

# RIGHT OF WAY PROFESSIONALS, INC.

PROJECT MANAGEMENT, ACQUISITION, RELOCATION & PROPERTY MANAGEMENT

May 25, 2021

VIA EMAIL

Scott Dunnum  
City of La Crosse  
400 La Crosse Street, 4<sup>th</sup> Floor  
La Crosse, WI 54601

Re: Project ID: 1641-03-25, Various Intersections  
Mormon Coulee Road, Jackson Street & La Crosse Street  
City of La Crosse, La Crosse County  
Parcel 4

Dear Mr. Dunnum:

I am completing a friendly condemnation on Parcel 4 on the Various Intersections project ID: 1641-03-25 and am requesting a check for this parcel.

Please send a check payable to the following individual for the following amount:

Parcel	Check Payable To	Amount of Payment
4	La Crosse County Clerk of Circuit Court 333 Vine Street La Crosse, WI 54601	\$5,520.91

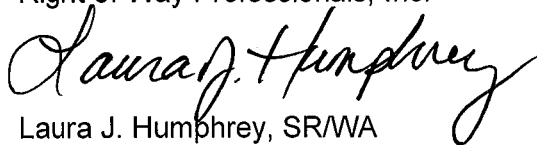
Please return the check to me at the following address:

Right of Way Professionals, Inc.  
1030 Oak Ridge Drive, Suite E  
Eau Claire, WI 54701

The check is scheduled to be mailed to Clerk of Courts office on **June 15, 2021** which is the time the Award of Damages is to be sent to the La Crosse County Register of Deeds for recording. If you do not anticipate a check to be ready by that time, please let me know as soon as possible.

If you have questions, please call me at (715) 830-0544, ext. 200. Thank you.

Sincerely,  
Right of Way Professionals, Inc.



Laura J. Humphrey, SR/WA

Attachments

**CLOSING STATEMENT**

City of La Crosse

RE1617 10/2018 Ch. 84 Wis. Stats.

Transferor / Property owner name and address Great Northern Investment of La Crosse Inc. 2554 Charles Street Rockford, IL 61108	Transferee City of La Crosse	
	Due Property Owner	Deductions
Walgreen Co. Attn: Real Estate Law Dept., Store #4673 104 Wilmot Road Deerfield, IL 60015		
Agreed upon purchase price	\$5,500.00	XXXXXXXX
1st mortgage release Amount \$ 0.00	\$	\$0.00
2nd mortgage release Amount \$ 0.00	\$	\$0.00
Land contract payment Amount \$ 0.00	\$	\$0.00
Tax proration for year 2021, prorated from 06/15/2021 to 12/31/2021 Last year's tax \$ 57,141.88 (attach Form RE1616)	\$20.91	\$0.00
Delinquent taxes for years	\$	\$0.00
Special assessments unpaid, delinquent and future (Form RE1616)	\$	\$0.00
Estimated water and/or sewer service charges	\$	\$0.00
Rent prorated, if tenant occupied	\$	\$0.00
LP 0.000 gals./ \$ 0.00 Fuel oil 0.000 gals./ \$ 0.00	\$	\$0.00
Retention of improvements - list (if none, so state) \$ 0.00	\$	\$0.00
\$ 0.00	\$	\$0.00
Other:	\$0.00	\$0.00
<b>TOTAL DUE</b>	<b>\$5,520.91</b>	<b>\$0.00</b>
Less deductions	\$0.00	XXXXXXXX
<b>Balance due property owner</b>	<b>\$5,520.91</b>	<b>XXXXXXXX</b>
1st installment	\$0.00	
2nd installment	\$0.00	
3rd installment	\$0.00	
<b>Total settlement due property owner</b>	<b>\$5,520.91</b>	

This statement is accepted as correct.

Great Northern Investment of La Crosse Inc.

Walgreens Co.

By: \_\_\_\_\_  
Signature Date

By: \_\_\_\_\_  
Signature Date

Closing Agent (Laura J. Humphrey) \_\_\_\_\_  
Date



Project ID  
1641-03-25

County  
La Crosse

Parcel No.  
4

**DISPOSITION OF REAL ESTATE TAXES**

City of La Crosse

RE1616 04/2020

Attach this form to each copy of Closing Statement, Deed or Award, but do not record.

Owner name Great Northern Investment of La Crosse Inc.	Total tax \$ 57,141.88
Tax key 17-30063-60	Assessed land value \$ 528,100.00
Taxing unit (city, town, village) City of La Crosse	Assessed improvements value \$ 1,706,100.00
County La Crosse	Total assessed value \$ 2,234,200.00
Conveyance date 06/15/2021	Mill (tax) rate (carry to 5 places) \$ 0.02558 per \$ of assessed value

Note: In all cases, use previous year or current year amounts (if available)

<b>Mill Rate:</b>	Total tax ÷ Total assessed value \$ 57,141.88 / 2,234,200.00	=	Mill rate (carry to 5 places) \$ 0.02558
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**A. Total Acquisition**

Total tax ÷ 365 \$ /365	x	Days elapsed from January 1 <sup>st</sup> to conveyance date days	=	Owner's share tax \$ *
<i>* Transfer amount to Closing Statement as deduction from purchase price</i>				



**B. Partial Acquisition**

Tax on Land Acquired

Step #1 - Land assessment \$ 528,100.00	x	Mill rate (carry to 5 places) \$ 0.02558	=	Land tax \$ 13508.80
Step #2 - Acquisition area ÷ Total property area (both from appraisal) 0.0040 / 1.41	=	% of land acquired (carry to 3 places) 0.284 %		
Step #3 - Land tax \$ 13508.80	x	% of land acquired 0.284 %	=	Land prorated tax \$ 38.36

Tax on Improvements (Buildings, etc.) Acquired

Step #1 - Value of improvements acquired ÷ Value of all improvements (both from appraisal) \$ 0 / 0	=	% of improvement value acquired (carry to 3 places) 0.000 %		
Step #2 - Assessed value of all improvements \$ 1,706,100.00	x	Mill rate \$ 0.02558	=	Improvements tax \$ 43642.04
Step #3 - Improvements tax \$ 43642.04	x	% of improvement value acquired 0.000 %	=	Improvements prorated tax \$ 0

Taxes to be Prorated

Land \$ 38.36	+	Improvements \$ 0	=	Total prorated tax \$ 38.36
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Agency's Prorated Tax

Days remaining from conveyance date to year end ÷ 365 199/365	x	Total prorated tax \$ 38.36	=	Agency's Prorated Share \$ 20.91 **
<i>** Transfer amount to Closing Statement as addition to purchase price</i>				

Project ID 1641-03-25

Parcel No. 4

STATE OF WISCONSIN

PROPERTY TAX BILL  
La Crosse County  
City of LaCrosse

2020 Real Estate

Bill Number 6695



Correspondence should refer to Tax Parcel 17-30063-60

IMPORTANT: See reverse side for important information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

05-15 N-07 Acres 1.410  
900 WEST AVE S  
ESPERSON & BURNS ADDITION LO TS 3, 4, 5, 6, 7 & 8 BLOCK 1 2  
& VAC ALLEY LYG E OF LOT 7 & W OF LOTS 4, 5, & 6 & THA T  
PRT VAC S .6FT OF MISSISSI

GREAT NORTHERN INVESTMENT OF LACROSSE INC  
C/O ENERNOC  
PO BOX 319022  
CHICAGO IL 60631

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value	0.025607710
528,100	1,706,100	2,234,200	0	86.7962042	Rate (Does NOT reflect credit)	
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woodland	School Taxes reduced by	A Star in this box means unpaid prior year taxes	
608,400	1,965,600	2,574,000	0	school levy tax credit 4,247.77		
Taxing Jurisdiction	2019	2020	2019	2020	% Tax	Net Property Tax
	Est. State Aids	Est. State Aids	Net Tax	Net Tax	Change	57,141.88
	Allocated Tax Dist	Allocated Tax Dist				
STATE OF WISCONSIN	0.00	0.00	0.00	0.00	0.00	Spl Chg 118.00
La Crosse County	2,076,766.00	2,067,428.00	8,178.26	8,431.20	3.10	
Local Municipality	13,244,804.00	13,079,005.00	23,206.40	23,735.95	2.30	
LA CROSSE SCHOOL	33,615,214.00	34,257,824.00	22,412.73	21,442.82	-4.30	
WTC	4,125,012.00	3,811,393.00	3,509.13	3,602.77	2.70	
		<b>Total</b>	<b>57,306.52</b>	<b>57,212.74</b>	<b>-0.20</b>	
		<b>First Dollar Credit</b>	78.25	70.86	-9.40	
		<b>Lotterv Credit</b>	0.00	0.00	0.00	
		<b>Net Property Tax</b>	<b>57,228.27</b>	<b>57,141.88</b>	<b>-0.20</b>	

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Applied to Property	Year Increase Ends
LACROSSESCHOOLRF464	\$3,172,502.04		2024
3		\$1,895.75	

On or prior to 07/31/21  
Make Check Payable to:  
Treasurer Office  
PO BOX 2408  
LA CROSSE WI 54602-2408

Total Due For Full Payment	
Pay By 01/31/21	57,259.88
Installment Options	
DUE DATE	AMOUNT
01/31/21	14,403.47
03/31/21	14,285.47
05/31/21	14,285.47
07/31/21	14,285.47

**WARNING:** If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.  
**Failure to pay on time. See reverse.**

To receive receipt, enclose a self-addressed stamped envelope  
All payments can be seen at [www.lacrossecounty.org](http://www.lacrossecounty.org)

REMIT THIS WITH PAYMENT

2020 Real Estate Bill Number 6695  
Correspondence should refer to number  
Tax Parcel 17-30063-60

City of LaCrosse  
900 WEST AVE S  
ESPERSON & BURNS ADDITION LO

\*\*To pay in person, check hours of operation @  
[www.cityoflacrosse.org/treasurer](http://www.cityoflacrosse.org/treasurer)

INSTALLMENT OPTIONS

DUE DATE	AMOUNT
01/31/21	14,403.47
03/31/21	14,285.47
05/31/21	14,285.47
07/31/21	14,285.47

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