

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 *Property Assessment Appeal Guide for Wisconsin Real 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) Kyle J. DeLap				Agent name (if applicable) Julianne J. DeLap			
Owner mailing address 3619 Parkwood Pl				Agent mailing address 1844 E Main St			
City La Crosse	State WI	Zip 54601		City Onalaska	State WI	Zip	
Owner phone (608) 769 - 8931	Email kyle@lacrossejules.com			Owner phone (608) 386 - 6003	Email 54650		

Section 2: Assessment Information and Opinion of Value			
Property address 3619 Parkwood Pl		Legal description or parcel no. (on changed assessment notice) Juniper Estates First Addition Prt Lot 21 Block 3 Beg Se Cor Lot 21 N7D59MW 99.44FT S85D41M40SW 130.04FT Alg Curv S6D1M54SW 23.24FT S65D47M30SE 160FT To Pob Lot Sz: Irr	
City La Crosse	State WI	Zip 54601	
Assessment shown on notice - Total \$ 295,200		Your opinion of assessed value - Total \$ 255,100	

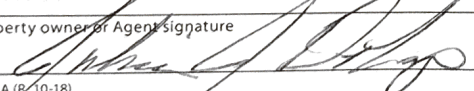
If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

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) Please see attached reasons	Basis for your opinion of assessed value: (Attach additional sheets if needed) Please see attached Market Analysis

Section 4: Other Property Information	
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 \$ 166,000 Date 09 - 11 - 2020 <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance	
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	
C. Within the last five years, was this property listed/offered for sale? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, how long was the property listed (provide dates) 03 - 13 - 2020 to 09 - 11 - 2020 Asking price \$ 180,000 List all offers received 1	
D. Within the last five years, was this property appraised? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide: Date 08 - - 2020 Value 166,000 Purpose of appraisal purchase 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 minutes.	

Property owner or Agent signature 	Date (mm-dd-yyyy) 07 - 08 - 2025
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Objection to Real Property Assessment



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City La Crosse	State WI	Zip 54601	City Onalaska	State WI	Zip		
Owner phone (608) 769 - 8931		Email kyle@lacrossejules.com	Owner phone (608) 386 - 6003		Email 54650		
Section 2: Assessment Information and Opinion of Value							
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Forest classification # of acres	@	\$ acre @ market value	
Class 7 "Other" total market value		market value	
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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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, how long was the property listed (provide dates) 03 - 13 - 2020 to 09 - 11 - 2020 (mm-dd-yyyy) (mm-dd-yyyy) Asking price \$ 180,000 List all offers received 1	
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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 minutes.	

Property owner or Agent signature	Date (mm-dd-yyyy) 07 - 08 -
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Agent Authorization

for Property Assessment Appeals

If an agent is representing the property owner or municipality, the property owner or municipality must provide prior written authorization for the agent to represent the company or municipality when contacting the reviewing authority.

Section 1: Property Owner and Property Information

Company/property owner name @Properties - La Crosse			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City		County La Crosse
Mailing address 1844 E Main St			Street address of property 3619 Parkwood Pl		
City Onalaska	State WI	Zip 54650	City La Crosse	State WI	Zip 54601
Parcel number 17-050700-055		Phone (608) 386 -	Email kyle@lacrossejules.com		Fax () -

Section 2: Authorized Agent Information

Name / title Julianne J. DeLap			Company name @Properties La Crosse		
Mailing address 1844 E Main St			Phone (608) 386 - 6003		Fax () -
City Onalaska	State WI	Zip 54650	Email julie@lacrossejules.com		

Section 3: Agent Authorization

Agent Authorized for: (check all that apply) <input type="checkbox"/> Manufacturing property assessment appeals (BOA) <input type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals <input checked="" type="checkbox"/> Municipal Board of Review <input checked="" type="checkbox"/> Other Market Analysis Documentation		Enter Tax Years of Authorization <u>2024, 2025, 2026</u> <u>2024, 2025, 2026</u>	
Authorization expires: <u>12 - 31 - 2025</u> <small>(mm - dd - yyyy)</small>		<small>(unless rescinded in writing prior to expiration)</small>	
Send notices and other written communications to: (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/> Property Owner			

Section 4: Agreement/Acceptance

I understand, agree and accept: <ul style="list-style-type: none"> The assessor's office may divulge any information it may have on file concerning this property My agent has the authority and my permission to accept a subpoena concerning this property on my behalf I will provide all information I have that will assist in the discussion and resolution of any assessment appeal of this property Signing this document does not relieve me of personal responsibility for timely reporting changes to my property and paying taxes, or penalties for failure to do so, as provided under Wisconsin tax law A photocopy and/or faxed copy of this completed form has the same authority as a signed original If signed by a corporate officer, partner, or fiduciary on behalf of the owner, I certify that I have the power to execute this Agent Authorization form 	
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Section 5: Owner Grants Authorization

Owner Sign Here ▶	Owner name (please print) Kyle J. DeLap	
	Owner signature	
	Company or title	Date (mm-dd-yyyy) 07 - 08 - 2025



Agent authorization of objection to assessment

Agent Authorization for Property Assessment Appeals

If an agent is representing the property owner or municipality, the property owner or municipality must provide prior written authorization for the agent to represent the company or municipality when contacting the reviewing authority.

Section 1: Property Owner and Property Information

Company/property owner name @Properties - La Crosse			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City		County
Mailing address 1844 E Main St			Enter municipality → La Crosse		La Crosse
Street address of property 3619 Parkwood Pl					
City Onalaska	State WI	Zip 54650	City La Crosse	State WI	Zip 54601
Parcel number 17-050700-055	Phone (608)386 -	Email kyle@lacrossejules.com		Fax () -	

Section 2: Authorized Agent Information

Name / title Julianne J. DeLap			Company name @Properties La Crosse		
Mailing address 1844 E Main St			Phone (608) 386 - 6003		Fax () -
City Onalaska	State WI	Zip 54650	Email julie@lacrossejules.com		

Section 3: Agent Authorization

Agent Authorized for: (check all that apply)		Enter Tax Years of Authorization	
<input type="checkbox"/> Manufacturing property assessment appeals (BOA)			
<input type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals			
<input checked="" type="checkbox"/> Municipal Board of Review		2024, 2025, 2026	
<input checked="" type="checkbox"/> Other Market Analysis Documentation		2024, 2025, 2026	
Authorization expires: 12 - 31 - 2025 (mm - dd - yyyy)		(unless rescinded in writing prior to expiration)	
Send notices and other written communications to: (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/> Property Owner			

Section 4: Agreement/Acceptance

I understand, agree and accept:

- The assessor's office may divulge any information it may have on file concerning this property
- My agent has the authority and my permission to accept a subpoena concerning this property on my behalf
- I will provide all information I have that will assist in the discussion and resolution of any assessment appeal of this property
- Signing this document does not relieve me of personal responsibility for timely reporting changes to my property and paying taxes, or penalties for failure to do so, as provided under Wisconsin tax law
- A photocopy and/or faxed copy of this completed form has the same authority as a signed original
- If signed by a corporate officer, partner, or fiduciary on behalf of the owner, I certify that I have the power to execute this Agent Authorization form

Section 5: Owner Grants Authorization

Owner name (please print) Kyle J. DeLap

Address: 3619 Parkwood Pl La Crosse, Wisconsin 54601-8319 **Taxed by:** La Crosse**MLS #:** 1681038**Property Type:** Single-Family
Status: Sold
County: La Crosse
Seller Offers Concessions: No**List Price:** \$169,900
Tax Key: 017050700055
Taxes: \$4,252
Tax Year: 2019
Est. Acreage: 0.19**Bedrooms:** 2
Total Bathrooms: 2
Total Full/Half Baths: 2 / 0
F/H Baths Main: 1 / 0
F/H Baths Upper:
F/H Baths Lower: 1
Garage Spaces: 2
Garage Type: Attached**Rooms:**
Est. Total Sq. Ft.: 1,808
Est Fin Above Grade SqFt: 1,208
Est Fin Below Grade SqFt: 600
Est. Year Built: 1985
Zoning: Residential**Flood Plain:** No**Days On Market:** 103**Directions:** 33rd St S - East on Juniper St - Right onto Parkwood Place**School District:** [La Crosse](#)

Name	Dim	Level	Name	Dim	Level
Master Bedroom	14 x 16	Main	Living/Great Room	14 x 17	Main
Bedroom 2	11 x 14	Main	Kitchen	16 x 9	Main
Screened Porch	9 x 17	Main	Family Room	14 x 33	Lower

Type: Zero Lot Line**Lot Description:** Cul-De-Sac**Style:** 1 Story**Architecture:** Ranch**Driveway:** Paved**Exterior:** Wood**Basement:** Full; Partially Finished**Heating Fuel:** Natural Gas**H/C Type:** Forced Air; Central Air**Bath Description:** Off MBR; Dual Entry Off MBR; MBR Bath Walk-in Shower; At least one Bathtub**Documents:** Seller Condition**Appliances Incl.:** Oven/Range; Refrigerator; Washer; Dryer; Water Softener Owned**Misc. Exterior:** Sprinkler System**Misc. Interior:** Natural Fireplace**Water/Waste:** Municipal Water; Municipal Sewer**Municipality:** City**Accessibility:** Bedroom on Main Level; Full Bath on Main Level

Remarks: Coming down 33rd St and taking a left at the park leads you into a quiet Southside neighborhood. At the foot of the bluffs, a sun filled twindo awaits you. The front entrance leads you into the oversized living area with vaulted ceilings, fireplace and lots of skylights. Patio doors lead out to your 3 season porch with views of your private back yard. The base of the bluffs gives you natural privacy and serenity. The master bedroom also has patio doors to the porch area. the kitchen is separated from the living with a nice sized island. The little breakfast nook is a great place for your morning coffee. The finished lower level has space galore in the family room, with enough space for a guest if needed, with a full bath. This home offers privacy, space, great location and value.

Inclusions: Oven/Range, Refrigerator, Washer Dryer, Water Softner**Exclusions:** Seller's Personal Property**Sold Price:** \$166,000**Closing Date:** 09/11/2020**Pending Date:** 06/23/2020**Listing Office:** Century 21 Affiliated: 5045**LO License #:** 833681-91

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 Julianne Delap, ABR,RENE,SFR on Tuesday, July 08, 2025 7:09 PM.

DSC_0001



DSC_0066



DSC_0024



DSC_0054



DSC_0020



DSC_0021



DSC_0022



DSC_0019



DSC_0065



DSC_0067



DSC_0052



DSC_0025



DSC_0023



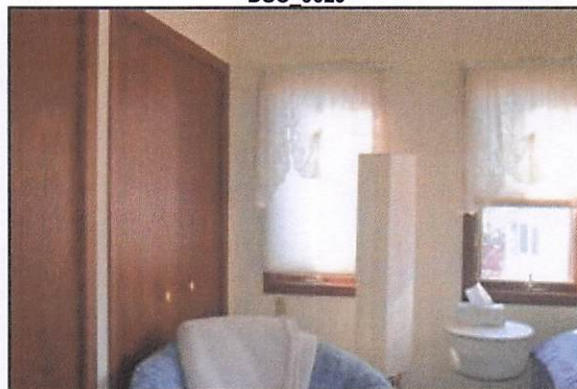
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DSC_0002



DSC_0036



DSC_0037



DSC_0039



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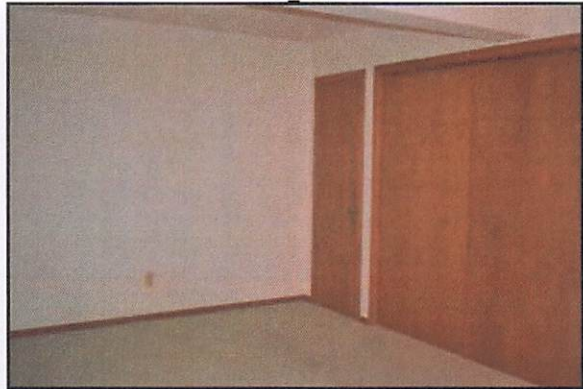
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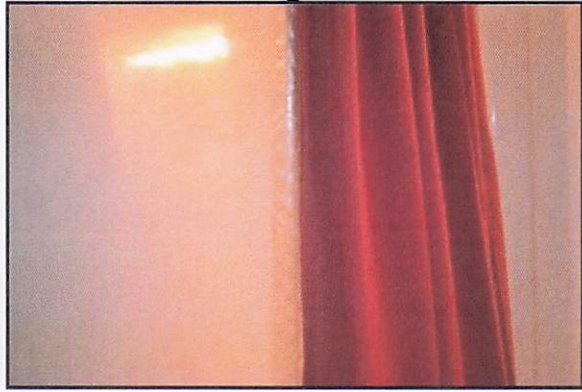
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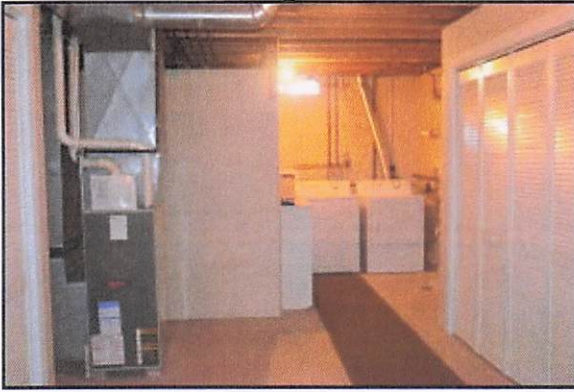
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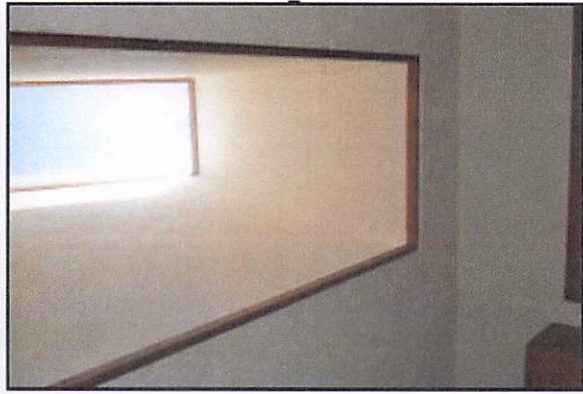
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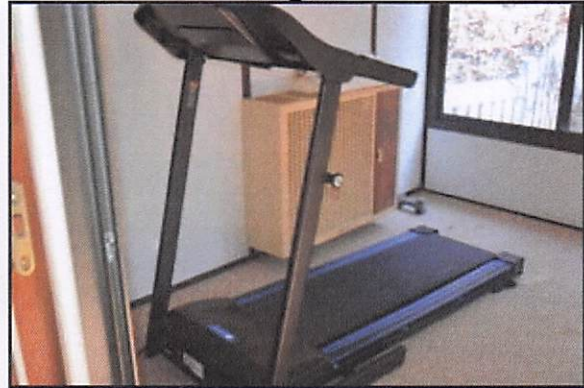
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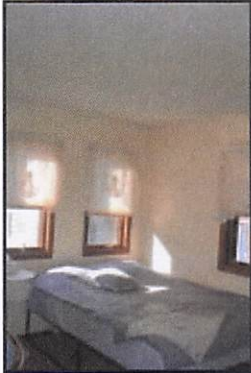
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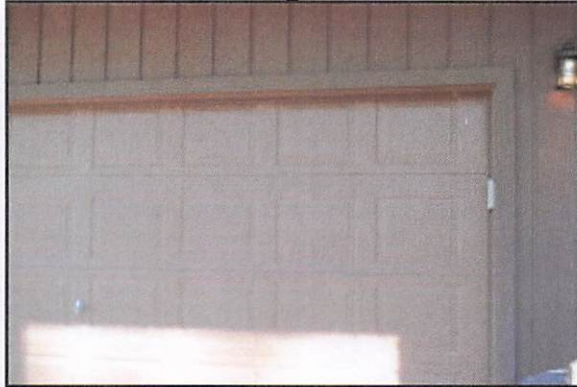
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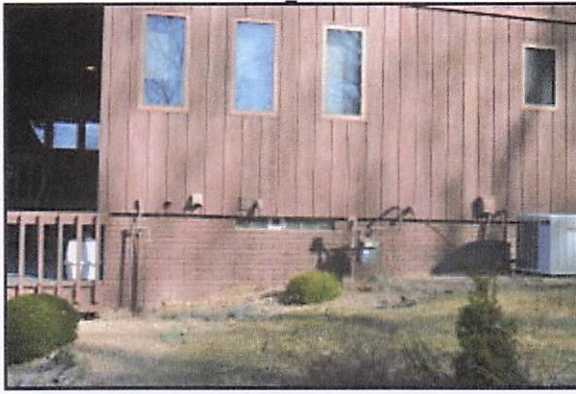
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Comparable Market Analysis

Tuesday, July 8, 2025



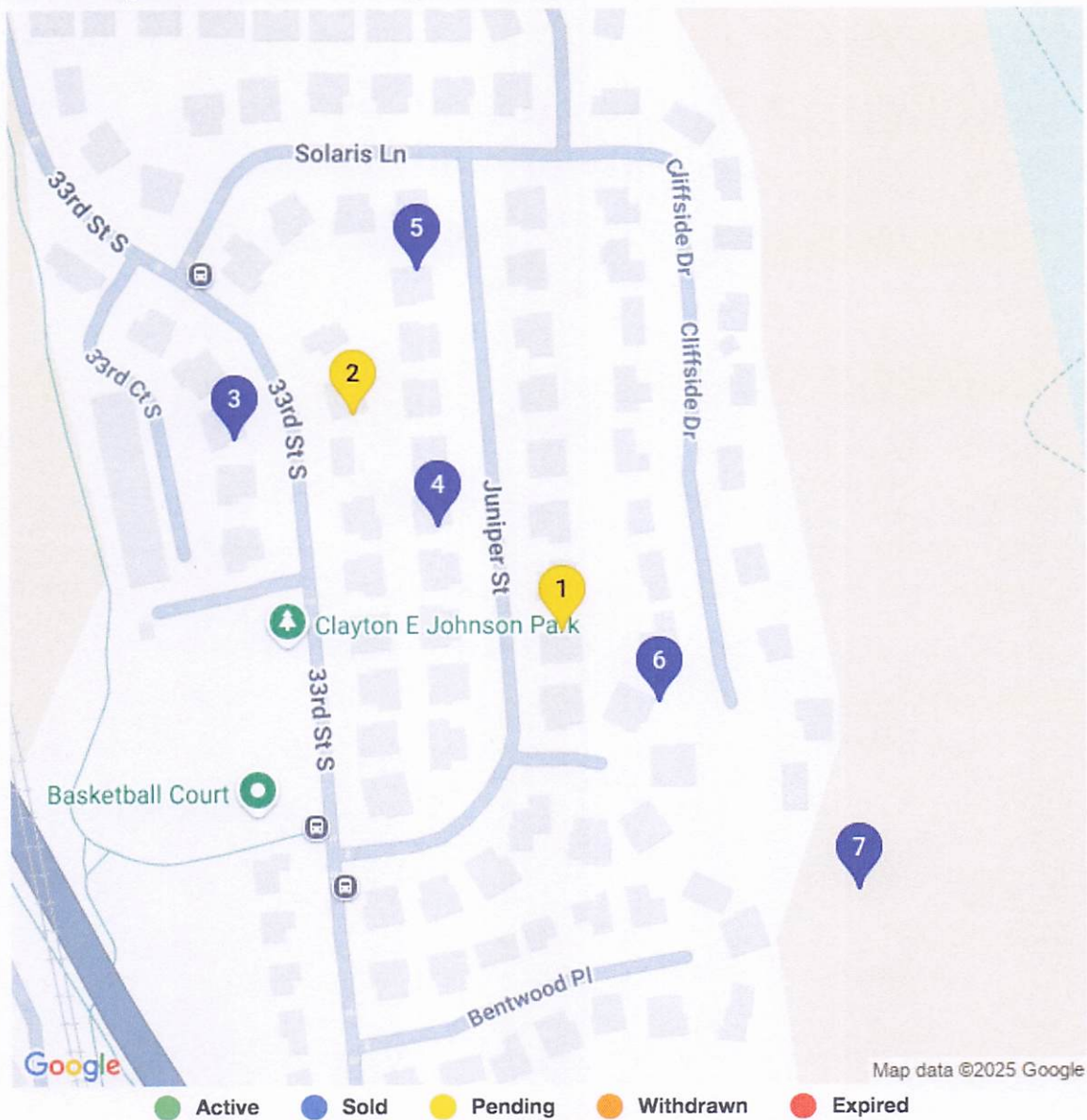
Julianne Delap, ABR, RENE, SFR
@properties La Crosse, @properties La Crosse
1844 E Main St
Onalaska, WI 54650
608-386-6003
julie@lacrossejules.com
<https://www.atproperties.com/site/JulieDelap>
License #: 81003-94

COMMENTS

This property is a 2 bed, 2 bath, 2 car attached garage, built in 1985, 1208 sq ft, on .19 acres. After reviewing the comparables, most of the comparable properties have 3 bedrooms, and I did not subtract the average \$10k per bedroom or subtract for updates that some of the properties have, such as \$5000 for an extra half bath. 3615 Parkwood Place is one door over, has an extra bedroom, and sold for \$14,900 below list price of \$249,900. I do not know regarding updates, but I am assuming the updates were minimal, given the price, which would be similar to the subject property. 4633 and 4418 Juniper are both more updated, which their price point reflects. 4614 Juniper more similar, with non updated kitchen and baths, and the basement ceiling isn't finished, so I feel a list price should be between these comparables, but closer to the recommended to the low price point.

CMA Prepared by Julianne Delap

Map of Subject And Comparable Properties



	Address	MLS #	Status	Distance from Subject
1	4633 Juniper St , La Crosse WI 54601	1922142	Pending	
2	4523 33rd St S , La Crosse WI 54601	1920980	Pending	
3	4526 33rd St S , La Crosse WI 54601	1902777	Sold	
4	4614 Juniper St , La Crosse WI 54601	1913934	Sold	
5	4418 Juniper St , La Crosse WI 54601	1912384	Sold	
6	3615 Parkwood Pl , La Crosse WI 54601	1889799	Sold	
7	3661 Bentwood Pl , La Crosse WI 54601	1913806	Sold	

CMA Prepared by Julianne Delap

Comparable Properties

1902777



**4526 33rd St S
La Crosse WI**

1913934



**4614 Juniper St
La Crosse WI**

1912384



**4418 Juniper St
La Crosse WI**

List Price	\$215,000	\$225,000	\$244,900
Original List Price	\$215,000	\$225,000	\$244,900
Sold Price	\$236,000	\$222,759.57	\$263,500
Status	Sold	Sold	Sold
Status Date	01/27/2025	05/30/2025	05/30/2025
Days on Market	5	4	3
Cumulative Days on Market	5	4	3
Type	Zero Lot Line; Type of Construction: Stick/Frame		Zero Lot Line; Type of Construction: Stick/Frame
County	La Crosse	La Crosse	La Crosse
# of Rooms	0	0	0
Bedrooms	2	3	2
Full Baths	1	2	2
Half Baths	0	0	0
Est. Total Sq. Ft.	1,095	1,455	1,616
Architecture	Ranch	Other	Ranch
Est. Square Footage			
Exterior	Vinyl; Low Maintenance Trim	Wood	Vinyl
Style	1 Story	1 Story	1 Story
Lot Description			
Est. Acreage	0.14	0.12	0.12
Subdivision			
Water Features			
Body of Water			
School District	La Crosse	La Crosse	La Crosse
Taxes	2,976	2,753	3,376.34
Tax Year	2023	2024	2024
Est. Year Built	1996	1983	1983
Garage Spaces	2	2	2
Garage Type	Attached	Attached	Attached
Basement	Full; Poured Concrete; Stubbed for Bathroom; 8+ Ceiling; Sump Pump	Full	Full; Partially Finished
Heating Fuel	Natural Gas	Natural Gas	Natural Gas
Price	\$236,000	\$222,760	\$263,500

1889799



**3615 Parkwood Pl
La Crosse WI**

1913806



**3661 Bentwood Pl
La Crosse WI**

1922142



**4633 Juniper St
La Crosse WI**

List Price	\$249,900	\$265,000	\$267,000
Original List Price	\$249,900	\$265,000	\$267,000
Sold Price	\$235,000	\$281,595	
Status	Sold	Sold	Pending
Status Date	08/29/2024	06/12/2025	06/14/2025
Days on Market	16	4	2
Cumulative Days on Market	16	4	2
Type	Zero Lot Line; Type of Construction: Stick/Frame	Zero Lot Line	Zero Lot Line
County	La Crosse	La Crosse	La Crosse
# of Rooms	7	8	0
Bedrooms	3	3	2
Full Baths	2	2	2
Half Baths	0	0	0
Est. Total Sq. Ft.	1,730	1,778	1,800
Architecture	Ranch	Contemporary	Ranch
Est. Square Footage			
Exterior	Brick; Low Maintenance Trim	Vinyl	Wood
Style	1 Story	2 Story	1 Story
Lot Description			
Est. Acreage	0.18	0.84	0.14
Subdivision			JUNIPER ESTATES
Water Features			
Body of Water			
School District	La Crosse	La Crosse	La Crosse
Taxes	3,554	4,320	3,554
Tax Year	2023	2024	2024
Est. Year Built	1985	1987	1984
Garage Spaces	2	2	2
Garage Type	Attached	Attached	Attached
Basement	Full; Poured Concrete; Full Size Windows; Sump Pump; Partially Finished	Full; Partially Finished	Full; Poured Concrete; Sump Pump; Partially Finished
Heating Fuel	Natural Gas	Natural Gas	Natural Gas
Price	\$235,000	\$281,595	\$267,000

1920980



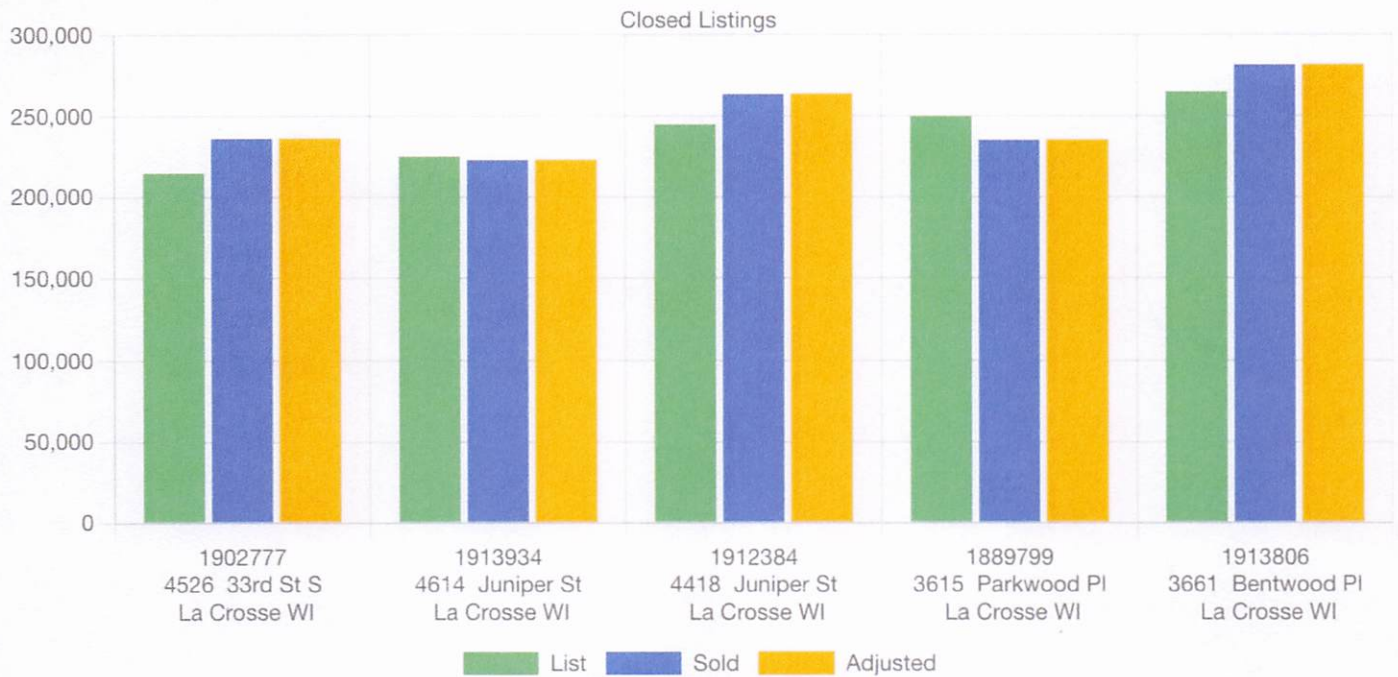
4523 33rd St S
La Crosse WI

List Price	\$269,900		
Original List Price	\$269,900		
Sold Price			
Status	Pending		
Status Date	06/10/2025		
Days on Market	5		
Cumulative Days on Market	5		
Type	Zero Lot Line; Type of Construction: Stick/Frame		
County	La Crosse		
# of Rooms	6		
Bedrooms	2		
Full Baths	2		
Half Baths	0		
Est. Total Sq. Ft.	1,260		
Architecture	Ranch		
Est. Square Footage			
Exterior	Stone; Wood; Low Maintenance Trim		
Style	1 Story		
Lot Description	.18 ACRES		
Est. Acreage	0.18		
Subdivision			
Water Features			
Body of Water			
School District	La Crosse		
Taxes	2,997		
Tax Year	2024		
Est. Year Built	1983		
Garage Spaces	2		
Garage Type	Attached		
Basement	Full; Poured Concrete; Stubbed for Bathroom; Sump Pump		
Heating Fuel	Natural Gas		
Price	\$269,900		

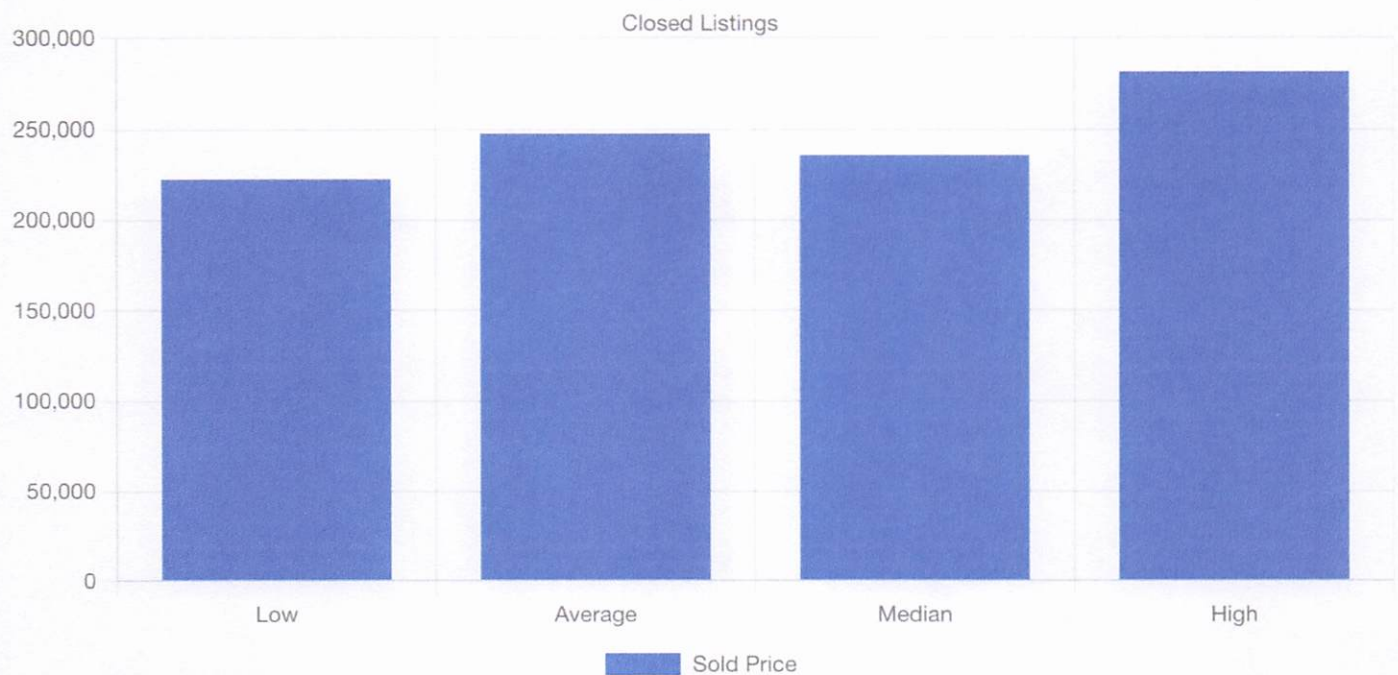
CMA Prepared by Julianne Delap

Price Analysis

List, Sold and Adjusted Prices



Low, Average, Median, and High Sold Prices



Summary of Sold Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
1902777	4526 33rd St S, La Crosse WI	\$215,000	5	5	01/27/2025	\$236,000	-	\$236,000
1913934	4614 Juniper St, La Crosse WI	\$225,000	4	4	05/30/2025	\$222,759.57	-	\$222,759.57
1912384	4418 Juniper St, La Crosse WI	\$244,900	3	3	05/30/2025	\$263,500	-	\$263,500
1889799	3615 Parkwood Pl, La Crosse WI	\$249,900	16	16	08/02/2024	\$235,000	-	\$235,000
1913806	3661 Bentwood Pl, La Crosse WI	\$265,000	4	4	06/12/2025	\$281,595	-	\$281,595

Summary of Pending Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
1922142	4633 Juniper St, La Crosse WI	\$267,000	2	2	\$267,000	-	\$267,000
1920980	4523 33rd St S, La Crosse WI	\$269,900	5	5	\$269,900	-	\$269,900

Low, Average, Median, and High Comparisons

	Closed	Pending	Overall
Low	\$222,759.57	\$267,000	\$222,759.57
Average	\$247,771	\$268,450	\$253,679
Median	\$236,000	\$268,450	\$263,500
High	\$281,595	\$269,900	\$281,595

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Est. Total Sq. Ft.	Avg. List \$/Est. Total Sq. Ft.	Avg. Sold \$/Est. Total Sq. Ft.	Avg. DOM	Avg. CDOM
Sold	5	1,199,800	239,960	1,238,855	247,771	1.03	1,535	159.21	165.18	6	6
Pending	2	536,900	268,450	0	0	0.00	1,530	181.27	0.00	4	4
Overall	7	1,736,700	248,100	1,238,855	247,771	1.03	1,533	165.51	165.18	6	6

COMPARATIVE MARKET ANALYSIS

3619 PARKWOOD PLACE

LA CROSSE, WI 54601

Prepared by:

JULIE DELAP

REALTOR®

Office: 608.781.2116

Mobile: 608.386.6003

Julied@atpropertieslacrosse.com

www.atproperties.com/agents/29813/julie-delap



3619 PARKWOOD PLACE

La Crosse, WI 54601



Prepared for Julie DeLap

July 8, 2025

ABOUT JULIE DELAP



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REALTOR®

Office: 608.781.2116

Mobile: 608.386.6003

Julied@atpropertieslacrosse.com

www.atproperties.com/agents/29813/julie-delap

Buying or selling a home can feel overwhelming, but you don't have to do it alone. With 10+ years of experience in real estate, banking, and legal services, I guide you through every step with expertise and care. I handle the details so you can focus on your next chapter!

MY RECENT SALES



306 20TH ST S
La Crosse, WI 54601



637 23RD ST N
La Crosse, WI 54601



N5717 LAKE PARK DR
Onalaska, WI 54650

COMPARATIVE MARKET ANALYSIS

3619 PARKWOOD PLACE, La Crosse, WI 54601



THE VALUE OF THE CMA

In a neighborhood of similar homes, why does one sell for more than another? **It's simple. Every home is unique.**

So, to determine the market value of a home, we create what is known as a Comparative Market Analysis, or CMA. Establishing a home's market value is important to everyone involved in a real estate transaction - from buyers and sellers to lenders and real estate professionals.

The CMA evaluates a home alongside other properties, including closed, active, and pending listings, taking into account variables like:

Market conditions

- Supply and Demand
- Market Activity
- Market Time
- Price/Status Changes
- Interest Rates and Availability of Credit
- Economic Factors
- Seasonal Demand
- Competition

Property features

- Location
- Room Count
- Square Footage
- Lot Size
- Views
- Features and Finishes
- Unique Attributes

PRICING YOUR HOME

Setting the right listing price is one of the keys to a faster, more lucrative sale. The knowledge, experience and research we apply to pricing our clients' homes consistently produce shorter market times and higher selling price-to-listing-price ratios.

Market Value A CMA helps ascertain market conditions and trends in order to gauge the current value of a home. CMAs are used by agents when working with home sellers (to set an accurate list price) and when working with buyers (to formulate an offer price).

Appraised Value If a buyer is obtaining bank financing, the bank will order an appraisal, which is a professional opinion of value. Unlike a CMA, an appraisal is performed by a licensed appraiser who follows a different process than an agent.

An appraisal evaluates a property based on a number of criteria including location, condition, recent sales of similar properties and more. While appraisers use a lot of the same data as agents, they have additional guidelines to follow in order to protect the lender.

Once an appraisal is complete, the bank either makes the decision to fund the loan, or may require the seller to cure certain items before the loan proceeds. If the property doesn't meet lending guidelines, the loan will be declined by the bank. Despite stricter lending and appraisal standards that have evolved over the past two decades, the vast majority of loan applications are still underwritten and go through to closing.

EXPOSURE IS EVERYTHING

Once the price is set, we are ready to share your home with potential buyers.

We showcase your home to the largest pool of homebuyers through marketing programs that are built to generate maximum EXPOSURE - exposure through an internal network of agents and their client databases; an in-house marketing department with full print and digital capabilities; and an exhaustive catalog of online, mass media, and grassroots marketing initiatives - all tailored to address the specific challenges and opportunities of the marketplace.

More exposure means more page views, more clicks and showing requests, and ultimately a faster, more lucrative sale.

NEXT STEPS

The pl@tform™ CMA enables us to communicate directly. Using the link in your email, you can add comments and notes to individual listings as you review the report. You also can pin new properties to your CMA and receive e-mail alerts with information on newly-listed properties as well as status changes to current listings.

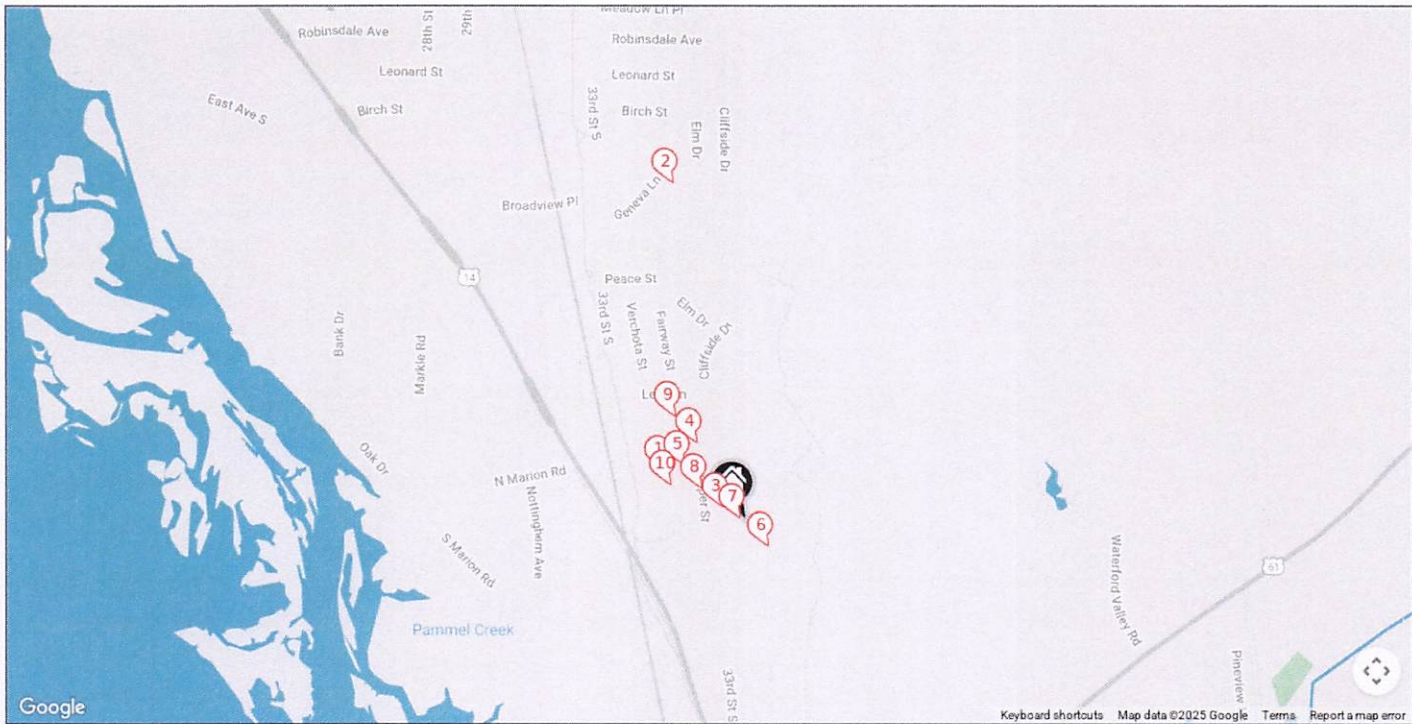
Let's get started!

COMPARATIVE MARKET ANALYSIS

3619 PARKWOOD PLACE, La Crosse, WI 54601



MAP OF COMPARABLE LISTINGS



	ADDRESS	MLS #	STATUS	PRICE
1.	4526 33RD ST S	MetroMLS 1902777	CLOSED	\$236,000
2.	3424 GENEVA LN	MetroMLS 1922480	UNDER CONTRACT	\$279,900
3.	4633 JUNIPER ST	MetroMLS 1922142	UNDER CONTRACT	\$267,000
4.	4418 JUNIPER ST	MetroMLS 1912384	CLOSED	\$263,500
5.	4523 33RD ST S	MetroMLS 1920980	UNDER CONTRACT	\$269,900
6.	3661 BENTWOOD PL	MetroMLS 1913806	CLOSED	\$281,595
7.	3615 PARKWOOD PL	MetroMLS 1889799	CLOSED	\$235,000
8.	4614 JUNIPER ST	MetroMLS 1913934	CLOSED	\$222,760
9.	3323 SOLARIS LN	MetroMLS 1922905	CLOSED	\$314,500
10.	4606 33RD ST S	MetroMLS 1898594	CLOSED	\$279,000

SELECTED COMPARABLE PROPERTIES



3619 PARKWOOD
PLACE



4526 33RD ST S



3424 GENEVA LN



4633 JUNIPER ST

STATUS		CLOSED	UNDER CONTRACT	UNDER CONTRACT
LIST PRICE		\$215,000	\$279,900	\$267,000
CLOSING PRICE		\$236,000	-	-
PRICE DROPS		-	-	-
DAYS LISTED		5	23	2
TOTAL DAYS ON MARKET		5	23	2
SOLD DATE		01/27/2025	-	-
% CP TO LP		109.8%	-	-
BEDS	2	2	2	2
BATHS (FULL/HALF)	2	1	1/1	2

COMPARATIVE MARKET ANALYSIS

3619 PARKWOOD PLACE, La Crosse, WI 54601



SELECTED COMPARABLE PROPERTIES



3619 PARKWOOD PLACE



4418 JUNIPER ST



4523 33RD ST S



3661 BENTWOOD PL

STATUS		CLOSED	UNDER CONTRACT	CLOSED
LIST PRICE		\$244,900	\$269,900	\$265,000
CLOSING PRICE		\$263,500	-	\$281,595
PRICE DROPS		-	-	-
DAYS LISTED		3	5	4
TOTAL DAYS ON MARKET		3	5	4
SOLD DATE		05/30/2025	-	06/12/2025
% CP TO LP		107.6%	-	106.3%
BEDS	2	2	2	3
BATHS (FULL/HALF)	2	2	2	2

SELECTED COMPARABLE PROPERTIES



3619 PARKWOOD PLACE



3615 PARKWOOD PL



4614 JUNIPER ST



3323 SOLARIS LN

STATUS		CLOSED	CLOSED	CLOSED
LIST PRICE		\$249,900	\$225,000	\$314,500
CLOSING PRICE		\$235,000	\$222,760	\$314,500
PRICE DROPS		-	-	-
DAYS LISTED		16	4	1
TOTAL DAYS ON MARKET		16	4	1
SOLD DATE		08/02/2024	05/30/2025	06/18/2025
% CP TO LP		94.0%	99.0%	100.0%
BEDS	2	3	3	3
BATHS (FULL/HALF)	2	2	2	2/1

SELECTED COMPARABLE PROPERTIES



3619 PARKWOOD
PLACE



4606 33RD ST S

STATUS		CLOSED
LIST PRICE		\$239,900
CLOSING PRICE		\$279,000
PRICE DROPS		-
DAYS LISTED		5
TOTAL DAYS ON MARKET		5
SOLD DATE		12/16/2024
% CP TO LP		116.3%
BEDS	2	3
BATHS (FULL/HALF)	2	2/1

SUMMARY OF COMPARABLE PROPERTIES

CLOSED

ADDRESS	BEDS	BATHS (FULL/HALF)	YR BLT	SQ FT	ORIGINAL LIST PRICE	LIST PRICE	PRICE DROPS	DAYS LISTED	TOTAL DOM	SOLD DATE	CLOSING PRICE	% CP TO OLP
4526 33RD ST S	2	1	1996	1,095	\$215,000	\$215,000	-	5	5	01/27/2025	\$236,000	109.8%
4418 JUNIPER ST	2	2	1983	1,616	\$244,900	\$244,900	-	3	3	05/30/2025	\$263,500	107.6%
3661 BENTWOOD PL	3	2	1987	1,778	\$265,000	\$265,000	-	4	4	06/12/2025	\$281,595	106.3%
3615 PARKWOOD PL	3	2	1985	1,730	\$249,900	\$249,900	-	16	16	08/02/2024	\$235,000	94.0%
4614 JUNIPER ST	3	2	1983	1,455	\$225,000	\$225,000	-	4	4	05/30/2025	\$222,760	99.0%
3323 SOLARIS LN	3	2.1	1985	1,900	\$314,500	\$314,500	-	1	1	06/18/2025	\$314,500	100.0%
4606 33RD ST S	3	2.1	1996	2,176	\$239,900	\$239,900	-	5	5	12/16/2024	\$279,000	116.3%
AVERAGE					\$250,600	\$250,600	-	5	5		\$261,765	104.7%

UNDER CONTRACT

ADDRESS	BEDS	BATHS (FULL/HALF)	YR BLT	SQ FT	ORIGINAL LIST PRICE	LIST PRICE	PRICE DROPS	DAYS LISTED	TOTAL DOM	SOLD DATE	CLOSING PRICE	% CP TO OLP
3424 GENEVA LN	2	1.1	1964	2,097	\$279,900	\$279,900	-	23	23	-	-	-
4633 JUNIPER ST	2	2	1984	1,800	\$267,000	\$267,000	-	2	2	-	-	-
4523 33RD ST S	2	2	1983	1,260	\$269,900	\$269,900	-	5	5	-	-	-
AVERAGE					\$272,267	\$272,267	-	10	10		-	-

LET'S DIVE IN



Based on the comparable homes in your area, I have determined the listing price of your home to be \$245,000 - \$258,000.

COMPARATIVE MARKET ANALYSIS DISCLOSURES

A comparative market analysis or "CMA" is an analysis or opinion regarding pricing, marketing, or financial aspects relating to a specified interest or interests in real estate that may be based upon an analysis of comparative market data (including, but not limited to, MLS data and off-market transactions), the expertise of the real estate agent, and such other factors as the agent may deem appropriate in developing or preparing such analysis or opinion. This CMA is being provided at no cost to the recipient at the request of the recipient. The recipient is potentially looking to sell, buy, lease or otherwise make a decision with respect to the real property that is subject to this CMA. The intended purpose of this CMA, is to provide the recipient the agent's opinion of the potential fair market value for the property. Fair Market Value is defined as an estimate of the amount which, in a competitive market, a well-informed, willing, and unpressured buyer (or tenant) would pay to purchase (or Lease) the property that would be acceptable to a well-informed, willing, and unpressured seller (or landlord) in the market. **THIS IS A MARKET ANALYSIS, NOT AN APPRAISAL AND WAS PREPARED BY A LICENSED REAL ESTATE AGENT OR ASSOCIATE AGENT, NOT A LICENSED APPRAISER.** This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. This CMA only uses the sales comparison approach or rent comparison approach and does not use the income approach or cost approach.

ASSUMPTIONS, LIMITING CONDITIONS, AND DISCLAIMERS

This CMA is made subject to the following assumptions, limiting conditions, and disclaimers:

No survey or title work has been reviewed and no opinion has been rendered on such matters. This CMA assumes good and merchantable title under responsible ownership, full legal compliance, proper maintenance and is based, in part, on information provided by the recipient and third parties, which the agent has not verified and assumes is true and correct in all material respects. Inspections may reveal defects that could impact the conclusions set forth in this CMA, which assumes that the property is free of any material defects and hazardous substances. Any liens or encumbrances which may exist are not included in the CMA and the property has been valued as though no delinquency in payment of taxes, assessments or special assessments exist, and as though the property is free of indebtedness and free of unacceptable title or survey conditions. This CMA represents the agent's subjective judgment and opinion and is not a statement or representation of fact, or a promise, representation or warranty that the property will sell for the value set forth herein. By accepting this CMA, the recipient waives any claims against the preparer and the brokerage arising out of this CMA. It is intended only to be used by the person to whom it has been issued and no other person may use or rely on this CMA. This CMA has NOT been performed in accordance with the uniform standards of professional appraisal practice that require real property valuers to act as unbiased, disinterested third parties with impartiality, objectivity, and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose and should not be used by any party as the primary basis to determine the value of a parcel of or interest in real property for a mortgage loan origination, including first and second mortgages, refinances, or equity lines of credit. By accepting this CMA, recipient waives all claims against and releases agent from any liability related to its use and agrees that the real estate licensee will not be required to give testimony or appear in court because of having made this CMA, unless other arrangements have been made. The agent preparing this CMA does not have any existing or contemplated interest in the real estate that is the subject of this CMA. This CMA may not be used for the purposes of obtaining financing in a federal-related transaction.

This CMA was prepared by:

Julie Delap

License No. 81003-94 (WI), 40542104 (MN)

@properties La Crosse

July 8, 2025

Thank you!



Julie Delap

REALTOR®

Office: 608.781.2116

Mobile: 608.386.6003

Julied@atpropertieslacrosse.com