

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 authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) ROBERT J. HARTER				Agent name (if applicable)			
Owner mailing address 4233 CLIFFSIDE DR.				Agent mailing address			
City LA CROSSE		State WI	Zip 54601	City		State	Zip
Owner phone (608) 397-4372		Email 123harter@gmail.com		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 4233 CLIFFSIDE DR.				Legal description or parcel no. (on changed assessment notice) HILLCREST ADDITION LOT 5			
City LA CROSSE		State WI	Zip 54601				
Assessment shown on notice - Total \$415,400				Your opinion of assessed value - Total \$306,000			

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

Statutory Class	Acre	\$ 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) \$415,400 TOO HIGH (SEE ATTACHMENTS)	Basis for your opinion of assessed value: (Attach additional sheets if needed) SALES + PROPERTY APPRECIATION DATA + MORE (SEE ATTACHMENTS)

Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide acquisition price \$ _____ Date - - - - - <input type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance (mm-dd-yyyy)	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 40 minutes.	
Property owner or Agent signature Robert J. Harter	Date (mm-dd-yyyy) 7/13/2025

SANDRA CLERK
7/9/2025

Notice of Intent to File Objection with Board of Review

I, ROBERT J. HARTER, as the property owner or as agent for _____,
hereby give Notice of Intent to File an Objection to the assessment for Parcel Number 17-050617-030
with a Property Address of 4233 CLIFFSIDE DR 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).**

ROBERT J. HARTER
Name
608-397-4372
Phone
7/9/2025
Date
SUBMITTED OVER PHONE W/SANDRA

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).**

REASON #1

ASSESSED VALUE IS OUT OF LINE WITH ACTUAL SALES

The average selling price of the four houses shown below is \$352k. All sold less than a year ago. All within two blocks from my house on Cliffside. **All twenty years newer than mine!**

\$477k is the projected fair market value of my house in 2025. This projected value is calculated based on the disputed \$415k assessment of my house in June. Over the last 7 years, my (assessment / FMV) ratio averaged 87%. Never 100%. Best was 94%. So this data leads to a FMV (fair market value) of \$477k $(415) / (87\%) = 477$

A fair market value of \$477k for my 37 yr-old house is \$125k more than the average sales price of much newer homes in my neighborhood.

The data shows my assessment should be \$306k. $(352k) \times (87\%) = \textbf{\$306k (assessment)}$



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4 beds 3 baths 1,725 sqft

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REASON #2

ASSESSMENT IS OUT OF LINE WITH THE ACTUAL RATE OF APPRECIATION

Median home sales price figures in the following chart are from the Wisconsin Realtors Association – wra.org / Housing Stats / West Region / La Crosse

Median Price

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2008	\$134,250	\$135,500	\$139,000	\$149,155	\$151,000	\$160,000	\$147,000	\$143,700	\$140,500	\$129,200	\$155,000	\$132,000	\$145,000
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**La Crosse
MEDIAN
SALES PRICE
WI Realtors
Assoc.**

**4233
CLIFFSIDE
ASSESSMENT**

2018

2024

2025

189,750 ↔ **182,900**

305,000 ↔ **303,300**

310,000 Huh? **415,400**

\$189,750

\$195,000

\$235,000

Note: The \$310,000 median sales price in 2025 pretty much agrees with my proposed \$306k assessment from previous page.

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ASSESSMENT DOESN'T FACTOR IN THE MISSING STORM SEWER

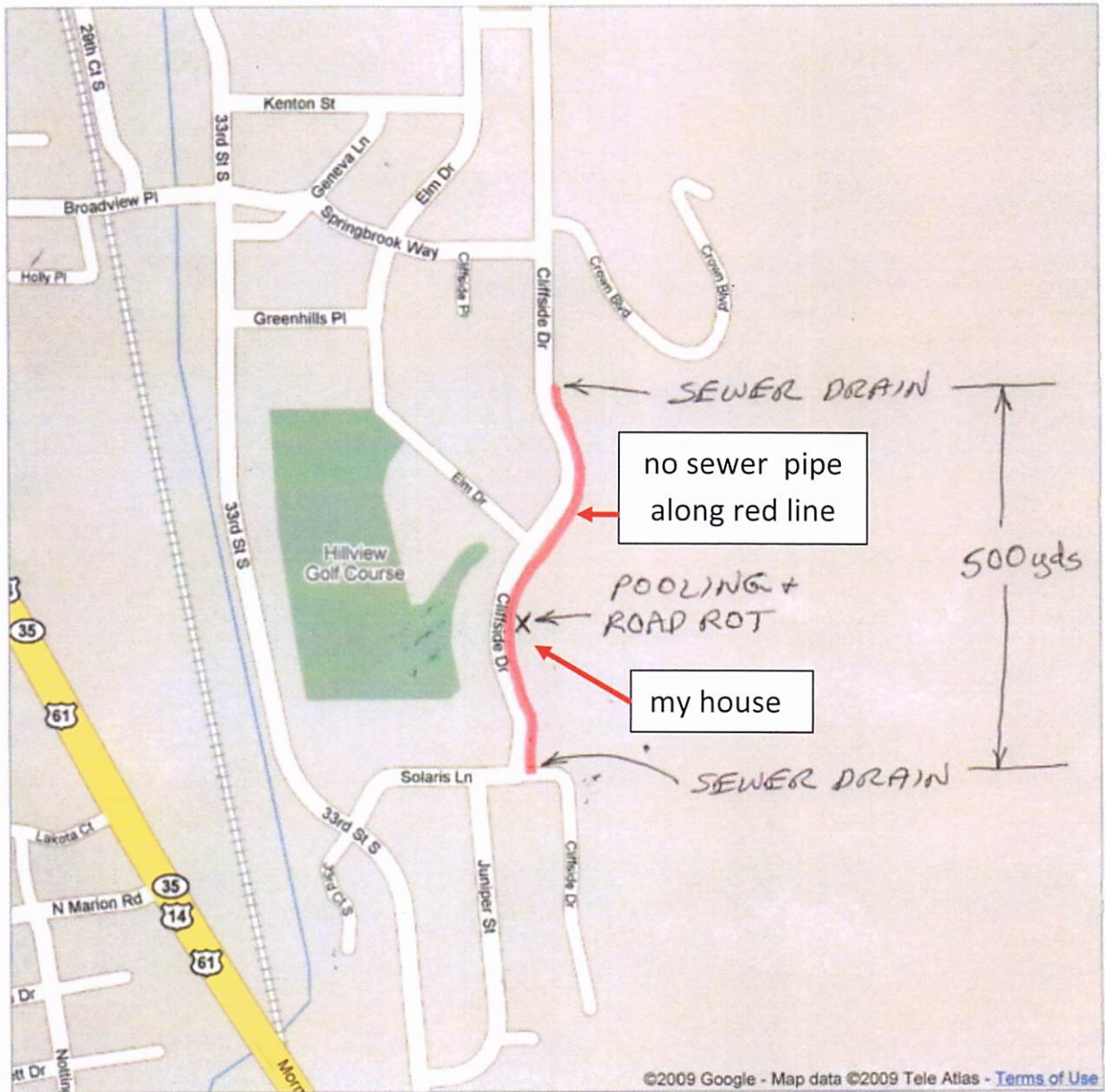
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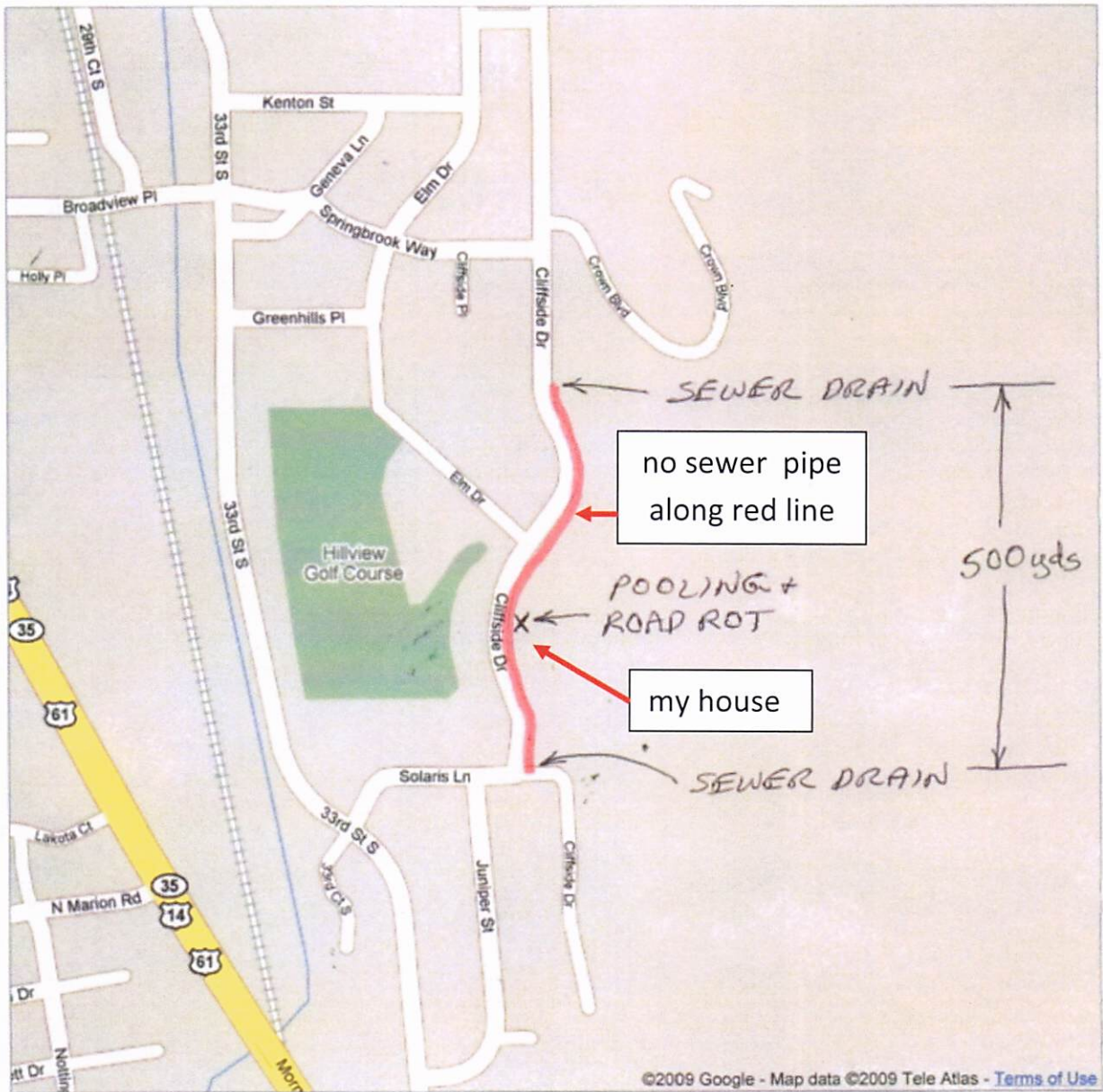
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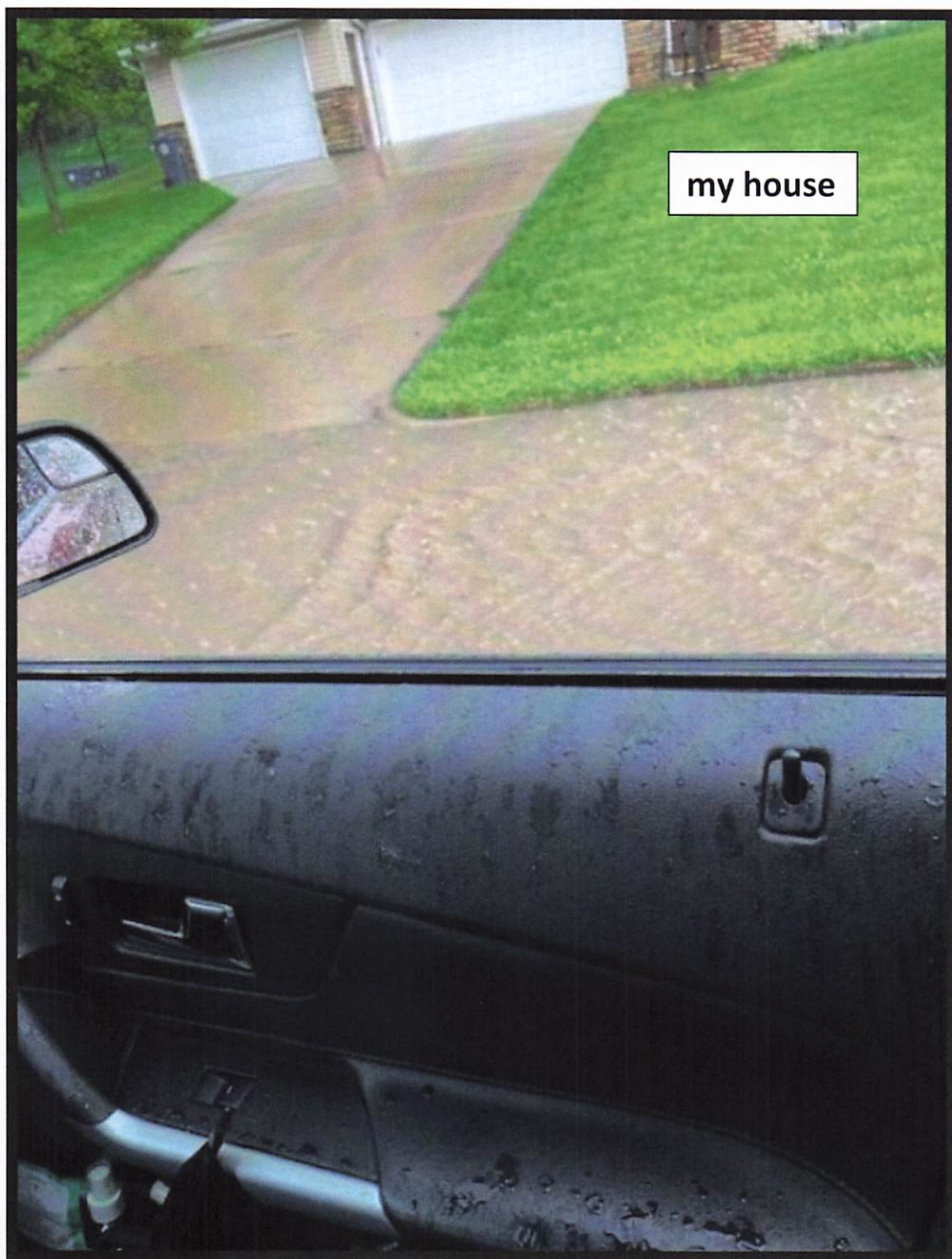
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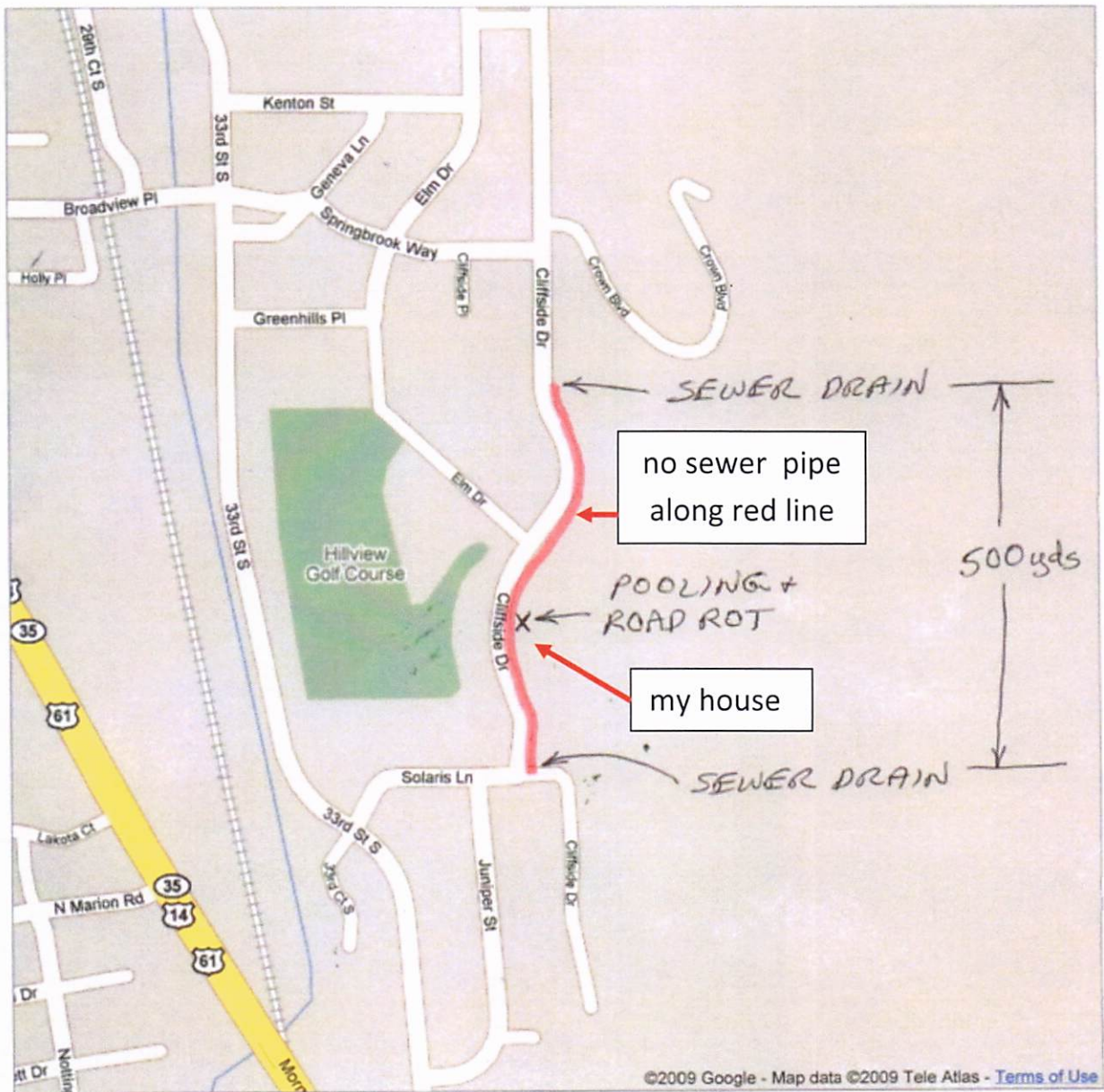
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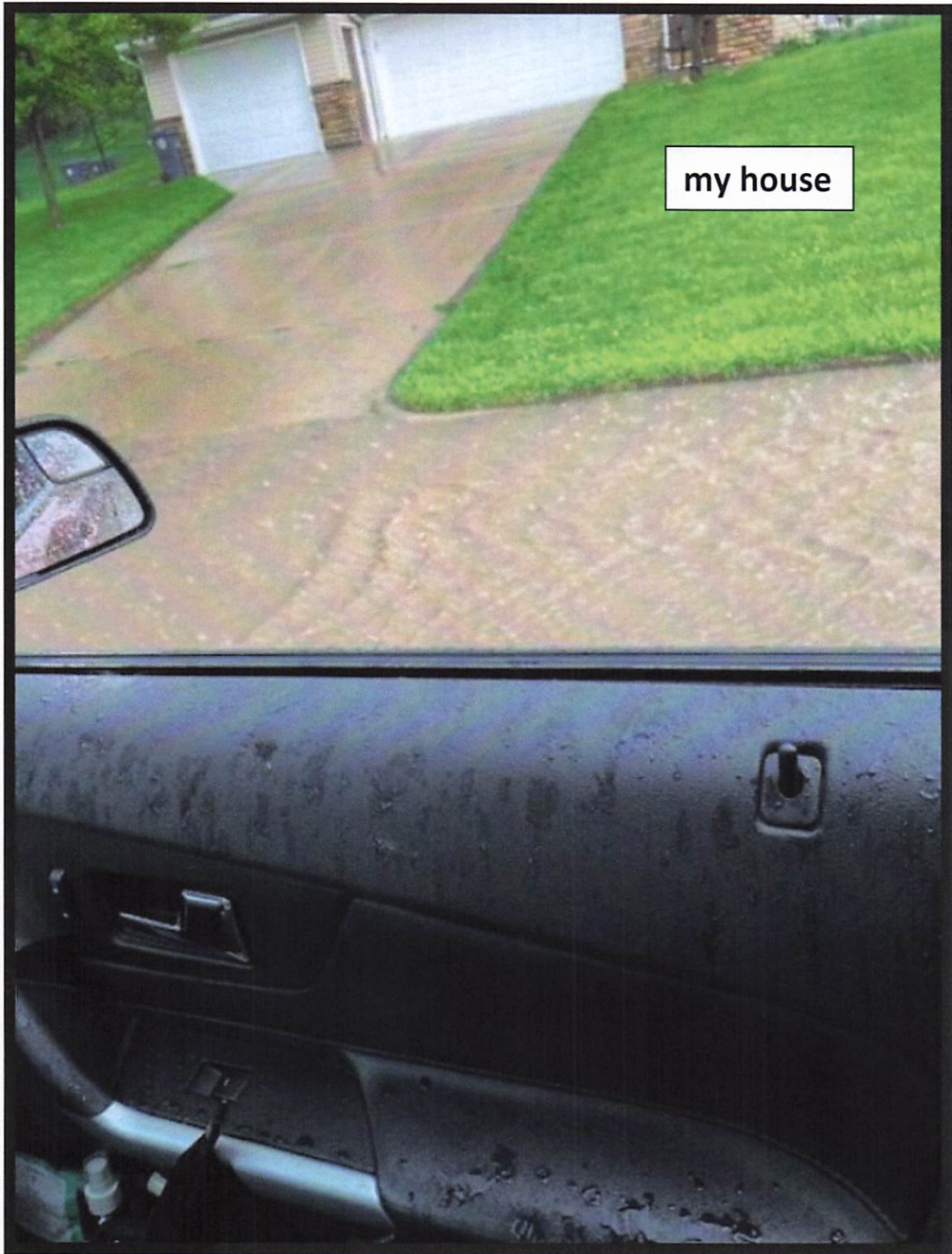
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The average selling price of the four houses shown below is \$352k. All sold less than a year ago. All within two blocks from my house on Cliffside. **All twenty years newer than mine!**

\$477k is the projected fair market value of my house in 2025. This projected value is calculated based on the disputed \$415k assessment of my house in June. Over the last 7 years, my (assessment / FMV) ratio averaged 87%. Never 100%. Best was 94%. So this data leads to a FMV (fair market value) of \$477k $(415) / (87\%) = 477$

A fair market value of \$477k for my 37 yr-old house is \$125k more than the average sales price of much newer homes in my neighborhood.

The data shows my assessment should be \$306k. $(352k) \times (87\%) = \text{\$306k (assessment)}$



\$355,000
4120 Elm DRIVE, La Crosse, WI 54601

4 beds 3 baths 1,725 sqft

[Claim home](#)



\$322,500
4155 Verchota STREET, La Crosse, WI 54601

4 beds 2 baths 1,876 sqft

[Claim home](#)

avg sales price = \$352k



\$369,000
4210 Fairway St, La Crosse, WI 54601

3 beds 3 baths 2,008 sqft

[Claim home](#)



\$360,600
4115 Verchota STREET, La Crosse, WI 54601

4 beds 3 baths 2,868 sqft

[Claim home](#)

REASON #2

ASSESSMENT IS OUT OF LINE WITH THE ACTUAL RATE OF APPRECIATION

Median home sales price figures in the following chart are from the Wisconsin Realtors Association – wra.org / Housing Stats / West Region / La Crosse

	Median Price												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2007	\$137,800	\$134,500	\$134,900	\$141,000	\$150,000	\$140,000	\$148,250	\$145,000	\$134,000	\$139,950	\$129,900	\$139,900	\$140,000
2008	\$134,250	\$135,500	\$139,000	\$149,155	\$151,000	\$160,000	\$147,000	\$143,700	\$140,500	\$129,200	\$155,000	\$132,000	\$145,000
2009	\$141,950										\$125,200	\$139,250	\$136,500
2010	\$137,500										\$138,700	\$128,500	\$138,000
2011	\$125,000										\$143,000	\$140,000	\$140,000
2012	\$130,000										\$153,000	\$144,100	\$146,150
2013	\$146,950										\$156,000	\$153,000	\$150,000
2014	\$138,750										\$148,900	\$151,500	\$151,000
2015	\$123,750										\$156,500	\$160,000	\$155,000
2016	\$136,475										\$168,500	\$162,000	\$167,900
2017	\$160,000										\$175,990	\$186,450	\$176,250
2018	\$165,000										\$178,000	\$198,000	\$189,750
2019	\$177,000										\$192,500	\$207,500	\$195,000
2020	\$181,200										\$216,575	\$215,000	\$216,900
2021	\$214,900										\$233,750	\$243,000	\$235,000
2022	\$239,000	\$250,000	\$255,000	\$260,000	\$282,500	\$285,500	\$268,000	\$266,500	\$255,000	\$270,750	\$266,450	\$255,000	\$265,000
2023	\$230,000	\$273,500	\$255,500	\$267,500	\$259,900	\$296,500	\$290,250	\$322,500	\$295,900	\$273,000	\$270,500	\$259,175	\$280,000
2024	\$270,000	\$270,000	\$304,000	\$322,500	\$299,450	\$315,000	\$305,000	\$315,500	\$317,500	\$300,000	\$293,250	\$297,250	\$305,000
2025	\$285,500	\$314,900	\$302,500	\$303,200	\$330,000	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$310,000

Note: The \$310,000 median sales price in 2025 pretty much agrees with my proposed \$306k assessment from previous page.

REASON #3

ASSESSMENT DOESN'T FACTOR IN THE MISSING STORM SEWER

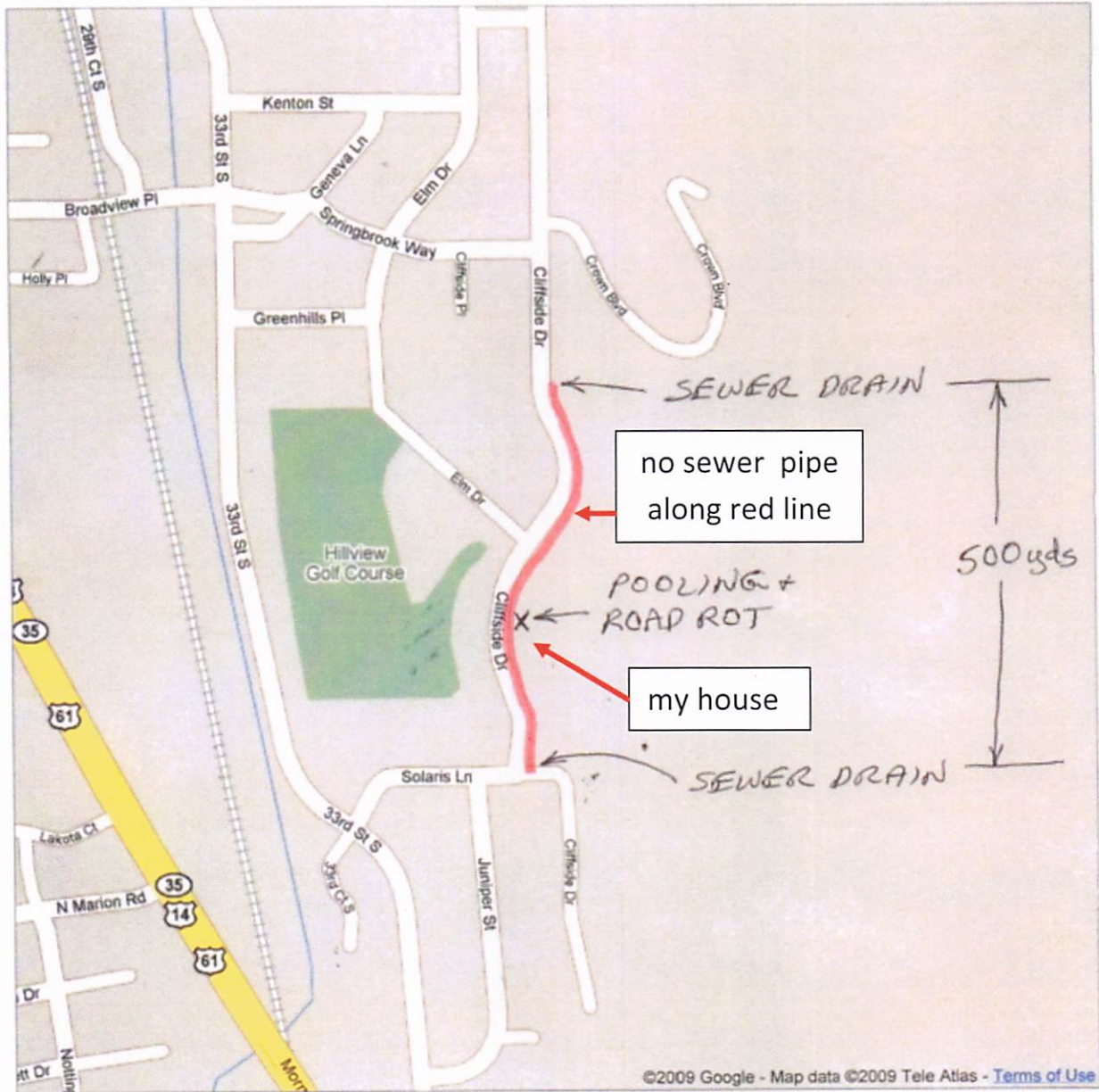
No Storm Sewer

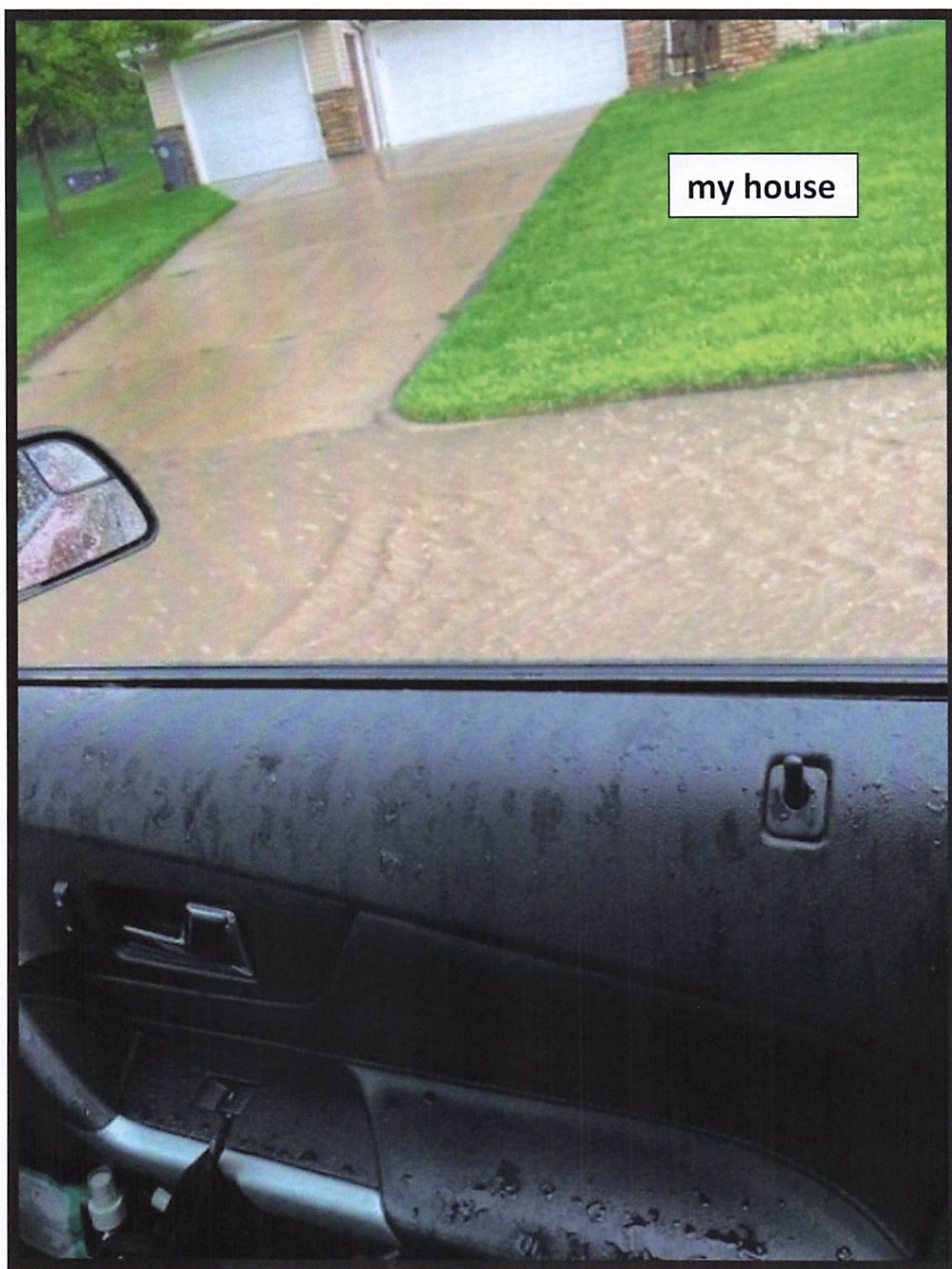
There's no storm sewer pipe along Cliffside Drive, from Elm to Solaris. Plus there's a gradual valley in the road in front of my house. So runoff accumulates there and has no place to go. Kids and birds love it in the summer. But the road rots away, and I get a huge ice rink in the winter. I've heard others complaining about the ugly road rot. It doesn't help curb appeal. And it's a slipping hazard when getting the mail in the winter.

No More Horseshoes

Also, the horseshoe pits were just removed from Springbrook Park. I used to enjoy that. Park'n Rec said they were removed because nobody used them. I used them. It makes it easier for the City to mow, but I miss them. The loss decreases the value of my property and should decrease the assessment as well.

With assessments being as high as they are, I think it would be nice if the City could at least return the horseshoe pits. Plus maybe add some pickleball courts too, something for old folks. We've got plenty of swings and slides.





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2009	\$141,950	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	0	\$125,200	\$139,250	\$136,500								
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