Notice of Board of Review Determination

Under state law (sec. 70.47(12), Wis. Stats.), your property assessment for the current year 20 20 as finalized by the Board of Review (BOR) is listed below.

Property owner

Angela A. and Robert G. Porter
512 Hood St.
La Crosse, WI 54601

General information

Date issued 05 - 15 - 2020
Parcel no. 17-30011-050
Address 512 Hood St.
Legal description

☐ Town ☐ Village ☒ City

Municipality La Crosse

Assessment information

20 20 Original Assessment		20 20 Final Assessment (determined by BOR)	
Land	$ 9,400	Land	$ 9,400
Improvements	$ 150,000	Improvements	$ 150,000
Personal property	$	Personal property	$
Personal property	$	Personal property	$
Personal property	$	Personal property	$
Total personal property	$	Total personal property	$
Total all property	$ 159,400	Total all property	$ 159,400

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 20 Tax Key Number: 17-30011-050

Personal Property Account Number(If applicable)

Property Address: 512 Hood St., La Crosse, WI 54601

Property Owner: Angela A. and Robert G. Porter

Mailing Address: 512 Hood St., La Crosse, WI 54601

January 1, 20 20 Assessment Value: 159,400

Land: 9,400 Improvements: 150,000 Total: 159,400

Hearing Date: May 15, 2020 Time: 11:00 a.m.

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

(OR)

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

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

Check one of the following:

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

(OR)

☐ Waiver was granted by Board of Review for:

☐ Good Cause ***or***

☐ Extraordinary Circumstances

Board members present:

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

Board members removed (if any):

Board Counsel present:

Property Owner/Objector's Attorney or Representative:

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

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

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}:

Robert Porter and Shannon Neumann

1. Sworn testimony by Property Owner/Objector: **Robert Porter** **included:**

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

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

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

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

Addresses of other properties:

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

If yes: List of summary factors or reasons presented by property owner/objector (if evidence presented only available to one side - list corroboration of that evidence):

Assessed value went up more than neighbor. Neighbor's house at 502 Hood St. was Coulee Cap house. Trying to understand how his house went up more in assessed value than neighbor's in the exact same area. Doesn't look fair. Neighbor's assessment was reduced over the years but there is 25% more house. His property was built in 2015; neighboring property built in 2009. Last year they filed an objection. The result was Ms. Neumann reduced from $176,000 for having septic in the basement. The neighbor got a reduction from Ms. Neumann and the Board of Review for the exact same thing. This is the same assessment as last year. He's assessed $10,600 more than they are. If he was raised 23%, it would be fair to raise them 23%.

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 **Shannon Neumann** **included:**

a) Estimated level of assessment for the current year is 100 %

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

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

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

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

819 6th St. S.
1310 10th St. S.
504 Johnson St.
921 Farnam St.
623 6th St. S.
609 Market St.

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

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

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

Reduced $18,300 last year. The assessment did not change for 2020. Could not change because it was a maintenance year and she did not agree with what the Board did last year. Neumann stated qualifications and education as listed in handout. Here today to determine market value as of January 1, 2020. Fair market value is most probably the price property would sell for. The highest and best use is single family residential for a total of $159,400. 512 Hood St. is in a typical residential neighborhood across from Powell Park. Colonial style house built in 2015, sold October 23, 2015, Coulee Cap subsidized housing program. Buyers must meet certain requirements for that program. Not everyone can purchase these homes; must meet criteria. Not arms-length transaction. She described the home as detailed in her Report. Assessments are determined using a market modified cost approach. The Grid is a summary report that supports assessment by comparing the subject property to six similar properties. All comparables are typically new properties except subject 2, which was extensively rehabbed and resold. Comparable properties may or may not have included Promise scholarship or subsidized homes and sold on open market without restrictions. They are deemed reliable comps. She described the comparables and their differences to the subject, including if they included Promise scholarships, basement finish, twindo, etc. Did not use income approach because they are not income producing properties. All six properties are valid sales and based on her education and experience the assessment should be upheld. Comparable 3 is a Promise property and has scholarship of $50,000. Not every house is able to get scholarships. 27 have already been obtained or they are in the process. If obtain a scholarship for the home, you can move it over to the next buyer or take it with you if you live there enough years. It sold for $171,000 with the Promise incentive. The report shows you have same twindo that is connected and sold for $190,000-a different sale price. One had obtained a Promise scholarship and had basement finish and didn't affect it much.

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:

Assessor comparables, except #3.

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

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

What was the most credible evidence presented:

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

1.

Brown

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

Dillenbeck

Seconds, (mark all that apply):

☑ that the Assessor's valuation is correct;

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

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

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

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

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

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

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

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

OR

2.

_____

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

_____

Seconds, (mark all that apply):

☐ that the Assessor's valuation is incorrect;

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

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

☐ that the fair market value of the property is:

Land: _____

Improvements: _____

Total: _____

☐ that the level of assessment of the municipality is at _____

☐ and hereby sets the new assessment at

Land: _____

Improvements: _____

Total: _____

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

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

to adopt these Findings of Fact, Determinations and Decision on this 15th day of May, 2020.

Teri Lehrke

Clerk of Board of Review

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)*: Angela A. Porter and Robert G. Porter	Agent name *(if applicable)*:
Owner mailing address: 512 Hood Street	Agent mailing address:
City: La Crosse; State: WI; Zip: 54601	City: ; State: ; Zip:
Owner phone: (608) 479 - 0212; Email: aporter728@hotmail.com	Owner phone: ( ) - ; Email:

Section 2: Assessment Information and Opinion of Value

Property address: 512 Hood Street	Legal description or parcel no. *(on changed assessment notice)*: 017-030011-050
City: La Crosse; State: WI; Zip: 54601	
Assessment shown on notice – **Total**: $ 159,400	Your opinion of assessed value – **Total**: 150,060

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)* See attached letter. Neighborhood, sewage system in basement	Basis for your opinion of assessed value: *(Attach additional sheets if needed)* See attached letter.

Section 4: Other Property Information

A. Within the last 10 years, did you acquire the property? ☒ Yes ☐ No

If Yes, provide acquisition price $ 140,000 Date 10 - 28 - 2015 *(mm-dd-yyyy)* ☒ Purchase ☐ Trade ☐ Gift ☐ Inheritance

B. Within the last 10 years, did you change this property (ex: remodel, addition)? ☐ Yes ☒ No

If Yes, describe _____

Date of changes - - *(mm-dd-yyyy)* Cost of changes $ _____ 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 09 - 08 - 2015 *(mm-dd-yyyy)* Value 140,000 Purpose of appraisal Financing to purchase house.

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 5 minutes.

Property owner or Agent signature	Date *(mm-dd-yyyy)*: 05 - 05 - 2020

May 5, 2020

Board of Review
400 La Crosse St.
La Crosse, WI 54601

RE: Request for reduction of property tax assessment for 512 Hood Street, La Crosse, Wisconsin, Tax ID# 17-30011-50

We are requesting a $9,340 reduction in our property assessment.

In the table below you will see a comparison of our house at 512 Hood Street, to our neighbor's house next door at 502 Hood Street. Our house is valued higher, which is not fair or equitable.

502 Hood Street $170,000
512 Hood Street $159,400+$16,700=$176,100 without the septic deduction.

Property Address / Tax ID#	502 Hood Street 17-30099-10	512 Hood Street 17-30011-50	Difference
Year Built	2009	2015	
Number of Bedrooms	5	3	2 less
Bathrooms	3.5	1.5	2 less
Square Feet	2,072	1,496	576 less
Acres	.1	.074	.25 less
Finished Basement	Yes	No	Don't have
Egress Windows	Yes	No	Don't have
Garage	2.5 car finished	1 car unfinished	1.5 less
Septic in Basement	No	Yes	We have
2018 Property Assessment	$137,900	$122,000	- $15,900
2019 Original Property Assessment	$207,800	$176,100	- $31,700
2019 Revised Property Assessment	$170,000 23% increase	$159,400 30% increase	- $10,600
Reduction	One reduction given by Ms. Neumann and one reduction given by Board of Review in 2019.	Given by Ms. Neumann for Septic in Basement only. Board denied.	
Total 2019 Reduction	$37,800	$16,700	
Requested 2020 Reduction		**- $9,340**	
2020 Revised Assessment	$170,000	**$150,060**	- $19,940
	23% increase over 2018 assessment	**23% increase over 2018 assessment**	

Respectfully,
Angela and Robert Porter

2020

CITY OF LA CROSSE
BOARD OF REVIEW

Appeal by
Robert and Angela Porter
512 Hood Street
La Crosse, Wi 54601

Report Prepared by Shannon Neumann
State Certified Assessor II

OFFICE OF
THE CITY ASSESSOR
CITY HALL
400 LA CROSSE STREET
LA CROSSE WI 54601-3396
608-789-7525

Introduction:

Name: Shannon Neumann

Position: Residential Property Appraiser- Office of City Assessor

I. Associates Degree in Real Estate Appraisal and Assessment.

II. Attended University of Eau Claire

III. Certified Assessor II- State of Wisconsin

IV. Member of WAAO- Wisconsin Association of Assessing Officers

   a. 2020-2022 WAAO Board of Director Member

   b. Co-Chair Person of the Education Committee

   c. IAAO Liaison

V. Completed Appraisal Coursework and Continuing Education from

   a. Waukesha County Technical College

   b. The Municipal Assessors Institute

   c. Appraisal Institute

   d. WAAO

   e. IAAO

   f. NCRAAO

   g. Wisconsin Department of Revenue

Determine Market Value of Subject Property:

A. Highest and Best Use- Single Family Residential
B. Land Value= $9,400
C. Improvement Value= $150,000
D. Total= $159,400
E. Subject Description:

HIGHEST & BEST USE	Residential - Single Family
Land Value	$9,400
Improvement Value	$150,000
Total Value	$159,400

A. Address: 512 Hood Street 17-30011-050
B. Site: Level
C. Building- Colonial
D. Other Improvements- Attached Garage
E. Last time inspected- 6/9/2015
F. Building Permits- N/A

Assessments are determined using a market modified cost approach, as part of a mass appraisal system.

As further support for the 2020 assessment, a market comparison approach was done using comparable recent arm's length sales.
Sales Analysis:

A. Subject Sale- 10/23/2015
B. Comp #1 - 819 6TH Street South 17-30128-020
C. Comp #2 - 1310 10th Street South 17-30023-060
D. Comp #3 - 504 Johnson Street 17-30096-030
E. Comp #4 - 921 Farnam Street 17-30024-040
F. Comp #5 - 623 6th Street South 17-30122-052
G. Comp #6 - 609 Market Street 17-30122-053

Conclusion- All 6 Comps deemed reliable Valid Arm's Length Sales.

-Indicated value range of $151,000 - $197,100

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

Conclusion- Based on my training, knowledge, education, and experience, along with the comparable properties in this report, it is my opinion that the market value of the subject property to be $159,400

City of La Crosse, La Crosse County

2020 Sales Comparison

Tax key number: 017-030011-050
Property address: 512 Hood St, City of La Crosse

Estimated fair market value: $159,400 *
Comparable market value: $176,200 (+10.5%) *

	Subject Property	Comparison 1		Comparison 2		Comparison 3	
Tax key number	**30011-050**	**30128-020**		**30023-060**		**30096-030**	
Site address	**512 Hood St**	**819 6th St S**		**1310 10th St S**		**504 Johnson St**	
							
Summary of Comparison							
Sale date and price		Jul 2019	$285,000	Mar 2020	$162,000	Mar 2020	$190,000
Net adjustments			-$98,000		$35,100		-$18,000
Comparable value			$187,000		$197,100		$172,000
Comparability rating			97		96		96
Gross adjustments			45%		70%		72%
Composite rating			87		79		79
Adjustments to last valid sale							
County	La Crosse	La Crosse		La Crosse		La Crosse	
Neighborhood	Gundersen Nbrd	Gundersen Nbrd		Gundersen Nbrd		Gundersen Nbrd	
Flood plain	No	No		No		No	
Traffic	Light	Light		Light		Light	
Water	City water	City water		City water		City water	
Sanitary	Sewer	Sewer		Sewer		Sewer	
Land							
Residential	51 front feet (3,223 SF)	63 front feet (8,800 SF)	-$9,200	48 front feet	-$2,000	45 front feet	-$2,500
Buildings							
Single family							
Use	Single family	Single family		Single family		Single family	
Above grade area	1,496 SF	2,108 SF		1,327 SF		1,200 SF	
Below grade area	748 SF	1,084 SF		657 SF		1,200 SF	
Style	Colonial	Colonial		Farmhouse		Ranch	
Grade	C+	B-	-$16,200	C	$6,800	C+	
Yr built/Age/Eff age	2015 / 5 / 4	2019 / 1 / 1	-$18,700	1901 / 119 / 30	$36,500	2017 / 3 / 3	-$2,100

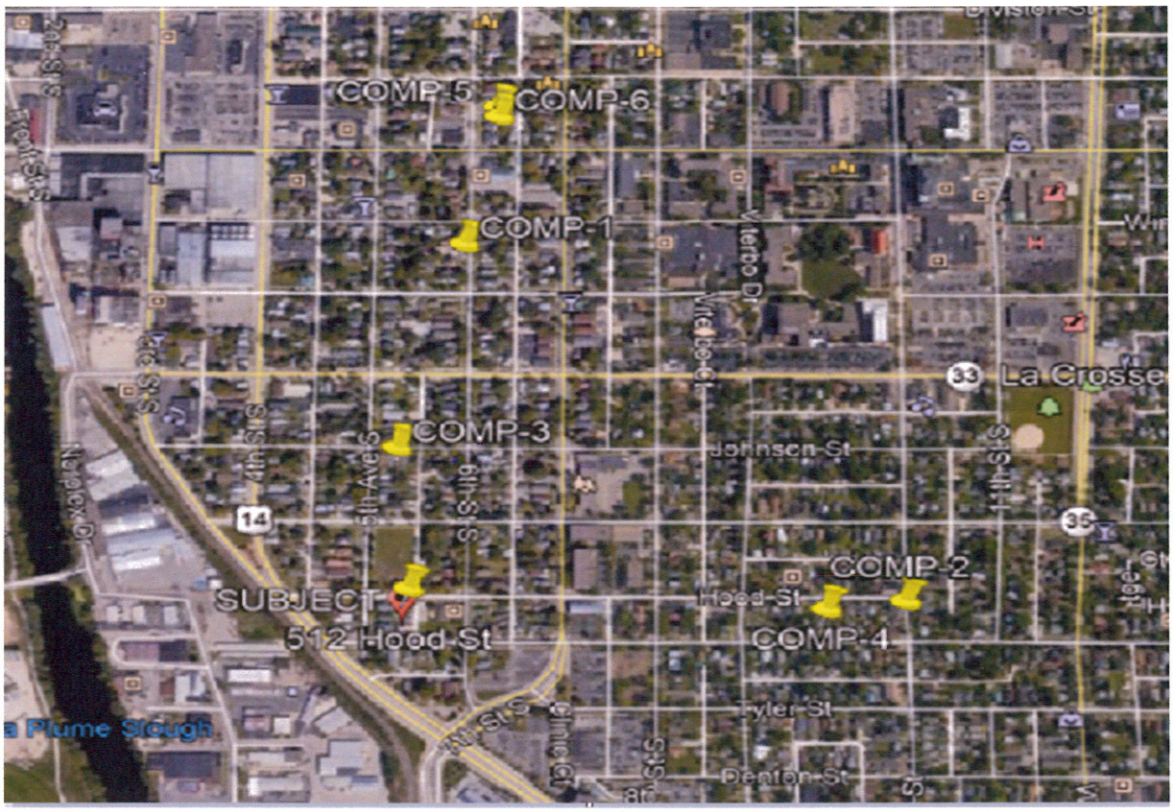
Exterior wall	Cement board	Alum/vinyl		Alum/vinyl		Alum/vinyl	
Stories	2 story	2 story		2 story		1 story	-$4,800
First floor SF	748 SF	1,084 SF	-$26,400	734 SF	$1,200	1,200 SF	-$35,400
Second floor SF	748 SF	1,024 SF	-$13,200	593 SF	$8,000	0 SF	$52,600
Full basement SF	748 SF	1,084 SF	-$6,000	657 SF	$1,600	1,200 SF	-$8,000
FBLA	0 SF	0 SF		0 SF		120 SF	-$5,300
Rec room	0 SF	0 SF		0 SF		0 SF	
Living units	1	1		1		1	
Bedrooms	3	5		3		3	
Bathrooms	1 full/1 half	3 full/0 half	-$5,200	1 full/1 half		2 full/0 half	-$1,300
Additional fixtures		0		0		0	
Attached garage	280 SF	0 SF	$10,500	0 SF	$10,600	400 SF	-$1,500
Open porch	192 SF	192 SF		0 SF	$5,600	80 SF	$2,900
Enclosed porch	0 SF	0 SF		200 SF	-$9,000	0 SF	
Deck	280 SF	0 SF	$4,100	0 SF	$4,100	0 SF	$4,100
Patio	0 SF	100 SF	-$1,000	0 SF		0 SF	
All other adjustments			-$16,700		-$16,700		-$16,700
Garage				24 x 24	-$11,600		

* 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	**30011-050**	**30024-040**		**30122-052**		**30122-053**	
Site address	**512 Hood St**	**921 Farnam St**		**623 6th St S**		**609 Market St**	
							
Summary of Comparison							
Sale date and price		Nov 2019	$225,000	Oct 2019	$195,000	Mar 2019	$179,900
Net adjustments			-$44,400		-$43,900		-$13,900
Comparable value			$180,600		$151,100		$166,000
Comparability rating			96		96		95
Gross adjustments			90%		96%		99%
Composite rating			74		73		72
Adjustments to last valid sale							
County	La Crosse	La Crosse		La Crosse		La Crosse	
Neighborhood	Gundersen Nbrd	Gundersen Nbrd		Gundersen Nbrd		Gundersen Nbrd	
Flood plain	No	No		No		No	
Traffic	Light	Light		Light		Medium	
Water	City water	City water		City water		City water	
Sanitary	Sewer	Sewer		Sewer		Sewer	
Land							
Residential	51 front feet (3,223 SF)	41 front feet	-$4,300	5,973 square feet	-$5,100	63 front feet (5,793 SF)	-$5,600
Buildings							
Single family							
Use	Single family	Single family		Single family		Single family	
Above grade area	1,496 SF	1,242 SF		1,259 SF		1,200 SF	
Below grade area	748 SF	1,242 SF		1,259 SF		1,200 SF	
Style	Colonial	Ranch		Bungalow		Ranch	
Grade	C+	C	$11,600	C+		C	$10,500
Yr built/Age/Eff age	2015 / 5 / 4	2019 / 1 / 1	-$15,200	2009 / 11 / 6	$4,400	2008 / 12 / 11	$14,800
Exterior wall	Cement board	Cement board		Cement board		Cement board	
Stories	2 story	1 story	-$5,100	1 story	-$5,200	1 story	-$4,600
First floor SF	748 SF	1,242 SF	-$38,500	1,259 SF	-$39,700	1,200 SF	-$35,400
Second floor SF	748 SF	0 SF	$52,400	0 SF	$52,400	0 SF	$52,500
Full basement SF	748 SF	1,242 SF	-$8,700	1,259 SF	-$9,000	1,200 SF	-$8,000

FBLA	0 SF	300 SF	-$10,000	725 SF	-$21,100	280 SF	-$9,500
Rec room	0 SF	570 SF (Average)	-$6,000	534 SF (Fair)	-$5,700	608 SF (Average)	-$6,400
Living units	1	1		1		1	
Bedrooms	3	2		2		1	
Bathrooms	1 full/1 half	2 full/0 half	-$1,300	2 full/0 half	-$1,300	2 full/1 half	-$4,000
Additional fixtures		2	-$2,600	0		0	
Attached garage	280 SF	0 SF	$10,500	0 SF	$10,500	624 SF	-$4,500
Open porch	192 SF	120 SF	$1,800	105 SF	$2,300	240 SF	-$1,100
Enclosed porch	0 SF	0 SF		0 SF		0 SF	
Deck	280 SF	40 SF	$2,900	96 SF	$2,100	0 SF	$4,100
Patio	0 SF	0 SF		0 SF		0 SF	
All other adjustments			-$16,700		-$16,700		-$16,700
Garage		24 x 24	-$15,200	22 x 26	-$11,800		

* 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.



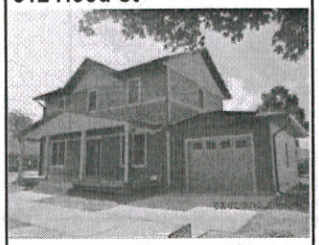
	TAX ID NUMBER	SITUS	PROMISE SCHLORSHIP	Notes	YR.BLT
SUBJECT	17-30011-050	512 Hood St.	No	Income Qualified Sale-Deferred Loans 0% interest.	*2015
Comparable 1	17-30128-020	819 6th St. S.	Promise-NO		2019
Comparable 2	17-30023-060	1310 10th St. S.	Promise-No	Remodeled & Flipped/To Date have no applied	1901
Comparable 3	17-30096-030	504 Johnson St.	Promise-YES	2017 Sale $171,000 2020 sale $190,000	2017
Comparable 4	17-30024-040	921 Farnam St.	Promise-NO		2019
Comparable 5	17-30122-052	623 6th St. S.	Promise-NO		*2015
Comparable 6	17-30122-053	609 Market St.	Promise-NO		*2008

City of La Crosse, La Crosse County

2020 Sales Comparison

Tax key number: 017-030011-050
Property address: 512 Hood St, City of La Crosse

Estimated fair market value: $159,400 *
Comparable market value: $173,300 (+8.7%) *

	Subject Property	Comparison 1	Comparison 2	Comparison 3
Tax key number	**30011-050**	**30128-072**	**30128-071** Primus	
Site address	**512 Hood St**	**811 6th St S**	**807 6th St S**	
				
Summary of Comparison				
Sale date and price		Jul 2019 $200,000	Jul 2019 $221,000	
Net adjustments		-$29,100	-$45,200	
Comparable value		$170,900	$175,800	
Comparability rating		96	96	
Gross adjustments		34%	38%	
Composite rating		88	87	
Adjustments to last valid sale				
County	La Crosse	La Crosse	La Crosse	
Neighborhood	Gundersen Nbrd	Gundersen Nbrd	Gundersen Nbrd	
Flood plain	No	No	No	
Traffic	Light	Light	Light	
Water	City water	City water	City water	
Sanitary	Sewer	Sewer	Sewer	
Land				
Residential	51 front feet (3,223 SF)	31 front feet (4,424 SF) -$800	32 front feet (4,457 SF) -$1,100	
Buildings				
Single family				
Use	Single family	Single family	Single family	
Above grade area	1,496 SF	1,582 SF	1,582 SF	
Below grade area	748 SF	856 SF	856 SF	
Style	Colonial	Twindo	Twindo	
Grade	C+	C+	C+	
Yr built/Age/Eff age	2015 / 5 / 4	2018 / 2 / 2 -$4,200	2018 / 2 / 2 -$4,600	

Exterior wall	Cement board	Alum/vinyl		Alum/vinyl		
Stories	2 story	2 story		2 story		
First floor SF	748 SF	856 SF	-$8,700	856 SF	-$8,700	
Second floor SF	748 SF	726 SF	$1,100	726 SF	$1,100	
Full basement SF	748 SF	856 SF	-$2,000	856 SF	-$1,900	
FBLA	0 SF	0 SF		204 SF	-$7,500	
Rec room	0 SF	0 SF		446 SF (Average)	-$4,700	
Living units	1	1		1		
Bedrooms	3	3		3		
Bathrooms	1 full/1 half	2 full/0 half	-$1,300	3 full/0 half	-$5,300	
Additional fixtures		2	-$2,600	2	-$2,600	
Attached garage	280 SF	0 SF	$10,600	0 SF	$10,600	
Open porch	192 SF	40 SF	$4,100	40 SF	$4,100	
Deck	280 SF	0 SF	$4,000	0 SF	$4,000	
All other adjustments			-$16,700		-$16,700	
Garage		22 x 22	-$12,600	20 x 22	-$11,900	

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2020 Field Data Collection Worksheet for City of La Crosse, La Crosse County

May 13, 2020

Tax key number: 30011-050

Site address: 512 Hood St

Owners: Angela A. Porter
Robert G. Porter

Legal description: E.S. SMITH'S ADDITION E 75FT LOT 145 BLOCK 13 EX E 11FT TAKEN FOR ALLEY IN V1466 P267 SUBJ TO RESTR IN DOC NO. 1636856 LOT SZ: 51 X 50 (Section 5)

Neighborhood: Gundersen Nbrd

Traffic: Light

Water: City water

Sanitary: Sewer

Occupancy status:

Current Assessment				
Year	Tax Class	Acres	Land	Improvements
2020	Residential	0.074	$9,400	$150,000
	Totals	0.074	$9,400	$150,000

Access to Property	
Appraiser	
Date/time	
Entrance	
Witness	

Inspection History			
Inspection Date	Type of Inspection	Completed By	Note Text
2/11/2016	Full inspection	Shannon Neumann	5/10/16SN NOTIFIED ROBERT PORTER OF ASSMT CHANGE & SIGNED 15DAY WAV

Land — Note: total acres from the legal description is 0.074

Land Use	Qty / UOM	Width / Depth	Sq Ft / Acres	Waterfront Type / Waterfront D/U	Adj Description	Adj Amt	Tax Class / Special Tax Program
Residential	1 / FF	51 / 50	3,223 / 0.074	None / n/a	Contour: Level	0.00%	Residential

Other Building Improvement (OBI)

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

Other Building Improvement (OBI)

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

2020 Field Data Collection Worksheet for City of La Crosse, La Crosse County

May 13, 2020

Stories

(10) 1 story	(20) 2 story	(27) 3 story w/attic
(11) 1 story w/attic	(21) 2 story w/attic	(28) 3.5 story
(15) 1.5 story	(25) 2.5 story	(31) 3 story w/attic

Style

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

Use

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

Exterior Wall

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

Masonry adjust: _____ SF

Roof

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

Yr

Year built: 2015 Remodeled: _____

Heating / Cooling

(0) None	(6) Oil, forced air	(12) Space (1 unit)
(1) Gas, forced air	(7) Oil, hot water	(13) Space (2 units)
(2) Gas, hot water	(8) Oil, steam	(14) Space (3 units)
(3) Electric, forced air	(9) Wood/coal, forced a	(15) Woodfired, interior
(4) Electric, baseboard	(10) Wood/coal, hot wat	(16) Woodfired, exterior
(5) Electric, hot water	(11) Wood/coal, steam	(18) Gas, steam

(0) No A/C	(1) A/C, same ducts	(2) A/C, separate ducts

Rooms

Bedrooms:	3	Full baths:	1
Family rooms:	1	Half baths:	1
Other rooms:	2	Living units:	1

Ratings

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

Miscellaneous

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

Plumb

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

Living Areas

Full basement:	748	SF
Crawl space:		SF
Rec room:		SF
Rec room rating:		
FBLA:		SF
1st floor:	748	SF
2nd floor:	748	SF
3rd floor:		SF
Finished attic:		SF
Unfinished attic:		SF
Unfinished area:		SF

Overall

Grade:	C+
% complete:	100%
Energy adjust?:	No

Attachments

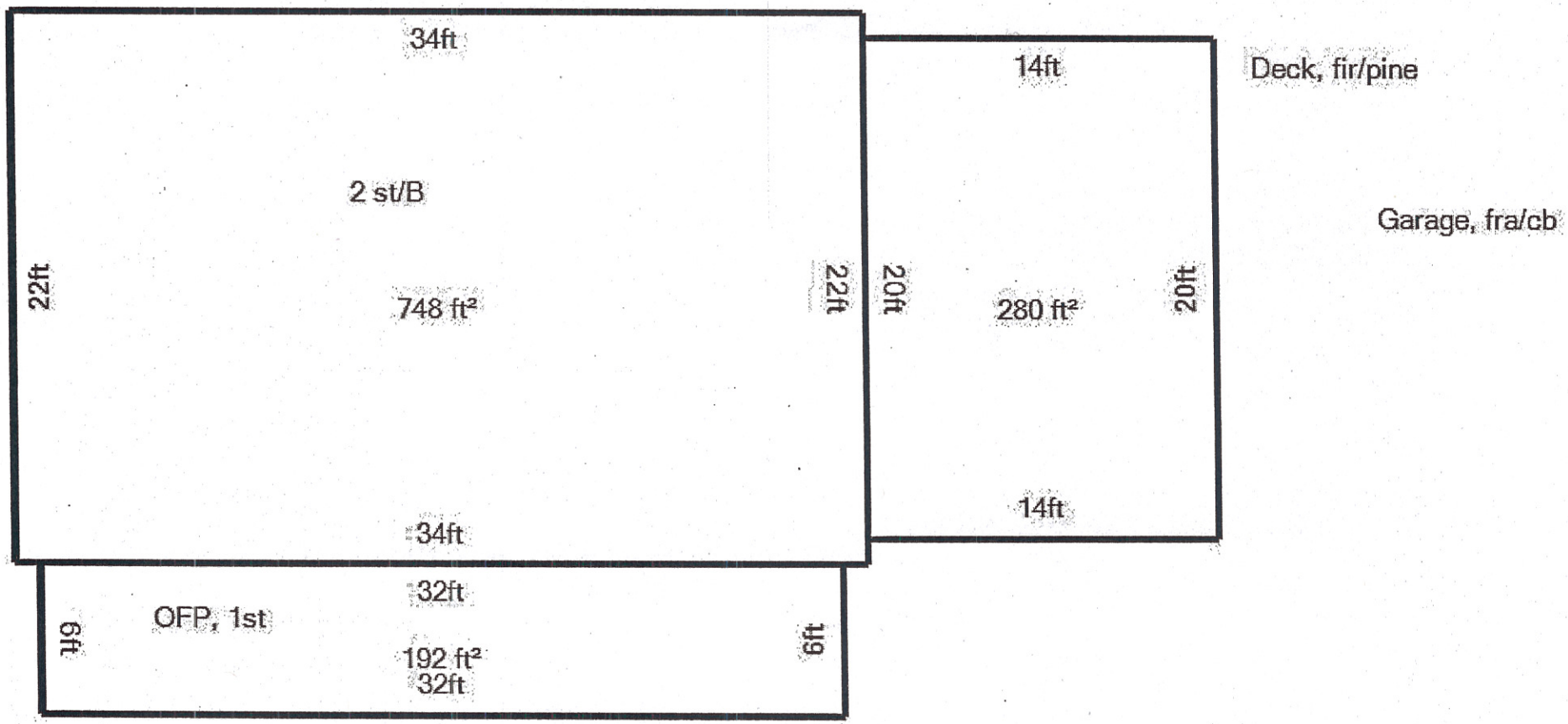
Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Complete	Yr Built	Condition
1	Garage	Frame or cb	280 SF		C	100%	2015	Average
1	Open porch	Frame, lower	192 SF		C	100%	2015	Average
1	Deck	Fir or pine	280 SF		C	100%	2015	Average

Other Features

Qty	Other Feature Type	Units	Grade	Location	Yr Built	Condition

Adjustments

Adjustment Description	Amount
Market adjustment: Sewer elevation higher than house grinder installe	-10.0%
Market adjustment: Coulee Cap/CHDO Replacement Housing 2010	0.0%


34ft
2 st/B
22ft
748 ft²
22ft
34ft
14ft
Deck, fir/pine
Garage, fra/cb
20ft
280 ft²
20ft
14ft
32ft
OFP, 1st
6ft
192 ft²
32ft
6ft