

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) Lyon Joint Revocable Trust			Agent name (if applicable)				
Owner mailing address 1220 Lauderdale Pl			Agent mailing address				
City La Crosse	State WI	Zip 54603	City	State	Zip		
Owner phone (608) 780-9263	Email lyonski1@gmail.com	Owner phone () -	Email				
Section 2: Assessment Information and Opinion of Value							
Property address 1220 Lauderdale Pl			Legal description or parcel no. (on changed assessment notice) Lauderdale Addition Lot 13 + Lot 14 Block 1 Lot S2: 1R2				
City La Crosse	State WI	Zip 54603					
Assessment shown on notice - Total 1,597,700-			Your opinion of assessed value - Total 1,059,400-				

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

Statutory Class	Acre	\$ 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.	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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide acquisition price \$ _____ Date - - - <input type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance (mm-dd-yyyy)	
B. Within the last 10 years, did you change this property (ex: remodel, addition)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe _____ Date of changes - - - Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? <input type="checkbox"/> Yes <input type="checkbox"/> No (mm-dd-yyyy)	
C. Within the last five years, was this property listed/offered for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 <u>15</u> minutes.	

Property owner or Agent signature Gady Lyon	Date (mm-dd-yyyy) 7-14-25
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Section 3:

Reason for Objection:

The most recent assessment of our home reflects an increase of 57.8% over our previous assessment. We were told in 2023 that the city was bringing all assessments up to their actual value. It is not realistic to imply that in the last two years our home has appreciated in value that much. We do not feel we could get even close to the new assessed value if we listed it on the market for sale.

A significantly larger waterfront home (4127 Kammel Rd, La Crosse) was listed in March of this year for \$1,499,000. In April, they dropped the price to \$1,399,000. In May, they again dropped the price to \$1,275,000. That home is still listed for sale.

We have compared our home to other homes in the city of La Crosse of similar size and quality and have found that our home is way over valued in comparison.

Our home is also “mis-categorized” in comparison to other homes in the city. Our home is described as “Executive Mansion”. It is assumed that this description carries with it a higher assessment value in comparison to other homes. Please see the list of “Comparable Homes: 2025 Assessed Values”. The only one, besides ours, listed as “Executive Mansion” is 33% larger than ours and sits on 3.74 acres versus our ½ acre lot.

In 2013, we used the blueprints from the home at 1828 Nakomis Ave to build our home. That home is described on the assessor page as “Stucco Modern Multi Story”. Compared to their home, we modified a bit of the layout to add a bedroom and to remove a bathroom. We have essentially the same layout and footprint. Pictures of both homes are attached as “Lauderdale – Nakomis home pics”. It is not reasonable to classify our home as “Executive Mansion” and that home as “Stucco Modern Multi Story”.

Basis of Estimate:

We asked a local realtor to provide a statistical comp analysis of our home to determine the realistic value of our home. Their analysis of active, pending and sold listings resulted in a price per square foot of \$256.64.

As mentioned above, we compared the 2025 assessed value of several waterfront homes of comparable style and quality (see “Comparable Homes: 2025 Assessed Values”). The average of assessed value per finished square foot of those homes is \$252, which is very close to the realtor’s estimate.

Using the realtor’s analysis, they determined a list price of \$1,019,800 and a sold price of \$1,059,400.

Attachments:

- Edina Realty statistical comp analysis
- Lauderdale – Nakomis home pics
- Comparable Homes: 2025 Assessed Values

1828 Nakomis Ave



1220 Lauderdale Pl



Comparable Homes: 2025 Assessed Values

Address	Property	Assessment		Sq. Ft. House	Property Description	Total assessment	Price/sq ft
		Land	Improvements				
1220 Lauderdale Pl	0.55	378,800	1,218,900	4,128	Stucco, Executive Mansion (>4000)	1,597,700	295
1503 Nakomis	0.46	340,000	999,200	4,348	Alum/vinyl modern multi-story	1,339,200	230
1832 Nakomis	0.30	241,900	907,600	4,086	Stucco Contemporary	1,149,500	222
1926 Nakomis	0.38	348,900	1,406,000	4,911	Wood Modern Multi Story	1,754,900	286
1839 Cherokee	3.74	245,000	1,463,900	5,514	Wood, Executive Mansion (>4000)	1,708,900	265
1828 Nakomis Ave	0.38	286,300	933,800	4,035	Stucco Modern Multi Story	1,220,100	231
1608 Nakomis Ave	0.35	305,800	1,226,900	4,477	Stucco Modern Multi Story	1,532,700	274
1604 Nakomis Ave	0.36	308,900	1,058,300	4,110	Stucco Modern Multi Story	1,367,200	257
4127 Kammel Rd*	0.26	79,500	1,076,900	7,202	not available	n/a	150

* We were unable to find the 2025 assessed value and description for this property. The values listed are the 2024 assessed value. The we excluded it from our average price/sq. ft.

Average price/sq ft 252
 1220 Lauderdale Pl at average sq ft price 1,041,836