

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>James D. & Wanel L. Lepsch Irrev. Trust</u>				Agent name (if applicable) <u>Bill Harnden</u>			
Owner mailing address <u>2236 West Ave So.</u>				Agent mailing address <u>223 So. 16th</u>			
City <u>Waukegan</u>		State <u>WI</u>	Zip <u>54601</u>	City <u>Waukegan</u>		State <u>WI</u>	Zip <u>54601</u>
Owner phone <u>(608) 792-0121</u>		Email		Owner phone <u>(608) 317-4449</u>		Email	

Section 2: Assessment Information and Opinion of Value			
Property address <u>11th St. So.</u>		Legal description or parcel no. (on changed assessment notice) <u>17-050283-091</u>	
City <u>Waukegan</u>		State <u>WI</u>	Zip <u>54601</u>
Assessment shown on notice - Total <u>old - 27,100 - new 95,000 - according to phone conversation</u>		Your opinion of assessed value - Total <u>under 300,000 for both properties</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			
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>see paperwork for 17-050283-091</u> <u>17 050 284-020</u>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <u>See paperwork for both</u>

Section 4: Other Property Information

A. Within the last 10 years, did you acquire the property? ☐ Yes ☐ No
If Yes, provide acquisition price \$Intersted w/ trust 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 45 minutes.

Property owner or Agent signature <u>Glenn W. Harnden</u>	Date (mm-dd-yyyy) <u>7-14-2025</u>
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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 <u>James D. & Laverne L. Lepsch Irrev. Trust</u>			Taxation district <input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> City <input type="checkbox"/> County	
Mailing address <u>2236 West Ave. So.</u>			Street address of property <u>11th St S</u>	
City <u>La Crosse</u>	State <u>WI</u>	Zip <u>54601</u>	City	State
Parcel number <u>17-050284-020 2nd 17-050283-096</u>	Phone <u>() -</u>	Email		Fax <u>() -</u>

Section 2: Authorized Agent Information

Name / title <u>Bill Harnden</u>			Company name <u>—</u>	
Mailing address <u>223 So. 16th</u>			Phone <u>(608) 317-4449</u>	Fax <u>() -</u>
City <u>La Crosse</u>	State <u>WI</u>	Zip <u>54601</u>	Email	

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			
<input type="checkbox"/> Other _____			
Authorization expires: _____ (mm - dd - yyyy)		(unless rescinded in writing prior to expiration)	
Send notices and other written communications to: (check one or both) <input type="checkbox"/> Authorized Agent <input checked="" 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	

Section 5: Owner Grants Authorization

Owner Sign Here ▶	Owner name (please print) <u>James D. & Laverne L. Lepsch Irrev. Trust - Linda Johnson</u>	
	Owner signature <u>Linda Johnson</u>	
	Company or title <u>—</u>	Date (mm-dd-yyyy) <u>7-14-2025</u>



Attorneys & Counselors at Law

Quincy H. Hale
(1919-1987)
Thomas H. Skemp
(1936-1977)
Ernest O. Hanson
Robert C. Skemp
Roger L. Imes

Thomas S. Sleik
James G. Curtis
Charles E. Hanson
Richard W. Schroeder*
David B. Russell
Michael W. Gill*
Thomas L. Horvath

Margaret Ahne Herlitzka
Kevin J. Roop*
Frank M. Doherty*
Thomas J. Kieffer
Bronwyn M. Woyach

*Also Licensed in Minnesota

Paralegals
Mariane R. Myhre
Andrea L. Parr
Tammy S. Bollman
Melissa J. Nelson
Melissa L. Pepin

June 4, 2003

Jim and LaVonne Lepsch
2236 West Avenue South
La Crosse, WI 54601

Re: ~~Gundersen Lutheran~~

Dear Jim and LaVonne:

This letter is just to confirm that we are going to close at our office on Friday, the 13th of June, at 11:00. You will need a certified check made payable to Gundersen Lutheran Medical Center, Inc., for \$11,760. In addition, the transfer tax is \$35.28, recording the deed is \$11.00, H.E.L.P.R. report fee from The Title Company is \$75, and my fee is \$2,754, for a total check to be made payable to Hale, Skemp, Hanson, Skemp & Sleik in the amount of \$2,875.28.

I look forward to seeing you on June 13th. If you have any questions in the meantime, please feel free to contact me.

Very truly yours,

HALE, SKEMP, HANSON, SKEMP & SLEIK

A handwritten signature in dark ink, appearing to read 'R. Imes', is written over the typed name.

Roger L. Imes

RLI/tjp

email luddite@haleskemp.com

Enclosure

MEMBER'S RECEIPT - RETAIN FOR YOUR RECORDS

COMMUNITY CREDIT UNION

PH: (608) 784-5846

2025 SOUTH AVENUE

P.O. BOX 39

LA CROSSE, WI 54602-0039

6060

REMITTER

James D. Lepsch

June 62, 22003

79-8116/2918
0000015333120

PAYABLE TO

Gundersen Lutheran Medical Center Inc.

11,760.00

NOT NEGOTIABLE

Eleven thousand seven hundred sixty and 00/100

THERE CAN BE NO STOP PAYMENT ON THIS CHECK
MEMORANDUM

CASHIER'S CHECK

FOR

Jill Over Kowski

⑆291881164⑆0000015333120⑈ 6060

CLOSING STATEMENT

Property Located At: Contiguous with 2236 West Avenue South, La Crosse, WI

Seller: Gundersen Lutheran Medical Center, Inc.
1826 South Avenue, La Crosse, WI 54601

Buyer: James D. and Lavonne L. Lepsch
2236 West Avenue South, La Crosse, WI 54601

Date of Closing: June 13, 2003

PURCHASE PRICE \$11,760.00

DEDUCT:

Down Payment \$0.00
Tax Adjustment, 2003, pro rated from
January 1, 2003 to _____, 2003
(Last Year's Tax \$ _____) 0.00
Transfer Tax 0.00
Abstracting 0.00
Recording Documents - Quit-Claim Deed 0.00
Outstanding Mortgage 0.00
Other Adjustments 0.00

TOTAL DEDUCTIONS 0.00

AMOUNT TO SELLER \$11,760.00

TOTAL \$11,760.00

SELLER:

BUYER:

GUNDERSEN LUTHERAN MC, INC.

JAMES D. LEPSCH

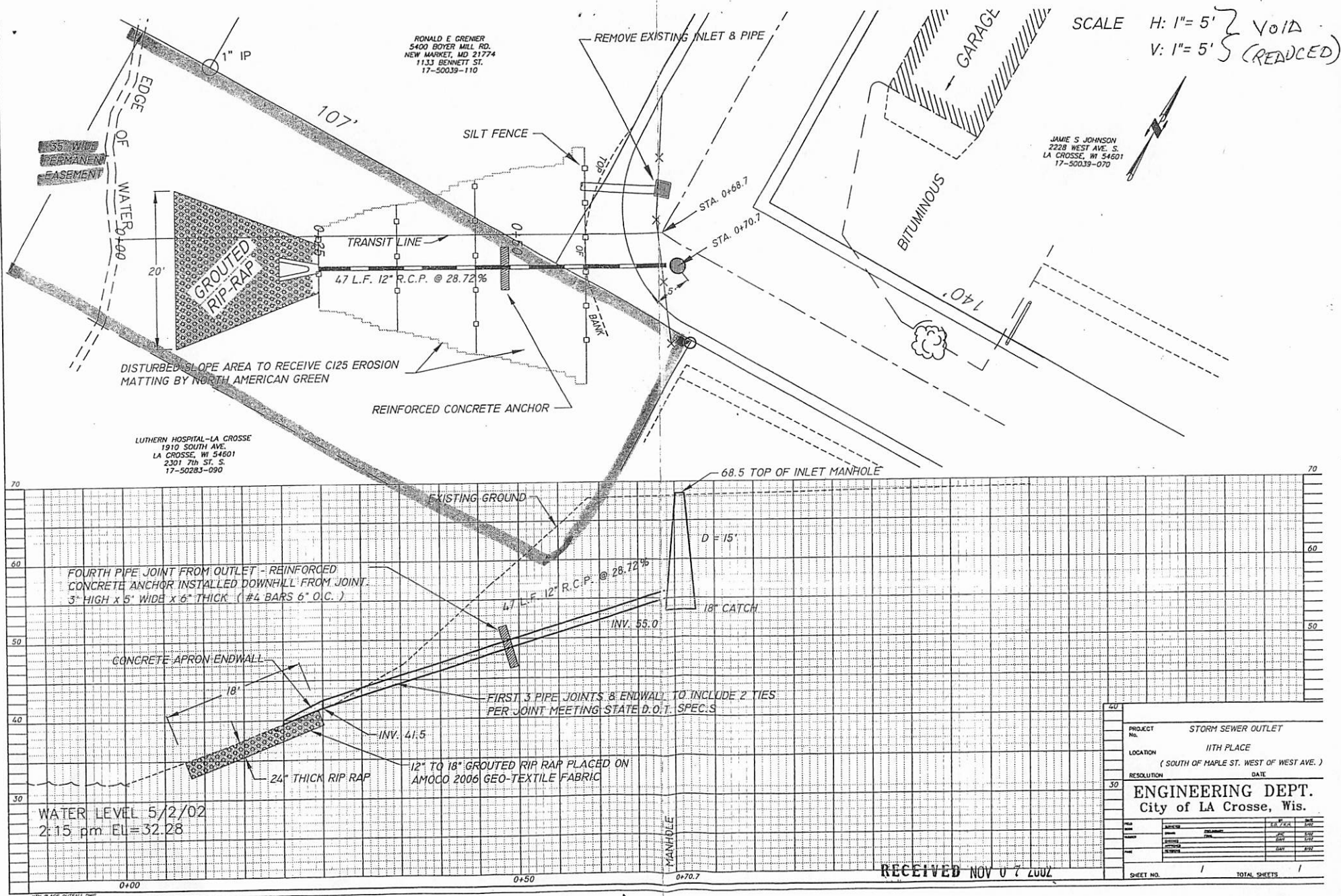
BY: _____
NAME: _____
TITLE: _____

LAVONNE L. LEPSCH

RONALD E. GRENIER
5400 BOYER MILL RD.
NEW MARKET, MD 21774
1133 BENNETT ST.
17-50039-110

SCALE H: 1" = 5'
V: 1" = 5' } VOID (REDUCED)

JAMIE S. JOHNSON
2228 WEST AVE. S.
LA CROSSE, WI 54601
17-50039-070



RECEIVED NOV 07 2002

PROJECT No.		STORM SEWER OUTLET	
LOCATION		11TH PLACE (SOUTH OF MAPLE ST. WEST OF WEST AVE.)	
RESOLUTION		DATE	
ENGINEERING DEPT. City of LA Crosse, Wis.			
DATE	DESIGNED	BY	CHKD
DATE	DRAWN	BY	CHKD
DATE	CHECKED	BY	CHKD
DATE	APPROVED	BY	CHKD
SHEET NO. 1		TOTAL SHEETS 1	

This map is not field survey.
Any use of this information
is the responsibility of the
user and La Crosse County
disclaims all liability for any
other user other than
La Crosse County business.





State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Scott Humrickhouse, Regional Director

La Crosse Service Center
3550 Mormon Coulee Rd.
La Crosse, Wisconsin 54601
Telephone 608-785-9000
FAX 608-785-9990
TTY 608-785-9000

May 2, 2003

3-WC-2003-32024ML

Lutheran Hospital
c/o Maury Mertz
1910 South Ave.
La Crosse, WI 54601

Dear Maury Mertz:

We have reviewed your application for a permit to install a storm sewer discharge pipe and riprap on the shoreline of the Mississippi River -pool No.8, located south of Maple Street and west of West Avenue in the City of La Crosse, La Crosse County. You will be pleased to know your application is approved with a few limitations.

I am attaching a copy of your permit, which lists the conditions that must be followed. A copy of the permit must be posted for reference at the project site. Please read your permit conditions carefully so that you are fully aware of what is expected of you.

Please note you are required to submit photographs of the completed project within 7 days after you've finished construction. This helps both of us to document the completion of the project and compliance with the permit conditions.

Your next step will be to notify me of the date on which you plan to start construction and again after your project is complete.

If you have any questions about your permit, please call me at 608-785-9010.

Sincerely,

David M. Pericak
Water Management Specialist

cc: Bruce Norton, U.S. Army Corps of Engineers
Russ Wilson, Conservation Warden
Dennis Myers, City of La Crosse

**STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES**

**Riprap PERMIT
3-WC-2003-32024ML**

Lutheran Hospital, c/o Maury Mertz, 1910 South Ave., La Crosse, WI 54601 is hereby granted under Section 30.12(3), Wisconsin Statutes, a permit place a 24-inch thick layer of rock riprap at a 4.5 horizontal: 1 vertical slope extending approximately 7 feet up the bank along 20 feet of the Mississippi River -pool No.8, located south of Maple Street and west of West Avenue, City of La Crosse, La Crosse County, also described as the NE¼-SW¼ S8, T15N, R7W. Purpose of the project is to protect a 12-inch diameter storm sewer from erosion.

The project is subject to the following conditions:

PERMIT

1. You must notify David M. Pericak at phone 608-785-9010 before starting construction and again not more than 5 days after the project is complete.
2. You must complete the project as described on or before November 1, 2004. If you will not complete the project by this date, you must submit a written request for an extension prior to the expiration date of the permit. Your request must identify the requested extension date and the reason for the extension. A permit extension may be granted, for good cause, by the Department. You may not begin or continue construction after the original permit expiration date unless the Department grants a new permit or permit extension in writing.
3. This permit does not authorize any work other than what you specifically describe in your application and plans, and as modified by the conditions of this permit. If you wish to alter the project or permit conditions, you must first obtain written approval of the Department.
4. You are responsible for obtaining any permit or approval that may be required for your project by local zoning ordinances or by the U.S. Army Corps of Engineers before starting your project.
5. Upon reasonable notice, you shall allow access to your project site during reasonable hours to any Department employee who is investigating the project's construction, operation, maintenance or permit compliance.
6. The Department may modify or revoke this permit if the project is not completed according to the terms of the permit, or if the Department determines the activity is detrimental to the public interest.
7. You must post a copy of this permit at a conspicuous location on the project site, visible from the waterway, for at least five days prior to construction, and remaining at least five days after construction. You must also have a copy of the permit and approved plan available at the project site at all times until the project is complete.
8. Your acceptance of this permit and efforts to begin work on this project signify that you have read, understood and agreed to follow all conditions of this permit.
9. You must submit a series of photographs to the Department, within one week of completion of work on the site. The photographs must be taken from different vantage points and depict all work authorized by this permit.

NOTICE OF APPEAL RIGHTS

If you believe that you have a right to challenge this decision, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions shall be filed.

To request a contested case hearing pursuant to section 227.42, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources, P.O. Box 7921, Madison, WI, 53707-7921.

A request for contested case hearing must follow the form prescribed in section NR 2.05(5), Wis. Adm. Code, and must include the following information:

1. A description of the Department's action or inaction which is the basis for the request;
2. The substantial interest of the petitioner which is injured in fact or threatened with injury by the Department's action or inaction;
3. Evidence of legislative intent that this interest is not to be protected;
4. An explanation of how the injury to the petitioner is different in kind or degree from the injury to the general public caused by the Department's action or inaction;
5. That there is a dispute of material fact, and what the disputed facts are;
6. The statute or administrative rule other than s. 227.42, Wis. Stats., which accords a right to a hearing.

This notice is provided pursuant to section 227.48(2), Wis. Stats.

Dated at La Crosse Service Center, Wisconsin on May 2, 2003.

STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES
For the Secretary

By David M. Pericakow
David M. Pericak
Water Management Specialist

CC. Randy Turtenwald, P.E.
City Engineer
City of La Crosse

Use of this application form is required by the Department for any proposed project regulated under ss. 30.12(3)(a) 1., 30.12(3)(a) 2., 30.12(3)(a) 3., and 30.12(3)(a) 4., Wis. Stats. The Department will not consider your request for a permit unless you complete and submit this application form. The riparian fee title owner must be the applicant or co-applicant for a structure permit. A purchaser under a land contract is not considered a riparian owner until property transfer has occurred.

INSTRUCTIONS: Complete items 1 through 10, sign, date, and return to the appropriate DNR Headquarters (see attached map). Incomplete applications will not be processed and will be returned.

APPLICATION FOR: (Check ☒ one)

- ☐ A. Sand Blanket Permit, s. 30.12(3)(a) 1, Wis. Stats.
☐ B. Fish Crib Permit, s. 30.12(3)(a) 2, Wis. Stats.
☒ C. Shore Protection Permit, s. 30.12(3)(a) 3, Wis. Stats.
☐ D. Ford Permit, s. 30.12(3)(a) 4, Wis. Stats.
Form 3500-80

Rev. 9-89

1. The applicant and riparian property owner herein is: Name <u>LUTHERAN HOSPITAL</u>		2. Name of Water Body <u>MISSISSIPPI RIVER SLOUGH</u>	
Street or Route <u>1910 SOUTH AVE</u>		County <u>LA CROSSE</u>	
City, State, Zip Code <u>LA CROSSE, WISC 54601</u>		3. Location of Project <u>NE</u> quarter of the <u>SW</u> quarter, section <u>8</u> . Township <u>15</u> North, Range <u>7</u> <input type="checkbox"/> E <input checked="" type="checkbox"/> W Town, (City) Village of <u>LA CROSSE</u>	
Telephone Number (Include area code) <u>2301 7TH ST. S.</u>		4. Is the applicant a business <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, is the permit or approval you are applying for necessary for you to conduct this business in the State of Wisconsin? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please explain why. (Attach additional sheets if necessary):	
Fire No. or Identification No. <u>17-50283-090</u>			
Address of Project Location (Route No., Street Address and Fire No.) (If same as above indicate N/A.) <u>VACANT PARCEL - NO ADDRESS - SEE PLAN</u>			
Property Description: (Attach a copy of deed, lease, land contract, or other document. Use additional sheets, if necessary.) Note: You must be a riparian owner to qualify for issuance of a permit.			

5. Check ☒ corresponding letter as indicated in upper right hand corner. Complete the applicable section ONLY.

- ☐ A. It is proposed to construct a sand blanket in _____ lake, by placing a _____ inch layer of material to cover an area _____ feet in length (measured along the shore) by _____ feet lakeward, starting _____ feet from the existing shoreline as shown on the attached sketch. The bottom material is ☐ gravel, ☐ sand, ☐ clay, ☐ rock, ☐ silt, ☐ muck or peat.
The material deposited will be ☐ sand, ☐ pea gravel, ☐ other (describe) _____ shown on the attached plans.
- ☐ B. It is proposed to place _____ fish crib(s), each measuring _____ feet long, by _____ feet wide, by _____ feet deep, constructed of _____ materials, in _____ feet of water depth as shown on the attached plans in _____ lake.
- ☒ C. It is proposed to place shore protection, measuring 20' to 5' feet wide, 24" ^{inch} high, 18 feet long, (measured along the bank or shore) extending 0 feet waterward of the existing bank. The slope of the existing bank is 50' H: 33' V (Horizontal: Vertical, Feet.). The new bank slope will be 28 feet H: 33 feet V. The shore protection material consists of ☐ rock, ☐ wood, ☒ other (describe) STONE RIP-RAP & EROSION MATTING as shown on the attached plans.
- ☐ D. It is proposed to construct a stream ford by placing a _____ inch layer of ☐ rock, ☐ concrete slab, ☐ concrete planking, and other (describe) _____ to cover an area _____ feet wide by _____ feet long as shown on the attached plans. The slope of the existing banks are _____ feet H: _____ feet V (left bank looking downstream) and _____ feet H: _____ feet V (right bank looking downstream). The slope of the new banks will be _____ feet H: _____ feet V (left bank) _____ feet H: _____ feet V (right bank).

6. Average water depth at project site is _____ feet. Maximum water depth at project site is _____ feet.

7. Is rooted aquatic vegetation present at the project site (particularly during summer months)? ☐ Yes ☒ No

8. Plans should include both a plan and cross sectional view of existing and proposed conditions drawn to scale. Include width, depth and length measurements, bank slopes, description of construction materials and a general location map describing the location of the project sit, all of which are described in the attachments. If possible include color photographs of the area that are dated and initialed by the photographer.

9. Amount of permit fee included with application \$ 0. (Please refer to attachment for computing Department permit application fee.)

10. I have applied for or received permits from the following agencies: (Please ☒) ☐ City, Village, Town ☐ County ☐ Corps of Engineers

I hereby certify, that the information contained herein is true and accurate and that I am the owner or the duly authorized agent or representative and may sign this application on behalf of the owner(s) of said property. The property on which the project will be constructed is riparian and held in fee title. Any false information knowingly submitted, may result in permit revocation, the imposition of forfeiture and the requirement of restoration.

Date Signed _____

Signature of applicant, owner(s) or duly authorized agent _____

COMPARATIVE MARKET ANALYSIS

2236 WEST AVENUE SOUTH
LA CROSSE, WI 54601

Prepared by:

JULIE DELAP
REALTOR®

Office: 608.781.2116

Mobile: 608.386.6003

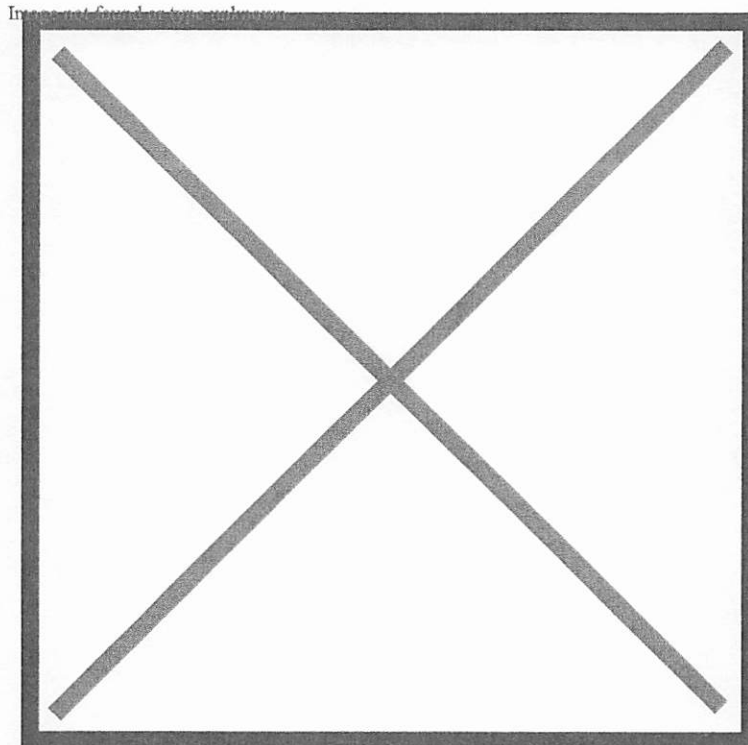
Julied@atpropertieslacrosse.com

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

@properties

2236 WEST AVENUE SOUTH

La Crosse, WI 54601



Prepared for Linda Lepsch

July 7, 2025

ABOUT JULIE DELAP



JULIE DELAP

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

2236 WEST AVENUE SOUTH, La Crosse, WI 54601

@properties®

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 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

CMA 2236 W Ave S La Crosse

Monday, July 7, 2025



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

COMMENTS

Here is the market analysis for this property. I did take into account the second parcel as well. As you can see, there are not a lot of comparables we can use, as you are technically on Swift Creek, not the main channel, and the age/condition of the house. I looked for homes, in the area, w/water access. this would be around 7th St, 13th st, etc. Even though you do have water access, we also have to take into account the rest of the homes values in the immediate area, including commercial, roadways, etc. We also have to take into consideration the current condition of the home as well. After walking the property, inside and outside, there are some updates/repairs that would need to be made prior to listing. I am taking those into consideration in this valuation, however these price points are with those items being repaired/updated, such as the front staircase pulling away from the home, the basement water issue being repaired/sealed, the siding/facia areas, and some minor repairs to the porches. I do also think price point is not including docks, as those are considered personal property.

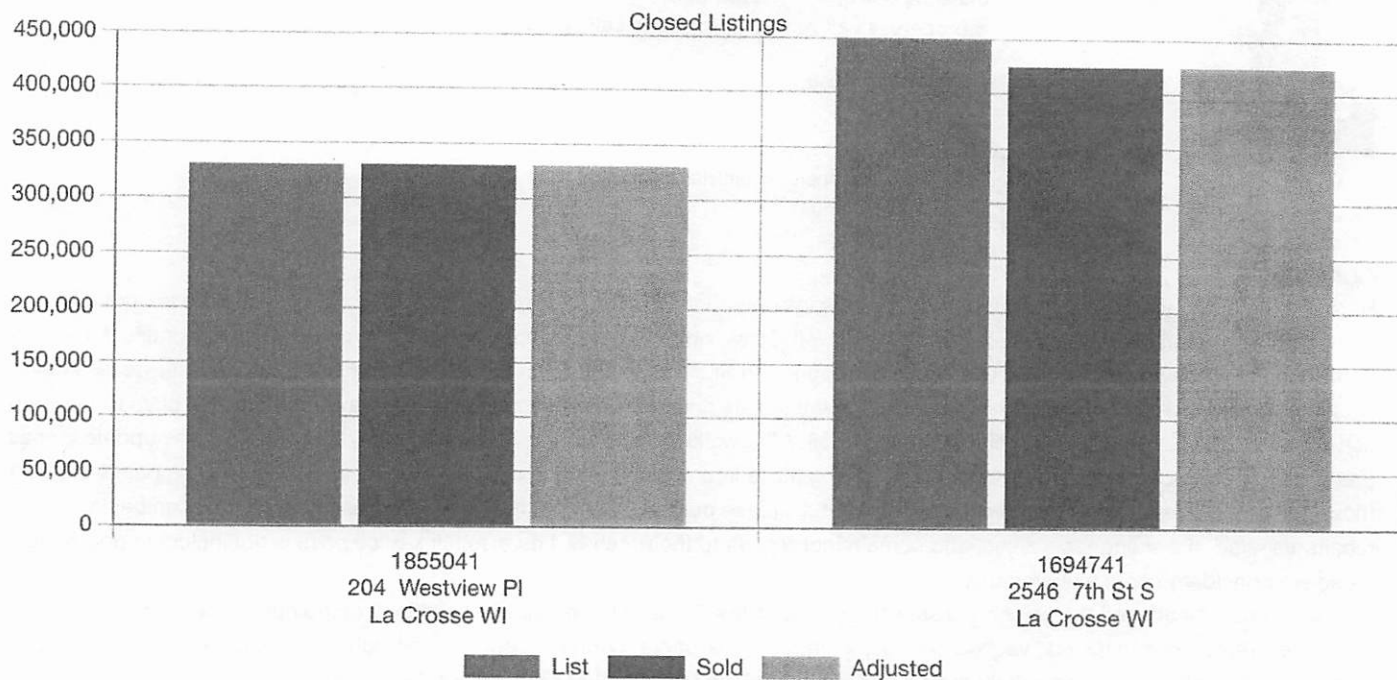
I know you had mentioned the neighbor's sale at 2300 West Ave S. From the outside, it does look dated but on the inside, it has been completely remodeled to include vaulted ceilings, a loft area, oak doors, open concept, drywall, lighting, new deck stairs to the dock, stamped patio. It has been completely gutted and remodeled, so I believe that price point reflects that.

In my expert opinion, without putting \$50,000 to \$75,000 into the home, We would not be able to get near what the neighbor did. So, I have listed my recommendations as a range between \$275,000 and \$315,000. I do have a high price point of \$380,000, but that is more of a 'if all the stars aligned' type price point. I feel you should end up at a value of between \$290,000 and \$325,000.

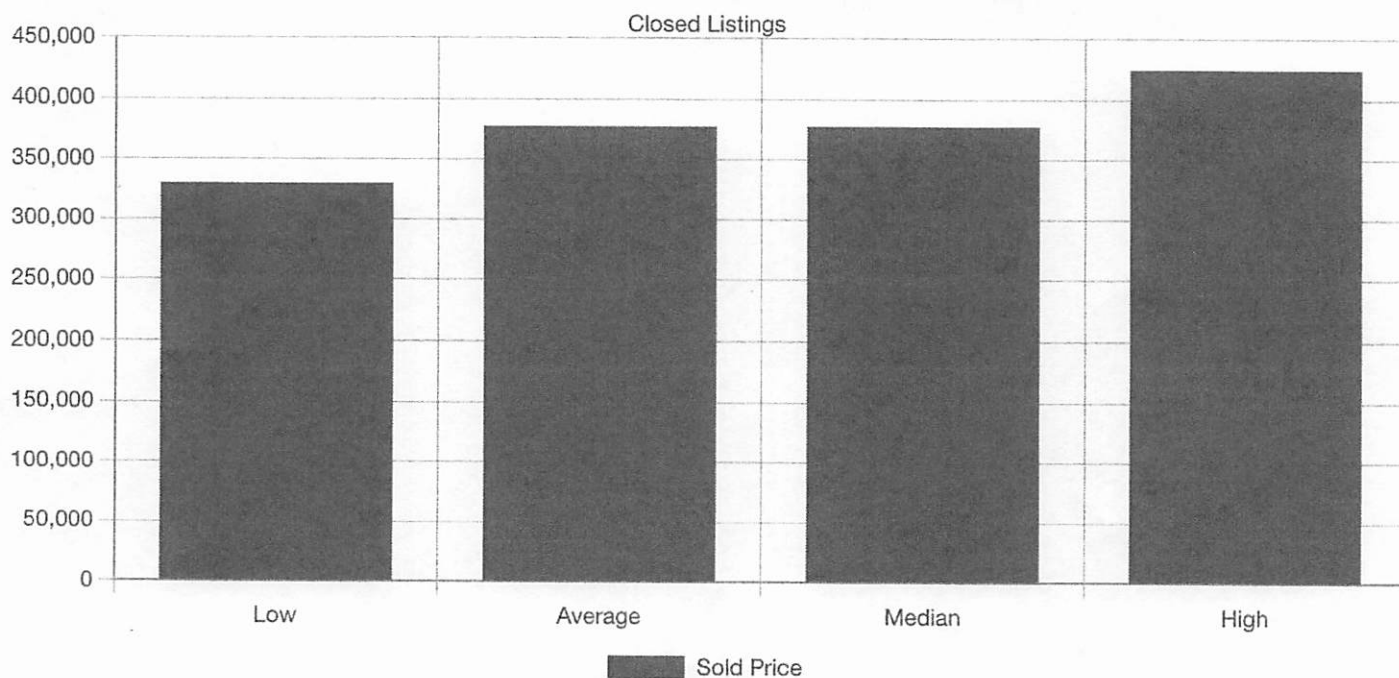
CMA Prepared by Julianne Delap

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
1855041	204 Westview Pl, La Crosse WI	\$329,900	151	151	05/01/2024	\$330,000	-	\$330,000
1694741	2546 7th St S, La Crosse WI	\$449,900	58	58	09/02/2020	\$425,000	-	\$425,000

Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
1917911	206 WESTVIEW PL -, La Crosse WI	\$349,900	55	55	\$349,900	-	\$349,900

Low, Average, Median, and High Comparisons

	Closed	Active	Overall
Low	\$330,000	\$349,900	\$330,000
Average	\$377,500	\$349,900	\$368,300
Median	\$377,500	\$349,900	\$349,900
High	\$425,000	\$349,900	\$425,000

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	2	779,800	389,900	755,000	377,500	0.97	2,118	190.24	185.64	104	104
Active	1	349,900	349,900	0	0	0.00	1,586	220.62	0.00	55	55
Overall	3	1,129,700	376,567	755,000	377,500	0.97	1,941	200.37	185.64	88	88



2236 West Ave S La Crosse, WI 54601



Julianne Delap

SRES

Wisconsin Real Estate License #40542104

📞 Mobile 608-386-6003

✉️ julie@lacrossejules.com

@properties

**Off Market / Public Record** • Public Record

Closed Price

Closed Price not available

CMA Value

\$276,806

CMA Range

\$245.7K**\$305.6K**

Last Edited 7/6/2025

Price per Sq Ft \$176

RVM®

\$239,080

RVM® Updated 7/5/2025

RVM® Estimated Range

\$215.2K**\$263K**

RVM® Confidence



RVM® Month Change

↓ **\$2,290**

RVM® Year Change

↑ **9.81%**

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Property Information

Property Facts

Name	Public Facts	Agent Refinements
Property Type	Single Family	–
Property Subtype	Single Family Residential	–
Bedrooms	4	–
Total Baths	1	2
Full Baths	1	2
Partial Baths	–	–
Living Area (sq ft)	1,575	–
Building Area (sq ft)	1,575	–
Lot Size	8,189 sq ft	–
Lot Dimensions	8189 SF	–
Garage	Yes	–
Garage (spaces)	1	2
Year Built	1937	–
Total Rooms	7	–
Heating	Yes	–
Cooling	Yes	–
Basement	Basement	–
Exterior Walls	Shingle (Not Wood)	–
Number of Units	0	–
Number of Stories	2 story with Basement	–
waterfront	–	waterfront
dock	–	2





Interior Features

PUBLIC

Base Area	900 sq ft	Basement	900 sq ft
Garage	360 sq ft	Number of Plumbing Fixtures	6
Porch/Stoop	112 sq ft		

Exterior Features

PUBLIC

Topography	Level grade	Lot Size - Square Feet	8,189 sq ft
Lot Size - Frontage Feet	59 sq ft	Lot Size - Depth Feet	110 sq ft
Lot Size - Acres	0.19 acres	Effective Year Built	1980
Building Condition	Average	Building Quality	C

Legal Description

Parcel Number	017-050284-020	County	La Crosse County
City/Municipality/Township	CITY OF LA CROSSE	Census Tract	550630010.004012
Carrier Route	C050	Abbreviated Description	DIST:17 CITY/MUNI/TWP:CITY OF LA CROSSE SUBD:SECTION 8 T15N R7W SEC/TWN/RNG/MER:SEC 08 TWN 15N RNG 07W PRT NE-SW BEG ON S LN SHOOTING PARK ADDN & W LN OF WEST AVE AT A PT 573FT S & 33FT W OF NE COR NE-SW W W ALG S LN SHOOTING PA
Current Use	Single Family Residential		

**2236 West Ave S**, La Crosse, WI 54601

Owner Facts

Owner Name (Public) LEPSCH IRREVOCABLE TRUST
JAMES D

Owner Name 2 (Public) LAVONNE L LEPSCH
IRREVOCABLE TRUST

Mailing Address 2236 West Ave S La Crosse WI
54601-6209

Vesting Irrevocable Trust

Owner Occupied Yes

Location Details

Flood Zone X (unshaded)

Market Trends

Market Trends for La Crosse, WI 54601

Single Family + Condo/Townhouse/Apt.

June 2025

Market Type



**Seller's
Market**

Balanced
Market

Buyer's
Market

Key Details

Months of Inventory

1.21

↓ 1.63% MoM

Sold to List Price %

103.2%

↓ 0.1% MoM

Median Days in RPR

5

↓ 16.67% MoM

Median Sold Price

\$285,000

↓ 4.36% MoM





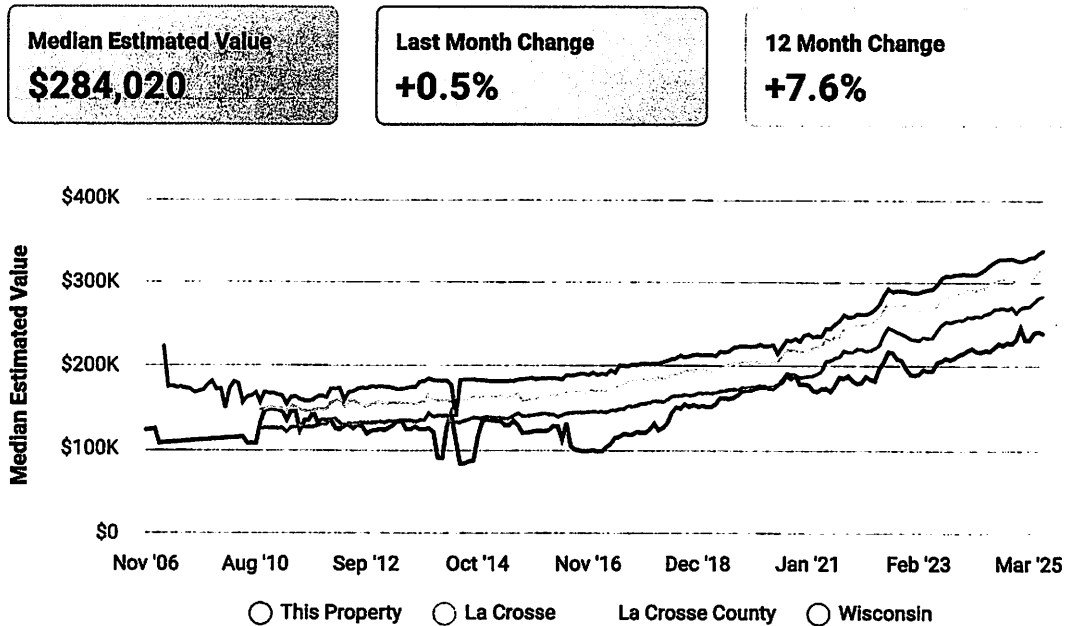
June 2025 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



June 2025 Active Listings

La Crosse, WI 54601

Single Family + Condo/Townhouse/Apt.

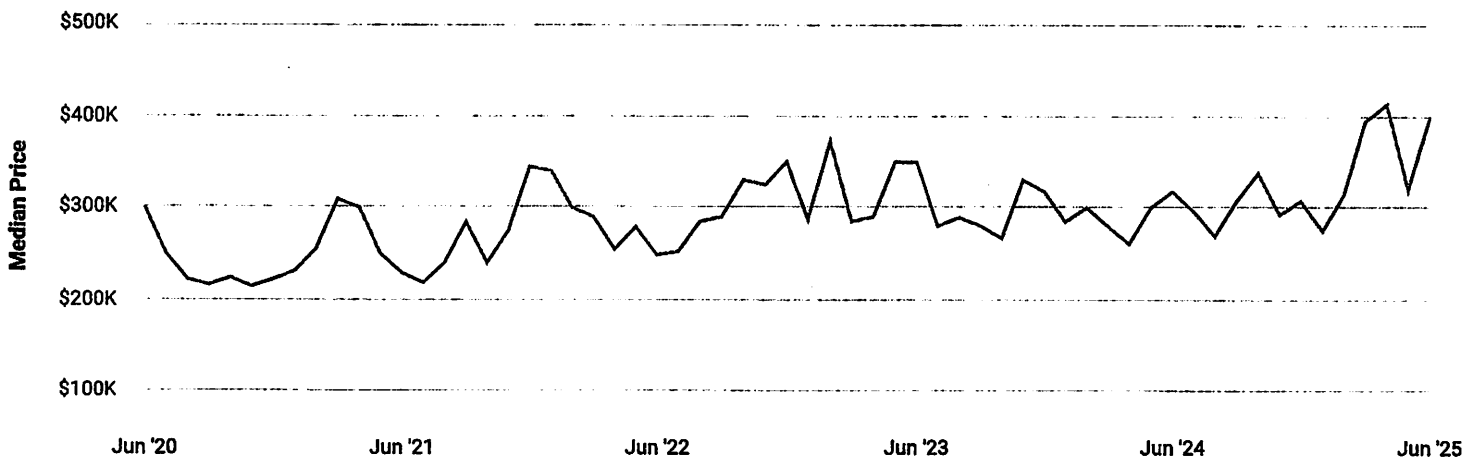
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$399,000

↑ 24.7% Month over Month





June 2025 Sold Listings

La Crosse, WI 54601

Single Family + Condo/Townhouse/Apt.

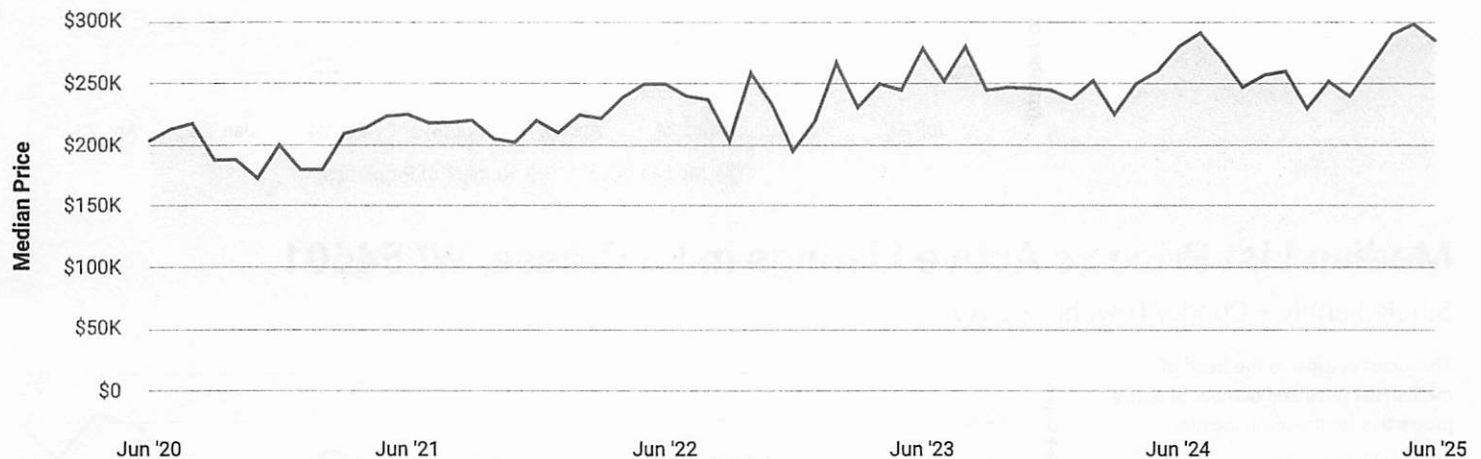
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$285,000

↓ 4.4% Month over Month



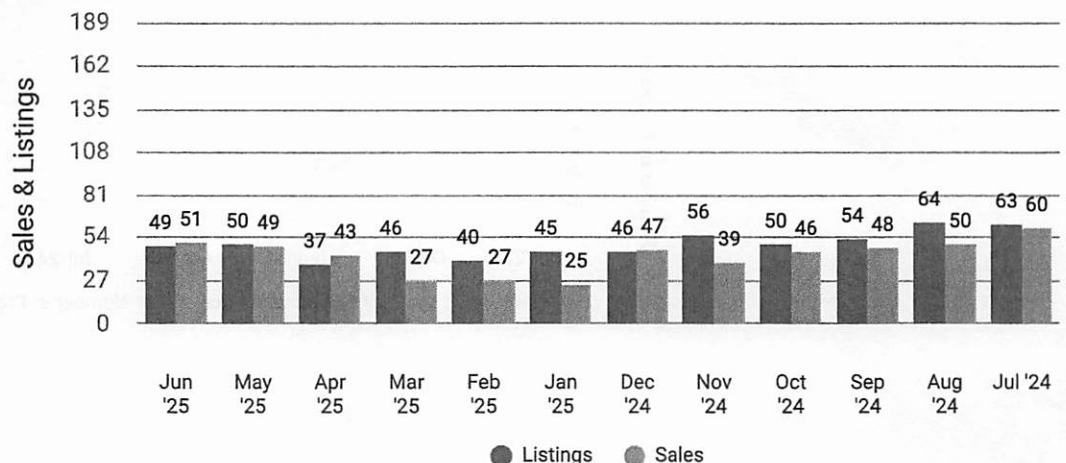
Total Sales and Active Listings in La Crosse, WI 54601

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly





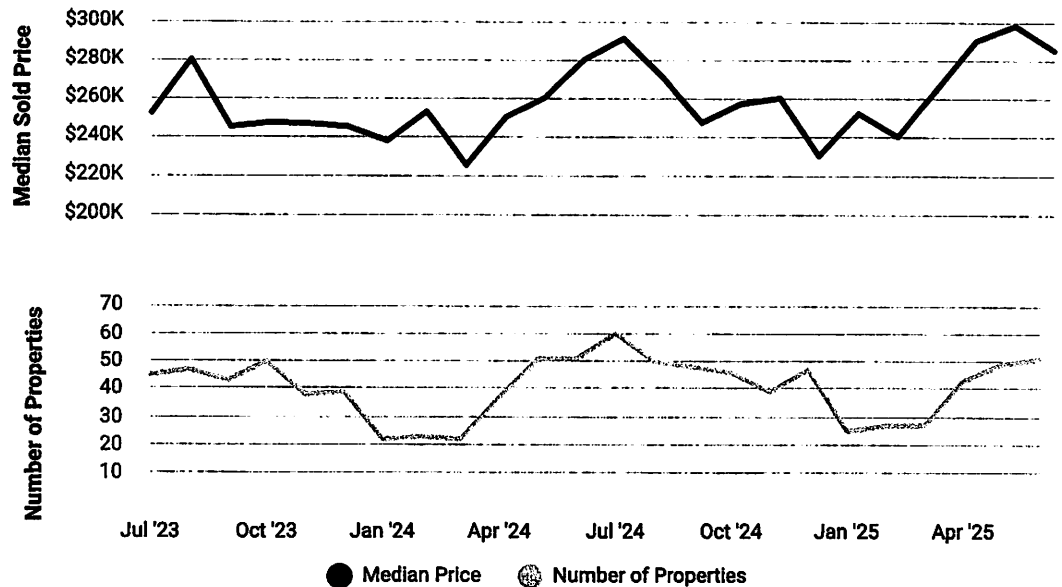
Median Sold Price vs Sold Listings in La Crosse, WI 54601

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



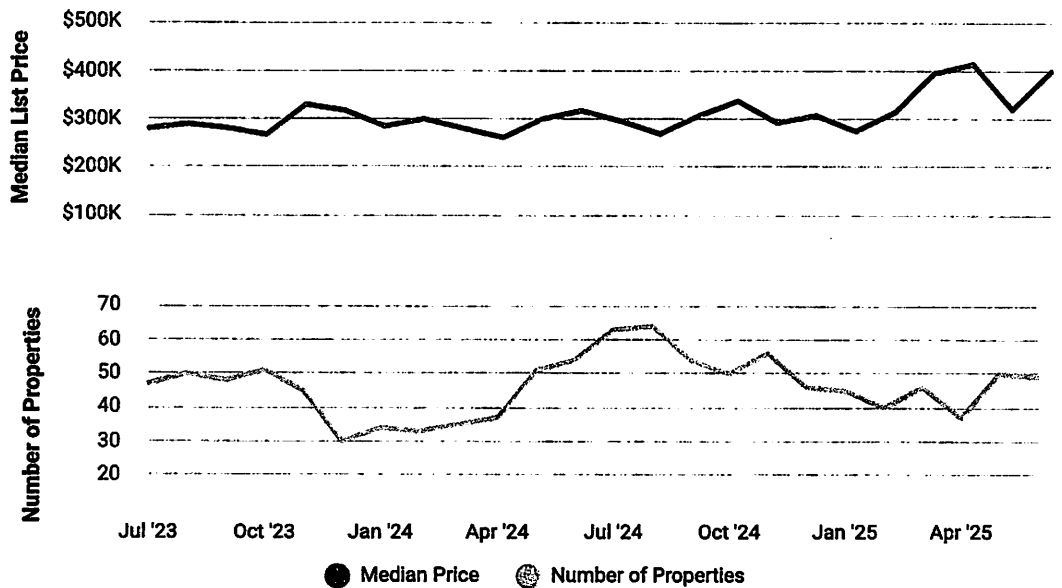
Median List Price vs Active Listings in La Crosse, WI 54601

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly





Market Activity

Market Activity Filters

Sort Order: Recently updated

Maximum Properties Per Change Type: 8

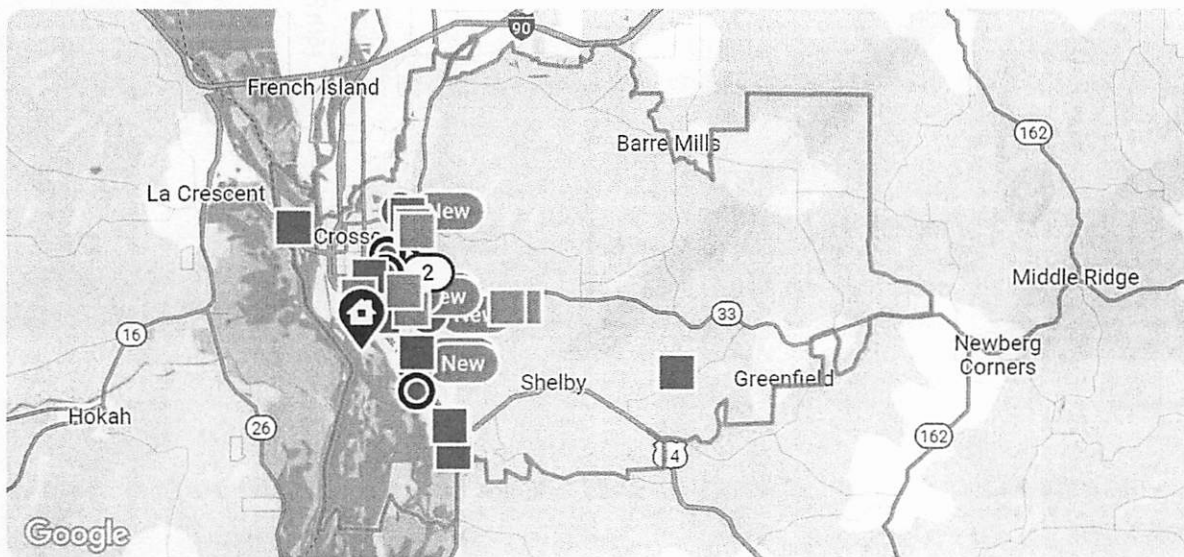
Change Types: New Listings, Pending, Closed, Distressed, Expired

Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months



	Agent Selected Comps	New	Pending	Closed	Distressed	Expired
Number of Properties	3	8	8	8	2	8
Lowest Listing Price / Est.Value	\$219,900	\$168,000	\$160,000	\$75,000	\$218,400	\$184,900
Median Listing Price / Est.Value	\$230,000	\$214,950	\$267,400	\$211,250	\$262,740	\$459,500
Highest Listing Price / Est.Value	\$240,000	\$400,000	\$425,000	\$699,900	\$307,080	\$1,980,000
Median Living Area (sqft)	1,385	1,607	1,636	1,654	1,253	3,138
Median Price / sqft	\$173	\$173	\$148	\$190	\$210	\$150
Average Days in RPR	64	12	32	69	—	143
Median Days in RPR	48	12	34	69	—	113
Median Age	89	81	72	37	84	60
Source	Listings	Listings	Listings	Public Records & Listings	Public Records & Listings	Listings





CMA

Comp Map



CMA

CMA Range











\$245.7K


\$305.6K





Agent Selected Comps

					
Address	2236 West Ave S La Crosse, WI 54601	1206 Bennett St La Crosse, WI 54601	2321 13th Pl S La Crosse, WI 54601	2303 13th St S La Crosse, WI 54601	1909 13th St S La Crosse, WI 54601
Status	 Subject Property	1  Closed	2  Closed	3  Closed	4  Closed
Amount	\$276,806 CMA Value	\$277,500 Closed Price	\$240,000 Closed Price	\$219,900 Closed Price	\$230,000 Closed Price
Recording Date	—	10/18/2024	11/14/2024	3/6/2025	5/6/2025
Days in RPR	—	—	31	112	48
Price per Sq Ft	\$176	\$180	\$173	\$156	\$194
Bedrooms	4	3	3	3	3
Total Baths	2	2	2	1	1
Total Rooms	7	6	8	7	6
Living Area	1,575	1,544	1,385	1,406	1,186
Building Area	1,575	1,544	1,385	1,406	1,186
Lot Size	8,189 sq ft	4,574 sq ft	6,970 sq ft	6,665 sq ft	6,578 sq ft
Year Built	1937	2003	1969	1901	1936
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residential	Single Family	Single Family	Single Family
Proximity	—	0.04 Mi.	0.16 Mi.	0.1 Mi.	0.23 Mi.
MLS ID	—	—	1895924	1899544	1910458
Listing Broker	—	—	Courtesy of CINDY GERKE & ASSOCIATES	Courtesy of NEXTHOME PRIME REAL ESTATE	Courtesy of GATES & GABLES REALTY
Description	—	—	Adorable and affordable! this move in ready home has all the whistles and bells! a charming enclosed front porch for relaxing with a glass of wine, great sized living-dining room combination. Main floor laundry room makes life eas...	Welcome to this delightful 3-bedroom home, perfectly situated on a corner lot! step inside & feel the welcoming vibe. From the sun dreanched living room open to the dining room & kitchen, beautiful wood floors. An...	Welcome to 1909 13th st s, a beautifully updated 3-bedroom, 1-bathroom home with an open concept layout and modern upgrades. Features include new kitchen cabinets, appliances, lvp flooring, carpet, and fresh paint. Enjoy updated plumbing,...

 Highlighted fields were changed by agent to reflect knowledge of this property.

Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the Selected Comps are closed prices where available.

	Selected Comps	For Sale or For Lease Listings	Pending Sales	Distressed	Expired Listings	Closed
Lowest Price	\$219,900	\$14,000	\$254,900	\$218,400	\$184,900	\$211,000
Median Price	\$235,000	\$171,500	\$287,450	\$249,470	\$459,500	\$274,950
Highest Price	\$277,500	\$325,000	\$449,900	\$307,080	\$1,980,000	\$470,000
Median Price per sq.ft.	\$177	\$130	\$146	\$210	\$150	\$176
Median Days in RPR	48	8	21	–	98	56

Sold Price Comparison

This section compares prices for 1 properties in the subject property's ZIP code with a similar number of beds and baths, sold within the past 90 days.

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$199,000	\$113
Median Price	\$199,000	\$113
Highest Price	\$199,000	\$113

CMA Summary

This section compares the prices of 4 agent-selected properties near the subject property.

Average of Comps	\$276,806
Adjustments	–
Result of CMA Analysis	\$276,806 (or \$176 per sq ft)

Refined Value Summary

This section uses property characteristics, home improvements made, and market conditions.

Original Estimated Value	\$239,080
Changes Based on Home Facts	+\$38,529
Home Improvement Adjustments	–
Needed Improvement Adjustments	–
Market Condition Adjustments	–
Estimate + Adjustments	\$277,609 (or \$176 per sq ft)

2236 W Ave S CMA Report

2236 West Ave S, La Crosse, WI 54601



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PLAT OF SURVEY

LEPSCH IRREVOCABLE TRUST

PARCEL #17-50284-20 & #17-50283-91 2236 WEST AVENUE SOUTH

PART OF THE NE 1/4-SW 1/4, SECTION 8, T.15N., R.7W.,
CITY OF LA CROSSE, LA CROSSE COUNTY, WI

NORTH

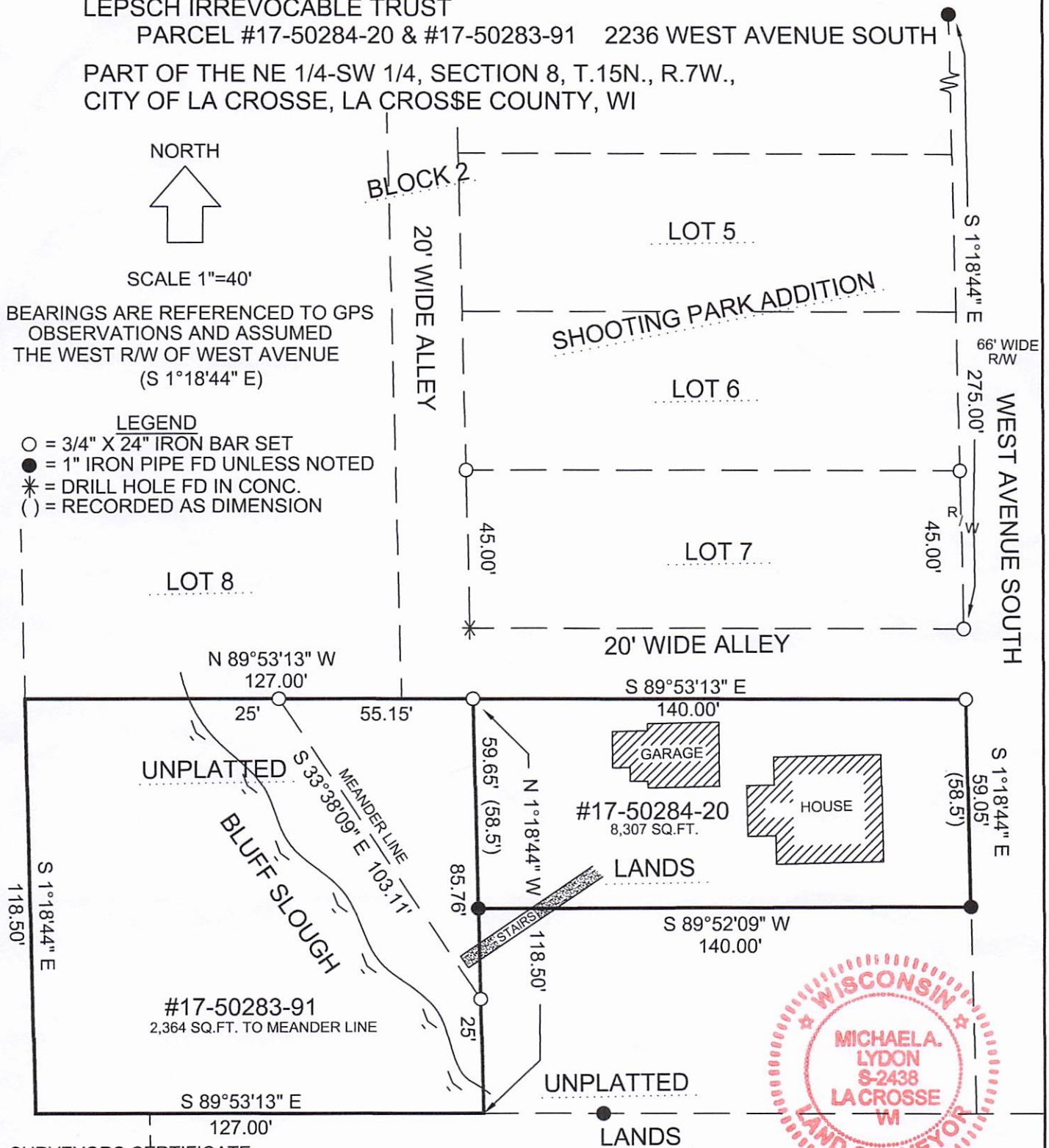


SCALE 1"=40'

BEARINGS ARE REFERENCED TO GPS
OBSERVATIONS AND ASSUMED
THE WEST R/W OF WEST AVENUE
(S 1°18'44" E)

LEGEND

- = 3/4" X 24" IRON BAR SET
- = 1" IRON PIPE FD UNLESS NOTED
- * = DRILL HOLE FD IN CONC.
- () = RECORDED AS DIMENSION



SURVEYORS CERTIFICATE

I, MICHAEL A. LYDON, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT ON JUNE 28, 2017
I SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION
IN ACCORDANCE WITH AE-7 OF THE WISCONSIN STATUTES "MINIMUM STANDARDS," TO THE BEST OF MY
KNOWLEDGE AND BELIEF.

[Signature] 6/28/2017 PROFESSIONAL LAND SURVEYOR #2438

SURVEYED BY: MICHAEL A. LYDON
2533 17th STREET SO.
LA CROSSE, WI 54601
608-769-6433

