

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 [Guide for 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) Gary Lass			Agent name (if applicable)				
Owner mailing address 1411 Nakomis Ave			Agent mailing address				
City La Crosse	State WI	Zip 54603	City	State	Zip		
Owner phone (608) 780- 9395	Email garylass@ghrealtors.com	Owner phone () -		Email			
Section 2: Assessment Information and Opinion of Value							
Property address 1411 Nakomis Ave			Legal description or parcel no. (on changed assessment notice) 17-10675-390				
City La Crosse	State WI	Zip 54603					
Assessment shown on notice – Total \$ 712,100			Your opinion of assessed value – Total \$ 600,000				

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			712,100
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) Assessed value too high compared to similar area properties	Basis for your opinion of assessed value: (Attach additional sheets if needed) see attached


Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property?..... ☐ Yes ☒ No
If Yes, provide acquisition price \$ _____ Date - - ☐ 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 Addition on owners side, remodeled kitchen, siding and roof
Date of changes 10- 1 - 2016 Cost of changes \$ 50,000 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) - to -
(mm-dd-yyyy) (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 - - 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 15 minutes.

Property owner or Agent signature Gary Lass	Date (mm-dd-yyyy) 7-14-25
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Property Type: Single-Family
Status: Sold
County: La Crosse
Seller Offers Concessions:

Bedrooms: 3
Total Bathrooms: 2
Total Full/Half Baths: 2 / 0
F/H Baths Main: 2 / 0
F/H Baths Upper:
F/H Baths Lower:
Garage Spaces: 3
Garage Type: Attached

Flood Plain: No

List Price: \$650,000
Tax Key: 017010672070
Taxes: \$10,500
Tax Year: 2024
Est. Acreage: 0.34

Rooms: 9
Est. Total Sq. Ft.: 2,133
Est. Year Built: 1986
Zoning: res

Days On Market: 1

Directions: 2nd house on right side of Nakomis

School District: La Crosse	Name	Dim	Level	Name	Dim	Level
	Master Bedroom	19 x 12	Main	Living/Great Room	22 x 20	Main
	Bedroom 2	13 x 11	Main	Kitchen	21 x 12	Main
	Bedroom 3	12 x 11	Main	Laundry		Main

Type:	Waterfrontage on Lot	Documents:	Tax Bill; Other
Water Features:	River	Appliances Incl.:	Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer; Water Softener Owned
Lot Description:	View of Water	Misc. Exterior:	Deck; Sprinkler System
Style:	1 Story	Misc. Interior:	Gas Fireplace; 2 or more Fireplaces; Skylight
Architecture:	Ranch	Water/Waste:	Municipal Water; Municipal Sewer
Garage:	Electric Door Opener; Access to Basement	Municipality:	City
Driveway:	Paved	Accessibility:	Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level; Open Floor Plan
Outbuildings:	Storage Shed		
Exterior:	Brick; Aluminum/Steel		
Basement:	Crawl Space		
Heating Fuel:	Natural Gas		
H/C Type:	Forced Air; Central Air		
Bath Description:	Off MBR; MBR Bath Walk-in Shower; At least one Bathtub		

Remarks: For Sale By Owner - Buyer Agency Nice ranch with 3 bed 2 bath including master. Main channel Black River frontage and boat dock. Hardwood floors, sky lights, family room or office with open water view. Sandy beach and professional boat dock.
Showing Information: n/a Sold

Excl. Agency Contract: N		Broker Owned: N	Electronic Consent: No
Limited/Unserviced: No		Named Prospects: N	Listing Date: 03/06/2025
Sold Price: \$650,000	Closing Date: 06/06/2025	Pending Date: 03/06/2025	Terms of Sale: Cash
Listing Office: NON MLS LAC: nmlsofs3	Listing Agent: NON MLS-LAC : nmls-lac	LA Address:	
Ph:	Ph: Cell:	LO License #:	
Fax:	Fax:	LA License #:	
URL:	Email:		
Selling Office: Gerrard-Hoeschler, REALTORS 500601 Ph: 608-781-7355		Selling Agent: Gary D Lass l39065 Ph: 608-780-9395	
URL: http://www.ghrealtors.com		Email: garylass@ghrealtors.com	
License #: 834038-91		License #: 39065-90	

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 2025 by Multiple Listing Service, Inc. See [copyright notice](#). Prepared by Gary D Lass on Monday, July 14, 2025 8:04 AM.



Property Type: Single-Family
Status: Sold
County: La Crosse
Seller Offers Concessions: No

List Price: \$689,900
Tax Key: 017010675290
Taxes: \$10,560
Tax Year: 2020
Est. Acreage: 0.31

Bedrooms: 3
Total Bathrooms: 2.5
Total Full/Half Baths: 2 / 1
F/H Baths Main: 2 / 1
F/H Baths Upper:
F/H Baths Lower:
Garage Spaces: 2.5
Garage Type: Attached

Rooms:
Est. Total Sq. Ft.: 2,526
Est. Year Built: 1987
Zoning: res

Flood Plain: No

Days On Market: 88

Directions: Clinton to north on Nakomis

School District: [La Crosse](#)

Name	Dim	Level	Name	Dim	Level
Master Bedroom	17 x 13	Main	Living/Great Room	20 x 15	Main
Bedroom 2	13 x 12	Main	Kitchen	22 x 11	Main
Bedroom 3	11 x 11	Main	Dining Room	15 x 11	Main
Den	15 x 12	Main	Laundry	13 x 11	Main
Sun/Four Season Room	23 x 12	Main			

Type: Waterfrontage on Lot; Water Access/Rights

Water Features: River; Boat Slip; Private Dock

Lot Description: View of Water

Style: 1 Story

Architecture: Ranch

Garage: Electric Door Opener

Driveway: Paved

Outbuildings: Storage Shed

Exterior: Brick; Wood

Basement: Crawl Space

Heating Fuel: Natural Gas

H/C Type: Forced Air; Central Air

Bath Description: Off MBR; MBR Bath Walk-in Shower; At least one Bathtub; Shower Over Tub

Documents: Listing Contract; LC Amendment; Seller Condition

Appliances Incl.: Oven/Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer; Water Softener Owned

Misc. Exterior: Sprinkler System

Misc. Interior: Natural Fireplace; Walk-In Closet(s); Central Vacuum; Cable TV Available; Skylight

Water/Waste: Municipal Water; Municipal Sewer

Municipality: City

Accessibility: Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level; Open Floor Plan; Stall Shower; Level Drive

Remarks: A sprawling Nakomis ranch with over 100' feet of water frontage w/ private dock. Tastefully updated from top to bottom. Kitchen offers quartz, soft close shaker cabinets w/ pull-outs, crown molding above cabinet lighting, skylight, and island w/ seating. The sunroom boasts a panoramic view of the river, with access to a patio great for entertaining. The living room has a double-sided natural fireplace with real Chicago brick. Main floor laundry also doubles as an office. The dock has a 20' by 10' slip with an attached EZ-dock for a jet ski and a canoe. New shed in the backyard, steps, and railing to the dock, lawn irrigation system. Water softener and central vac are new. This property is immaculate and is 100% turn-key move-in ready!

Private Remarks: Furniture is negotiable, Lower storage area, 23' x 11' carpeted concrete slab, dock is wired with 220 volts.

Showing Information: ShowingTime or call/text Ryan 608.406.2677 (cell) or 608.780.0869 (team line).

Inclusions: Kitchen appliances, washer, dryer, shed, garage shelf and work bench

Excl. Agency Contract: N

Broker Owned: N

Electronic Consent: Yes

Listing Date: 11/26/2021

Limited/Unserviced: No

Named Prospects: N

Seller Offers Concessions: No

Expiration Date: 05/23/2022

Sold Price: \$675,000

Closing Date: 04/29/2022

Pending Date: 02/21/2022

Terms of Sale: Conventional

Listing Office: @properties La Crosse: 5062

Ph: 608-781-2116

Fax:

URL: <http://www.atpropertieslacrosse.com>

Listing Agent: Ryan Wessel, The Wessel-Trim Team
: 178386

Ph: 608-792-7629 **Cell:** 608-792-7629

Fax:

Email: rwessel@atpropertieslacrosse.com

LA Address: 1844 E Main St
Onalaska, WI 54650

LO License #: 938792-91

LA License #: 78386-94

Selling Office: Century 21 Affiliated 5045 **Ph:** 608-784-2121

URL: <http://www.century21affiliated.com>

License #: 833681-91

Selling Agent: Renee HeintzBPOR I74449 **Ph:** 608-792-2664

Email: reneeheintz1@gmail.com

License #: 74449-94



Property Type: Single-Family
Status: Sold
County: La Crosse
Seller Offers Concessions:

List Price: \$425,000
Tax Key: 004001154000
Taxes: \$8,292
Tax Year: 2023
Est. Acreage: 0.27

Bedrooms: 4
Total Bathrooms: 3.5
Total Full/Half Baths: 3 / 1
F/H Baths Main: 1 / 1
F/H Baths Upper: 2
F/H Baths Lower:
Garage Spaces: 4
Garage Type: Detached

Rooms: 9
Est. Total Sq. Ft.: 4,251
Est. Year Built: 1981
Lot Description: Waterfront
Zoning: Residential

Flood Plain: No
 Days On Market: 99

Directions: Clinton St to Nakomis Ave

School District: La Crosse High School: Logan Middle School: Logan Subdivision: Hiawatha Islands Addition Est Water Front Footage: 110	Name	Dim	Level	Name	Dim	Level
	Master Bedroom	18 x 28	Upper	Living/Great Room	13 x 13	Main
	Bedroom 2	15 x 14	Upper	Kitchen	12 x 15	Main
	Bedroom 3	13 x 13	Upper	Family Room	34 x 15	Main
	Bedroom 4	11 x 8	Main	Dining Room	15 x 19	Main

Type: Waterfrontage on Lot; Water Access/Rights Water Features: River; Private Dock Lot Description: View of Water Style: 2 Story Architecture: Contemporary Garage: Electric Door Opener Driveway: Paved; Parking Space Exterior: Stone; Wood; Vinyl Basement: Crawl Space; Block Heating Fuel: Natural Gas H/C Type: Forced Air; Central Air; Multiple Units Bath Description: Off MBR; MBR Bath Separate Tub; Shower Over Tub; Shower Stall	Documents: Listing Contract; LC Amendment; Seller Condition; Indep Inspection Rpt Appliances Incl.: Cooktop; Oven; Range; Refrigerator; Dishwasher; Microwave; Washer; Dryer Misc. Exterior: Deck Misc. Interior: Walk-In Closet(s); Cable TV Available; High Speed Internet; Kitchen Island Water/Waste: Municipal Sewer; Private Well Municipality: Town Accessibility: Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level; Open Floor Plan; Grab Bars in Bath
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Remarks: This custom-built home is nestled in an exclusive neighborhood, offering stunning sunsets and serene river views. The main residence features an open floor plan with a spacious kitchen, island, dining area, and a sunken living room with vaulted ceilings and wood beams. A spiral staircase leads to the primary suite with multiple closets, a sauna, and a patio door overlooking the water. The second bedroom, accessible bath, and laundry are conveniently located on the main floor. The attached mother-in-law quarters include 2 bedrooms, 1.5 baths, and its own living space. Expansive decks, a newer dock, and a large garage complete the property. *Short term rental is an allowable use in the single-family zoning district with proper permits and quarterly room tax payments to the town*

Private Remarks: Property is zoned for single family - use can only be single family with mother in law quarters. So the occupants of each side have to be related. There are doors on both levels to connect the units - please do not open, Home Inspection on file was done 2 years ago. HVAC on Unit 1 & Dock installed 2022. please review prior to showing & offer. Appliances in Unit 1 not included.

Showing Information: Aligned or contact Jillian 608-385-2616

Inclusions: Appliances in main living area: stove/oven, refrigerator, dishwasher, microwave, washer, dryer. The dock is also included.

Exclusions: Seller's personal property

Excl. Agency Contract: N Limited/Unserviced: No Sold Price: \$400,000	Broker Owned: N Named Prospects: N Closing Date: 02/14/2025	Electronic Consent: Yes Listing Date: 09/26/2024 Expiration Date: 02/26/2025 Terms of Sale: Conventional Pending Date: 01/02/2025
Listing Office: Coldwell Banker River Valley, REALTORS: 5349 Ph: 608-784-9930 Fax: 608-784-4660 URL: http://www.cbrivervalley.com	Listing Agent: Jillian Hugo, Jillian Hugo & Associates : j54086 Ph: 608-784-9930 Cell: 608-385-2616 Fax: Email: jillian@cbrivervalley.com	LA Address: 1808 E Main Street Onalaska, WI 54650 LO License #: 701807-91 LA License #: 54086-94
Selling Office: Coldwell Banker River Valley, REALTORS 5349 9930 URL: http://www.cbrivervalley.com License #: 701807-91	Selling Agent: Adam M Weissenberger I81694 Ph: 608-386-9560 Email: adam@cbrivervalley.com License #: 81694-94	

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