

Notice of Board of Review Determination

Under state law (sec. 70.47(12), Wis. Stats.), your property assessment for the current year 2026 as finalized by the Board of Review (BOR) is listed below.

Property owner

TRUDY UJDUR
3626 DEERFIELD PL
LA CROSSE WI 54601

General information

Date issued 5 - 21 - 2026
Parcel no. 17-50701-070
Address 3626 Deerfield Place
Legal description

Town Village City

Municipality La Crosse

Assessment information

20 <u>26</u> Original Assessment		20 <u>26</u> Final Assessment <small>(determined by BOR)</small>	
Land	\$ 57,700	Land	\$ 57,700
Improvements	\$ 327,300	Improvements	\$ 291,300
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Total personal property	\$	Total personal property	\$
Total all property	\$ 385,000	Total all property	\$ 349,000

Appeal information

If you are not satisfied with the BOR's decision, there are appeal options available. **Note:** Each appeal option has filing requirements. For more information on the appeal process, review the Property Assessment Appeal Guide. Visit revenue.wi.gov and search keyword "Assessment Appeal."

Appeal to:

Department of Revenue (DOR) – must file within 20 days after receipt of the BOR's determination notice or within 30 days after the date specified on the affidavit if there is no return receipt. A \$100 filing fee is required. The fair market value of the items or parcels cannot exceed \$1 million dollars. DOR may revalue the property any time before November 1 of the assessment year or within 60 days after receiving the appeal, whichever is later. If adjusted, the value is substituted for the original value and taxes paid accordingly. (sec. 70.85, Wis. Stats.)

Circuit Court - Action for Certiorari – must file within 90 days after receiving the determination notice. The Court decides based on the written record from the BOR. You cannot submit new evidence. (sec. 70.47(13), Wis. Stats.)

Municipality - Excessive Assessment – must first appeal to the BOR and have not appealed the BOR's decision to Circuit Court or to DOR. You cannot claim an excessive assessment under sec. 74.37, Wis. Stats., unless the tax is timely paid. A claim under section 74.37 must be filed with the municipality by January 31 of the year the tax is payable.



Board of Review

Findings of Fact, Determinations and Decision

1 PROPERTY IDENTIFICATION AND FINDING OF FACT

Assessment Year: **2026**

Tax Key Number: **17-50701-070**

Personal Property Account Number *(if applicable)*:

Property Address: **3626 Deerfield Pl**

Property Owner: **Trudy Ujdur**

Mailing Address: **3626 Deerfield Pl, La Crosse WI 54601**

January 1, 2026

Assessment Value: **\$385,000.00**

Land: **\$57,700.00**

Improvements: **\$327,300.00**

Total: **\$385,000.00**

Hearing Date: **5/21/2026 postponed hearing from 5/19** Time: **11:15a**

Objector Received written confirmation of the Hearing Date:

Yes: No:

(OR)

Both Objector and Assessor waived 48-hour notice of hearing:

Yes: No:

{Note: Taxpayer must have filed written objection before or at Board of Review}

Check one of the following:

Timely notice of "Intent to File an Objection" was provided by objector to Clerk (either in writing or orally) at least 48 hours prior to first full session of Board of Review

(OR)

Waiver was granted by Board of Review for:

Good Cause *or*

Extraordinary Circumstances

Board Members Present:

Sue Dillenbeck, Fred Giese, Paul Bagniefski, Scott Rada, Heather Talbot

Board Members Removed (if any):

Board Counsel Present:

Gideon Wertheimer

Property Owner/Objector's Attorney or Representative:

Board Members with certified training (must have at least one):

Heather Talbot, Fred Giese

2 TESTIMONY

The following individuals were sworn as witnesses by the Board of Review Clerk (*include Property Owner/Objector, or his/ her representative, if testifying, and Assessor*): **Geoffrey Ujdur, Josh Benrud**

2.1 PROPERTY OWNER/OBJECTOR:

Sworn Testimony by Property Owner/Objector **Geoffrey Ujdur** included:

- a) A recent sale of the subject property: Yes No
If yes: The subject property was sold for **\$318,500** (Date of Sale: **10-10-2025**)
- b) Recent sales of comparable properties: Yes No
If yes: A total number of **Other** properties were presented.
Addresses of other properties:
- c) Other factors or reasons (if presented): Yes No
If yes: List of summary factors or reasons presented by property owner/objector (*if evidence presented only available to one side – list corroboration of that evidence*):

Sworn Testimony on behalf of Property Owner/Objector was presented by the following other Witnesses (if any):

Summary of testimony of other witnesses for objector (if any):

2.2 ASSESSOR

Sworn Testimony by Assessor **Josh Benrud** included:

- a) Estimated level of assessment for the current year is **100%**
- b) A recent sale of the subject property: Yes No
If yes: The subject property was sold for **\$318,500** (Date of Sale: **10-10-2025**)
- c) Recent sales of comparable properties: Yes No
If yes: A total number of **8** Other properties were presented.
Addresses of other properties:
4325 Verchota St, 4145 Fairway St, 3414 Geneva Ln, 4115 Fairway St, 3606 Raintree Pl, 3424 Geneva Ln, 3202 34th St S, 3205 Cliffside Dr
- d) Other factors or reasons (if presented): Yes No
If yes: List of summary factors or reasons presented by Assessor:
Exhibit A - Distressed sale, divorce

Sworn Testimony on behalf of the assessor was presented by:

Summary of testimony of other witnesses for assessor (if any):

3 DETERMINATIONS

1. The assessor's estimated level of assessment¹ of the municipality has been determined to be **100%**
2. The Board of Review finds that there was a recent sale of the subject property: Yes No
 - a) The sale was an arm's-length transaction Yes No
 - b) The sale was representative of the value as of January 1 Yes No
 - c) The Board finds that the sale supports the assessment Yes No
 - d) *If all answers are 'yes':*
 - i. What is the sale price? \$
 - ii. What if any adjustments, based on the evidence presented, should be made for such considerations as time between the date of sale and the January 1 assessment date, non-market class value in the selling price (ag-use value and fractionally assessed classes), and/or other physical changes that occurred to the property between the sale date and the January 1 assessment date?
 - iii. What is the full market value? \$

(If responses in 2 thru 2c were "yes", upon completion of the section, proceed to section 4, Decision, check all that apply and determine the assessed value.

3. The Board of Review finds that there are recent sales of comparable properties: Yes No
If yes, answer the following:

Property Owner:

- a) Did the property owner present testimony of recent sales of comparable properties in the market area: Yes No
- b) *If yes*, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value? Yes No

Assessor:

- c) Did the Assessor present testimony of recent sales of comparable properties in the market area: Yes No
- d) *If yes*, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value? Yes No

Conclusion:

- e) LIST THE PROPERTIES AND VALUES THAT THE BOARD OF REVIEW RELIES ON TO MAKE ITS DETERMINATION AS TO FAIR MARKET VALUE:

4. The Board of Review finds that the assessment should be based on other factors: Yes No
 - a) *If yes*, list the other factors that the Board of Review relies on to make its determination as to fair market value:
 - b) What was the most credible evidence presented:
Recent sale of the property – initial asking price \$349,000.

¹ The relationship between the assessed value and the equalized value of non-manufacturing property minus corrections for prior year over or under charges within a municipality--town, city, or village. For example, if the assessed value of all property subject to property tax in the municipality is \$2,700,000 and the equalized value (with no prior corrections) in the municipality is \$3,000,000 then the assessment level is said to be 90% ($\$2,700,000/\$3,000,000 = .90$ or 90%).

4 DECISION

Motion must be made and seconded.

1. Moves: Exercising its judgment and discretion, pursuant to §70.47(9)(a) of Wis. Statutes, the Board of Review by majority and roll call vote hereby determines: Seconds

(mark all that apply):

- that the Assessor's valuation is correct;
- that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;
- that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;
- ~~that the proper use values were applied to the agricultural land;~~
- ~~that the proper fractional assessments were applied to undeveloped land and agricultural forest land classifications;~~
- that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- that the Assessor's valuation is reasonable in light of all the relevant evidence;
- and sustains the same valuation as set by the Assessor;
- (in certain cases)*, It is not relevant to present assessments of other properties as a basis for the market value of the appeal property.

OR

Dillenbeck Moves: Exercising its judgment and discretion, pursuant to §70.47(9)(a) of Wis. Statutes, the Board of Review by majority and roll call vote hereby determines: **Giese** Seconds

(mark all that apply):

- that the Assessor's valuation is incorrect;
- that the property owner has presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- that the property owner valuation is reasonable in light of the relevant evidence;
- that the fair market value of the property is:

Land:	\$
Improvements:	\$
Total:	\$

- that the level of assessment of the municipality is at [Click or tap here to enter text.](#) and hereby sets the new assessment at

Land:	\$57,700
Improvements:	\$291,300
Total:	\$349,000

I, Nikki M. Elsen, Clerk of the Board of Review, do hereby certify that the members of the Board of Review voted as follows:

<u>Name of Board of Review Member:</u>	<u>Yes:</u>	<u>No:</u>
Fred Giese	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Heather Talbot	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Scott Rada	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Paul Bagniefski	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sue Dillenbeck	<input checked="" type="checkbox"/>	<input type="checkbox"/>

to adopt these Findings of Fact, Determinations and Decision on this 21st day of May, 2026.

**Nikki M. Elsen, City Clerk
Clerk of Board of Review**

Office of City Clerk



May 14, 2026

TRUDY UJDUR
3626 DEERFIELD PL
LA CROSSE WI 54601

Sent USPS and email to ttujdur@gmail.com

Re: Objection to Real Property Assessment –
Trudy Ujdur – 3626 Deerfield PI 17-50701-070

Your Objection to Real Property Assessment for the subject parcel has been scheduled before the Board of Review as follows:

Date: Tuesday, May 19, 2026
Time: 10:00 a.m.
Location: City Hall – Council Chambers, 400 La Crosse Street

Appeal hearings are scheduled for 45 minutes. During the hearing, the property owner and assessor will present sworn testimony with an opportunity for questions. To help maintain the schedule, testimony should be limited to 15 minutes for both the property owner and the assessor, followed by a 3-minute rebuttal period. Comments should focus on the property valuation and the evidence supporting your opinion of value. After testimony concludes, the Board of Review will deliberate and issue its determination.

The property owner must be present to provide testimony unless an authorized agent has been appointed. An Agent Authorization for Property Assessment Appeals (PA-105) must be on file prior to an agent testifying on behalf of property owner.

For your information, enclosed is a copy of the Board of Review – “The Basics” which is an overview of the Board of Review and its proceedings which you are encouraged to review prior to your hearing - Taxpayer/Duties at Hearing are covered on page 4.

Feel free to contact me if you have any questions.

Regards,

A handwritten signature in cursive script that reads "Nikki M. Elsen".

Nikki M. Elsen, WCMC, City Clerk
enc.

City of La Crosse, 400 La Crosse Street La Crosse, WI 54601
cityclerk@cityoflacrosse.org | 608-789-7510 www.cityoflacrosse.org

Elsen, Nikki

From: Elsen, Nikki
Sent: Thursday, May 14, 2026 3:15 PM
To: ttujdur@gmail.com
Cc: Elsen, Nikki
Subject: Objection to Real Property Assessment - Hearing Date 5.19.26 10:00a
Attachments: Ujdur Hearing Notice Letter 2026.pdf; Board of Review-The Basics.pdf

Tracking:	Recipient	Delivery
	ttujdur@gmail.com	
	Elsen, Nikki	Delivered: 5/14/2026 3:16 PM

See attached Notice of Hearing for May 19, 2026 at 10:00 a.m.

If you intend to submit hardcopy evidence at the hearing, please bring eight (8) copies with you. If you would like to submit documents to me in advance, I will make the appropriate copies.

Thank you.

NIKKI M. ELSEN, WCMC

City Clerk

elsenn@cityoflacrosse.org

Direct: 608.789.7555 | Office: 608.789.7510

5.19.2026 10:00am

Rec'd 5/12/2026
In Person 9:15am



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-103) with this form			
Property owner name (on changed assessment notice) <u>Trudy Ujdur</u>			Agent name (if applicable) <u>Geoffrey P. Ujdur</u>				
Owner mailing address <u>3626 Deerfield Pl</u>			Agent mailing address <u>NR1933 Orchard Valley Dr.</u>				
City <u>La Crosse</u>	State <u>WI</u>	Zip <u>54601</u>	City <u>La Crosse</u>	State <u>WI</u>	Zip <u>54601</u>		
Owner phone <u>(218) 310-7421</u>		Email <u>TTUJDUR@gmail.com</u>		Owner phone <u>(218) 310-7516</u>		Email <u>GUJDUR@gmail.com</u>	
Section 2: Assessment Information and Opinion of Value							
Property address <u>3626 Deerfield Pl</u>			Legal description or parcel no. (on changed assessment notice) <u>17-50701-070</u>				
City <u>La Crosse</u>	State <u>WI</u>	Zip <u>54601</u>					
Assessment shown on notice - Total <u>\$385,000</u>			Your opinion of assessed value - Total <u>\$318,500</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>House purchased via arms-length market sale October, 10, 2025 for \$318,500</u>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <u>open market, arms-length sale 7 months ago for \$318,500</u>

Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide acquisition price \$ <u>318,500</u> Date <u>10-10-2025</u> <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance	
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	
C. Within the last five years, was this property listed/offered for sale? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, how long was the property listed (provide dates) <u>08-15-2025</u> to <u>10-10-2025</u> Asking price \$ <u>324,900</u> List all offers received <u>unknown</u>	
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 _____ If this property had more than one appraisal, provide the requested information for each appraisal. <u>N/A</u>	

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 <u>10</u> minutes.	

Property owner or Agent signature <u>Trudy T. Ujdur</u>	Date (mm-dd-yyyy) <u>05-12-2026</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 <i>Trudy Ujdur</i>			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City		County <i>La Crosse</i>
Mailing address <i>3626 Deerfield Pl</i>			Street address of property <i>3626 Deerfield Pl</i>		
City <i>La Crosse</i>	State <i>WI</i>	Zip <i>54601</i>	City <i>La Crosse</i>	State <i>WI</i>	Zip <i>54601</i>
Parcel number	Phone () -	Email <i>TTUJDUR@gmail.com</i>		Fax () -	

Section 2: Authorized Agent Information

Name / title <i>Geoffrey P. Ujdur</i>			Company name		
Mailing address <i>N 1933 Orchard Valley Dr.</i>			Phone <i>(218) 310-7516</i>	Fax () -	
City <i>La Crosse</i>	State <i>WI</i>	Zip <i>54601</i>	Email <i>GUJDUR@gmail.com</i>		

Section 3: Agent Authorization

Agent Authorized for: (check all that apply) <input checked="" type="checkbox"/> Manufacturing property assessment appeals (BOA) <input checked="" type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals <input checked="" type="checkbox"/> Municipal Board of Review <input checked="" type="checkbox"/> Other _____		Enter Tax Years of Authorization <u><i>2025, 2026</i></u> <u><i>2025, 2026</i></u> <u><i>2025, 2026</i></u> <u><i>2025, 2026</i></u>	
Authorization expires: <u><i>01 - 01 - 2028</i></u> <small>(mm - dd - yyyy)</small>		(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:

- 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) <i>Trudy Ujdur</i>		
	Owner signature <i>Trudy Ujdur</i>		
	Company or title		
			Date (mm-dd-yyyy) <i>05 - 12 - 2026</i>

**2026 CITY OF LA CROSSE BOARD OF REVIEW
ASSESSOR'S REPORT**

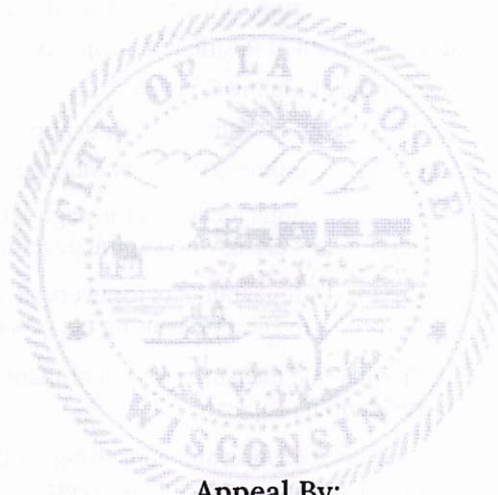
Date:

05/19/2026

Prepared by:

Joshua Benrud

State Certified Assessor 2 and 3



Appeal By:

17-50701-070

Trudy Ujdur

3626 Deerfield Pl

La Crosse, WI 54601

Property Address:

3626 Deerfield Pl



Assessor Qualifications

Joshua Benrud

Appraiser II

Work Experience

City of La Crosse

Assessor's Office

Residential Property Appraiser

April 2014 – Present

Wisconsin Army National Guard

Onalaska, WI

Combat Veteran

Combat Engineer/Convoy Security

May 2000 – December 2006

Certificates / Licenses

Wisconsin Certified Assessor 2 and 3, No. WI00030CA

Wisconsin Real Estate Salesperson License (Expired)

Memberships

International Association of Assessing Officers (IAAO)

Wisconsin Association of Assessing Officers (WAAO)

Job Related Training

Wisconsin Dept. of Revenue Annual Assessor Meeting

League of Municipalities – Institute for Municipal Assessors Annual Conference

Wisconsin Association of Assessing Officers (WAAO):

Contamination and Wetlands Identification and Valuation (2025)

Future of Assessing in Wisconsin (2026)

Equalization Overview and Scenarios (2026)

IAAO Introduction to the Cost Approach to Value

IAAO Introduction to the Sales Comparison Approach

Mass Appraisal of Residential Property

Residential Modeling Concepts

200+ Hours of Continuing Education

As a Private Landlord/Property Manager/General Contractor since June 2008:

Provide various measures for negotiating and organizing lease/rent agreements along with capital development.

Produce Annual budgets for every property with assisting legal associates for preparing and presenting tax procedures.

Provide due measures for maintenance and modification regarding six (6) residential properties.

Provide designing and consulting on Duplex building construction and organize and recruit subcontractors.

Assessor | City of La Crosse

3rd Floor City Hall

400 La Crosse Street

La Crosse, WI 54601

Phone: (608) 789-7525

Email: assessor@cityoflacrosse.org

Subject Property

Highest and Best Use:	Single-Family Residential
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As of the statutory date of January 1 (sec. 70.01, Wis. Stats.), the Assessment Value is as follows:

Land Value:	\$57,700
Improvement Value:	\$298,100
Total Assessed Value:	\$355,800

Assessed Value defined as "Dollar amount assigned to the taxable property by the assessor for the purpose of taxation. Assessed value is estimated as of January 1 and will apply to the taxes levied at the end of that year. Assessed value is called a primary assessment because a levy is applied directly against it to determine the tax due. Accurate assessed values ensure fairness between properties within the taxing jurisdiction."

Estimated Level of Assessment:	100%
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Assessment Level defined as "Relationship between the total assessed value and the equalized value of non-manufacturing property minus corrections for the prior year over and under charges within a municipality - town, village, or city. For example, if the assessed value of all property subject to property tax in the municipality is \$2,700,000 and the equalized value in the municipality is \$3,000,000 then the "assessment level" is said to be 90% ($\$2,700,000/\$3,000,000=0.90$ or 90%)."

Subject Property

Tax Key Number: 17-50701-070

Property Owner: Trudy Ujdur

Property Address: 3626 Deerfield Pl

Last Inspected: 12/9/2025

Land Use/Tax Classification: Residential

Land Size: 28,351 Sqft, .651 Acres

Site:

Year Built: 1996

Stories: 1 story over basement

Style: Bi-Level

Use: Single Family

Grade: C

First Floor: 1713 Sqft

Second Floor: N/A

Basement Type: 696 Sqft Basement Rec Average

Total SFLA: 2409 Sqft

Other Building Improvements (OBI): Patio and Deck

Other Adjustments:	<u>% or Dollar Adjustment</u>	<u>Reason for Adjustment</u>
Building		

Yes No **Within the last 10 years, did the current property owner acquire the property?**
If yes, provide sale date, sale price, and terms of sale, if available.

Date: 10/10/2025 Price: \$318,500 Purchase Trade Gift Inheritance

Yes No **Within the last 10 years, did the property owner change the property (ex: remodel, addition)?**
If yes, describe changes:

BUILDING PERMITS:

Attached is the Property Record Card for the Subject Property.

Assessor Valuation

Tier 1: Recent Arm's-length Sale of Subject Property:

Under State law, the best indicator of market value is a recent arm's-length sale of a property provided it is in line with recent arm's-length sales of reasonably comparable property. The assessor may not change the assessment or property based solely on the recent arm's-length sale of property without adjusting the assessed value of comparable properties in the same market area.

- Sales should be recent – those several years old may not reflect current market conditions.
- Sales must be arm's-length – there should be no relationship between the buyer and seller affecting the sales price (ex: sales between relative are typically not arm's-length sales).
- The Buyer and Seller are typically motivated.
- Both parties are well informed or well advised and are acting in what they consider to be their own best interests.
- Reasonable time is allowed for exposure in the open market.
- Payment is made in terms of U.S. cash dollars or in terms of comparable financial arrangements.
- Price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Yes No **Has the subject property recently been sold within the prior two (2) years?** [See ****RECENT SALE.**]

Date: 10/10/2025 Price: \$318,500

Yes No **Is the subject property currently Pending Sale?** [See *****SALES AFTER JANUARY 1.**]

Signed: Est. Closing: Price:

Yes No **Is the subject property currently listed For Sale?**

Date: Price: DOM:

If "No" to all the above, when was the last sale of the subject property?

Date: Price:

ASSESSOR NOTATION: Assessor's Best Practice

****RECENT SALE:** Sales of the Subject Property are considered Tier 1 evidence if they are a valid Arm's-length transaction, within the prior two (2) years.

Example: 2026 Assessment – Sales between 1/1/2024 and 12/31/2025 would be considered.

If comparable sales are considered in addition to the prior two (2) years, sales of the subject property within the same timeframe would be time-adjusted and considered.

*****SALES AFTER JANUARY 1:** Sales and/or Pending Sales after the statutory date of January 1 (sec. 70.01, Wis. Stats.), may be considered as Tier 3 Additional Evidence pending validation of the sale.

Assessor Valuation

ASSESSOR NOTATION: If Tier 1 Recent Arm's-length Sale of Subject Property is used, the Assessor may consider Tier 2 and/or Tier 3 as further evidence to support the Assessed Value.

Tier 2: Recent Arm's-length sales of reasonably Comparable Property.

Assessments are determined using a market modified cost approach, as part of a mass appraisal system. As further support for the Assessed Value, a Market Comparison Approach (Sales Comparison Approach) was done using comparable recent arm's-length sales. If the subject property was not recently purchased, the next best evidence is recent arm's-length sales of reasonably comparable property.

- Sales Comparison Approach: a fundamental method in property valuation that relies on the principle of substitution, which states that a buyer will not pay more for a property than the cost of acquiring a similar one.
- This approach is widely used because it reflects current market conditions and provides a realistic assessment based on actual sales.
- The process involves identifying comparable properties, examining how they compare and differ with the subject property, and adjusting to account for these variations.
- The adjusted cost of comparable properties is then used to derive a range of values for the subject property.
- This method is valuable as it accurately reflects what buyers and sellers do in the marketplace.

No. of Comparable Sales Included:	8 Comparable Sales	
Sales Value Range:	\$280,000	\$400,000
Adjusted Comparable Value Range:	\$330,000	\$409,500

Yes No **Were the Recent Comparable Properties adjusted Up/Down when compared to the Subject?**

COMMENTS ABOUT COMPARABLES

- Sales Validation/Arm's Length Transactions
- Same Municipality/Taxing Jurisdictions
- Same City Services, Water, Sewer, Police, Fire, etc...
- Same Neighborhood
- Similar Styles

ADJUSTMENTS TO EQUALIZE BACK TO THE SUBJECT

- Land Size
- Style
- Age
- Grade/Quality
- Condition/Updates
- Stories: square foot of first floor, square foot of lower floors
- Basement: finished vs. unfinished
- Fixtures/Bathrooms
- Amenities/Attachments/Other Features
- Garage square foot

Attached is the Sales Comparison Grid Sheets.

Assessor Valuation

ASSESSOR NOTATION: If Tier 1 Recent Arm's-length Sale of Subject Property is used, the Assessor **may** consider Tier 2 and/or Tier 3 as further evidence to support the Assessed Value.

Tier 3: No Recent Arm's-length sales of reasonably Comparable Property.

Assessments are determined using a market modified cost approach, as part of a mass appraisal system. As further support for the Assessed Value, Supplement Evidence may be used to support the value. This may include sales of less comparable properties adjusted back to the subject property, sales of comparable properties from neighboring municipalities, current listings, cost approach/building permits, income approach (when applicable), options to purchase, recent appraisals of the property, cost to cure, and insurance estimates.

Attached is the Tier 3 Supplemental Evidence Used to Estimate the Value.

Assessor Valuation

In Conclusion: based on the training, knowledge, education and experience of the Appraiser (Assessor) preparing this report, along with the Tier 1, Tier 2, and/or Tier 3 evidence provided, it is the opinion of the Appraiser (Assessor) that the Market Value of the Subject property is:

As of the statutory date of January 1 (sec. 70.01, Wis. Stats.), the Assessment Value is as follows:

Land Value:	\$57,700
Improvement Value:	\$298,100
Total Assessed Value:	\$355,800

Estimated Level of Assessment: 100%

Tax key number: 17-50701-070

Property address: 3626 Deerfield PI

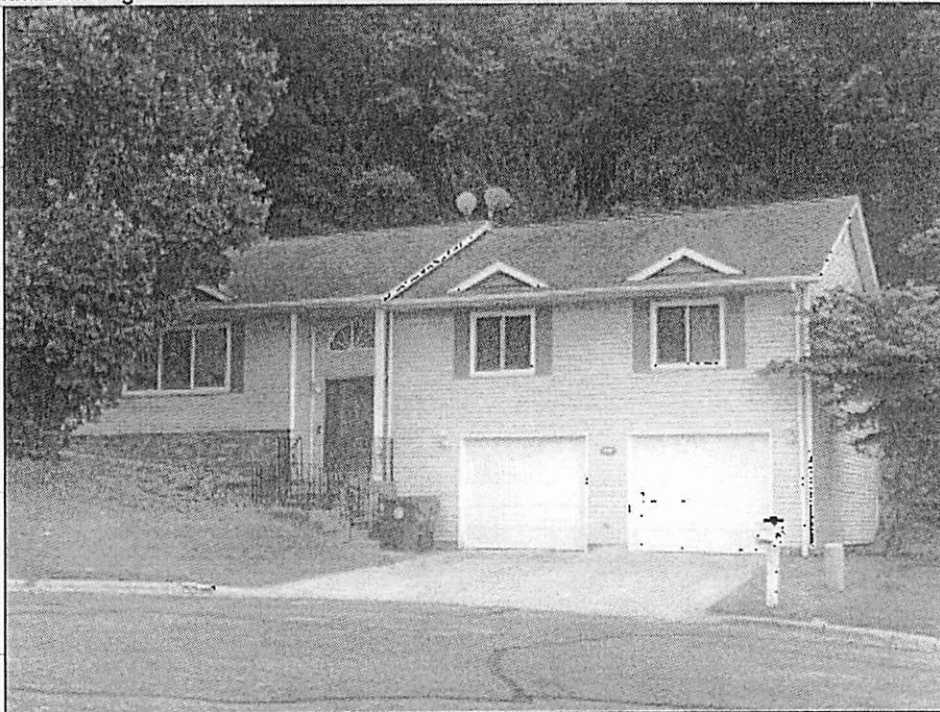
Traffic / water / sanitary: Cul de sac / City water / Sewer

Legal description: JUNIPER ESTATES '92 LOT 7 LOT SZ: 28351 SF 691/3 835/690

Summary of Assessment	
Land	\$57,700
Improvements	\$298,100
Total value	\$355,800

Qty	Land Use	Width	Depth	Square Feet	Acres	Land		Special Tax Program	Assess Value
						Water Frontage	Tax Class		
1	Residential			28,351	0.651	None	Residential		\$57,700

Residential Building			
Year built:	1996	Full basement:	1,713 SF
Year remodeled:		Crawl space:	
Stories:	1 story	Rec room (rating):	696 SF (AV)
Style:	Bi-level	Fin bsmt living area:	
Use:	Single family	First floor:	1,713 SF
Exterior wall:	Alum/vinyl	Second floor:	
Masonry adjust:		Third floor:	
Roof type:	Asphalt shingles	Half story:	0 SF
Heating:	Gas, forced air	Finished attic:	
Cooling:	A/C, same ducts	Unfinished attic:	
Bedrooms:	3	Unfinished area:	
Family rooms:	1	Patio	440 SF
Baths:	2 full, 1 half	Deck	80 SF
Other rooms:	2		
Whirl / hot tubs:			
Add'l plumb fixt:	1		
Masonry FPs:			
Metal FPs:			
Gas only FPs:	1 openings	Grade:	C
Bsmt garage:	2	Condition:	Average
Shed dormers:		Percent complete:	100%
Gable/hip dorm:			



Total living area is 1,713 SF; building assessed value is \$298,100

2026 Property Records for City of La Crosse, La Crosse County

May 12, 2026

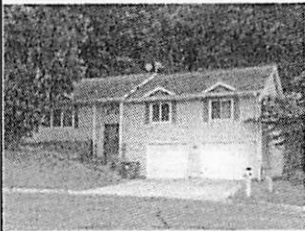

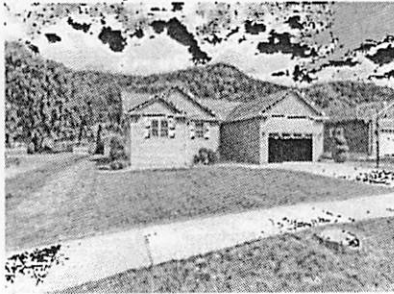
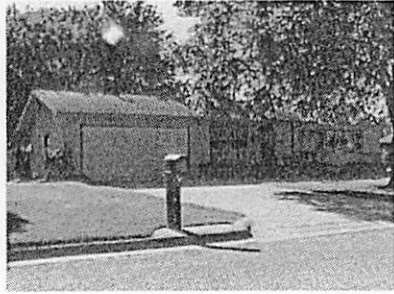
Building Permits				
Issued	Permit #	Purpose	\$ Amount	Completed

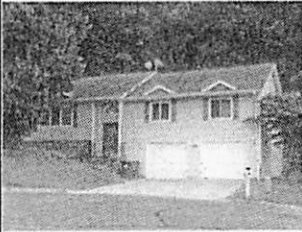
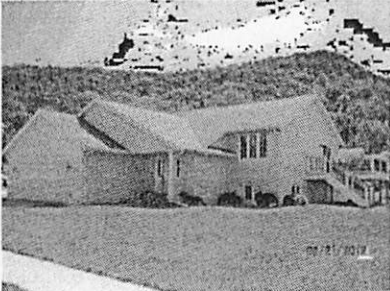
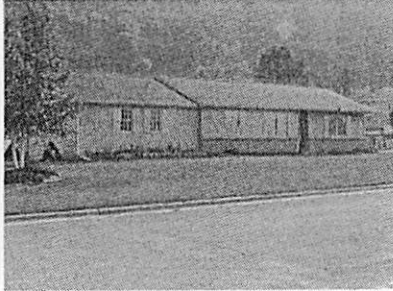
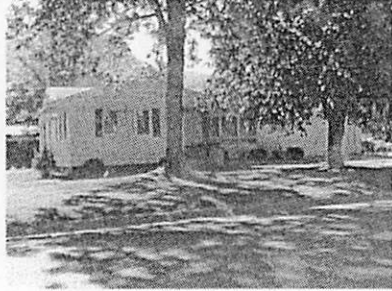
Sales History		
Date	Price	Type
10/10/2025	\$ 318,500	Valid improved sale
5/6/2022	\$ 299,900	Valid improved sale
6/18/2015	\$ 192,000	Valid improved sale
7/30/2007	\$ 165,000	Valid improved sale



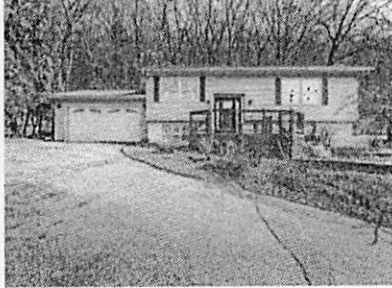
City of La Crosse, La Crosse County
2026 Sales Comparison

Tax key number: 17-50701-070
 Property address: 3626 Deerfield Pl, City of La Crosse

Estimated fair market value: \$355,800 *
 Comparable market value: \$361,600 (+1.6%) *

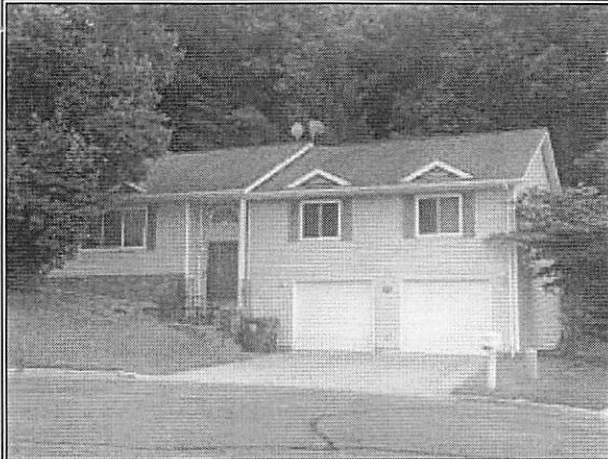
	Subject Property	Comparison 1	Comparison 2	Comparison 3			
Tax key number	50701-070	50780-600	50780-450	50203-140			
Site address	3626 Deerfield Pl	4325 Verchota St	4145 Fairway St	3414 Geneva Ln			
							
Summary of Comparison							
Sale date and price		Aug 2025	\$385,000	Oct 2025	\$360,000	May 2025	\$320,000
Net adjustments			-\$44,100		-\$11,900		\$10,800
Comparable value			\$340,900		\$348,100		\$330,800
Comparability rating			96		96		98
Gross adjustments			34%		34%		47%
Composite rating			88		88		87
Adjustments to last valid sale							
County	La Crosse	La Crosse	La Crosse	La Crosse	La Crosse	La Crosse	La Crosse
Neighborhood group	Josh Benrud	Josh Benrud	Josh Benrud	Josh Benrud	Josh Benrud	Josh Benrud	Josh Benrud
Neighborhood	18 - Pammel Clayton	18 - Pammel Clayton	18 - Pammel Clayton	18 - Pammel Clayton	18 - Pammel Clayton	18 - Pammel Clayton	18 - Pammel Clayton
Flood plain	No	No	No	No	No	No	No
Traffic	Cul de sac	Light	Light	Light	Light	Light	Light
Water	City water	City water	City water	City water	City water	City water	City water
Sanitary	Sewer	Sewer	Sewer	Sewer	Sewer	Sewer	Sewer
Land							
Residential	28,351 SF (0.651 acres)	9,135 square feet	\$10,000	8,259 square feet	\$13,100	110 front feet (0.278 acres)	\$8,500
Buildings							
Single family							
Use	Single family	Single family		Single family		Single family	
Above grade area	1,713 SF	1,642 SF		1,456 SF		1,568 SF	
Below grade area	1,713 SF	1,642 SF		1,456 SF		1,568 SF	
Style	Bi-level	Ranch		Ranch		Ranch	
Grade	C	C+	-\$29,700	C+	-\$27,100	C+	-\$22,600

	Subject Property	Comparison 4	Comparison 5	Comparison 6			
Tax key number	50701-070	50780-250	50700-550	50204-010			
Site address	3626 Deerfield Pl	4115 Fairway St	3606 Raintree Pl	3424 Geneva Ln			
							
Summary of Comparison							
Sale date and price		Aug 2025	\$400,000	Jul 2025	\$300,000	Jul 2025	\$280,000
Net adjustments			-\$25,000		\$56,800		\$71,200
Comparable value			\$375,000		\$356,800		\$351,200
Comparability rating			96		98		95
Gross adjustments			41%		49%		44%
Composite rating			87		86		85
Adjustments to last valid sale							
County	La Crosse	La Crosse	La Crosse	La Crosse	La Crosse	La Crosse	La Crosse
Neighborhood group	Josh Benrud	Josh Benrud	Josh Benrud	Josh Benrud	Josh Benrud	Josh Benrud	Josh Benrud
Neighborhood	18 - Pammel Clayton	18 - Pammel Clayton	18 - Pammel Clayton	18 - Pammel Clayton	18 - Pammel Clayton	18 - Pammel Clayton	18 - Pammel Clayton
Flood plain	No	No	No	No	No	No	No
Traffic	Cul de sac	Light	Light	Cul de sac	City water	Light	City water
Water	City water	City water	City water	City water	Sewer	City water	Sewer
Sanitary	Sewer	Sewer	Sewer	Sewer	Sewer	Sewer	Sewer
Land							
Residential	28,351 SF (0.651 acres)	9,000 square feet	\$10,200	10,098 SF (0.232 acres)	\$8,500	118 front feet (0.299 acres)	\$6,600
Buildings							
Single family							
Use	Single family	Single family	Single family	Single family	Single family	Single family	Single family
Above grade area	1,713 SF	1,490 SF	1,159 SF	1,159 SF	1,484 SF	1,484 SF	1,040 SF
Below grade area	1,713 SF	1,440 SF	1,159 SF	1,159 SF	1,040 SF	1,040 SF	1,040 SF
Style	Bi-level	Bi-level	Ranch	Ranch	Ranch	Ranch	Ranch
Grade	C	C+	-\$27,900	C+	-\$20,500	C	C
Yr built/Age/Eff age	1996 / 30 / 18	2006 / 20 / 20	\$5,900	1991 / 35 / 20	\$4,400	1964 / 62 / 28	\$22,500
Stories	1 story	1 story	1 story	1 story	1 story	1 story	1 story
First floor SF	1,713 SF	1,490 SF	\$22,900	1,159 SF	\$57,200	1,484 SF	\$23,600
Full basement SF	1,713 SF	1,440 SF	\$6,200	1,159 SF	\$12,800	1,040 SF	\$15,500
FBLA	0 SF	1,000 SF	-\$39,600	0 SF	0 SF	0 SF	0 SF

	Subject Property	Comparison 7	Comparison 8	Comparison 9
Tax key number	50701-070	50219-010	50200-070	
Site address	3626 Deerfield Pl	3202 34th St S	3205 Cliffside Dr	
				
Summary of Comparison				
Sale date and price		Aug 2025	Apr 2025	
Net adjustments				
Comparable value		\$305,000	\$337,000	
Comparability rating		\$104,500	\$48,900	
Gross adjustments		\$409,500	\$385,900	
Composite rating		98	97	
		72%	67%	
		81	81	
Adjustments to last valid sale				
County	La Crosse	La Crosse	La Crosse	
Neighborhood group	Josh Benrud	Josh Benrud	Josh Benrud	
Neighborhood	18 - Pammel Clayton	18 - Pammel Clayton	18 - Pammel Clayton	
Flood plain	No	No	No	
Traffic	Cul de sac	Light	Light	
Water	City water	City water	City water	
Sanitary	Sewer	Sewer	Sewer	
Land				
Residential	28,351 SF (0.651 acres)	63 front feet (8,364 SF)	101 front feet (0.696 acres)	\$3,100
Buildings				
Single family				
Use	Single family	Single family	Single family	
Above grade area	1,713 SF	1,053 SF	1,162 SF	
Below grade area	1,713 SF	1,053 SF	1,092 SF	
Style	Bi-level	Bi-level	Bi-level	
Grade	C	C	C+	-\$20,900
Yr built/Age/Eff age	1996 / 30 / 18	1967 / 59 / 31	1965 / 61 / 32	\$31,300
Stories	1 story	1 story	1 story	
First floor SF	1,713 SF	1,053 SF	1,162 SF	\$56,800
Full basement SF	1,713 SF	1,053 SF	1,092 SF	\$14,400
FBLA	0 SF	1,000 SF	1,092 SF	-\$43,300

70.32 Real estate, how valued.

- (1)** Real property shall be valued by the assessor in the manner specified in the Wisconsin property assessment manual provided under s. 73.03 (2a) from actual view or from the best information that the assessor can practicably obtain, at the full value which could ordinarily be obtained therefor at private sale. In determining the value, the assessor shall consider recent arm's-length sales of the property to be assessed if according to professionally acceptable appraisal practices those sales conform to recent arm's-length sales of reasonably comparable property; recent arm's-length sales of reasonably comparable property; and all factors that, according to professionally acceptable appraisal practices, affect the value of the property to be assessed.
- (1g)** In addition to the factors set out in sub. (1), the assessor shall consider the effect on the value of the property of any zoning ordinance under s. 59.692, 61.351, 61.353, 62.231, or 62.233, any conservation easement under s. 700.40, any conservation restriction under an agreement with the federal government and any restrictions under ch. 91. Beginning with the property tax assessments as of January 1, 2000, the assessor may not consider the effect on the value of the property of any federal income tax credit that is extended to the property owner under section 42 of the Internal Revenue Code.
- (1m)** In addition to the factors set out in sub. (1), the assessor shall consider the impairment of the value of the property because of the presence of a solid or hazardous waste disposal facility or because of environmental pollution, as defined in s. 299.01 (4).



Property Type: Single-Family
Status: Sold
County: La Crosse
Seller Offers Concessions:

List Price: \$324,900
Tax Key: 017050701070
Taxes: \$6,182
Tax Year: 2024
Est. Acreage: 0.65

Bedrooms: 3
Total Bathrooms: 2.5
Total Full/Half Baths: 2 / 1
F/H Baths Main: 2 / 0
F/H Baths Upper:
F/H Baths Lower: 1 / 1
Garage Spaces: 2.5
Garage Type: Attached

Rooms:
Est. Total Sq. Ft.: 2,100
Est. Year Built: 1996
Zoning: Residential

Flood Plain: No

Days on Market: 25

Directions: South on 33rd Street, East on Deerfield Place

School District: La Crosse

Name	Dim	Level	Name	Dim	Level
Primary Bedroom	18 x 16	Upper	Living/Great Room	20 x 17	Upper
Bedroom 2	13 x 12	Upper	Kitchen	12 x 12	Upper
Bedroom 3	11 x 9	Upper	Family Room	18 x 14	Lower
Den	16 x 10	Lower	Dining Room	11 x 11	Upper
			Laundry	15 x 9	Lower

Lot Description: Cul-De-Sac; Near Public Transit
Style: Bi-Level
Architecture: Contemporary
Garage: Electric Door Opener; Built-in under Home; Access to Basement
Driveway: Paved
Exterior: Vinyl
Basement: Full; Stubbed for Bathroom; Partially Finished
Heating Fuel: Natural Gas
H/C Type: Forced Air; Central Air
Bath Description: Off MBR; MBR Bath Walk-in Shower; At least one Bathtub; Shower Over Tub

Documents: Listing Contract; LC Amendment; Seller Condition; Tax Bill
Appliances Incl.: Oven; Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer; Water Softener Owned
Misc. Exterior: Patio
Misc. Interior: Gas Fireplace; Pantry; Cable TV Available; Vaulted Ceiling(s); High Speed Internet; Simulated Wood Floors; Kitchen Island
Water/Waste: Municipal Water; Municipal Sewer
Municipality: City
Accessibility: Bedroom on Main Level; Full Bath on Main Level; Open Floor Plan

Remarks: Entertain in this great open kitchen, dining and living room space. Cozy fireplace for chilly nights, patio area great for grilling with pergola to protect against weather. Watch nature outside your patio doors. Outdoor fire pit and waterfall complete the ambiance. Tons of storage and closet spaces with additional storage closets in the garage for all your needs. Newer windows, kitchen appliances, central air. Washer and dryer less than 1 year old. Great lower level family room for entertaining with additional room perfect for an office. Additional toilet in basement. Attached garage makes for easy entry to the home. Laminate wood floors, updated light fixtures. Great location close to stores, shopping, food and more. Check it out today! This home won't last long!

Showing Information: Call or text Amber at 608-792-5569

Excl. Agency Contract: N		Broker Owned: N		Electronic Consent: Yes	
Limited/Unserviced: No		Named Prospects: N		Listing Date: 08/15/2025	
Sold Price: \$318,500		Closing Date: 10/10/2025		Expiration Date: 11/15/2025	
		Pending Date: 09/08/2025		Terms of Sale: Conventional	
Listing Office: LUX Real Estate: 5990		Listing Agent: Amber Metcalf : 157107		LA Address: 1216 Bluff Street	
Ph: 608-792-5569		Ph: 608-792-5569 Cell:		La Crosse, WI 54601	
Fax:		Fax:		LO License #: 937786-91	
URL: http://luxbrokerage.com		Email: Amber.luxrealestate@gmail.com		LA License #: 57107-90	
Selling Office: @properties La Crosse 5062 Ph: 608-781-2116			Selling Agent: Draven Barth 193515 Ph: 608-799-0336		
URL: http://www.@propertieslacrosse.com			Email: dravenb@atpropertieslacrosse.com		
License #: 938792-91			License #: 93515-94		

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2026 by Multiple Listing Service, Inc. See copyright notice. Prepared by Shannon Neumann on Monday, May 18, 2026 1:56 PM.

8/15/2025	12:33 PM Central	Amber Metcalf	picture	list_picture	remove
8/15/2025	12:34 PM Central	Amber Metcalf	picture	list_picture	remove
8/18/2025	12:31 PM Central	Amber Metcalf	text	text change	text change
8/18/2025	12:31 PM Central	Amber Metcalf	Tax Key Number	1750701070	017050701070
8/18/2025	12:31 PM Central	Amber Metcalf	Directions		South on 33rd Street. East on
8/20/2025	05:52 AM Central	Amber Metcalf	List Price	349900.00	344900.00
8/20/2025	05:54 AM Central	Amber Metcalf	document	LC Amendment	add
8/25/2025	09:51 PM Central	Amber Metcalf	List Price	344900.00	339900.00
8/25/2025	09:52 PM Central	Amber Metcalf	document	LC Amendment	add
9/3/2025	04:18 PM Central	Amber Metcalf	List Price	339900.00	324900.00
9/3/2025	04:19 PM Central	Amber Metcalf	document	LC Amendment	add
9/10/2025	08:49 PM Central	Amber Metcalf	Status	Active	Pending
9/10/2025	08:49 PM Central	Amber Metcalf	Pending Date		9/8/2025
10/12/2025	02:08 PM Central	Amber Metcalf	Status	Pending	Closed
10/12/2025	02:08 PM Central	Amber Metcalf	Sellers Final Concession Amt		4.00
10/12/2025	02:08 PM Central	Amber Metcalf	Sellers Final Concession Type		%
10/12/2025	02:08 PM Central	Amber Metcalf	Sold Date		10/10/2025
10/12/2025	02:08 PM Central	Amber Metcalf	Selling Member		Draven Barth @properties La Crosse
10/12/2025	02:08 PM Central	Amber Metcalf	Sold Price		318500.00
10/12/2025	02:08 PM Central	Amber Metcalf	Terms of Sale		CONV

Back