

# 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 [Guide for Property Owners](#).

## Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written <a href="#">authorization (Form PA-105)</a> with this form			
Property owner name (on changed assessment notice) DOUGLAS P SCHMIDT 2004 TRUST			Agent name (if applicable)				
Owner mailing address 1612 Nakomis Ave			Agent mailing address				
City La Crosse	State WI	Zip 54603	City	State	Zip		
Owner phone ( 608 ) 498- 2424	Email dougs527@gmail.com		Owner phone ( ) -	Email			
Section 2: Assessment Information and Opinion of Value							
Property address 1612 Nakomis Ave			Legal description or parcel no. (on changed assessment notice) 17-010675-140				
City La Crosse	State WI	Zip 54603					
Assessment shown on notice – Total \$ 1,071,600			Your opinion of assessed value – Total \$ 804,444				

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	

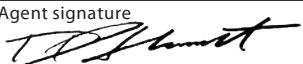
Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) See additional sheet: 4) Section 3 Reason for Objection and Basis of Estimate.pdf	Basis for your opinion of assessed value: (Attach additional sheets if needed) See additional sheet: 4) Section 3 Reason for Objection and Basis of Estimate.pdf

## 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 15 minutes.

Property owner or Agent signature  Douglas Schmidt	Date (mm-dd-yyyy) 7-12-2025
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## Notice of Intent to File Objection with Board of Review

I, Douglas Schmidt, as the property owner or as agent for Douglas Schmidt 2004 Trust, hereby give Notice of Intent to File an Objection to the assessment for Parcel Number 17-010675-140 with a Property Address of 1612 Nakomis Ave, La Crosse, WI 54603 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).**

Douglas Schmidt

Name  
(608) 498-2424  
Phone  
7/14/2025  
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:

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**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:

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

### **Section 3: Reason for Objection and Basis of Estimate:**

My property was annexed into the City of La Crosse from the Town of Campbell last year on November 6, 2024.

In 2024, the Town of Campbell assessed my total property value as \$779,500 (See attachment: 5, *Town of Campbell Assessment, 2024.pdf*)

In 2025, the City of La Crosse assessed my total property at \$1,071,600 - a 37.5% increase in one year. (See attachment: 4, *La Crosse Assessment, 2025.pdf*)

No changes or improvements were made to the property from 2024 to 2025. In fact, no changes or improvements have been made over the last 15 years.

The Town of Campbell 2024 assessment follows the same state guidelines as the 2025 La Crosse assessment. The 5, *Town of Campbell Assessment 2024*, page 2 (highlighted in yellow), states: "We have adjusted your assessed value to a current 2024 fair market value." This is consistent with the La Crosse 2025 assessment objective.

According to the attached 6, *Zillow Home Values Index Report 2025*, for the La Crosse WI Housing Market, the 1-year (June 30, 2024 to June 30 2025) residential homes market value increased by 3.2%.

Applying this 1-year increased to the Campbell total property value of \$779,500 results in a 2025 total property value of \$804,444 ( $779,50 + 779,500 * 3.2\%$  ).

The 2025 total market value for the property is \$804,444.

# LA CROSSE WISCONSIN

## ASSESSOR

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7525 | [ASSESSOR@CITYOFLACROSSE.ORG](mailto:ASSESSOR@CITYOFLACROSSE.ORG)

July 8, 2025

### 2025 Corrected Notice of Changed Assessment

**This is not a tax bill.**

Under state law (Sec. 70.365, Sec. 70.43, or Sec. 70.44 Wis. Stats.), your property assessment for the current year, 2025, is listed below.

DOUGLAS P SCHMIDT 2004 TRUST  
1612 NAKOMIS AVE  
LA CROSSE WI 54603 USA

Tax key number: 17-010675-140 located in the City of La Crosse, La Crosse County  
Property address: 1612 Nakomis Ave  
Legal description: FIRST ADDITION TO HIAWATHA ISLANDS ADDITION LOT 14

General Information			Contact Information	
Open Book:	06 – 23 – 2025	9:00am - 3:00pm	City Assessor:	Shannon Neumann (608) 789-7544 <a href="mailto:neumanns@cityoflacrosse.org">neumanns@cityoflacrosse.org</a>
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	07 – 09 – 2025	9:00am - 3:00pm		
Board of Review:	07 – 17 – 2025	10:00am	Municipal Clerk:	Nikki M. Elsen (608) 789-7555 <a href="mailto:elsenn@cityoflacrosse.org">elsenn@cityoflacrosse.org</a>
	Council Chambers			
	400 La Crosse Street, La Crosse WI 54601			

If you wish to discuss your assessment, contact the Assessor's office at (608) 789-7525 or email [assessor@cityoflacrosse.org](mailto:assessor@cityoflacrosse.org).  
Public service hours are M-Th, 8am-4pm; however, the Assessor's office can also be reached by telephone on Fridays from 8am-12pm.  
In honor of Independence Day, our office will be closed on July 4<sup>th</sup>, 2025.

#### Assessment Information

State law (sec. 70.32, Wis. Stats.) requires the assessment of taxable property (except agricultural, agricultural forest, and undeveloped) as full value of January 1 each year. Assessment as a percentage of full value are acceptable when applied uniformly. To determine if your assessment is fair, you must analyze it in relation to full value. This is done by dividing your assessment by the general level of assessment for your municipality.

Under Wisconsin law, generally, the assessor may not change the assessment of property based solely on the recent arm's length sale of the property without adjusting the assessed value of comparable properties in the same market area. For information on the assessment of properties that have recently sold, visit the Internet site of the Department of Revenue at <https://www.revenue.wi.gov/Pages/ERETR/data-home.aspx>.

Assessment Change General Property				PFC/MFL
Year	Land	Improvement	Total	Total
2024	\$0	\$0	\$0	\$0
2025	\$309,700	\$761,900	\$1,071,600	\$0
Total Assessment Change			\$1,071,600	\$0
Reasons for Change				
Land	Revalue, 2025 Annexation from Town of Campbell 4-1142 into the City of La Crosse			
Improvement	Open Book, Revalue, 2025 Annexation from Town of Campbell 4-1142 into the City of La Crosse, Wisconsin			
Preliminary General Level of Assessment				100.00%
Note: If an Agricultural Land Conversion Charge Form PR-298 is enclosed, you must pay a conversion fee under state law (sec. 74.485, Wis. Stats.).				

# ASSESSOR

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7525 | [ASSESSOR@CITYOFLACROSSE.ORG](mailto:ASSESSOR@CITYOFLACROSSE.ORG)

## To Appeal Your Assessment

First, contact your local assessor to discuss your assessment by phone as questions/corrections can often be handled by the Assessor and may not require an appeal to Board of Review (BOR).

- Verify all information on your property record card is accurate and up to date, visit [www.assessordata.org](http://www.assessordata.org) (free site with minimal information) or [www.assessordata.com](http://www.assessordata.com) (small fee with more detailed information).
- The Assessor may require an interior inspection to verify or correct the data on your property record card.
- If no corrections are warranted and you feel your assessment is inequitable, you can appeal to the Board of Review (BOR).

## To File a Formal Appeal

Contact the City Clerk's Office at (608) 789-7510 or email [cityclerk@cityoflacrosse.org](mailto:cityclerk@cityoflacrosse.org).

- Anyone appearing before the Board of Review **must** file a Notice of Intent and/or Objection Form for real property no less than 48 hours before the meeting of the Board of Review.
- The 48-hour deadline is Tuesday, July 15<sup>th</sup> at 10:00am to the Municipal Clerk (Nikki M. Elsen).
- Objection forms can be found at [www.cityoflacrosse.org/your-government/departments/city-clerk/board-of-review](http://www.cityoflacrosse.org/your-government/departments/city-clerk/board-of-review)

## Property Owner Rights

You have the right to refuse entry into your residence pursuant to s. 70.05 (4m) of the Wis. statutes. Entry to view your property is prohibited unless voluntarily authorized by you. Pursuant to s. 70.05 (4m) of the Wis. statutes, you have the right to refuse a visual inspection of the interior of your residence and your refusal to allow an interior inspection of your residence will not be used as the sole reason for increasing your property tax assessment. Refusing entry to your residence also does not prohibit you from objecting to your assessment pursuant to s. 70.47 (7) of the Wis. statutes. However, if facts exist making an interior view necessary to complete an accurate valuation, the assessor may seek a special inspection warrant per s. 66.0119 of the Wis. Statutes to view the interior of the home.

Wis. Statutes states s. 70.35, real property shall be valued by the assessor in the manner specified in the Wisconsin property assessment manual provided under s. 73.03 (2a) from actual view or from the best information that the assessor can practicably obtain, at the full value which could ordinarily be obtained therefore at private sale. In determining the value, the assessor shall consider recent arm's-length sales of the property to be assessed if according to professionally acceptable appraisal practices those sales conform to recent arm's-length sales of reasonably comparable property; recent arm's-length sales of reasonably comparable property; and all factors that, according to professionally acceptable appraisal practices, affect the value of the property to be assessed.

## Frequently Asked Questions.

**How does the assessment process work?** January 1<sup>st</sup> – All properties are assessed as they existed on this date. (If new construction was not complete, a partial assessment will be applied for that year). After the assessor has reviewed all assessment work for the year, value change notices are sent to those properties that have a value change. State law recognizes every municipality cannot be assessed at market value each year. The law requires each municipality to be within 10% of market value once every five (5) years. Assessed values are used to distribute the municipality's tax burden among the individual property owners. For more information on the assessment process, visit [www.cityoflacrosse.org/your-government/departments/assessor](http://www.cityoflacrosse.org/your-government/departments/assessor)

**What is Open Book?** Open Book refers to a period (before Board of Review (BOR) begins) when the completed assessment roll is open for examination. This period is an opportunity to discuss your property value with the assessor and provide a reason for changing the value, if appropriate. At Open Book, the assessor is allowed to make any changes that are necessary to perfect the assessment roll. When Open Book ends, any changes to the assessment roll (your property value) requires a formal process in front of the BOR or circuit court.


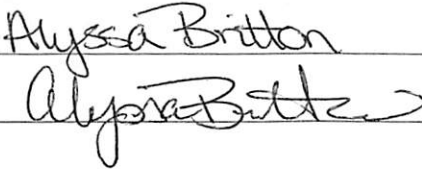
**If my assessment increased, does this mean my taxes will increase? What if I believe that my taxes are too high?** As the assessor, we do not determine taxes. Though the value of your property affects your share of taxes, the actual amount you pay is determined by the budget needs of the schools, city, county, technical college, and state. All these taxing units decide what services they will provide in the coming year and how much money they will need to provide those services. This decision is made mid- to end of November each year. Typically, these taxing unit's budgets will increase on a yearly basis. Visit <https://wicountytreasurers.com/index.php/faqs/> to learn more about Wisconsin property taxes.


**How do I know if my property assessment is accurate and uniform?** Wisconsin has an annual assessment. This means each year's assessment is a new assessment. The assessor is not obligated to keep the same assessment each year. The assessor may change your assessment because of revaluation, building permits or sales activity even if the assessor did not inspect your property. The use of Computer Assisted Mass Appraisal (CAMA) results in uniform assessments, as it values thousands of similar properties using the same methodologies.

**What rules govern how property values are estimated by the Assessor's Office?** Wisconsin Statutes, Chapter 70 and the Wisconsin Department of Revenue's 2025 Property Assessment Manual.

**What if I do not own this property anymore, what should I do?** Please call or email us so we may get in touch with the new owners.

## Open Book Notice of Amended Assessment

Property Information			
Taxation district (check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City		Municipality La Crosse	
County La Crosse		<input checked="" type="checkbox"/>	
Parcel number 17-010675-140		Street address 1612 Nakomis Avenue	
		Assessment year 2025	
Initial Assessment		Amended Assessment	
Land \$ 309,700.00		Land \$ 309,700.00	
Improvements \$ 942,100.00		Improvements \$ 761,900.00	
Total \$ 1,251,800.00		Total \$ 1,071,600.00	
Is this property subject to conversion charge under sec. 74.485, Wis. Stats.? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Assessor Information			
I hereby amend the assessment for the property listed above.			
Name Douglas Schmidt		Date (mm-dd-yyyy) 07/07/2025	
Signature 		Signature 	

Property Owner Waiver – Amended Assessment Notification	
<p>As the property owner, I forfeit and waive the further right to receive notification of this changed assessment before the Board of Review. I understand I may still proceed with an appeal to the Board of Review, following the requirements provided under sec. 70.47, Wis. Stats. I understand that more detailed assessment objection procedures can be found in the <a href="#">Guide for Property Owners</a> or on the back of the initial Notice of Changed Assessment (PR 301).</p>	
Property Owner / Agent	
Name Douglas Schmidt	
Date (mm-dd-yyyy) 07/07/2025	
Signature 	

Copies to:    ☒ Property Owner / Agent    ☒ Assessor    ☐ Municipality

# Hart Appraisals, Inc

PO Box 42  
Tomah, WI 54660

Phone: (608)372-2964

September 25, 2024

DOUGLAS P SCHMIDT 2004 TRUST  
1612 NAKOMIS AVE  
LA CROSSE WI 54603

## 2024 Notice of Assessment

### This is not a tax bill

Under state law (Section 70.365 of the Wisconsin Statutes), your property assessment for 2024 is listed below.

Tax key number: 004-001142-000 located in the Town of Campbell, La Crosse County  
Legal description: FIRST ADDITION TO HIAWATHA I SLANDS ADDITION LOT 14  
Property address: 1612 Nakomis Ave

Year	General Property			PFC/MFL
	Land	Buildings / Impts	Total	Total
2023	\$180,200	\$313,000	\$493,200	\$0
2024	\$225,200	\$554,300	\$779,500	\$0
Net change in assessment			\$286,300	\$0

Reasons for Change	
Land	Revalue
Buildings/Impts	Revalue

**Open Book: Monday, October 21, 2024, 9:00 am – 1:00 pm; Campbell Town Hall**

**Board of Review: Monday, October 28, 2024, 4:00 pm – 6:00 pm; Campbell Town Hall**

**Please call the assessor with any questions you may have,  
Monday – Friday, 8:00 am – 3:00 pm at 608-372-2964**

### 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.

Under Wisconsin law, generally, the assessor may not change the assessment of property based solely on the recent arm's length sale of the property without adjusting the assessed value of comparable properties in the same market area. For more information on the assessment of properties that have recently sold, visit the internet site of the Department of Revenue at

<https://www.revenue.wi.gov/Pages/ERETR/data-home.aspx>

### 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](http://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.

Hart Appraisals, Inc.  
PO Box 42  
Tomah, WI 54660  
608-372-2964

September 23, 2024

Property Owners, Town of Campbell, La Crosse County Wisconsin

Hart Appraisals has conducted a Market Revaluation of all property in the Town of Campbell for the 2024 assessment year. Your assessed values have not changed since the last Revaluation in 2017 unless you have built, remodeled, or removed buildings. The sole reason for the revaluation was to get the Town of Campbell into compliance with the Department of Revenue, based on the sales that have occurred in the last three years.

The Department of Revenue arrives at a new fair market value for the town based upon the previous year's sales transfers. State law requires that the Assessed value of your town be no more than 10% above or below its fair market value. When the fair market value of the town is 10% above or below its assessed value the state requires a revaluation to be done. What we have done is to analyze the sales over the last 3 years in the Town of Campbell to establish a fair market value for all properties based upon these sales.

**We have adjusted your assessed value to a current 2024 fair market value.** With the assessed value and fair market value being within 10% of each other, your mill or tax rate will decrease. My job as your assessor requires that I put a Fair Market Value on each individual property, based on the sales in the town. The mill or tax rate will be determined by your municipality based upon its budget needs for the year. Here in the Town of Campbell, as everywhere in Wisconsin, the largest percentage of our property tax dollars are spent on educating our children in the school systems.

Your town clerk will not be able to answer your questions, if you have any questions regarding your new assessment, please call me at 608-372-2964 from 8:00 am to 3:00 pm Monday thru Friday. We can resolve most questions over the telephone. If we cannot resolve your questions over the telephone, I will set up an appointment to meet with you on Monday, October 21, 2024, from 9:00 am to 1:00 pm at the Open Book located at the Town Hall. It is in your best interest to set up an appointment, otherwise you may have to wait.

Listed on the back of this page are samples of sales that have occurred in the Town of Campbell in the last 3 years. These are some of the sales that we have used to establish assessed values.  
Please review them.

Sincerely,  
**Patrick J Hart**

Patrick J. Hart  
Assessor, Town of Campbell

## 2024 Town of Campbell

## 2021, 2022 2023 Sales

Type	Old Land Value (2023)	Old Imp Value (2023)	Old Total (2023)	Sale Date	Sale Price	New Land Value	New Imp Value	New Total Assessed
1970's Ranch & DG	\$35,200	\$102,300	\$137,500	8/31/2022	\$239,900	\$68,400	\$171,400	\$239,800
1960's Bi-Level & DG	\$39,600	\$138,900	\$178,500	10/19/2023	\$275,000	\$77,000	\$204,500	\$281,500
1960's Ranch	\$33,500	\$79,900	\$113,400	8/2/2021	\$200,000	\$65,200	\$139,500	\$204,700
1960's Ranch	\$37,200	\$115,600	\$152,800	10/20/2023	\$240,000	\$72,300	\$166,600	\$238,900
1990's Bi-Level	\$31,900	\$165,100	\$197,000	9/15/2023	\$355,000	\$62,000	\$240,600	\$302,600
Older DG	\$27,900	\$3,900	\$31,800	8/17/2022	\$58,100	\$55,700	\$0	\$55,700
1980's Bi-Level	\$23,400	\$109,100	\$132,500	5/4/2022	\$225,000	\$46,800	\$169,800	\$216,600
1960's Ranch	\$25,900	\$93,800	\$119,700	4/17/2023	\$185,000	\$51,800	\$133,900	\$185,700
1960's Ranch	\$37,000	\$80,700	\$117,700	4/7/2022	\$213,000	\$72,000	\$132,500	\$204,500
1970's Bi-Level	\$37,000	\$133,000	\$170,000	3/29/2021	\$226,500	\$72,000	\$148,800	\$220,800
1960's Ranch	\$37,000	\$103,100	\$140,100	12/16/2022	\$280,000	\$72,000	\$182,300	\$254,300
1960's Ranch	\$40,100	\$194,500	\$234,600	10/15/2021	\$332,500	\$80,200	\$234,900	\$315,100
1960's Ranch & DG	\$28,800	\$92,700	\$121,500	6/30/2022	\$250,000	\$56,100	\$166,000	\$222,100
1960's Bi-Level & DG	\$40,600	\$112,100	\$152,700	7/29/2022	\$265,000	\$78,900	\$181,400	\$260,300
1990's Ranch	\$38,800	\$163,700	\$202,500	6/1/2021	\$315,000	\$75,400	\$233,700	\$309,100
1960's Ranch	\$50,200	\$127,700	\$177,900	11/30/2021	\$235,800	\$97,600	\$143,700	\$241,300
1970's Ranch & DG	\$28,800	\$117,600	\$146,400	7/5/2023	\$260,000	\$56,100	\$196,300	\$252,400
1940's Ranch & DG	\$23,200	\$64,400	\$87,600	1/25/2021	\$159,900	\$45,200	\$120,100	\$165,300
1930's Cape Cod	\$39,100	\$113,900	\$153,000	7/21/2023	\$260,000	\$76,000	\$187,300	\$263,300
1920's Cape Cod	\$21,700	\$44,800	\$66,500	12/20/2022	\$150,000	\$43,300	\$108,600	\$151,900
1960's Ranch WATER	\$129,100	\$66,300	\$195,400	5/27/2022	\$272,000	\$163,600	\$105,900	\$269,500
1960's Ranch WATER	\$113,600	\$124,800	\$238,400	6/21/2021	\$315,000	\$143,900	\$188,200	\$332,100
1940's Bar	\$131,600	\$195,700	\$327,300	11/2/2022	\$550,000	\$202,700	\$313,600	\$516,300
Commercial Property	\$41,500	\$189,000	\$230,500	10/14/2022	\$325,000	\$96,100	\$272,900	\$369,000
1960's 2 Story	\$22,500	\$107,500	\$130,000	5/9/2022	\$212,000	\$43,700	\$173,800	\$217,500
1960's Ranch WATER	\$132,400	\$134,800	\$267,200	6/14/2022	\$474,900	\$165,500	\$238,900	\$404,400
1980's 2 Story Contemp WATER	\$118,800	\$162,500	\$281,300	10/11/2021	\$600,000	\$148,600	\$338,900	\$487,500
Commercial Property	\$531,400	\$1,217,500	\$1,748,900	8/5/2021	\$2,930,800	\$1,124,600	\$1,790,200	\$2,914,800
1970's 1.5 St Contemp & Res Lots	\$399,400	\$332,000	\$731,400	11/1/2022	\$1,125,000	\$506,000	\$529,400	\$1,035,400
1999 Exposed Ranch WATER	\$104,100	\$199,400	\$303,500	8/15/2022	\$634,500	\$127,600	\$460,800	\$588,400
1940's Cape Cod & DG	\$28,000	\$120,400	\$148,400	7/21/2022	\$240,000	\$56,100	\$192,300	\$248,400
1990's Ranch & DG WATER	\$167,500	\$328,500	\$496,000	8/31/2022	\$888,000	\$205,200	\$603,200	\$808,400
2005 Ranch	\$45,600	\$200,300	\$245,900	9/21/2021	\$374,900	\$88,600	\$306,600	\$395,200
2000 Ranch	\$31,600	\$212,700	\$244,300	12/14/2021	\$361,000	\$61,400	\$312,400	\$373,800
1950's Ranch WATER	\$104,600	\$107,100	\$211,700	12/6/2021	\$319,900	\$137,400	\$183,100	\$320,500
Comm Apt Bldg	\$45,300	\$200,500	\$245,800	8/17/2021	\$525,000	\$105,600	\$320,800	\$426,400
Comm Apt Bldg	\$50,900	\$186,200	\$237,100	7/16/2021	\$500,000	\$118,700	\$297,900	\$416,600
.307 Ac Vacant Res WATER	\$105,500	\$0	\$105,500	11/9/2023	\$176,500	\$133,700	\$0	\$133,700
1/2 of 1970's Twindo	\$25,500	\$83,000	\$108,500	4/18/2022	\$174,900	\$49,600	\$129,100	\$178,700
1/2 of 1970's Twindo	\$25,500	\$83,700	\$109,200	4/18/2022	\$186,100	\$49,600	\$129,100	\$178,700

Enter a city or zip code

United States > Wisconsin > La Crosse County > La Crosse

# La Crosse, WI Housing Market

\$275,940

↑ 3.2% 1-yr

The average La Crosse, WI home value is \$275,940, up 3.2% over the past year and goes to pending in around 5 days.



## What is the Zillow Home Values Index?

Zillow Home Value Index (ZHVI), built from the ground up by measuring monthly changes in property level Zestimates, captures both the level and home values across a wide variety of geographies and housing types.

[Learn more about the Zillow Home Value Index](#)



## La Crosse Key Takeaways

Typical Home Values: \$275,940

1-year Value Change: +3.2%

(Data through June 30, 2025)

## La Crosse Housing Market Overview

📈 -- 1-year Market Forecast

**125** For sale inventory (June 30, 2025)

**74** New listings (June 30, 2025)

**1.019** Median sale to list ratio (May 31, 2025)

**\$263,333** Median sale price (May 31, 2025)

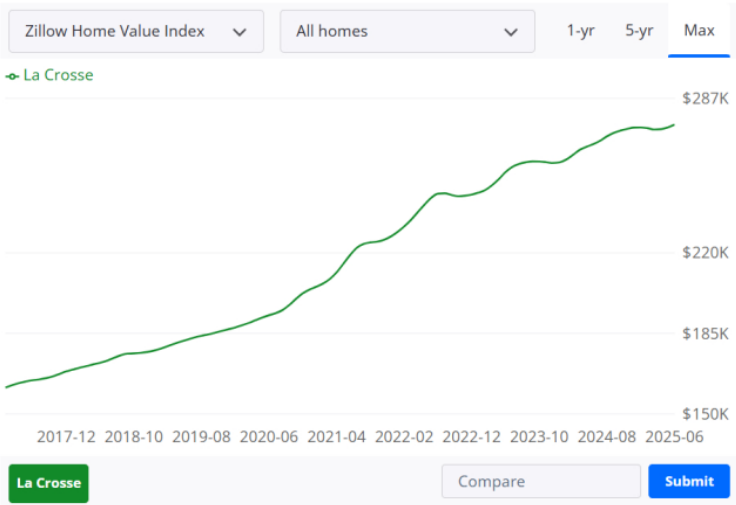
**\$274,133** Median list price (June 30, 2025)

**62.3%** Percent of sales over list price (May 31, 2025)

**23.6%** Percent of sales under list price (May 31, 2025)

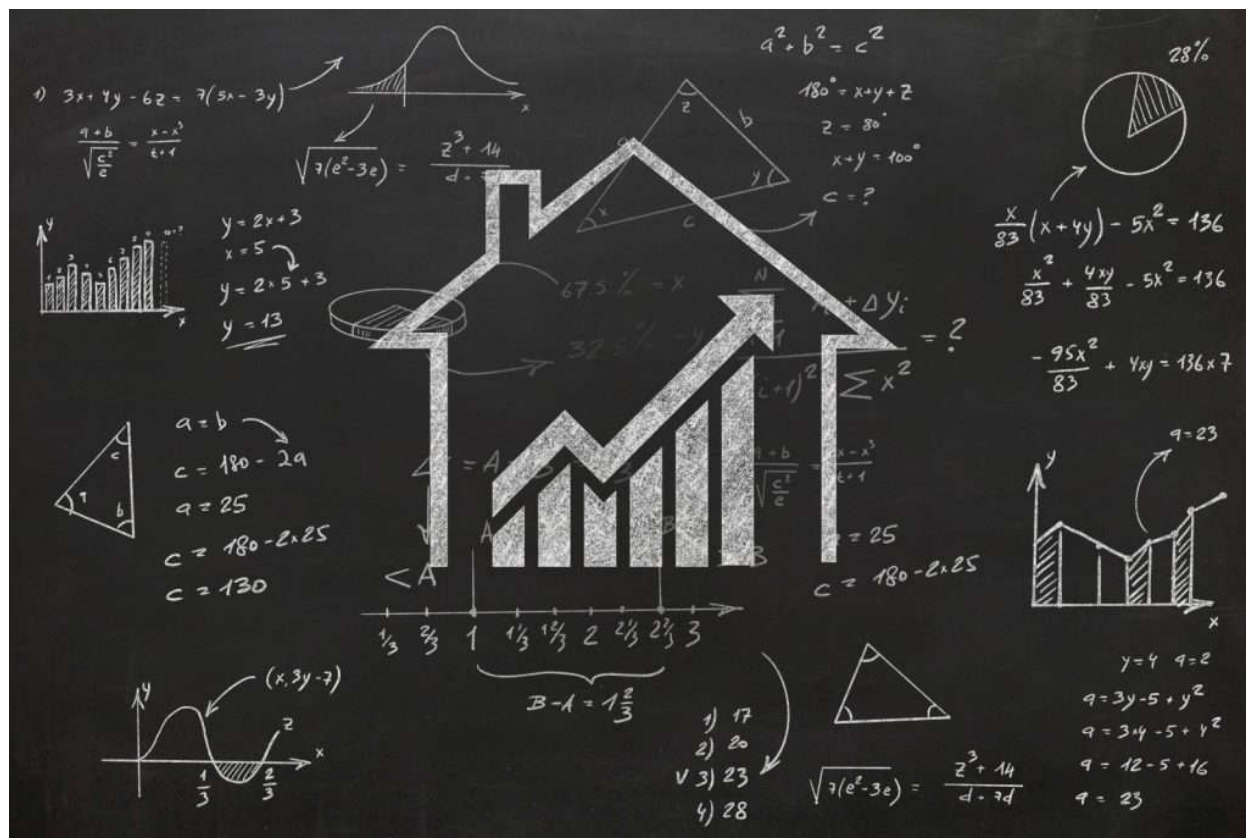
**5** Median days to pending (June 30, 2025)

(Metric availability is based on market coverage and data)



# Zillow Home Value Index Methodology, 2019 Revision: What's Changed & Why

The Zillow Home Value Index is Zillow's flagship measure of the typical home value and appreciation. It offers many advantages over other housing indices.



**Editor's Note:** Starting with the January 2023 data release, and for all subsequent releases, the full Zillow Home Value Index time series has been upgraded to harness the power of the [neural Zestimate](#). Please refer to [this page](#) with the

current methodology for the most up-to-date information on how the Zillow Home Value Index is calculated.

The Zillow Home Value Index (ZHVI), built from the ground up by measuring monthly changes in property-level [Zestimates](#), captures both the level and appreciation of home values across a wide variety of geographies and housing types (e.g. all 1-bedroom condominiums in ZIP Code 98101).

The index is optimized to achieve three main objectives:

- **Timeliness:** Data for a given month is published on the third Thursday of the following month – i.e., data for November 2019 is published Thursday, December 19.
  - Other housing indices often publish monthly data at a significant lag of one month or more after the close of a given month.
- **Comprehensiveness:** The ZHVI draws on Zestimates calculated on more than 100 million U.S. homes, including new construction homes and/or homes that have not traded on the open market in many years.
  - This offers a fuller picture than indices that rely solely on data recorded only on those homes that sell in a given period.
- **Visibility:** Because of the way the ZHVI is constructed, it gives users the ability to observe dynamics in very small regions and/or among very specific subsets of homes.

The ZHVI was launched in 2006, and in its most recent iteration prior to publication of November 2019 data it [was calculated](#) as the median Zestimate value for a fixed (over time) set of homes in a given area, representing that area's median home value. Because the stock of homes was fixed over time, month-over-month growth under these assumptions could be interpreted as appreciation of the typical home.

Beginning with publication of November 2019 data, and for all subsequent releases, the ZHVI has been recomputed [using a new methodology](#). November 2019 data is historically recalculated through 2008. A more complete time series dating to the mid-1990s will be published in 2020.

The ZHVI will now be calculated using a new set of assumptions:

1.
  1. The average Zestimate within some range of home values determines the index level, meaning the index retains its interpretation as the dollar value of a typical home.
  2. Monthly changes in the index are now calculated using a weighted mean of the appreciation of individual homes, as proxied by changes in the Zestimate. The weight of each home in the index is proportional to its Zestimate in the first month of any monthly pair.
  3. For any geography or cut, index appreciation can now be interpreted as the *market's* total appreciation. In other words, the ZHVI appreciation can now be viewed as the theoretical financial return that could be gained from buying all homes in a given subset (by geography and/or home type) in one period and selling them in the next period.

Several other new features have been incorporated into the new methodology, leading to a number of improvements.

## **More representative of a market's overall appreciation**

Changes in median home value, as calculated previously, do not necessarily reflect how the overall market is moving. For example, a market in which the median home value is barely moving could be a reflection of homes at the higher end falling in value while homes at the lower end grow in value. In this example, the overall market could actually be trending downward, which would be reflected through the price weighting features of the new methodology but would not be captured by simply looking at the median.

## **Historical appreciation is based on the housing stock that actually existed at that time**

Previously, the ZHVI was calculated over a fixed basket of homes over its entire history to ensure that the median comparison across periods had a value appreciation interpretation. Had it not been calculated across this fixed set of homes, differences in the median could have reflected differences in the composition of the housing stock — such as the opening of a large subdivision of higher-end homes — rather than more comprehensive appreciation driven by market forces. But under the older method, appreciation was always taken over this fixed set of homes, *regardless of whether they existed at that point in time or not* (new construction and demolitions were ignored).

To better reflect the appreciation of both the historical and current housing stock composition, the new methodology resizes the housing stock annually *based on what actually exists*. This makes it a more accurate current *and* historical measure of home value appreciation, especially in smaller regions that may have grown a lot and in which the housing stock has changed considerably over the years.

## **The price level of the current housing stock is accurately presented**

Another advantage from updating the housing stock is that the most recent index level will represent the average value of what is actually built reasonably close to the current date. In contrast, the old index's median would have been restricted to the housing stock at the latest fixed basket, which could have represented the years-ago state of a given area's housing stock.

## **Corrects for home appreciation driven by home improvements**

Homes that have had significant changes in features, quality and/or size will experience associated value changes that are unrelated to market movements. For example, adding a bedroom to a home will generally increase its value regardless of market forces. These types of changes are not reflective of overall market appreciation, but instead reflect the change in quantity and/or quality of the housing stock and as such should not be included in an appreciation calculation.

The new methodology addresses these issues by imputing the appreciation values for such homes as if they had had no improvement.

## **Ability to create more custom-weighted versions**

The flagship version of the ZHVI uses a value-based weighting for each home's appreciation. But the general methodology is much more flexible and allows custom versions that skew the weights away from a value basis. For example, a municipality could measure the increase in its property tax base by using a weighting scheme proportional to individual properties' assessed value instead of their Zestimate. Or the index could be used to track an institutional investor's exposure to a portfolio of homes, such as in a securitized mortgage pool or a residential REIT, by weighting those homes proportional to their dollar exposure in those financial instruments.