•	357	1	•			
Cumulative Days on Market			935	i	•			
Adjustment			4-j-		+/-			+/-
Туре	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			,		ļ	
Architecture	Colonial	Contemporary						
Est. Square Footage								
Exterior	Vinyl	Vinyl						
Style	2 Story	2 Story						
Lot Description		•						
Est. Acreage	0.17	0.12				1		
School District	La Crosse	La Crosse					•	
Taxes	6,469	7,895.54				-		
Tax Year	2018	2016	İ					
Est. Year Built	2017	2015						
Garage Spaces	1	2.5	-5000					
Garage Туре	Detached	Detached	ļ					
Basement	Full	Full; Shower; Full Size Windows; Finished				-		
Heating Fuel	Natural Gas	Natural Gas						
Adjusted Price	\$231,975	\$2	32,000					

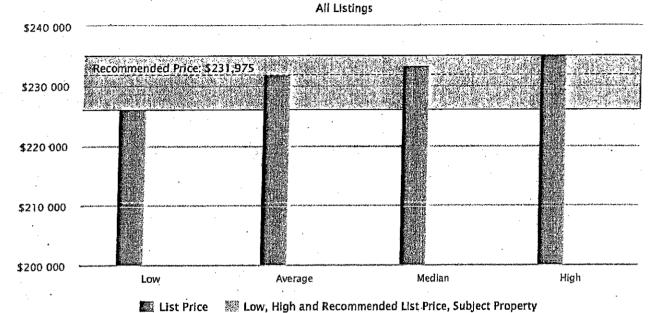
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CMA Prepared for Alicia Arneson by William Vaughn Favre

. 2537 15th St S , La Crosse WI 54601

Price Analysis

Low, Average, Median, and High List Prices



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 PLS, 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
Overali 4 1,004,200	251,050	964,900	241,225	0.96	2,482	102.50	98.52	130	274

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CMA Prepared for Alicla 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

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City of La Crosse, La Crosse County

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

* (%2.7%)	\$237,000 \$123,600 \$77777	\$38,500	-\$2,400		\$40,500
\$279,600 * \$301,200 (+7	Comparison 3	mann	feet		-
Estimated fair market value: \$279,600 * Comparable market value: \$301,200 (+7.7%) *	40073-030 1252 Seiler Ln	Shannon Neumann Bluffview Park Light	9,757 square feet		C+ 1960 / 59 / 26 Wood 1 story
Estimated fa Comparable	\$235,000 \$52,400 \$287,400 \$287,400		-\$27,700	•	\$10,300 \$61,800
10 (12 (12 (12 (12 (12 (12 (12 (12 (12 (12	Comparison 2	ep e			
en e	50054-090 2617 13th F	Josh Southside South Avenue Light	\$13,900 98 front feet	Single family 1,960 SF 980 SF Colonial	C 1951 / 68 / 31 Alum/vinyl 2 story
ly of La Crosse, La Crosse Cour 2019 Sales Comparison	\$237,900 \$278,400 \$278,700	-\$19,500	\$13,900		\$31,600
City of La Crosse, La Crosse County 2019 Sales Comparison	Comparison:	eumann		À	4
	20112-065 112 24th S	Shannon Neumann SA 19 Light	39 front feet	Single family 2,145 SF 1,062 SF Farmhouse	C+ 1996 / 23 / 14 Alum/vinyl 2 story
Φ	Property	Φ			
City of La Cross	Subject Property 50048-060 2537 15th St S	Josh Southside South Avenue Light	60 front feet	Single family 2,280 SF 1,360 SF Cape cod	C+ 2017 / 2 / 2 Alum/vinyl 2 story
017-050048-060 2537 15th St S, City of La Crosse	mparison 4 price nts value / rating ments tting	dno		de area 1e area	e/Eff age ग्री
Tax key number: 01 Property address: 25	y number dress are selected by the selected	Neighborhood group Neighborhood Flood plain Traffic	Land Residential Buildings Single family	Use Above grade area Below grade area Style	Grade Yr built/Age/Eff age Exterior wall Stories
Tax ke Proper	Tax ke Site ac Site ac Summ Sal Co Co Co Co Co	ZZLF			

May 9, 2019 9:31AM

			· · · · · · · · · · · · · · · · · · ·		
\$4,000	-\$7,000 0 SF	5. 10 mm (1) mm	384 SF \$4,600 992 SE	300 SF	Garage
			-\$2,300		 All other adjustments
\$1,700	\$2,000 0 SF		0.SF \$2,000 0.SF	1252 SF	Fato .
-\$3,600	-\$2,400 280 SF		66 SF	0.SF	Deck
	\$16,700 0 SF	364 SF _\$16,		lo.SF	Enclosed porch
\$4,300	\$5,800 24 SF		208 SF \$100 O SF	204 SF	Open porch
-\$11,800	480 SF	O.S.F.	OSF	O.S.F	Allached garage
\$1,200	-\$1,300 0		\$1,400 2		Additional fixtures
	\$7,800 1 masnry/0 mtl/0 gas	0 masnry/0 mtl/0 gas \$7,1	1 masnry/0 mtl/0 gas	1 masnry/0 mtl/0 gas	Fireplaces
	Average	Average	Average	Average	Condition (CDU)
-\$2,400	-\$4,000 2 full/1 half	21	3 full/1 half -\$6,900 3 full/0 h	2 full/0 half	Bathrooms
	(J)			\$ 1.00 miles 1.0	Bedrooms
\$8,900	\$4,700 0 SF	(Average)	0 SF \$10,400 500 SF	943 SF (Average)	Rec room
	-\$8,600 0 SF	250 SF -\$8,	0 SF	OSE S	FBLA (************************************
-\$400	\$6,600 1,389 SF	980 SF \$6,0	1,062 SF \$5,400 1	1,360 SF	Full basement SF
\$54,200	-\$2,800 0 SF	980 SF -\$2,	1,083 SF	920 SF	Second floor SF
-\$1,900]	\$28,400 1,389 SF	980 SF \$28,	1,062 SF \$23,300	1,360 SF	First floor SF

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

Comparison 6			(1) (1) (1) (2) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4											,				
Comparison 5																		
Comparison 4	30168-050	Touz marker St		Oct 2018 \$255,000	\$20,900 \$275,900 50	59%	48	Shannon Neumann SA 28(N of Jackson) \$6,000	Medium	54 front feet \$5,800	Single family	1,080 SF Prairie		Cement board	1,080 SF \$18,700	740 SF \$7,800 1,080 SF \$4,300		400 SF (Average) \$5,100
Subject Property:		o ne uner /sez						Josh Southside South Avenue	Light	60 front feet	Single family	1,360 SF Cape cod	÷	Aum/vinyl	2 story 1,360 SF	920 SF 1 360 SF	0 SF	943 SF (Average)
	Tax key number	v o		Summary or companson Sale date and price	Net adjustments Comparable value	Gross adjustments	Composite rating Adjustments to last valid sale	Neighborhood group Neighborhood Elood alaia		Land Residential Buildings	oliigie tattiily Use Above grade area	Below grade area	Grade	γr built/Age/Επ age Exterior wall	Stories First floor SF	Second floor SF Full basement SF	FBLA	Rec гоот

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Page 3 of 4

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Garage	All other adjustments	Patio	Deck	Enclosed porch	Open porch	Attached garage	Additional fixtures	Fireplaces	Condition (CDU)	Bathrooms
300 SF		252 SF	0.85	0 SF	204 SF	0 SF		1 masnry/0 mtl/0 gas	Average	2 full/0 half
624 SF		0 SF	224 SF	0 SF	0 SF	0 SF		0 masnrv/0 mtl/2 gas	Average	4 full/0 half
-\$14,000	\$23,900	\$1,700	-\$3,900		\$5,300			as \$2.200		-\$7,000
						\$ ×				
		- No.					5.4 4.7 2.8 2.8			
							N.	The second secon	ing Mga Tana	
-	-		4	•						

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

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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*.

Section 1: Property Owner Agent information			onit written autho	rization (Fe	rm PA-105) wit	h this form
Property owner name (on changed assessment notice)		Agent name (If ap	THE PERSON NAMED OF THE PARTY O	The second second		Hardward Leather Manager 1
Owner mailing address 4 St S		Agent mailing add	dress	###¥ * * * * * * * * * * * * * * * * * *		
	601	City		Sta	ite Zip	·
Owner phone (608) 792 - 6732 Email arnesonal 9/2/		Owner phone	-	Email		,
Section 2: Assessment Information and Opinion	or Value			granden amerikan bili bili		
Property address 15th St. S.		Legal description	or parcel no. (on char	iged assessme	nt notice)	
						
Ca Crosse State ZIP 541	001					
Assessment shown on notice - Total 279, 600		Your opinion of a	ssessed value – Total	aa5,	000	
If this property contains non-market value class acreage,	provide your c	pinion of the	taxable value brea	kdown:	·	
The state of the s	Acres		\$ Per Acre		Full Taxab	le Value
Residential total market value						
Commercial total market value						
Agricultural classification: # of tillable acres			\$ acre use value			
# of pasture acres # of specialty acres		- -	\$ acre use value \$ acre use value	V	<u> </u>	
Undeveloped classification # of acres			\$ acre @ 50% of ma	rket value		
Agricultural forest classification # of acres	·		\$ acre @ 50% of ma			
Forest classification # of acres			\$ acre @ market va			
Class 7 "Other" total market value			market value			,
Managed forest land acres		Ø	\$ acre @ 50% of ma	rket value		
Managed forest land acres		0	\$ acre @ market va	lue		
Section 31 Reason for Objection and Basis of Est						
Reason(s) for your objection: (Attach additional sheets if needed to believe the assessment is	100	Basis for your of	pinion of assessed va	alue: (Attach	additional sheet	is if needed)
high.		Comp.	findingo.	arjac	carce a	33600000
Section 4: Other Property Information						
A. Within the last 10 years, did you acquire the property	((et)	wowana i Villain Michael Bassill (1993).			··· Yes	∏ No
If Yes, provide acquisition price \$ 23,500	Date 2 - 8	8-17.	Purchase] Trade	Gift []	Inheritance
If Yes, provide acquisition price \$	(mm	i-dd-yyyy)	Tew Build)		□ No
If Yes, describe	(ch. remodel)	addicion,(*.	r and a mar i hand on the salester.	y		
Date of 1 - 16 - 14 Cost of changes 5 148,000			L. C. Blaker Co. A			
		t include the va	iue of all labor (incl	uaing your o	own)r [_] res	
C. Within the last five years, was this property listed/offer	ered for sale? .				Yes	No
If Yes, how long was the property listed (provide dates)		to	n-dd-yyyyl			
Asking price \$ List all off D. Within the last five years, was this property appraised	ers received _	. (411.				
D. Within the last five years, was this property appraised	17		***********		··· V Yes	No
If Yes, provide: Date <u>04 - 30 - 19</u> . Value <u>2-</u>	79,600	Purpose of a	appraisal		, =	
If this property had more than one appraisal, provide t	he requested it	nformation for	each appraisal			
Section 5: BOR Fearing Information						
A. If you are requesting that a BOR member(s) be remov Note: This does not apply in first or second class cities.	ed from your h	nearing, provid	le the name(s):			
B. Provide a reasonable estimate of the amount of time	you need at th	ie hearing $\underline{\mathcal{J}}$	0_minutes.			
Property owner or Agent signature		······································			Date (mm-dd-yyyy) 5 - 6 -	19
PA-115A (R/10-J8)				***************************************	Wisconsin Depar	rtment of Revenue

City of La Crosse 2019 Assessment Year

Notice of Intent to File Objection with Board of Review

hereby give notice	oner's name or strike) with an address of <u>3537 1544 S.T.S.</u> of an intent to file an objection on the assessment for the following property: <u>3537 15</u>
	INTENT IS BEING FILED: (please mark one)
a	t least 48 hours before the Board's first scheduled meeting
	ess than 48 hours before the start of, but not later than the first two hours of, the Board's first cheduled meeting (please complete Section A)
đ	fter the first two hours of the Board's first scheduled session, but no later than the end of the fifth ay 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)
TIMELY FILING THE CLERK OF (Name)	S FORM DOES NOT RELIEVE THE OBJECTOR FROM THE REQUIREMENT OF A FULLY COMPLETED WRITTEN OBJECTION ON THE PROPER FORM WITH THE BOARD OF REVIEW. A Concept Service of the 48-hour notice of an intent to file a written
objection if a prop first two hours o	erty owner who does not meet the notice requirement appears before the Board during the f the meeting, SHOWS GOOD CAUSE FOR FAILURE TO MEET THE 48-HOUR REMENT AND FILES A WRITTEN OBJECTION. My good cause is as follows:
property owner fa meeting, and fails the property owne the end of the fi OBJECTION AN	oard of Review may waive all notice requirements and hear the objection even if the ils to provide written or oral notice of an intent to object 48 hours before the first scheduled to request a waiver of the notice requirement during the first two hours of the meeting, if r appears before the Board at any time up to the end of the fifth day of the session or up to nal day of the session if the session is less than five days, and FILES A WRITTEN D PROVIDES EVIDENCE OF EXTRAORDINARY CIRCUMSTANCES. Proof of my umstances is as follows:

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

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 Wood	dland	Ave. Assmt. Ratio	o	1102710000000 11000	0.029166859
33,800	190,700.	224,500	0		83,5940276		Rate (Does NOT reflect c	
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woo	odland			A Star in this box means	inpaid prior year taxes
40,400	228,100	268,500	0 00	17	school levy tax credit 49 2018	% Tax	Net Property Tax	6,469.35
Taxing Jurisdiction		2018					Net Property Tax	0,405.33
	Est. State Aids Allocated Tax Dist	Est. State Alds Allocated Tax Dist	Net	Tax	Net Tax	Change		
STATE OF WISCONSI	N 0.00	0.00	(0.00	0.00	0.00	7 764	04
La Crosse County	2,041,663.00	2,032,657.00	149	9.62	926.47	519.20	2,280	Sati
Local Municipality	13,213,869.00	12,953,495.00	4 4′	1.06	2,704.55	513.20	01,0.0	- I) ·
LA CROSSE SCHOOL	31,002,234.00	31,199,497.00	407	7.57	2,515.20	517.10		•
WTC	3,737,920.00	3,910,984.00	64	4.89	401.74	519.10		
		Total	1.06	3.14	6,547.96	515.90		
		First Dollar Credit	78	3.39	78.61	0.30		
		Lottery Credit	(0.00	0.00	0.00		
		Net Property Tax		4.75	6.469.35	557.00		
FOR INFORMATIONAL	. PURPOSES ONLY - Voter		Tax Increases	On c	or prior to 07/31/19		Total Due For Fu	II Payment
-		otal Additional Taxes	Year	Make	e Check Payable to:		Pay By 01/31/19	6,469.35
Taxing Jurisdiction	Additional Taxes	Applied to Property	Increase Ends	la C	rosse City Treasurer		Installment (Options
					LA CROSSE ST	DU	E DATE	AMOUNT
					ROSSE WI 54601-339		31/19	1,617.33
				5.0	11000E 111 04001 000		31/19	1,617.34
						05/3	31/19	1,617.34
						. 07/3	31/19	1,617.34
	ose a self-addressed stampe en at www.lacrossecounty.o					opti inte	ARNING: If not paid by du on is lost and total tax is d rest and if applicable, pen lure to pay on time. See	elinquent subject to alty.

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



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 bilt 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 Wood	dland	Ave. Assmt. Ra	tio		.029166859
43.800	137,300	181,100	0		83.5940276		Rate (Does NOT reflect cre	
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Falr Mkt Woo	odland	School Taxes reduced		A Star in this box means ur	npaid prior year taxes
52,400	164,200	216,600	0		school levy tax credit			
Taxing Jurisdiction	2017	2018	20	17	2018	% Tax	Net Property Tax	5,012.5
	Est. State Aids Allocated Tax Dist	Est. State Alds Allocated Tax Dist	Net	Tax	Net Tax	Change	m , c.,	-CL
STATE OF WISCONSI	N 0.00	0.00	(0.00	0.00	0.00	1 2685 S	7477
La Crosse County	2,041,663.00	2,032,657.00	74;	2,35	747.37	0.70	0, 5	V
Local Municipality	13,213,869.00	12,953,495.00	2,18	8.40	2,181.71	-0.30	l	1 1 /
LA CROSSE SCHOOL	31,002,234.00	31,199,497.00	2,02	2.22	2,028.96	0.30	5 hed 13	bath
WTC	3,737,920.00	3,910,984.00	32	1.94	324.07	0.70	0 2000	
		Total	5,27	4.91	5,282.11	0.10		jarage
		First Dollar Credit	71	8.39	78.61	0.30		
		Lottery Credit	13	7,18	190.92	39.20		
		Net Property Tax	5,05		5,012.58	-0.90		
FOR INFORMATIONAL	PURPOSES ONLY - Voter	-Approved Temporary	Fax Increases	On c	or prior to 07/31/19		Total Due For Ful	
	Total T	otal Additional Taxes	Year	Make	e Check Payable to:		Pay By 01/31/19	5,012.58
Taxing Jurisdiction	Additional Taxes	Applied to Property	Increase Ends		rosse City Treasurer LA CROSSE ST	Di	Installment O	ptions AMOUNT
					ROSSE WI 54601-33		31/19	1,109.97
				LAC	KOSSE WI 54001-33		31/19	1,300.87
				1			31/19	1,300.87
						07/	31/19	1,300.87
To receive receipt, encl All payments can be se	ose a self-addressed stampo en at www.lacrossecounty.o	ed envelope rg	·	•		opt inte	ARNING: If not paid by due ion Is lost and total tax is de- erest and If applicable, penal lure to pay on time. See n	linquent subject to Ity

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



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 33.800	Ass'd Value Improvement 116,500	Total Assessed Value 150.300	Assessed Wood	dland	Ave. Assmt, Rati 83,5940276		Net Assessed Value Rate (Does NOT reflect of	0.029166859 credit)
Est Fair Mkt Land 40,400	Est Fair Mkt Improvement 139,400	Total Est Fair Mkt. 179,800	Est Fair Mkt Woo	odland	School Taxes reduced b school levy tax credit 3	ÿ	A Star in this box means	unpald prior year taxes
Taxing Jurisdiction	2017	2018	20	17	2018	% Tax	Net Property Tax	4,305.10
•	Est. State Alds Allocated Tax Dist	Est. State Aids Allocated Tax Dist	Net	Тах	Net Tax	Change		01
STATE OF WISCONSI	N 0.00	0.00	(0.00	0.00	0.00	1768 s	244
La Crosse County	2,041,663,00	2,032,657.00	616	3,10	620.26	0.70	1,140	B11
Local Municipality	13,213,869.00	12,953,495.00	1,816	3.22	1,810.66	-0.30	,	_
LA CROSSE SCHOOL	31,002,234.00	31,199,497.00	1,678	3.30	1,683.89	0.30	5 -1	21.11.
wtc ·	3,737,920.00	3,910,984.00	267	7.19	268.96	0.70	1,768 s 5 bed /	a bayn
		Total	4,377	7.81	4,383.77	0.10		
		First Dollar Credit	•	3.39	78.61	0.30		
i		Lottery Credit	(00.0	0.00	0.00		
i		Net Property Tax	4,299	9.42	4,305.16	0.10		
FOR INFORMATIONAL	. PURPOSES ONLY - Voter			On c	or prior to 07/31/19	<u> </u>	Total Due For Fi	Market Company of the
	Total T	otal Additional Taxes	Year	Make	e Check Payable to:		Pay By 01/31/19	4,305.16
Taxing Jurisdiction	Additional Taxes	Applied to Property	Increase Ends		rosse City Treasurer LA CROSSE ST	Dil	Installment (E DATE	Options AMOUNT
					ROSSE WI 54601-339		31/19	1.076.29
				الحرا	//COOL WI 5-001-000		31/19	1,076.29
							31/19	1,076.29
	•			<u> </u>		07/3	31/19	1,076.29
	ose a self-addressed stampe en at www.lacrossecounty.o					opti inte	ARNING: If not paid by do on is lost and total tax is d rest and if applicable, pen lure to pay on time. See	felinquent subject to lalty.

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



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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 Wood	lland	Ave. Assmt. Rat	tio	Net Assessed Value	0.029166859
26,600	113,500	140,100	0		83.5940276		Rate (Does NOT reflect	
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.			School Taxes reduced b		A Star in this box means	unpaid prior year taxes
31,800	135,800	167,600	0		school levy tax credit			
Taxing Jurisdiction	n 2017	2018	20	17	2018	% Tax		3,816.75
	Est. State Alds		Net '	Tax	Net Tax	Change	٠	0.1
	Allocated Tax Dis	t Allocated Tax Dist					1428	satt
STATE OF WISCONSI	IN 0.00	0.00		0.00	0.00	0.00		99011
La Crosse County	2,041,663.00	2,032,657.00		5.43	578.17	4. 10		,
Local Municipality	13,213,869.00	12,953,495.00	1,637		1,687.78	3.10		[11 .14]
LA CROSSE SCHOOL	31,002,234.00	31,199,497.00	1,513		1,569.62	3.70		I bath I
WTC	3,737,920.00	3,910,984.00	240	88.0	250.71	4 .10	l ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '	, ,
							Private	Dock
		Total	3,946		4,086.28	3.50	, ,	a ' '
		First Dollar Credit	78	3,39	78.61	0.30		Grant
		Lottery Credit	137	7.18	190.92	39.20	waren	POVI
		Net Property Tax	3,731		3,816.75	2.30		car aaraa
FOR INFORMATIONAL	PURPOSES ONLY - Vote	r-Approved Temporary	Tax Increases	On o	or prior to 07/31/19		Total Due For F	ull Payment
	Total	Total Additional Taxes	Year	Make	Check Payable to:		Pay By 01/31/1	9 3,816.75
Taxing Jurisdiction	Additional Taxes	Applied to Property	Increase Ends	Ωها	rosse City Treasurer		Installment	Options
					LA CROSSE ST	וח	E DATE	AMOUNT
					ROSSE WI 54601-33		31/19	810.99
		•		LAC	ROSSE WI 5400 1-55		31/19	1,001.92
							31/19	1,001,92
							31/19	1,001.92
	4							
	ose a self-addressed stamp					opt inte	ARNING: If not pald by o ion is lost and total tax is erest and if applicable, pe lure to pay on time Se	delinquent subject to nalty.
All payments can be se	en at www.lacrossecounty.c	n y				L		

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

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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 203,500	Assessed Wood	iland	Ave, Assmt. Ratio 83,5940276		Net Assessed Value Rate (Does NOT reflect	0.029166859
38,700 Est Fair Mkt Land	164,800 Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Wor	ndland	School Taxes reduced by			ns unpaid prior year taxes
46,300	197,100	243.400	0	Juliana	school levy tax credit 45			
Taxing Jurisdiction		2018	20	17	2018	% Tax	Net Property Tax	x 5,665.9
•	Est. State Aids Allocated Tax Dist		Net	Tax	Net Tax	Change		
STATE OF WISCONS!	N 0.00	0.00	(00.0	0.00	0.00		
La Crosse County	2,041,663,00	2,032,657.00	834	.17	839.81	0.70		1
Local Municipality	13,213,869.00	12,953,495.00	2,459	80.0	2,451.56	-0.30	Uhad	/2 bath
LA CROSSE SCHOOL	31,002,234.00	31,199,497.00	2,272	2.35	2,279.92	0.30	1 Dear	10 cm
WTC	3,737,920.00	3,910,984.00	36′	1.76	364.16	0.70	•	/
		Total	5,927	7.36	5.935.45	0.10		-
		First Dollar Credit		3.39	78.61	0.30	2	anmal
		Lottery Credit		7.18	190.92	39.20) car	garage
•		Net Property Tax	5.71		5,665.92	-0.80		0
FOR INFORMATIONAL	. PURPOSES ONLY - Voter	-Approved Temporary	Tax Increases	On c	r prior to 07/31/19		Total Due For	Full Payment
	Total T	otal Additional Taxes	Year	Make	e Check Payable to:		Pay By 01/31/	19 5,665.92
Taxing Jurisdiction	Additional Taxes	Applied to Property	Increase Ends	l n C	rosse City Treasurer		Installmen	t Options
_					LA CROSSE ST	DU	JE DATE	AMOUN'
					ROSSE WI 54601-339		31/19	1,273.2
					1033E W 34001-338		31/19	1,464.2
							31/19	1,464.2
	•				·	07/3	31/19	1,464.2
	ose a self-addressed stampen at www.lacrossecounty.o					opti inte	ARNING: If not paid by ion is lost and total tax is crest and if applicable, p llure to pay on time. So	s delinquent subject to enalty.

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 1,464.21 03/31/19 1,464.21 05/31/19 07/31/19 1,464.21

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



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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 Woo	dland	Ave. Assmt. Ra	tio	Net Assessed Value	0.02916	6859
30,000	99,400	129,400	0		83.5940276		Rate (Does NOT reflec		
Est Fair Mkt Land 35,900	Est Fair Mkt Improvement 118,900	Total Est Fair Mkt. 154.800	Est Fair Mkt Wo	odland	School Taxes reduced I school levy tax credit		A Star in this box mear	ns unpaid p	rior year taxes
Taxing Jurisdiction		2018		117	2018	% Тах	Net Property Tax	х .	7 3,695.58
i daning Constitution	Est. State Alds Allocated Tax Dist		Net	Tax	Net Tax	Change			
STATE OF WISCONSII	N 0.00	0.00	(0.00	0.00	0.00			
La Crosse County	2.041.663.00	2.032.657.00	530	0.43	534,01	0.70			
Local Municipality	13,213,869.00	12,953,495.00	1,56	3.66	1,558.88	-0.30			
LA CROSSE SCHOOL	31,002,234.00	31,199,497.00	1,44	4.92	1,449.74	0.30			
WTC	3,737,920.00	3,910,984.00	230	0.03	231.56	0.70	2,700 3 bed/	59/1	4
		Total	3,76	9.04	3,774.19	0.10		1	
		First Dollar Credit	78	8.39	78.61	0.30	2 12 1 /	20	1 11.
		Lottery Credit	(0.00	0.00	0.00) Dea /		Dath
		Net Property Tax	3,69	0.65	3,695.58	0.10	· /.		
FOR INFORMATIONAL	PURPOSES ONLY - Voter	r-Approved Temporary	Tax Increases	On o	or prior to 07/31/19		Total Due For	Full Pay	rment
•	Total T	otal Additional Taxes	Year	Make	e Check Payable to:		Pay By 01/31/	19 3,69	5.58
Taxing Jurisdiction	Additional Taxes	Applied to Property	Increase Ends	م درا	rosse City Treasurer		Installmen	t Option	is
					LA CROSSE ST	Di	JE DATE		` AMOUNT
					ROSSE WI 54601-33		31/19		923.91
				LAC	RUGGE WI 5400 1-00		31/19		923.89
							31/19		923.89
				L		07/	31/19	_	923.89
To receive receipt analysis	ene a colf addressed stamped	nd anyolono				opt	ARNING: If not paid by ion is lost and total tax learns and if applicable, p	s delinquer	

REMIT THIS WITH PAYMENT

2018 Real Estate Bill Number 8617

Correspondence should refer to number

To receive receipt, enclose a self-addressed stamped envelope

All payments can be seen at www.lacrossecounty.org

Tax Parcel 17-30242-80

City of LaCrosse 428 21ST ST S

PRT SW-NW FKA SMITH& BACHEL

- Not in neighborhood.

AGHEL Comp... Sq/ft

bedrooms

**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

Failure to pay on time. See reverse.

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



* Listed @ 219,900

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