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 <u>Guide for Property Owners</u>.

Complete all sections:									
Section 1: Property Owner / Agent Inform	mation		rization (Form PA-105) with this form						
Property owner name (on changed assessment notice)		Agent name (if applicable)							
ROBERT J. HARTER		Agent mailing address							
11000 1 000 00 00		Agent maning data ess							
4235 CLIGFS WE DIX, City State LA LRDSSE Wi Owner phone Email	Zip 54601	City	State Zip						
Owner phone Email (608) 397 - 4372 123harte		Owner phone	Email						
Section 2: Assessment Information and									
Property address	opinion of value	Legal description or parcel no. (on chai	nged assessment notice)						
4233 CLIFFSIDE DR.		HILL CREST ADDING							
City State LA CROSSE (U)	Zip 54601	HILLENEDI FICCIO	23000						
Assassment shown on notice - Total		Your opinion of assessed value - Total	4244 000						
\$415,2	100		\$306,000						
If this property contains non-market value class	s acreage, provide you	r opinion of the taxable value brea	akdown:						
Statutory Class	Acres	\$ Per Acre	Full Taxable Value						
Residential total market value			71110/10						
Commercial total market value			av vi						
Agricultural classification: # of tillable acres		@ \$ acre use value	RACE FE						
# of pasture acres		@ \$ acre use value	I JIII CEIVEN S						
# of specialty acres		@ \$ acre use value	10 10 I						
Undeveloped classification # of acres		@ \$ acre @ 50% of ma	arkervalue Cin 2025						
Agricultural forest classification # of acres		@ \$ acre @ 50% of ma	A land a						
Forest classification # of acres		@ \$ acre @ market va	lue Office						
Class 7 "Other" total market value	100 C 100 C	market value	13						
Managed forest land acres		@ \$ acre @ 50% of ma	arket value						
Managed forest land acres		@ \$ acre @ market va	lue						
Section 3: Reason for Objection and Bas	is of Estimate								
Reason(s) for your objection: (Attach additional shee			alue: (Attach additional sheets if needed)						
\$415,400 TOO HIGH (SEE ATT)	ACHMENTS)	SALES + PROPERTY AR (SEE ATTACHMEN:	PRECIATION DATA + MORE						
Section 4: Other Property Information									
A. Within the last 10 years, did you acquire the	property?		Yes 🗶 No						
		- Purchase [Trade Gift Inheritance						
If Yes, provide acquisition price \$		nm-dd-yyyy)							
B. Within the last 10 years, did you change this	s property (ex: remode	l, addition)?	Yes 🔀 No						
If Yes, describe									
Date of Cost of		the standard	uding your own)? Yes No						
changes changes \$	Does this co	ost include the value of all labor (incl	uding your own)?						
C. Within the last five years, was this property	listed/offered for sale?	?	Yes 🕅 No						
If Yes, how long was the property listed (pro	vide dates)	to							
Asking price \$	(mm-dd-yy) List all offers received	yy) (mm-dd-yyyy) 							
D. Within the last five years, was this property									
If Yes, provide: Date (mm-dd-yyyy)	Value	Purpose of appraisal							
If this property had more than one appraisal	, provide the requested	d information for each appraisal.							
Section 5: BOR Hearing Information									
A. If you are requesting that a BOR member(s) Note: This does not apply in first or second class		r hearing, provide the name(s):							
B. Provide a reasonable estimate of the amou		the hearing 40 minutes.							
Property owner or Agent signature Ru Atto			Date (mm-dd-yyyy) 7/13/2025						
1EG TEG			1175/2000						

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Wisconsin Department of Revenue

15ANDRA CLERK 7/9/2025

Notice of Intent to File Objection with Board of Review

1. 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 CLIFFSLOE 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).

ROBE	RT J. HARJER
Name	
	397-4372
Phone ,	
Phone 7/9/	2025
Date	

Received by:	
on:	

SUBMITTED OVER PHONE W/SANORA

<u>Section</u> 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.

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. $(352k) \times (87\%) = 306k$ (assessment)



\$369,000 t. La Crosse, WI 5460

24

3 baths 2,008

\$360,600 TREET, La Crosse, WI 5460 3 bath 2,868

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

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							the transmission	-	D	\$125,200	\$139,250	\$136,500
2010	\$137,500				La C	rosse	2			D	\$138,700	\$128,500	\$138,000
2011	\$125,000				MAE	DIAN				D	\$143,000	\$140,000	\$140,000
2012	\$130,000				IVIL	DIAN				D	\$153,000	\$144,100	\$146,150
2013	\$146,950				SALES	S PRIC	CE	4	233	0	\$156,000	\$153,000	\$150,000
2014	\$138,750	1.00						CLU	TCID	- 0	\$148,900	\$151,500	\$151,000
2015	\$123,750				WIR	ealto	rs	CLI	FSID	E o	\$156,500	\$160,000	\$155,000
2016	\$136,475			1.1	As	soc.		ASSE	SSME	NT 0	\$168,500	\$162,000	\$167,900
2017	\$160,000									0	\$175,990	\$186,450	\$176,250
2018	\$165,000		2018		189	9,750	-	18	2,900	D	\$178,000	\$198,000	\$189,750
2019	\$177,000		2024		305	5 000	+	+ 30	3 300	D	\$192,500	\$207,500	\$195,000
2020	\$181,200				THE					0	\$216,575	\$215,000	\$216,900
2021	\$214,900		2025		310	0,000	Huł	1? 41	5,400	D	\$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

Association - wra.org / Housing Stats / West Region / La Crosse

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No Storm Sewer

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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.



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

3

3 2,008 sqft

3

\$360,600 4115 Verchota STREET, La Crosse, WI 5460 3 2,868 baths sqft

Claim home

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2008	\$134,250	\$135,500	\$139,000	\$149,155	\$151,000	\$160,000	\$147,00	\$143,700	\$140,500	\$129,200	\$155,000	\$132,000	\$145,000
2009	\$141,950									0	\$125,200	\$139,250	\$136,500
2010	\$137,500				La C	rosse	2			D	\$138,700	\$128,500	\$138,000
2011	\$125,000				ME	DIAN				0	\$143,000	\$140,000	\$140,000
2012	\$130,000				IVIL	DIAN				D	\$153,000	\$144,100	\$146,150
2013	\$146,950				SALES	S PRIC	CE	4	233	D	\$156,000	\$153,000	\$150,000
2014	\$138,750							CLU	FSID	E 0	\$148,900	\$151,500	\$151,000
2015	\$123,750				WIR	ealto	rs	CLII			\$156,500	\$160,000	\$155,000
2016	\$136,475				As	soc.		ASSE	SSME	NT 0	\$168,500	\$162,000	\$167,900
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2020	\$181,200					-				0	\$216,575	\$215,000	\$216,900
2021	\$214,900		2025		310	0,000	Hul	1? 41	5,400	0	\$233,750	\$243,000	\$235,000
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2025	\$285,500	\$314,900	\$302,500	\$303,200	\$330,000	n/a	n/i	a n/a	n/a	n/a	n/a	n/a	\$310,000

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2011 \$125,000 MEDIAN \$143,000 \$143,000 \$140,000 2012 \$130,000 SALES PRICE 4233 \$155,000 \$153,000 \$155,000 \$155,000 \$155,000 \$155,000 \$156,000 \$156,000 \$156,500 \$160,000 \$156,500 \$160,000 \$156,500 \$166,500 \$166,500 \$166,500 \$166,500 \$166,500 \$166,500 \$166,500 \$166,500 \$166,500 \$166,500 \$166,500 \$166,500 \$166,500 \$166,500 \$166,500 \$162,000 \$166,500 \$166,500 \$166,500 \$162,000 \$166,500	2009	\$141,950				-					0	\$125,200	\$139,250	\$136,500
2012 \$130,000 MEDIAN 0 \$140,000 2013 \$146,950 SALES PRICE 4233 0 \$155,000 \$153,000 2014 \$138,750 WI Realtors CLIFFSIDE 0 \$156,500 \$160,000 2015 \$123,750 WI Realtors CLIFFSIDE 0 \$168,500 \$160,000 2016 \$136,475 Assoc. ASSESSMENT 0 \$168,500 \$160,000 2018 \$160,000 2018 189,750 182,900 0 \$175,990 \$186,450 2019 \$177,000 2024 305,000 303,300 0 \$192,500 \$207,500 2020 \$181,200 2255,000 \$260,000 \$282,500 \$282,500 \$282,500 \$282,500 \$266,000 \$270,000 \$270,000 \$270,000 \$227,000 \$270,000 \$322,500 \$290,250 \$322,500 \$270,000 \$270,500 \$270,500 \$270,000 \$293,250 \$297,250	2010	\$137,500				La C	rosse	9			D	\$138,700	\$128,500	\$138,000
2012 \$130,000 0 \$153,000 \$144,100 2013 \$146,950 SALES PRICE 4233 0 \$156,000 \$153,000 2014 \$138,750 WI Realtors CLIFFSIDE 4233 0 \$166,000 \$156,500 \$160,000 2016 \$136,475 Assoc. ASSESSMENT 0 \$168,500 \$160,000 \$168,500 \$160,000 \$168,500 \$160,000 \$175,990 \$166,450 \$175,990 \$166,450 \$175,990 \$166,450 \$175,990 \$166,450 \$175,990 \$166,450 \$175,990 \$166,450 \$175,990 \$166,450 \$175,990 \$166,450 \$175,990 \$166,450 \$175,990 \$166,450 \$175,990 \$166,450 \$175,990 \$166,450 \$175,990 \$186,450 \$175,990 \$186,450 \$175,990 \$186,450 \$216,575 \$215,000 \$207,500 \$216,575 \$215,000 \$233,750 \$243,000 \$233,750 \$243,000 \$233,750 \$243,000 \$233,750 \$243,000 \$255,000 \$250,000 \$255,000 \$250,000 \$255,000 \$250,000 \$250,000 \$250,175 \$250,000 <td>2011</td> <td>\$125,000</td> <td></td> <td></td> <td></td> <td>ME</td> <td></td> <td></td> <td></td> <td></td> <td>D</td> <td>\$143,000</td> <td>\$140,000</td> <td>\$140,000</td>	2011	\$125,000				ME					D	\$143,000	\$140,000	\$140,000
2014 \$138,750 WI Realtors CLIFFSIDE 5148,900 \$151,500 2016 \$136,475 Assoc. ASSESSMENT 5166,500 \$160,000 2017 \$160,000 2018 189,750 182,900 \$166,500 \$177,000 2019 \$177,000 2024 305,000 303,300 \$192,500 \$198,000 2020 \$181,200 2025 310,000 Huh? 415,400 \$216,575 \$215,000 2022 \$239,000 \$255,000 \$266,500 \$290,250 \$290,250 \$290,250 \$322,500 \$290,000 \$270,000 \$270,000 \$304,000 \$322,500 \$299,450 \$315,000 \$315,500 \$317,500 \$293,250 \$299,450 \$315,000 \$315,500 \$317,500 \$293,250 \$297,250	2012	\$130,000				IVIL	DIAN				D	\$153,000	\$144,100	\$146,150
WI Realtors CLIFFSIDE 0	2013	\$146,950				SALES	S PRIC	CE	4	233	0	\$156,000	\$153,000	\$150,000
2015 \$123,750 Assoc. ASSESSMENT 2016 \$136,475 Assoc. ASSESSMENT 2017 \$160,000 2018 189,750 182,900 2019 \$177,000 2024 305,000 303,300 2020 \$181,200 2025 310,000 Huh? 415,400 2022 \$239,000 \$250,000 \$260,000 \$282,500 \$285,500 \$266,500 \$270,750 \$266,450 \$255,000 \$270,500 \$259,175 2024 \$270,000 \$304,000 \$322,500 \$299,450 \$315,000 \$315,500 \$317,500 \$200,000 \$293,250 \$297,250	2014	\$138,750	1.11						CLU	TCID	F 0	\$148,900	\$151,500	\$151,000
2017 \$160,000 2018 189,750 182,900 0 \$175,990 \$186,450 2018 \$165,000 2024 305,000 303,300 0 \$178,000 \$198,000 2019 \$177,000 2024 305,000 303,300 0 \$192,500 \$207,500 2020 \$181,200 2025 310,000 Huh? 415,400 \$233,750 \$243,000 2022 \$239,000 \$255,000 \$260,000 \$282,500 \$286,500 \$266,500 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$270,500 \$266,450 \$255,000 \$266,450 \$255,000 \$270,500 \$266,450 \$255,000 \$270,500 \$270,500	2015	\$123,750				WIR	ealto	rs	CLI	-FSID	C 0	\$156,500	\$160,000	\$155,000
2018 \$165,000 2018 189,750 182,900 0 \$177,000 2019 \$177,000 2024 305,000 303,300 0 \$192,500 \$207,500 2020 \$181,200 2025 310,000 Huh? 415,400 0 \$216,575 \$215,000 2022 \$239,000 \$250,000 \$260,000 \$282,500 \$285,500 \$266,500 \$270,750 \$266,450 \$255,000 2023 \$230,000 \$273,500 \$255,500 \$267,500 \$259,900 \$299,900 \$290,250 \$322,500 \$299,450 \$315,000 \$317,500 \$300,000 \$293,250 \$297,250 2024 \$270,000 \$304,000 \$322,500 \$299,450 \$315,000 \$315,500 \$317,500 \$300,000 \$293,250 \$297,250	2016	\$136,475				As	soc.		ASSE:	SSME	NT 0	\$168,500	\$162,000	\$167,900
2019 \$177,000 2024 305,000 303,300 0 \$192,500 \$207,500 2020 \$181,200 2025 310,000 Huh? 415,400 0 \$192,500 \$216,575 \$215,000 2022 \$239,000 \$255,000 \$260,000 \$282,500 \$285,500 \$266,000 \$255,000 \$270,500 \$250,000 \$255,000 \$260,000 \$269,900 \$299,950 \$322,500 \$322,500 \$270,000 \$270,500 \$259,175 2024 \$270,000 \$304,000 \$322,500 \$299,450 \$315,000 \$315,500 \$317,500 \$200,000 \$293,250 \$297,250	2017	\$160,000		2010		100	-		10		0	\$175,990	\$186,450	\$176,250
2020 \$181,200 2024 305,000 303,300 0 \$216,575 \$215,000 2021 \$214,900 2025 310,000 Huh? 415,400 0 \$233,750 \$243,000 2022 \$239,000 \$250,000 \$260,000 \$282,500 \$285,500 \$266,500 \$255,000 \$266,450 \$255,000 2023 \$230,000 \$270,500 \$267,500 \$259,900 \$299,900 \$290,250 \$322,500 \$270,500 \$270,500 \$270,500 \$270,500 \$270,500 \$270,500 \$293,250 \$299,450 \$315,000 \$315,500 \$317,500 \$300,000 \$293,250 \$297,250	2018	\$165,000		2018		189	9,750	-	▶ 18	2,900	D	\$178,000	\$198,000	\$189,750
2020 \$181,200 2025 310,000 Huh? 415,400 0 \$216,575 \$215,000 2021 \$214,900 \$250,000 \$255,000 \$260,000 \$282,500 \$286,500 \$266,500 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$260,000 \$255,000 \$270,500 \$250,000 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$266,450 \$255,000 \$260,000 \$269,900 \$290,250 \$322,500 \$267,500 \$259,175 2024 \$270,000 \$304,000 \$322,500 \$299,450 \$315,000 \$305,000 \$317,500 \$300,000 \$293,250 \$297,250	2019	\$177,000		2024		305	5 000	+	+ 30	3 300	D	\$192,500	\$207,500	\$195,000
2022 \$239,000 \$250,000 \$255,000 \$260,000 \$282,500 \$285,500 \$266,500 \$255,000 \$270,750 \$266,450 \$255,000 2023 \$230,000 \$273,500 \$255,500 \$267,500 \$259,900 \$290,250 \$322,500 \$295,900 \$270,000 \$270,000 \$270,000 \$270,000 \$270,000 \$229,450 \$315,000 \$315,500 \$317,500 \$300,000 \$293,250 \$297,250	2020	\$181,200									D	\$216,575	\$215,000	\$216,900
2023 \$230,000 \$273,500 \$255,500 \$259,900 \$296,500 \$290,250 \$322,500 \$295,900 \$270,000 \$270,000 \$304,000 \$322,500 \$315,000 \$315,500 \$317,500 \$300,000 \$293,250 \$297,250	2021	\$214,900		2025		310	0,000	Huh	? 41	5,400	D	\$233,750	\$243,000	\$235,000
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	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
2025 \$285,500 \$314,900 \$302,500 \$303,200 \$330,000 n/a n/a n/a n/a n/a n/a	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

Association - wra.org / Housing Stats / West Region / La Crosse

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No Storm Sewer

2 Z

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REASON #1 ASSESSED VALUE IS OUT OF LINE WITH ACTUAL SALES

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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. $(352k) \ge 306k$ (assessment)



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

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	\$148,25	\$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	\$147,00	\$143,700	\$140,500	\$129,200	\$155,000	\$132,000	\$145,000
2009	\$141,950				and the second second					0	\$125,200	\$139,250	\$136,500
2010	\$137,500				La C	rosse	9			D	\$138,700	\$128,500	\$138,000
2011	\$125,000				MAE	DIAN				D	\$143,000	\$140,000	\$140,000
2012	\$130,000				IVIL	DIAN				D	\$153,000	\$144,100	\$146,150
2013	\$146,950				SALES	S PRIC	CE	4	233	D	\$156,000	\$153,000	\$150,000
2014	\$138,750							CLU	FSID	F 0	\$148,900	\$151,500	\$151,000
2015	\$123,750				WIR	ealto	rs	CLI	-FSID	C D	\$156,500	\$160,000	\$155,000
2016	\$136,475				As	soc.		ASSE	SSME	NT 0	\$168,500	\$162,000	\$167,900
2017	\$160,000	-	2010		100			1.0			\$175,990	\$186,450	\$176,250
2018	\$165,000		2018		189	9,750	-	+ 18	2,900	D	\$178,000	\$198,000	\$189,750
2019	\$177,000		2024	-	305	5,000	-	+ 30	3 300	D	\$192,500	\$207,500	\$195,000
2020	\$181,200	-								D	\$216,575	\$215,000	\$216,900
2021	\$214,900		2025		310	0,000	Hul	1? 41	5,400	0	\$233,750	\$243,000	\$235,000
2022	\$239,000	\$250,000	\$255,000	\$260,000	\$282,500	\$285,500	\$268,00	\$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	\$290,25	\$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	\$305,00	\$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

Association - wra.org / Housing Stats / West Region / La Crosse

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No Storm Sewer

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ASSESSMENT IS OUT OF LINE WITH THE ACTUAL RATE OF APPRECIATION

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	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	\$148,25	\$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	\$147,00	\$143,700	\$140,500	\$129,200	\$155,000	\$132,000	\$145,000
2009	\$141,950					in the second				0	\$125,200	\$139,250	\$136,500
2010	\$137,500	133.43			La C	rosse	2			D	\$138,700	\$128,500	\$138,000
2011	\$125,000	1971			ME	DIAN				D	\$143,000	\$140,000	\$140,000
2012	\$130,000				IVIL	DIAN				D	\$153,000	\$144,100	\$146,150
2013	\$146,950				SALES	S PRIC	CE	4	233	D	\$156,000	\$153,000	\$150,000
2014	\$138,750							CLU	FSID	E 0	\$148,900	\$151,500	\$151,000
2015	\$123,750				WIR	ealto	rs	CLIF	-FSID	C D	\$156,500	\$160,000	\$155,000
2016	\$136,475				As	SOC.	E T	ASSE	SSME	NT 0	\$168,500	\$162,000	\$167,900
2017	\$160,000	-			100			10			\$175,990	\$186,450	\$176,250
2018	\$165,000		2018		189	9,750	-	▶ 18	2,900	D	\$178,000	\$198,000	\$189,750
2019	\$177,000		2024		30	5 000	+	+ 30	3 300	D	\$192,500	\$207,500	\$195,000
2020	\$181,200	-								0	\$216,575	\$215,000	\$216,900
2021	\$214,900		2025		310	0,000	Hul	n? 41	5,400	D	\$233,750	\$243,000	\$235,000
2022	\$239,000	\$250,000	\$255,000	\$260,000	\$282,500	\$285,500	\$268,00	0 \$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	\$290,25	0 \$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	\$305,00	0 \$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

Association - wra.org / Housing Stats / West Region / La Crosse

Median Price

No Storm Sewer

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ASSESSMENT IS OUT OF LINE WITH THE ACTUAL RATE OF APPRECIATION

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						mound							
	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	-	Charles Services			-				0	\$125,200	\$139,250	\$136,500
2010	\$137,500			102	La C	rosse	2			D	\$138,700	\$128,500	\$138,000
2011	\$125,000				MAE	DIAN				D	\$143,000	\$140,000	\$140,000
2012	\$130,000				IVIL	DIAN				D	\$153,000	\$144,100	\$146,150
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2016	\$136,475			3-91	As	soc.		ASSE:	SSME	NT 0	\$168,500	\$162,000	\$167,900
2017	\$160,000	-	2010		1.00	-		10			\$175,990	\$186,450	\$176,250
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