

## 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) Fred M Howard III				Agent name (if applicable)			
Owner mailing address 2201 Prospect St.				Agent mailing address			
City La Crosse		State WI	Zip 54603	City		State	Zip
Owner phone (608) 404-4557		Email buzzword26@gmail.com		Owner phone ( ) -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 2201 Prospect St.				Legal description or parcel no. (on changed assessment notice) 17-010157-010			
City La Crosse		State WI	Zip 54603				
Assessment shown on notice - Total \$ 150,900				Your opinion of assessed value - Total \$ 80,000			

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) House 99 years old, needs expensive repairs, such as a new roof, siding,	Basis for your opinion of assessed value: (Attach additional sheets if needed) Needs lead abatement, new roof, new siding, new fence, interior work,

Section 4: Other Property Information	
no garage, needs both, kitchen, deck work	
A. Within the last 10 years, did you acquire the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide acquisition price \$ 0 Date 4-17-2025 <input type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input checked="" type="checkbox"/> Inheritance	
B. Within the last 10 years, did you change this property (ex: remodel, addition)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe Some work to adapt bathroom for disabled parent. Date of changes 11-28-2021 Cost of changes \$ 400 Does this cost include the value of all labor (including your own)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
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 - - 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 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): <b>Note:</b> 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 Fred Howard	Date (mm-dd-yyyy) 07-14-25



## Notice of Intent to File Objection with Board of Review

I, Fred M Howard III, as the property owner or as agent for Fred M Howard III, hereby give Notice of Intent to File an Objection to the assessment for Parcel Number 17-010157-010 with a Property Address of 2201 Prospect 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).**

Fred M Howard III

Name

608-404-4556

Phone

07-13-2025

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:

Property is not worth what the Assessor deems free market value. Needs new roof, bathroom, kitchen, fence, deck,

Needs new siding, soffit and fascia, deck, fence, flooring, painting work, lead abatement.

House is 99 years old. Some cracking of interior lathwork. No garage

My deceased uncle's house nearby was in better condition yet required \$60 of work to make saleable.

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).**