

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) <u>Barbara J. Nelson</u>				Agent name (if applicable)			
Owner mailing address <u>1225 Winnebago St.</u>				Agent mailing address			
City <u>LaCrosse</u>		State <u>WI</u>	Zip <u>54601</u>	City		State	Zip
Owner phone <u>608-738-1470</u>		Email <u>Barbara.Nelson876@gmail.com</u>		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address <u>1332 George St.</u>				Legal description or parcel no. (on changed assessment notice) <u>17-10141-50</u>			
City <u>LaCrosse</u>		State <u>WI</u>	Zip <u>54603</u>				
Assessment shown on notice - Total <u>\$18,000.00</u> 10,000				Your opinion of assessed value - Total <u>\$10,000.00</u>			

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			<u>\$10,000 ?</u>
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) <u>New assessed value is too high Market Analysis is as shown prove this</u>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <u>Realator ITEM</u>
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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 30 minutes.

Property owner or Agent signature <u>Barbara J. Nelson</u>	Date (mm-dd-yyyy) <u>7-15-2025</u>
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Notice of Intent to File Objection with Board of Review

I, Barbara J. Nelson, as the property owner or as agent for _____,
hereby give Notice of Intent to File an Objection to the assessment for Parcel Number _____
with a Property Address of 1332 George St., LaCrosse for the 2015 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).

Barbara J. Nelson
Name
(608) 738-1470
Phone
7.15.2025
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:

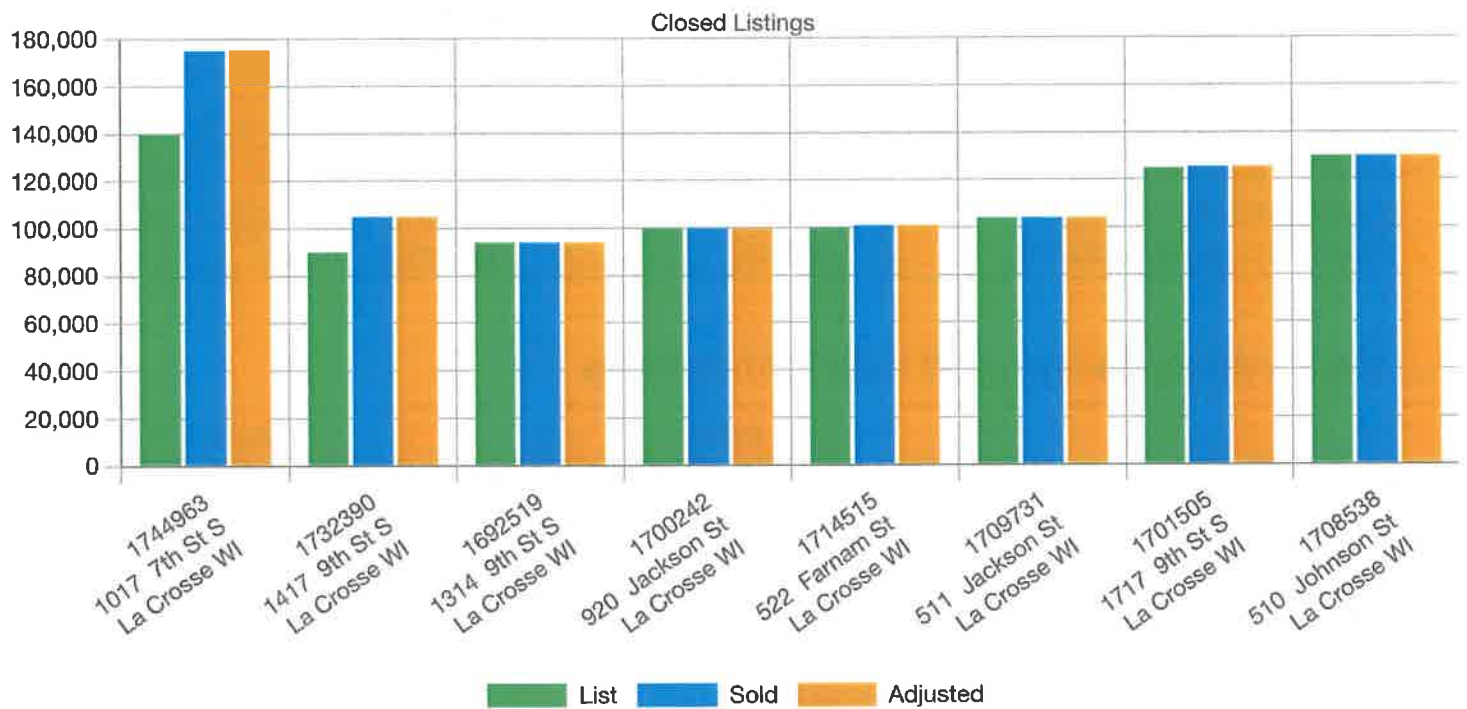
Section B: The Board of Review may waive all notice requirements and hear the objection even if a property owner fails to provide written or oral notice of an intent to object 48 hours before the first scheduled meeting, and fails to request a waiver of the notice requirement during the first two hours 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).

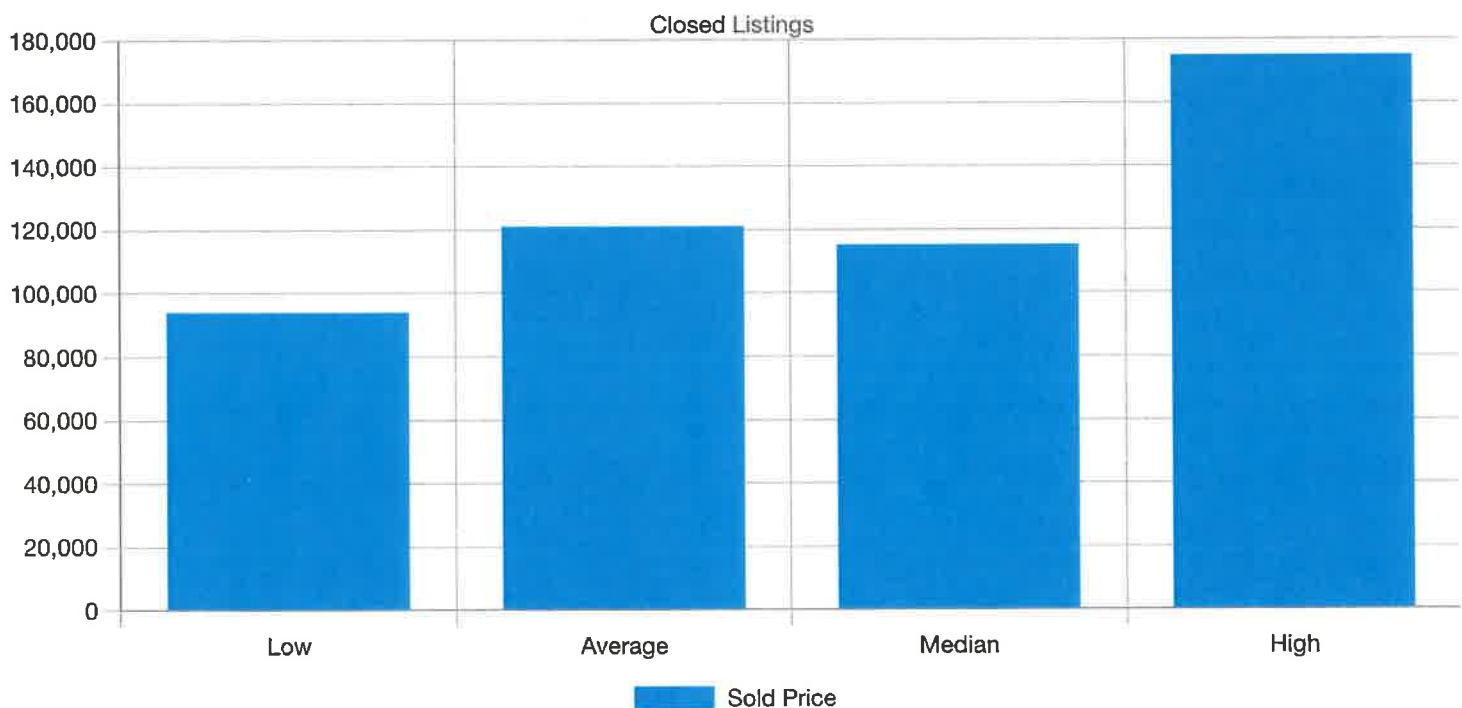
CMA Prepared by Julianne Delap

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
1744963	1017 7th St S, La Crosse WI	\$139,900	5	5	07/30/2021	\$175,000	-	\$175,000
1732390	1417 9th St S, La Crosse WI	\$90,000	8	8	05/14/2021	\$105,000	-	\$105,000
1692519	1314 9th St S, La Crosse WI	\$94,000	65	65	10/05/2020	\$94,000	-	\$94,000
1700242	920 Jackson St, La Crosse WI	\$99,900	2	2	08/21/2020	\$99,900	-	\$99,900
1714515	522 Farnam St, La Crosse WI	\$99,990	2	2	11/23/2020	\$100,900	-	\$100,900
1709731	511 Jackson St, La Crosse WI	\$104,000	1	1	09/14/2020	\$104,000	-	\$104,000
1701505	1717 9th St S, La Crosse WI	\$124,900	3	3	09/03/2020	\$125,500	-	\$125,500
1708538	510 Johnson St, La Crosse WI	\$129,900	4	4	10/16/2020	\$129,900	-	\$129,900
1695990	715 7th St S, La Crosse WI	\$130,000	2	2	09/01/2020	\$130,000	-	\$130,000
1746473	1113 11th St S, La Crosse WI	\$147,000	1	1	06/11/2021	\$147,000	-	\$147,000

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$94,000	\$94,000
Average	\$121,120	\$121,120
Median	\$115,250	\$115,250
High	\$175,000	\$175,000

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	10	1,159,590	115,959	1,211,200	121,120	1.04	1,268	100.06	104.66	9	9
Overall	10	1,159,590	115,959	1,211,200	121,120	1.04	1,268	100.06	104.66	9	9

COMPARATIVE MARKET ANALYSIS

1332 GEORGE STREET
LA CROSSE, WI 54603

Prepared by:

JULIE DELAP
REALTOR®

Office: 608.781.2116

Mobile: 608.386.6003

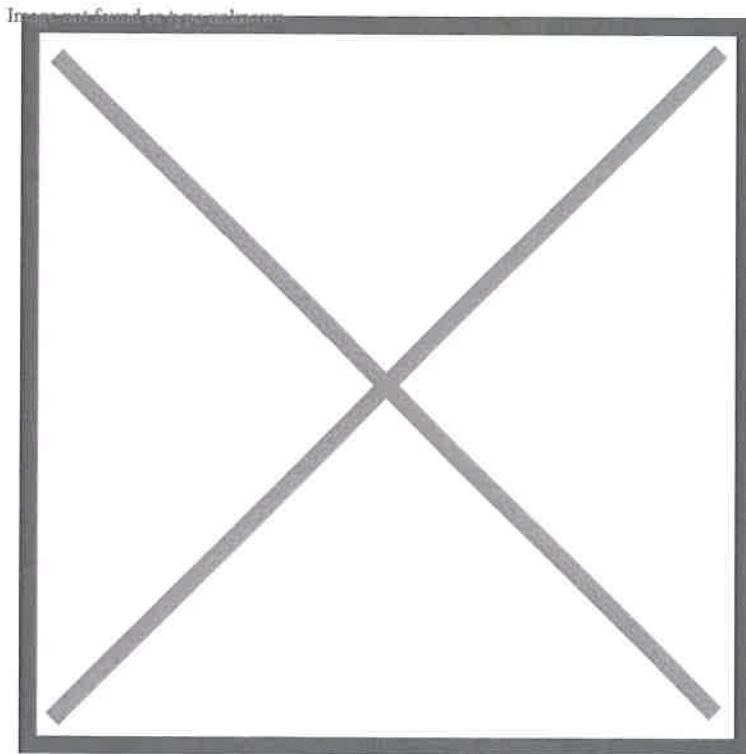
Julied@atpropertieslacrosse.com

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



1332 GEORGE STREET

La Crosse, WI 54603



Prepared for Barb Nelson

July 7, 2025

ABOUT JULIE DELAP



JULIE DELAP

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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

1332 GEORGE STREET, La Crosse, WI 54603



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.

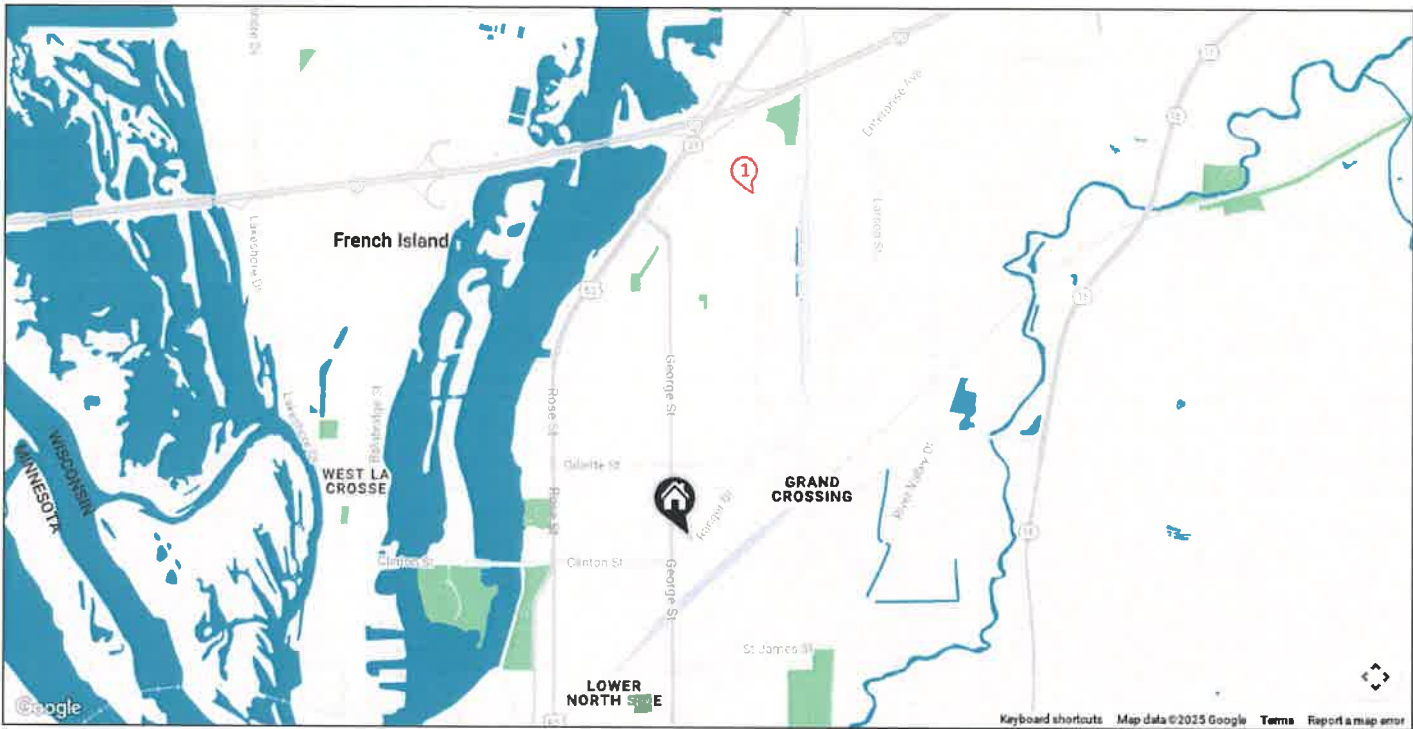
More exposure means more page views, more clicks and showing requests, and ultimately a faster, more lucrative sale.

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!

MAP OF COMPARABLE LISTINGS



	ADDRESS	MLS #	STATUS	PRICE
1.	2706 ONALASKA AVENUE	-	CLOSED	\$10,000

SELECTED COMPARABLE PROPERTIES



1332 GEORGE STREET



2706 ONALASKA
AVENUE

STATUS

CLOSED

LIST PRICE

-

CLOSING PRICE

\$10,000

PRICE DROPS

-

DAYS LISTED

-

TOTAL DAYS ON MARKET

-

SOLD DATE

-

% CP TO LP

66.7%

BEDS

BATHS (FULL/HALF)

-

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
2706 ONALASKA AVENUE				-	\$15,000	-	-	-	-	-	\$10,000	66.7%
AVERAGE					\$15,000	-	-	-	-		\$10,000	66.7%

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 7, 2025

Thank you!



Julie Delap

REALTOR®

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Mobile: 608.386.6003

Julied@atpropertieslacrosse.com