

Notice of Board of Review Determination

Under state law (sec. 70.47(12), Wis. Stats.), your property assessment for the current year 2020 as finalized by the Board of Review (BOR) is listed below.

Property owner

Great River Homes
Attn. John Mazzola
1437 27th St. S.
La Crosse, WI 54601

General information

Date issued 05 - 15 - 2020

Parcel no. 17-50781-911

Address 6106 River Run Rd.

Legal description

☐ Town ☐ Village ☒ City

Municipality La Crosse

Assessment information

20 <u>20</u> Original Assessment		20 <u>20</u> Final Assessment (determined by BOR)	
Land	\$ 31,800	Land	\$ 31,800
Improvements	\$ 277,300	Improvements	\$ 277,300
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Total personal property	\$	Total personal property	\$
Total all property	\$ 309,100	Total all property	\$ 309,100

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: 17-50781-911
Personal Property Account Number(If applicable)
Property Address: 6106 River Run Rd., La Crosse, WI 54601
Property Owner: Great River Homes LLC
Mailing Address: 1437 27th St. S., La Crosse, WI 54601

January 1, 20 20 Assessment Value: 309,100
Land: 31,800 Improvements: 277,300 Total: 309,100
Hearing Date: May 15, 2020 Time: 11:30 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

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

John Mazzola and Joshua Benrud

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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):

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

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Addresses of other properties:

5918 River Run Rd.
6008 River Run Rd.
5928 River Run Rd.
5916 River Run Rd.
6016 River Run Rd.

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

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

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

Benrud stated his qualifications and education as listed in handout. Purpose is to establish market value which is the most probable price which property should bring in competitive and open market. Highest and best use is a single-family twin home. Property was new construction and did exterior inspection on January 9, 2020. Has comparison grid sheet, most on this street built by Mr. Mazzola and made adjustments for differences. \$271,700-\$310,100 are the value ranges. Final assessment is not in question. What is in question is the level of completion. Early December postcards were mailed to properties with building permits, requesting interior inspection. Mr. Mazzola deemed the assessment accurate by his testimony. If he is not allowed access to property, he will drive by the property and pull MLS information. Looked at MLS from October 17, 2019 and several pictures there and established what has been done as of January 1, and also looked at floor plans and blueprints. Only one interior picture on MLS. (Photos shown to Board.) Drywall up, electrical in, lighting fixtures in, light switches in place. There is no trim. Plumbing stubbed but probably no fixtures. He used that as evidence since he wasn't allowed interior inspection. In that event he is guided by new construction partial completion estimate. Established that as of October 17, 2019 it was at 80% completion. Come January 1, postcards mailed, did a follow-up because he was in contact with Dawn Gale, who requested Mazzola contact Benrud for interior inspection. On January 9, was in the neighborhood and took note of the level of completion of those homes. Looked at EnerGov software program that inspectors used. Finalized dates around February 18, 2020. Talked to Jon Molledahl who said had not been in there between January 1 and February 18. Emailed Mazzola back and forth to explain evidence. Can establish a lot from the pictures. 80% established by MLS pictures. Come January 9 when did exterior inspection and correspondence and saw outside completed and evidence to support 75 days before January 1 they didn't stop the project. From inspector's note of finalized date of February 18, evidence to support a completed project. It is 100% assessment. The 60% investment that Mr. Mazzola stated, does not look at the assessment. Stresses the importance of allowing interior inspections for the assessor.

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

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C. DETERMINATIONS

1. The assessor's estimated level of assessment* of the municipality has been determined to be

100 %

2. The Board of Review finds that there was a recent sale of the subject property: Yes: ☐ No: ☒

a) The sale was an arm's-length transaction. Yes: ☐ No: ☐

b) The sale was representative of the value as of January 1 Yes: ☐ No: ☐

c) The Board finds that the sale supports the assessment. Yes: ☐ No: ☐

d) If all answers are 'yes':

d1. What is the sale price?

d2. What if any adjustments, based on the evidence presented, should be made for such considerations as time between the date of sale and the January 1 assessment date, non-market class value in the selling price (ag-use value and fractionally assessed classes), and/or other physical changes that occurred to the property between the sale date and the January 1 assessment date?

d3. What is the full market value?

If responses in 2 through 2c were "yes", upon completion of the section, proceed to section D, Decision, check all that apply and determine the assessed value.

* The relationship between the assessed value and the equalized value of non-manufacturing property minus corrections for prior year over or under charges within a municipality--town, city, or village. For example if the assessed value of all property subject to property tax in the municipality is \$2,700,000 and the equalized value (with no prior corrections) in the municipality is \$3,000,000 then the assessment level is said to be 90% ($\$2,700,000/\$3,000,000 = .90$ or 90%).

3. The Board of Review finds that there are recent sales of comparable properties: Yes: ☒ No: ☐

If Yes, answer the following:

Property Owner

a) Did the Property Owner present testimony of recent sales of comparable properties in the market area: Yes: ☐ No: ☒

b) If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value? Yes: ☐ No: ☐

Assessor

c) Did the Assessor present testimony of recent sales of comparable properties in the market area: Yes: ☒ No: ☐

d) If yes, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value? Yes: ☒ No: ☐

Conclusion

e) LIST THE PROPERTIES AND VALUES THAT THE BOARD OF REVIEW RELIES ON TO MAKE ITS DETERMINATION AS TO FAIR MARKET VALUE:

Assessor comparables

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:

Passe

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dan Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sue Dillenbeck	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mike Brown	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kenna Christians	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 of 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) Great River Homes, LLC				Agent name (if applicable)			
Owner mailing address 1437 27th Street				Agent mailing address			
City LaCrosse		State WI	Zip 54601	City		State	Zip
Owner phone (608) 721 - 5995		Email greatriverhomesllc@gmail.com		Owner phone () -		Email	

Section 2: Assessment Information and Opinion of Value

Property address 6106 River Run Road			Legal description or parcel no. (on changed assessment notice) CSM NO 57 VOL 18 LOT 1 DOC NO 1734174			
City LaCrosse		State WI	Zip 54601			
Assessment shown on notice - Total \$ 309,100			Your opinion of assessed value - Total \$ 185,000			

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres	@	\$ acre use value	
# of pasture acres	@	\$ acre use value	
# of specialty acres	@	\$ acre use value	
Undeveloped classification # of acres	@	\$ acre @ 50% of market value	
Agricultural forest classification # of acres	@	\$ acre @ 50% of market value	
Forest classification # of acres	@	\$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres	@	\$ acre @ 50% of market value	
Managed forest land acres	@	\$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate

Reason(s) for your objection: (Attach additional sheets if needed) Homes were not finished and were not completed to receive an occupancy permit until April 2020.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Exterior was 90% complete, interior was 60% and only 155,000 was invested into the building and 30,000 into land. \$185,000 total
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Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property? ☒ Yes ☐ No
If Yes, provide acquisition price \$ 28,750 Date 08-20-20 ☒ Purchase ☐ Trade ☐ Gift ☐ Inheritance
(mm-dd-yyyy)
- B. Within the last 10 years, did you change this property (ex: remodel, addition)? ☐ Yes ☒ No
If Yes, describe _____
Date of changes - - Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? ☐ Yes ☐ No
(mm-dd-yyyy)
- 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) 11-1-2019 to 05-13-2020
(mm-dd-yyyy) (mm-dd-yyyy)
Asking price \$ 309,500 List all offers received ZERO OFFERS
- D. Within the last five years, was this property appraised? ☐ Yes ☒ No
If Yes, provide: Date - - Value _____ Purpose of appraisal _____
(mm-dd-yyyy)
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 10 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 5 - 13 - 2020
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City of La Crosse Assessors Office

400 La Crosse St
La Crosse, WI 54601

Phone: (608) 789-7525

April 15, 2020

Great River Homes, LLC
1437 27th St S
La Crosse, WI 54601

2020 Notice of Assessment

This is not a tax bill

Under state law (Section 70.365 of the WI Statutes), your property assessment for 2020 is listed below.

Tax key number: 017-050781-911 located in the City of La Crosse, La Crosse County

Legal description: CERTIFIED SURVEY MAP NO. 57 VOL 18 LOT 1 DOC NO. 1734174
Property address: 6106 River Run Rd

Year	General Property			PFC/MFL
	Land	Buildings / Impts	Total	Total
2019	\$0	\$0	\$0	\$0
2020	\$31,800	\$277,300	\$309,100	\$0
Net change in assessment			\$309,100	\$0

Reasons for Change	
Land	New Parcel
Buildings/Impts	NEW CONSTRUCTION

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

Open Book: Monday through Friday, April 27 to May 1, 2020 8:30 am to 5:00 pm - Due to City Hall Closure for Covid 19 pandemic all open book will be conducted by phone. Please call 608789-7525 (see cityoflacrosse.org for current information)

Board of Review: Friday, May 15, 2020 10:00 AM-12:00 PM, Common Council Chambers @ City Hall, 400 La Crosse St

Assessment Objection Procedure

Wisconsin law requires that all taxable property (except agricultural, agricultural forest and undeveloped) is assessed at full market value as of January 1st each year. Assessments at a percentage of full market value are acceptable when applied uniformly. To determine if your assessment is fair, you must analyze it in relation to full market value. This is done by dividing your assessment by the general level of assessment for your municipality, which is estimated to be 100.00%.

To Appeal Your Assessment

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

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

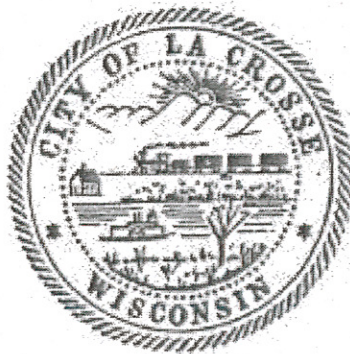
For more information on the appeal process, review the "Property Assessment Appeal Guide for Wisconsin Real Property Owners". This guide can be found at www.revenue.wi.gov by searching for the keywords "Assessment Appeal". You can also request a copy by contacting the Department of Revenue, Office of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

2020

2020

LA CROSSE
BOARD OF REVIEW

CITY OF LA CROSSE
BOARD OF REVIEW



Appeal by John Mazzola
6106 River Run Rd.
La Crosse, WI 54601

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

Introduction

Name: Joshua Benrud

Position: Residential Property Appraiser- Office of City Assessor

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

Purpose/Market Value:

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

Determine Market Value of Subject Property:

- A. Highest and Best Use- Single family Residential
- B. Land Value= \$ 31,800
- C. Improvement Value= \$277,300
- D. Total= \$309,100

Subject Description:



- A. Picture- [Image]
- B. Address- 6106 River Run Rd
- C. Site- LEVEL
- D. Building- Twindo
- E. Other Improvements-
- F. Last time inspected- 01/09/2020 Exterior Inspection Only
- G. Building Permits- NEW CONSTRUCTION

Assessments are determined using a market modified cost approach, as part of a mass appraisal system. As further support for the assessment, a market comparison approach was done using comparable recent arm's length sales.

Sales Analysis:

- A. Subject Sale- \$306,200 (asking price)
- B. Comp #1- 5918 River Run Rd.
- C. Comp #2- 6008 River Run Rd.
- D. Comp #3- 5928 River Run Rd.
- E. Comp #4- 5916 River Run RD.
- F. Comp #5- 6016 River Run RD.
- G. Conclusion- All 5 Comps deemed reliable.
-Indicated value range of \$ 271,700-310,100

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 sales in this report, it is my opinion that the market value of the subject property is- \$ 309,100 .

Tax key number: 017-050781-911

Property address: 6106 River Run Rd

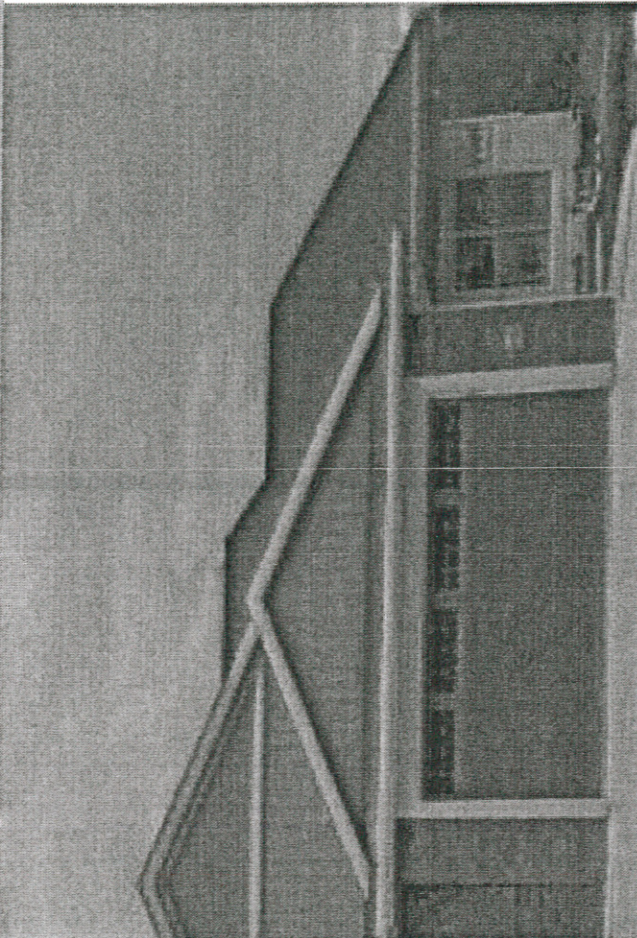
Traffic / water / sanitary: Cul de sac / City water / Sewer

Legal description: CERTIFIED SURVEY MAP NO. 57 VOL 18 LOT 1 DOC NO. 1734174

Summary of Assessment		
Land		\$31,800
Improvements		\$277,300
Total value		\$309,100

Qty	Land Use	Width	Depth	Square Feet	Acres	Land	
						Water Frontage	Tax Class
1	Residential	53	128	6,703	0.154	None	Residential

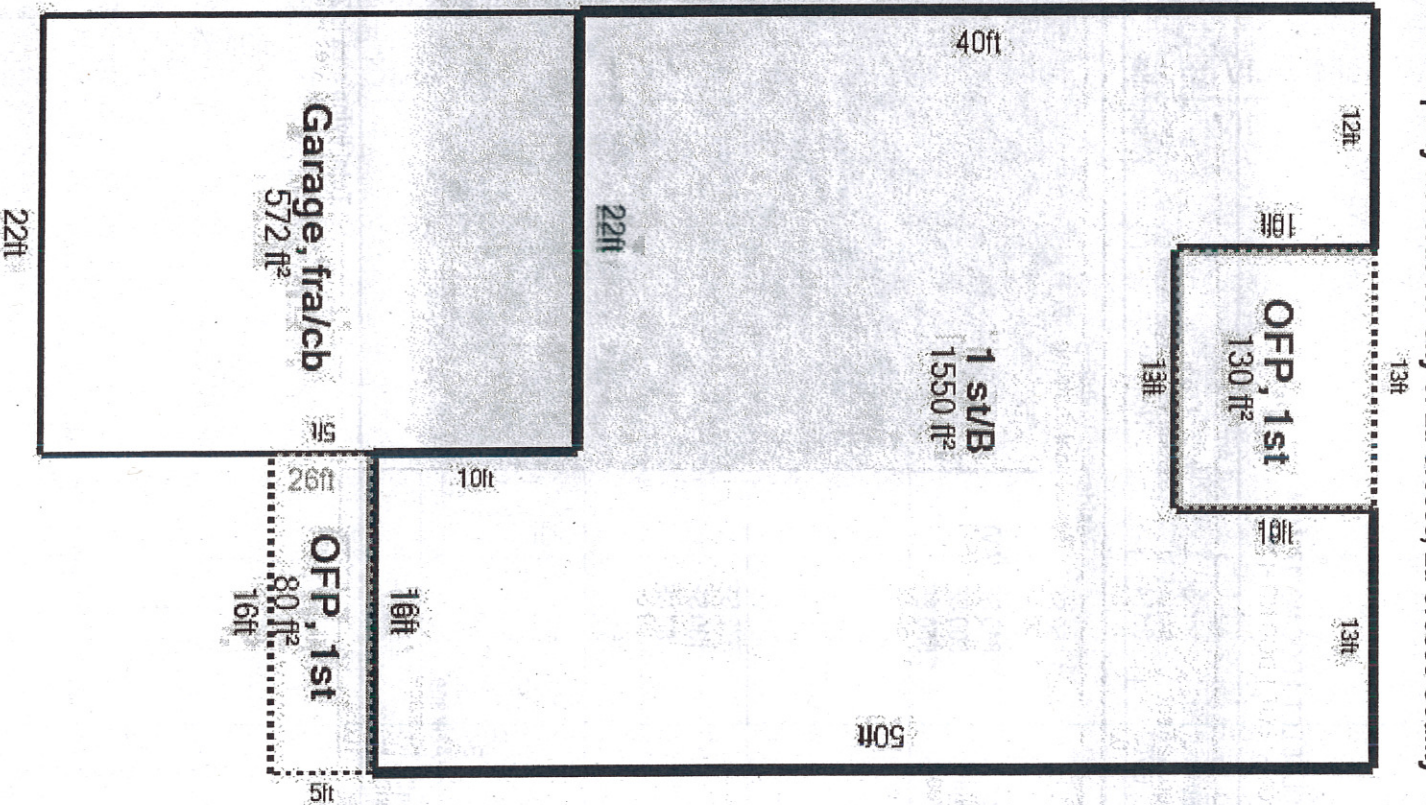
Residential Building			
Year built:	2019	Full basement:	1,550 SF
Year remodeled:		Crawl space:	
Stories:	1 story	Rec room (rating):	840 SF (AV)
Style:	Twindo	Fin bsmt living area:	500 SF
Use:	Single family	First floor:	1,550 SF
Exterior wall:	Alum/vinyl	Second floor:	
Masonry adjust:		Third floor:	
Roof type:	Asphalt shingles	Finished attic:	
Heating:	Gas, forced air	Unfinished attic:	
Cooling:	A/C, same ducts	Unfinished area:	
Bedrooms:	2	Garage	572 SF
Family rooms:		Open porch	130 SF
Baths:	3 full, 0 half	Open porch	80 SF
Other rooms:			
Whirl / hot tubs:			
Add'l plumb fixt:	2		
Masonry FPs:			
Metal FPs:			
Gas only FPs:	1 openings	Grade:	B-
Bsmt garage:		Condition:	Average
Shed dormers:		Energy adjustment:	No
Gable/hip dorm:		Percent complete:	100%



Total living area is 2,050 SF; building assessed value is \$277,300

2020 Property Records for City of La Crosse, La Crosse County

May 13, 2020



2020 Property Records for City of La Crosse, La Crosse County

May 13, 2020

Building Permits			Sales History	
Issued	Permit #	Purpose	\$ Amount	Completed
1/1/2019		Twindo	\$0	12/31/2019
			Date	Price
			Type	

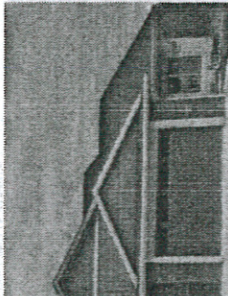
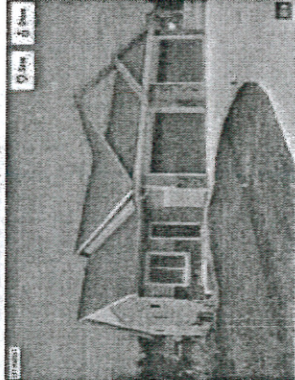
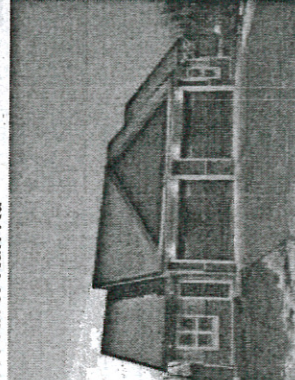
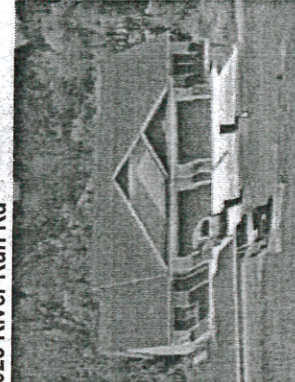
City of La Crosse, La Crosse County
2020 Sales Comparison

Tax key number: 017-050781-911

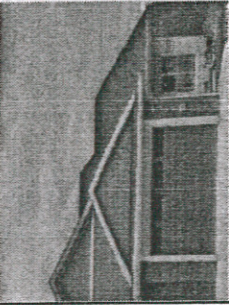
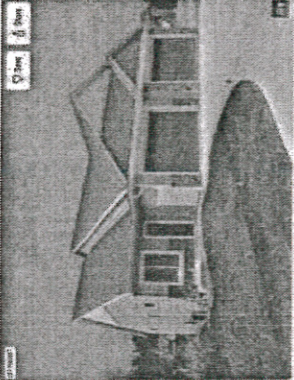
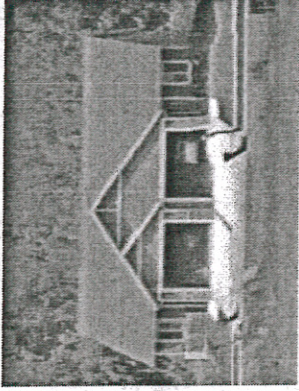
Property address: 6106 River Run Rd, City of La Crosse

Estimated fair market value: \$309,100 *

Comparable market value: \$324,800 (+5.1%) *

Subject Property		Comparison 1		Comparison 2		Comparison 3	
50781-911 6106 River Run Rd		50781-962 5918 River Run Rd		50781-942 6008 River Run Rd		50781-952 5928 River Run Rd	
		Dec 2019	\$310,100 \$30,500 \$340,600 99 13% 96	Feb 2019	\$274,000 \$28,500 \$302,500 99 14% 96	Jul 2019	\$274,600 \$34,000 \$308,600 99 16% 95
La Crosse Waterview Addition No Cul de sac City water Sewer 53 front feet (6,703 SF)		La Crosse Waterview Addition No Cul de sac City water Sewer 6,800 square feet		La Crosse Waterview Addition No Cul de sac City water Sewer 53 front feet (6,703 SF)		La Crosse Waterview Addition No Cul de sac City water Sewer 46 front feet (5,872 SF)	
Single family 1,550 SF 1,550 SF Twindo B- 2019 / 1 / 1		Single family 1,480 SF 1,480 SF Twindo B- 2019 / 1 / 1		Single family 1,480 SF 1,480 SF Twindo B- 2019 / 1 / 1		Single family 1,480 SF 1,480 SF Twindo B- 2019 / 1 / 1	

Summary of Comparison
Sale date and price
Net adjustments
Comparable value
Comparability rating
Gross adjustments
Composite rating
Adjustments to last valid sale
County
Neighborhood
Flood plain
Traffic
Water
Sanitary
Land
Residential
Buildings
Single family
Use
Above grade area
Below grade area
Style
Grade
Yr built/Age/Eff age

Subject Property		Comparison 4		Comparison 5		Comparison 6	
Tax key number Site address Summary of Comparison Sale date and price Net adjustments Comparable value Comparability rating Gross adjustments Composite rating Adjustments to last valid sale County Neighborhood Flood plain Traffic Water Sanitary Land Residential Buildings Single family Use Above grade area Below grade area Style Grade Yr built/Age/Eff age Exterior wall Stories First floor SF Full basement SF FBLA	50781-911 6106 River Run Rd 	50781-961 5916 River Run Rd 	50781-931 6016 River Run Rd 				
	La Crosse Waterview Addition No Cul de sac City water Sewer 53 front feet (6,703 SF)	La Crosse Waterview Addition No Cul de sac City water Sewer 9,183 square feet -\$11,400	La Crosse Waterview Addition No Cul de sac City water Sewer 53 front feet (6,718 SF)				
	Single family 1,550 SF 1,550 SF Twindo B- 2019 / 1 / 1 Alum/vinyl 1 story 1,550 SF 1,550 SF 500 SF	Single family 1,480 SF 1,480 SF Twindo B- 2019 / 1 / 1 Alum/vinyl 1 story 1,480 SF 1,480 SF 0 SF	Single family 1,466 SF 0 SF Twindo B- 2019 / 1 / 1 Alum/vinyl 1 story 1,466 SF 0 SF 0 SF				
		Aug 2019 \$300,570 \$19,000 \$319,570 99 17% 95	Jun 2019 \$271,700 \$82,400 \$354,100 99 31% 91				

Address: 6106 River Run Rd La Crosse, Wisconsin 54601 Taxed by: La Crosse

MLS #: 1664798



Property Type: Single-Family
 Status: Expired
 Tax Key: 1750781910
 County: La Crosse

List Price: \$306,200
 Taxes: \$0
 Tax Year: 2018
 Est. Acreage: 0.31

Bedrooms: 2
 Total Full/Half Baths: 2 / 0
 F/H Baths Main: 2 / 0
 F/H Baths Upper:
 F/H Baths Lower:
 Garage Spaces: 2
 Garage Type: Attached

Rooms:
 Est. Total Sq. Ft.: 1,559
 Est. Year Built: 2019
 Zoning: Res

Flood Plain: No

Days On Market: 184

Directions:

Coordinates:

School District: La Crosse

Name	Dim	Level	Name	Dim	Level
Master Bedroom	12 x 15	Main	Living/Great Room	16 x 24	Main
Bedroom 2	11 x 12	Main	Kitchen	14 x 15	Main
			Dining Room	10 x 12	Main

Style: 1 Story

Architecture: Ranch

Exterior: Brick

Basement: Full; Poured Concrete; Stubbed for Bathroom; 8+
 Ceiling; Radon Mitigation; Sump Pump

Heating Fuel: Natural Gas

H/C Type: Forced Air; Central Air

Documents: Listing Contract

Appliances Incl.: None

Water/Waste: Municipal Water; Municipal Sewer

Municipality: City

Remarks:

Sub Agent Comm: 2 %

Excl. Agency Contract: N

Broker Owned: N

Electronic Consent: No

Buyer Agent Comm: 2 %

Var. Comm.: N

Listing Date: 10/17/2019

Limited/Unserviced: No

Named Prospects: N

Expiration Date: 04/17/2020

Listing Office: Century 21 Affiliated: 5017

Listing Agent: Jody Cody : 176624

LA Address: 100 Merry Christmas Ln

Ph:

Ph: 608-574-7344 Cell:

Mineral Point, WI 53565

Fax:

Fax:

LO License #:

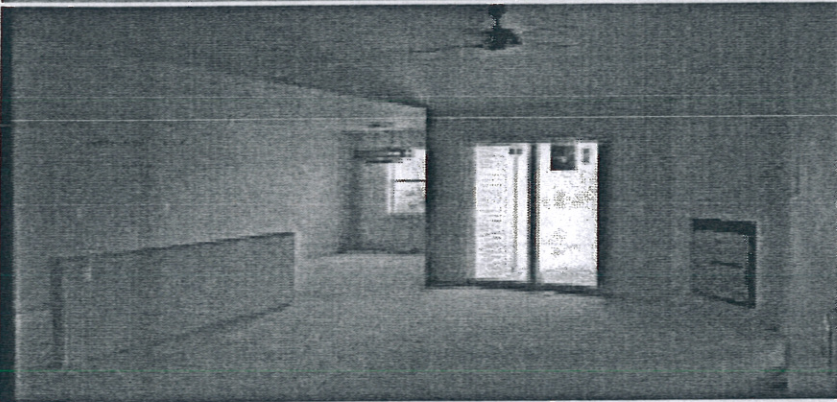
URL:

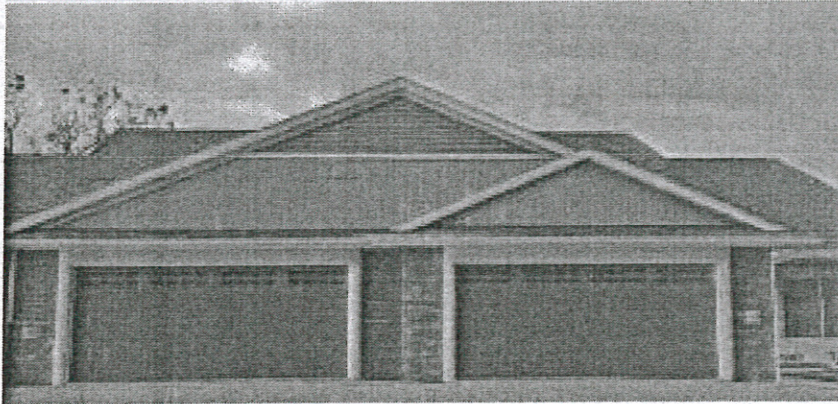
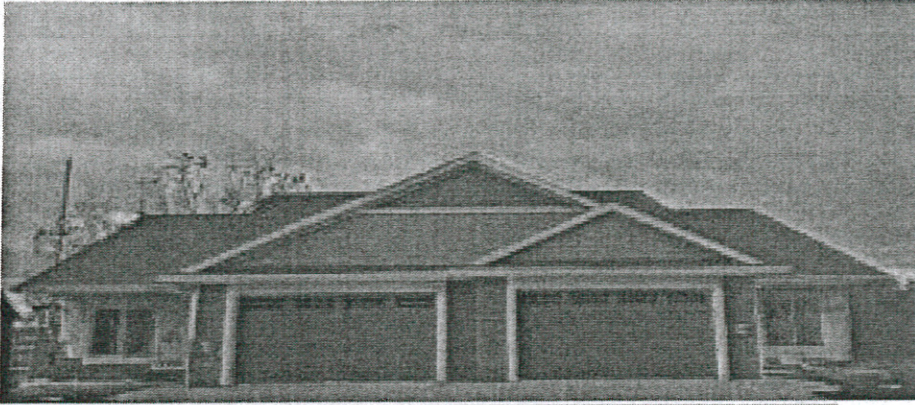
Email: Jody.cody74@gmail.com

LA License #: 76624-94

Address: 6106 River Run Rd, La Crosse, WI 54601 County: La Crosse

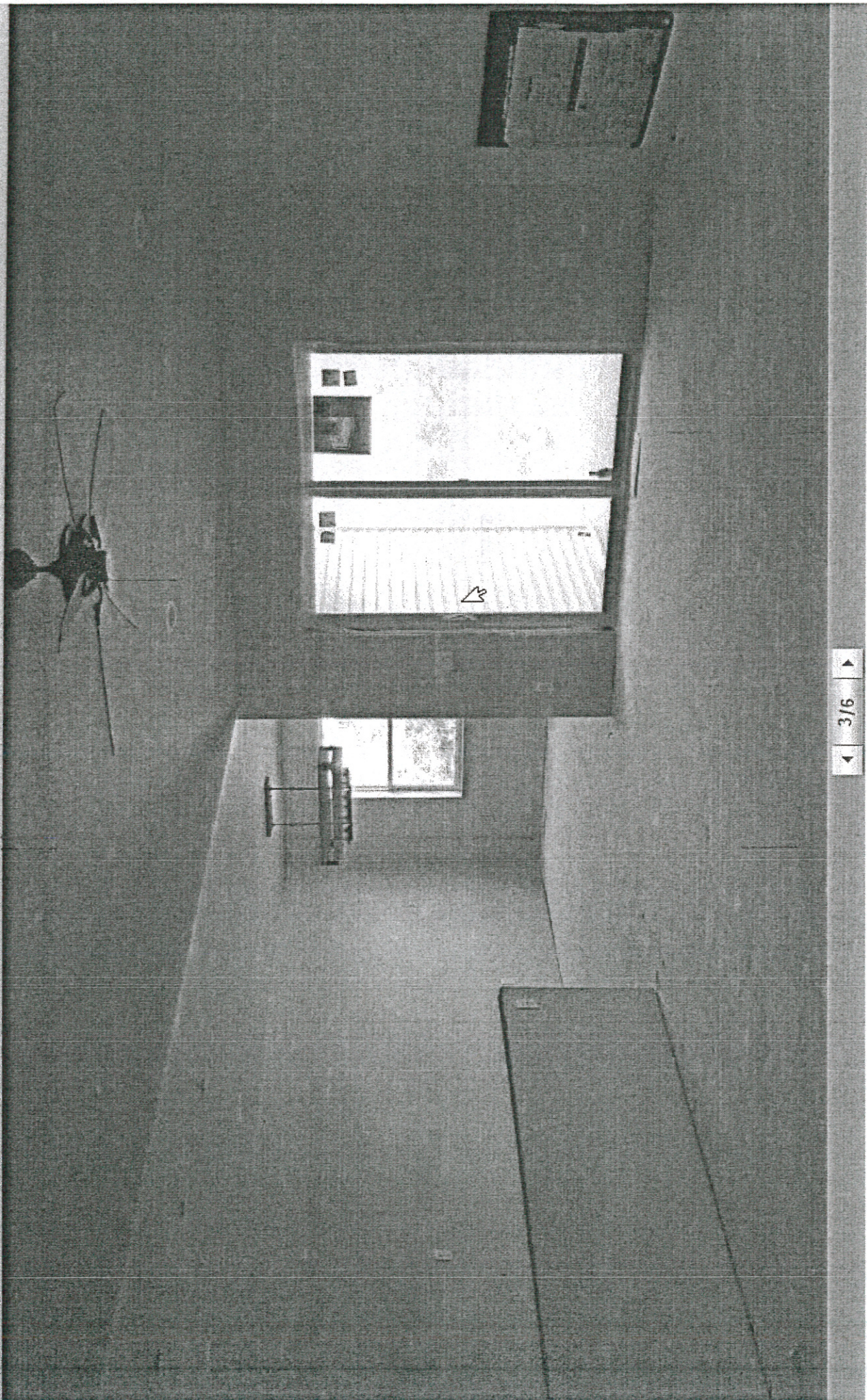
MLS #: 1664798





The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2020 by Multiple Listing Service, Inc. See copyright notice.

Prepared by Mark Schlafer on Wednesday, May 13, 2020 12:44 PM.



NEW CONSTRUCTION PARTIAL COMPLETION ESTIMATE

Assessment Year:				Assessment Year:		
Computer Number:				Date:		
Property Address:				Time:		
Addition:				Appraiser:		
	New Structure			Comments	Additions	
Plans, permits and survey	2	2	2%			
Foundation, excavation, forms	4	6	4%			
Water/sewage hookup	2	8	2%			
Concrete	5	13	5%			
Concrete flatwork	3	16	3%			
Rough framing and sheathing	21	37	21%			
Windows and exterior doors	4	41	4%			
Roof cover	3	44	3%			
Rough-in plumbing	4	48	4%			
Insulation	1	49	1%			
Rough-in electrical and mechanical	11	60	11%			
Exterior cover	5	65	5%			
Interior drywall	8	73	8%			
Built-in cabinets, interior doors, trim, etc.	9	82				
Plumbing fixtures	5	87				
Flooring covers	4	91				
Built-in appliances	2	93				
Light fixtures and finish hardware	2	95	2%			
Painting and decorating	4	99	4%			
Landscaping	1	100	1%			
Total Percent Complete:				80%		
Percent Used for Value:						
Base Value:				(Circle One) Permit Calculated		
Partial Value:				#VALUE!		

My Home

My Favorites

Recent Cases

GIS

Parcel Map

Calendar

Tasks

Contacts

Notifications

My Work

Home

Plan Search

Permit

Permit Search

FLUWB-010503-2019

Permit Search

Search Criteria

Shared

Notes: name is only required if criteria needs to be saved.

Map Results

Viewing 55 of 55 results.

Save Layout

Clear Layout

Main Address	Permit Type	Permit Status	Work Class	Project Name	Apply Date	Issue Date	Expire Date	Finalize Date	Inspection Date	Square Feet	Valuation	Street Name
6106 RIVER RUN RD	Mechanical - Plumbing	Completed	Plumbing		7/19/2019	7/19/2019	7/19/2021	2/17/2020	8/27/2019	0.00	14,000.00	RIVER RUN
6106 RIVER RUN RD	Mechanical - HVAC	Completed	HVAC		8/26/2019	8/26/2019	8/25/2021	2/18/2020	2/14/2020	0.00	8,935.00	RIVER RUN
6106 RIVER RUN RD	Building - Single Family	Completed	New		6/24/2019	6/24/2019	6/23/2021	2/18/2020	2/18/2020	0.00	160,000.00	RIVER RUN
6106 RIVER RUN RD	Mechanical - HVAC	Completed	HVAC		9/6/2019	9/6/2019	9/5/2021	2/18/2020	2/14/2020	0.00	2,326.41	RIVER RUN
6106 RIVER RUN RD	Right-of-Way - Excavation	Completed	Excavation		9/19/2019	10/3/2019	11/3/2019	12/13/2019	12/4/2019	0.00	0.00	RIVER RUN
6106 RIVER RUN RD	Mechanical - Electrical	Issued	Electrical		7/3/2019	7/3/2019	7/2/2021	2/18/2020	2/13/2020	0.00	5,500.00	RIVER RUN
6106 RIVER RUN RD	Mechanical - HVAC	Completed	HVAC		8/26/2019	8/26/2019	8/25/2021	2/18/2020	2/14/2020	0.00	8,935.00	RIVER RUN
6106 RIVER RUN RD	Building - Single Family	Completed	New		6/24/2019	6/24/2019	6/23/2021	2/18/2020	2/18/2020	0.00	160,000.00	RIVER RUN
6106 RIVER RUN RD	Mechanical - HVAC	Completed	HVAC		9/6/2019	9/6/2019	9/5/2021	2/18/2020	2/14/2020	0.00	2,326.41	RIVER RUN
6106 RIVER RUN RD	Mechanical - Plumbing	Completed	Plumbing		7/19/2019	7/19/2019	7/19/2021	2/17/2020	9/9/2019	0.00	14,000.00	RIVER RUN

Sum: Squared Feet

0.00

Sum: Valuation

376,022.82

Version: 2019.1.4.15



RE: Mazzola Objection to Assessment - M...



File

Message

Help



Tell me what you want to do

Wed 5/13/2020 12:23 PM

Molledahl, Jon

RE: Mazzola Objection to Assessment

To Benrud, Josh

Josh, I wasn't there between the insulation inspection in sept and the final in February. So I can't say for sure how complete it was on Jan. 1st. Typically, final inspections on those have been close to their completion.

Jon Molledahl
District 4 Building Inspector
608-789-7583 Office
608-386-1980 Cell

From: Benrud, Josh
Sent: Wednesday, May 13, 2020 12:09 PM
To: Molledahl, Jon <molledahlj@cityoflacrosse.org>
Subject: RE: Mazzola Objection to Assessment

Jon Mazzola is stating that 6106 and 6108 River Run Rd. were not completed on Jan 1st and wants a partial assessment for 2020.

Do you any insight on this, or was your only inspection of the finished product in mid-February?

Joshua Benrud

Joshua Benrud
Property Appraiser
400 La Crosse Street
La Crosse, WI 54601
benrudj@cityoflacrosse.org
(608)789-7546

Benrud, Josh

From: Benrud, Josh
Sent: Friday, May 8, 2020 1:46 PM
To: 'greatriverhomesllc@gmail.com'
Subject: assessments
FW: 6108 and 6106 River Run Road Assessments

Hi John,

My name is Joshua Benrud, I am the Assessor who handles the properties out on River Run Rd. Every December I mail out postcards requesting an interior inspection for all the building permits in my area in order to gauge the amount of work that has been completed by Jan 1st, which is the statutory date of assessment.

I also had Dawn Gale request in an email that you contact me to set up an appointment. I have attached the email chain below. There was no response from you to set up an appointment for an interior inspection, so I drove by all the properties on River Run Rd. to gauge the level of completion. Based upon what I saw from an exterior view from the road and what I could pull from the floor plans, I assessed 6106 and 6108 as fully completed projects. I also viewed the other properties on River Run Rd and took note of their level of completion and assessed them accordingly based on what I saw.

Last year I had several conversations with the buyers of your homes. They expressed to me that they were upset with the assessment because their prorated taxes in the closing documents were based on uncompleted projects. I had no response from you for an interior inspection. So, I had to assume that the project was completed when I saw that the exterior of the homes had been finished.

This situation really stresses the importance of an interior inspection and timely response to correspondence from our office, because we have to comply with statutory deadlines.

Moving forward, in Dec, 2020, I will be mailing out postcards following up on building permits to schedule interior inspections of the properties. If I have no response from the home owners I have to assume the project is completed based on the best evidence I have ie: an exterior inspection and floor plans/building permits.

Thank you,

Joshua Benrud
Joshua Benrud
Property Appraiser
400 La Crosse Street
La Crosse, WI 54601
benrudj@cityoflacrosse.org
(608)789-7546

From: John Mazz <mazzolacc@gmail.com>
Sent: Monday, December 30, 2019 10:35 AM

To: Gale, Dawn <Galed@cityoflacrosse.org>
Subject: Re: Question on 6008 River Run Road, LaCrosse

*** CAUTION: This email originated from an external sender. DO NOT click links or open attachments unless you recognize the sender and know the content is safe. ***

Hello Dawn

Thank you for the email. I appreciate the help.

I have been traveling for about the last 3-4 weeks. I will not be back to town until January 6th-7th.

Thank you

On Mon, Dec 30, 2019, 9:42 AM Gale, Dawn <Galed@cityoflacrosse.org> wrote:

Hey John,

Sorry I was out of the office all last week. Attached is a copy of the original assessment notice. As you can see it went to Margie Mason at 6008 River Run Rd.

I know Josh has been handling quite a few calls from new owners this month. He has asked me to forward a request to view all of the new construction out there asap. The statutory assessment date is January 1st. If some of the units are partially finished right now we can reflect that for the 2020 assessment year. You can reach him at 789-7546.

Happy New Year!

Dawn Gale

Property Appraisal Specialist

City of La Crosse

From: John Mazz <mazzolacc@gmail.com>
Sent: Tuesday, December 24, 2019 9:07 AM
To: Gale, Dawn <Galed@cityoflacrosse.org>
Subject: Question on 6008 River Run Road, LaCrosse

*** CAUTION: This email originated from an external sender. DO NOT click links or open attachments unless you recognize the sender and know the content is safe. ***

Merry Christmas Dawn!

I could use a bit of your help dealing with a pretty negative email from a customer of mine relating to the spring assessments. Margie Mason lives at 6008 River Run Road and we closed on her home on February, 14th, 2019. Margie stated that she called into your office and she was told that her assessment was sent to me.

Great River Homes received 22 tax assessments and 6008 was not one of them. I have all the originals still in there manila envelopes. I also confirmed with my accounting team that my count was correct and that there was in fact no 6008 assessment in the files. I did receive an assessment for 6006, which is the right side of the twinhome. I am guessing that was due to the fact that it was not sold.

I would like you to get me some validation that this was actually sent to me. Upon your confirmation, we will need to let Margie know that this was not my fault. My only guess is that Margie was bouncing back and forth between her two homes and she kept taking mail at her other home. I would think between the move and mail locations, it is highly probably that the assessment was sent to Margie, but that the mail either never got delivered or mixed up in the move between her two addresses. Before I reply to her could you let me know what you find out.

The new system has really improved the timeliness and updating abilities for the City. This is the first year I have not received any of the sold homes tax sheets:) That even includes the ones I just sold a few months ago.

Thank you Dawn.

John Mazzola

Great River Homes

GreatRiverHomesllc@gmail.com

608-780-8537

Thank You!

John Mazzola C.S.P.

MCC LLC

MazzolaCC@Gmail.com

608-780-8537

From: John Mazzola <greatriverhomesllc@gmail.com>
Sent: Tuesday, April 28, 2020 2:32 PM
To: IR - Assessor <IRAssessor@cityoflacrosse.org>
Subject: 6108 and 6106 River Run Road Assessments

*** CAUTION: This email originated from an external sender. DO NOT click links or open attachments unless you recognize the sender and know the content is safe. ***

Hello,
I am writing to contest your assessment of 6106 and 6108 River Run Road.

I am not understanding how the evaluation was made when considering neither of these homes were finished or had occupancy until April of 2020.

The total value of the homes at 12-31-2019 were 230,000 each including land. This equates to 460,000 adjusted gross assessment per values. We held up on finishing until other spec based homes were built. Please review your finding and I am sure you will see that following items listed below were not completed on either home. Since no homes are identical, it would appear that you simply took the price I was hoping to sell them for and used that as the assessment number. We project selling these homes for around the 300,000 mark each pending the home values do not FALL any further with the virus.

1. Cabinets
2. Doors and trim
3. Lighting
4. Electrical
5. Basement framing
6. Interior painting
7. Countertops

8. Plumbing
9. Finish carpentry labor
10. Stairs
11. Front doors
12. Garage doors
13. Garage finish
14. Basement insulation
15. Basement wiring
16. Basement HVAC
17. Basement plumbing
18. ETC....

Thank you for your review of this matter.

John Mazzola

GreatRiverHomes, LLC

608-721-5995

GreatRiverHomesllc@gmail.com