

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) <i>Elizabeth A. Numsen</i>				Agent name (if applicable)			
Owner mailing address <i>1229 Adams St.</i>				Agent mailing address			
City <i>La Crosse</i>		State <i>WI</i>	Zip <i>54601</i>	City		State	Zip
Owner phone <i>(608) 782-2099</i>		Email <i>enumsen@gmail.com</i>		Owner phone <i>(608) 782-2099</i>		Email	
Section 2: Assessment Information and Opinion of Value							
Property address <i>1229 Adams St</i>				Legal description or parcel no. (on changed assessment notice) <i>Tax Key # 17-040008-100</i>			
City <i>La Crosse</i>		State <i>WI</i>	Zip <i>54601</i>				
Assessment shown on notice - Total <i>\$233,600</i>				Your opinion of assessed value - Total <i>\$190,000</i>			

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) <i>See attached sheets.</i>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <i>\$190,000</i>
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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 \$ _____ 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 _____
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) *- -* 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 *5-10* minutes.

Property owner or Agent signature <i>[Signature]</i>	Date (mm-dd-yyyy) <i>07-11-25</i>
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I have lived at 1229 Adams St. since 2005. I have a Rental property above me. My home and Rental unit both have 1 bedroom. Upstairs has original claw foot tub. Neither unit has a shower. My home has plastic tiles in bathroom & Kitchen. (Dated around 1930-1950.)

My basement is unfinished and has old foundation (? fieldstone foundation) Both units have old Kitchen cupboards & counte tops (? from 1950-1960's) Upstairs unit has no central air. Window air conditioner is supplied.

I live next to a rental home. Only 6 feet from my house. I have seen at least 14 people move in and out in the past 20 years. The house is managed by a property management company. They do not take care of yard or house. The house behind me accross Alley is a dumping ground for a tree service. Lots of tree pieces & sometimes lots of junk piling up. No one seems to live in home at present time.

When I called Assessor and also went to speak to someone in person, I certainly got the impression that Rental units were being targeted for the increased Assessment. There wer 2 other people there. One had a duplex and the other ? Apartments Duplex was raised \$78,000 And the other \$100,000. This is my home I do rent out the upper unit to a young lady for \$550.00 I try to have some compassion for people because rent has become to expensive for people to live. I believe real estate investors are buying places to rent out (but not keeping the properties up). I believe this decreases other properties that are near these rentals. and also makes hard working people unable to afford a home or rent.

Homesold

- 1438 Redfield St.
3 bed, 1 bath sold on 11/22/24 \$200,000
- 1717 9th St. South 3 bed, 2 bath
sold 4/29/25 \$200,000
- 419 Johnson St. 3 bed, 1 bath
sold 4/25/25 \$157,000
- 1308 West Ave. So. 4b/3bath
sold \$230,000 12/23/24
- 1019 Redfield St. 3bed/1bath
sold 10/2/24 \$76,500
- 946 Adams St. 4bed/2 bath (Duplex)
sold 6/28/24 \$195,000
- 811 Adams St. 2bed/1bath
sold 3/15/24 \$165,000
- 1002 7th St. So. 2bed/2bath (built 2022)
sold 9/5/24 \$200,000
- 1715 10th St. So. 3bed/2bath
sold 4/18/24 \$175,000

For sale

- 1229 Hintgen Ct. 4b/1bath
\$159,000
- 1233 - 1235 16th St S. 3bed/2bath
\$199,000

Notice of Intent to File Objection with Board of Review

I, Elizabeth Numsen, as the property owner or as agent for Elizabeth Numsen hereby give Notice of Intent to File an Objection to the assessment for Parcel Number 17-040008-100 with a Property Address of 1229 Adams St. for the 2025 Assessment Year in the City of La Crosse.

This Notice of Intent is being filed: (please mark one)

- ☒ at least 48 hours before the Board's first scheduled meeting
☐ during the first two hours of the Board's first scheduled meeting (Complete Section A below)
☐ up to the end of the fifth day of the session or up to the end of the final day of the session if the session is less than five days (Complete Section B below)

Filing of this form DOES NOT relieve the objector of the requirement to timely file a fully completed written objection form (PA-115A) with the City Clerk (Clerk of the Board of Review).

Name

Phone

Date

Received by: _____
on: _____

Section A: The Board of Review shall grant a waiver of the 48-hour notice of an intent to file a written or oral objection if a property owner who does not meet the notice requirement appears before the Board during the first two hours of the meeting, shows GOOD CAUSE FOR FAILURE TO MEET THE 48-HOUR NOTICE REQUIREMENT AND FILES A WRITTEN OBJECTION. Applicant's statement of good cause is:

Section B: The Board of Review may waive all notice requirements and hear the objection even if a property owner fails to provide written or oral notice of an intent to object 48 hours before the first scheduled meeting, and fails to request a waiver of the notice requirement during the first two hours of the meeting, if the property owner appears before the Board at any time up to the end of the fifth day of the session or up to the end of the final day of the session if the session is less than five days, and FILES A WRITTEN OBJECTION AND PROVIDES EVIDENCE OF EXTRAORDINARY CIRCUMSTANCES. Applicant's statement of extraordinary circumstances is:

A WRITTEN OBJECTION, ON THE PROPER FORM PA-115A, MUST BE TIMELY FILED WITH THE CITY CLERK (CLERK OF THE BOARD OF REVIEW).