

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 *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

Complete all sections:

Section 1: Property Owner / Agent Information

* If agent, submit written authorization (Form PA-105) with this form

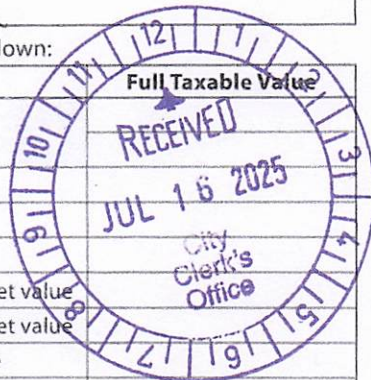
Property owner name (on changed assessment notice) WILLIAM A. HARDEN			Agent name (if applicable)		
Owner mailing address 223 16th St. S.			Agent mailing address		
City LACROSSE	State WI.	Zip 54601	City	State	Zip
Owner phone (608) 317-4449	Email LAXROCKANDROLL@AOL.COM	Owner phone () -	Email		

Section 2: Assessment Information and Opinion of Value

Property address 2226 11th Pl. S.			Legal description or parcel no. (on changed assessment notice) 17-050039-110		
City LACROSSE	State WI.	Zip 54601			
Assessment shown on notice - Total 446,500			Your opinion of assessed value - Total * LESS THAN 300K		

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

Statutory Class	Acre	\$ Per Acre
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) NOT REALISTIC, TOO HIGH BASED ON FACTUAL INFO.	Basis for your opinion of assessed value: (Attach additional sheets if needed) MARKET ANALYSIS, LAND, WATERBODY, NEIGHBORHOOD & BUILDING FACTS. CONTINUED ON SEPARATE SHEET
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Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property? ☐ Yes ☒ No
If Yes, provide acquisition price \$ _____ 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.
- X B. Provide a reasonable estimate of the amount of time you need at the hearing 45 minutes.

Property owner or Agent signature William A. Harden	Date (mm-dd-yyyy) 7-15-2025
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2226 11th Pl S La Crosse, WI 54601



Julianne Delap

SRES

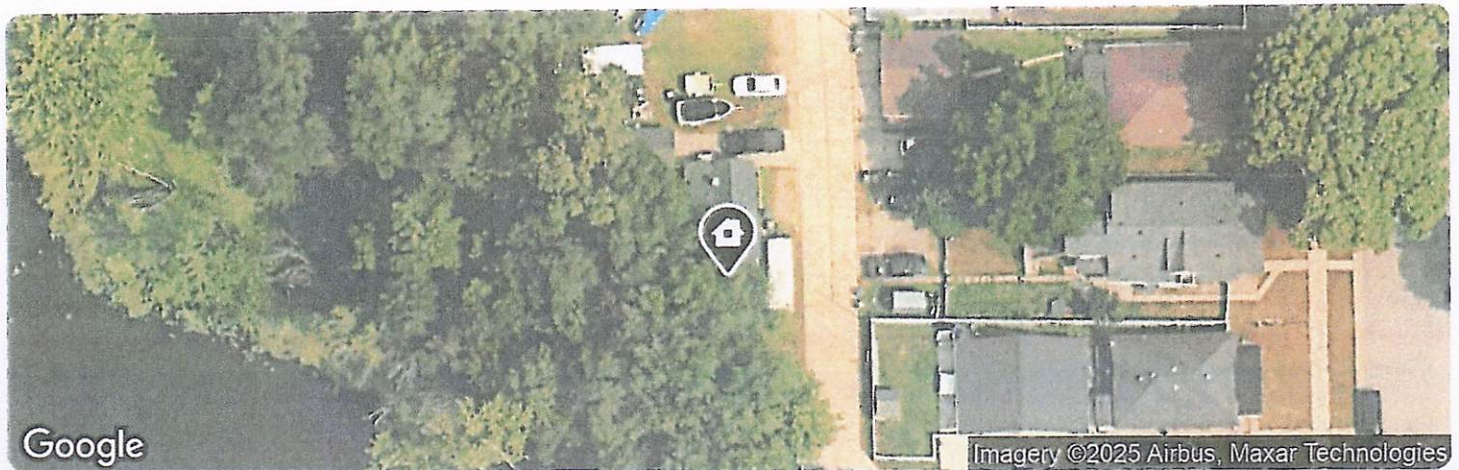
Wisconsin Real Estate License #40542104

📞 Mobile 608-386-6003

✉ julie@lacrossejules.com

@properties





Off Market / Public Record • Public Record

Closed Price

Closed Price not available

RVM®

\$281,400

RVM® Updated 7/5/2025

RVM® Estimated Range

\$239.2K \$323.6K

RVM® Confidence



RVM® Month Change

↑ \$4,560

RVM® Year Change

↑ 8.16%

Refined Value

\$244,861

CMA Value

\$256,507

CMA Range

\$175.9K \$322.1K

Last Edited 7/14/2025 Price per Sq Ft \$165



3 Beds



2 Baths



1,556 Sq Ft



0.31 Acres

Basic Facts

Type

Single Family

Year Built

1950

Price by SqFt

\$181 per sq ft

Land Use

Single Family Residential

APN/TaxID

017-050039-110

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.





Property Information

Property Facts

Name	Public Facts	Agent Refinements
Property Type	Single Family	–
Property Subtype	Single Family Residential	–
Bedrooms	3	–
Total Baths	2	1
Full Baths	2	1
Partial Baths	–	–
Living Area (sq ft)	1,556	–
Building Area (sq ft)	1,556	–
Lot Size	0.31 acres	–
Lot Dimensions	13373 SF	–
Garage	Yes	–
Garage (spaces)	1	–
Year Built	1950	–
Total Rooms	5	–
Heating	Yes	–
Cooling	Yes	–
Basement	Basement	–
Foundation	Slab	–
Exterior Walls	Siding (Alum/Vinyl)	–
Number of Units	0	–
Number of Stories	2 story with Basement	–

Interior Features

PUBLIC

Base Area	958 sq ft	Basement	360 sq ft
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**2226 11th PI S**, La Crosse, WI 54601

Interior Features

PUBLIC

Garage	252 sq ft	Number of Plumbing Fixtures	9
Porch - Open	81 sq ft		

Exterior Features

PUBLIC

Site Influence	High Traffic Area	Topography	Level grade
Lot Size - Square Feet	13,373 sq ft	Lot Size - Acres	0.31 acres
Effective Year Built	1987	Building Condition	Average
Building Quality	C	Wood Deck	72

Legal Description

Parcel Number	017-050039-110	County	La Crosse County
City/Municipality/Township	CITY OF LA CROSSE	Census Tract	550630010.004012
Carrier Route	C049	Abbreviated Description	DIST:17 CITY/MUNI/TWP:CITY OF LA CROSSE SUBD:SHOOTING PARK ADDITION TO LA C SEC/TWN/RNG/MER:SEC 08 TWN 15N RNG 07W SHOOTING PARK ADDITION S 125FT LOT 8 BLOCK 2 INCL ALLEY LOT SZ: 125 X 107

Current Use Single Family Residential

Owner Facts

Owner Name (Public)	WILLIAM A. HARNDEN	Owner Name 2 (Public)	SUSAN K. HARNDEN
Mailing Address	223 16Th St S La Crosse WI 54601-4240		





Location Details

Flood Zone X (unshaded)

Market Trends

Market Trends for La Crosse, WI 54601

Single Family + Condo/Townhouse/Apt.

June 2025

Market Type



Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
1.21	103.2%	5	\$285,000
↓ 1.63% MoM	↓ 0.1% MoM	↓ 16.67% MoM	↓ 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

Median Estimated Value

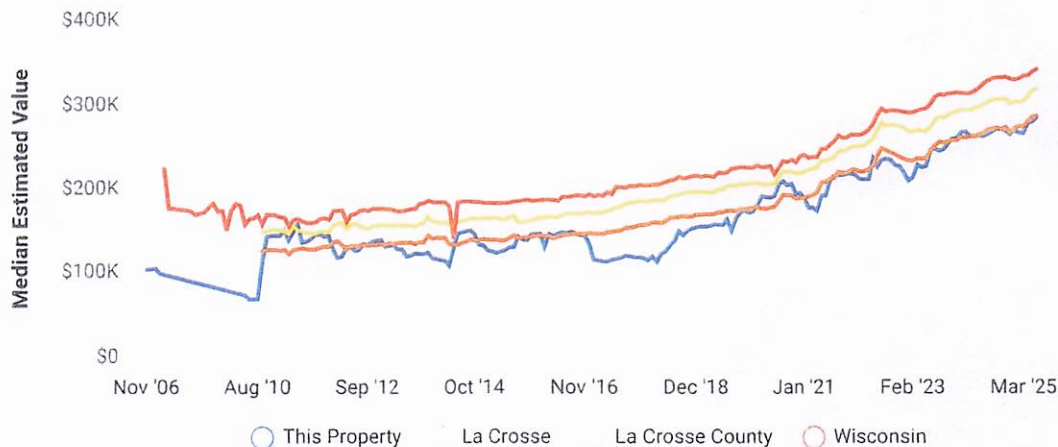
\$284,020

Last Month Change

+0.5%

12 Month Change

+7.6%



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





2226 11th Pl S, La Crosse, WI 54601

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

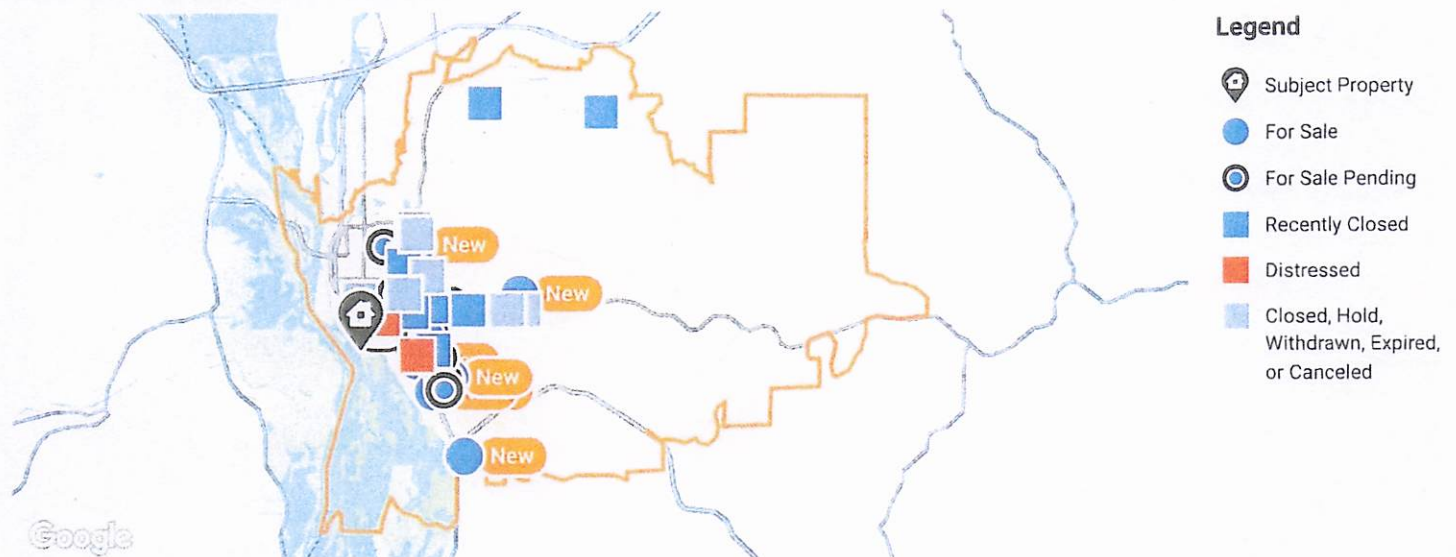
Change Types: New Listings, Pending, Expired, Closed, Distressed

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	\$205,000	\$13,900	\$175,000	\$200,000	\$218,400	\$184,900
Median Listing Price / Est.Value	\$210,000	\$244,900	\$387,450	\$307,450	\$262,740	\$459,500
Highest Listing Price / Est.Value	\$230,000	\$369,900	\$1,260,000	\$502,500	\$307,080	\$1,980,000
Median Living Area (sqft)	1,213	1,383	2,190	2,107	1,253	3,138
Median Price / sqft	\$173	\$167	\$164	\$153	\$210	\$159
Average Days in RPR	42	12	17	43	-	136
Median Days in RPR	48	4	17	43	-	102
Median Age	89	62	39	60	84	60
Source	Listings	Listings	Listings	Public Records & Listings	Public Records & Listings	Listings





CMA

Comp Map



CMA

CMA Range

\$175.9K

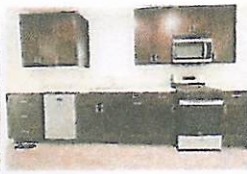
\$322.1K





2226 11th Pl S, La Crosse, WI 54601

Agent Selected Comps



Address	2226 11th Pl S La Crosse, WI 54601	1909 13th St S La Crosse, WI 54601	907 Green Bay St La Crosse, WI 54601	1618 Hyde Ave La Crosse, WI 54601	1603 East Ave S La Crosse, WI 54601
Status	Subject Property	1 Closed	2 Closed	3 Closed	4 Closed
Amount	\$256,507 CMA Value	\$230,000 Closed Price	\$221,000 Closed Price	\$205,000 Closed Price	\$220,000 Closed Price
Recording Date	—	5/6/2025	4/17/2025	5/6/2025	6/5/2025
Days in RPR	—	48	—	53	—
Price per Sq Ft	\$165	\$194	\$230	\$133	\$204
Bedrooms	3	3	3	3	3
Total Baths	1	1	1	1	1
Total Rooms	5	6	6	—	5
Living Area	1,556	1,186	960	1,538	1,080
Building Area	1,556	1,186	960	1,538	1,080
Lot Size	0.31 acres	6,578 sq ft	2,222 sq ft	5,358 sq ft	4,661 sq ft
Year Built	1950	1936	1908	1930	1940
Property Type	Single Family	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family	Single Family Residential	Single Family	Single Family Residential
Proximity	—	0.23 Mi.	0.4 Mi.	0.52 Mi.	0.67 Mi.
MLS ID	—	1910458	—	1909854	—
Listing Broker	—	Courtesy of GATES & GABLES REALTY	—	Courtesy of RAVEN REALTY, LLC	—
Description	—	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,...	—	Terrific starter home in great location! recently refinished hardwood floors, 2 bedrooms on the main level & additional bedroom and office on the upper level. The kitchen features a cozy breakfast nook, high end bosch...	—



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





2226 11th Pl S, La Crosse, WI 54601

Agent Selected Comps



2226 11th Pl S
La Crosse, WI 54601



Subject Property



2101 Redfield St
La Crosse, WI 54601

5



New

Active

Address	2226 11th Pl S La Crosse, WI 54601	2101 Redfield St La Crosse, WI 54601
Status	Subject Property	5 New Active
Amount	\$256,507 CMA Value	\$210,000 List Price
Recording Date	-	-
Days in RPR	-	25
Price per Sq Ft	\$165	\$173
Bedrooms	3	2
Total Baths	1	1
Partial Baths	-	1
Total Rooms	5	6
Living Area	1,556	1,213
Building Area	1,556	1,213
Lot Size	0.31 acres	6,273 sq ft
Year Built	1950	1946
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family
Proximity	-	0.87 Mi.
MLS ID	-	1923110
Listing Broker	-	
Description	-	

Listing Courtesy of REAL BROKER LLC

Charming south side la crosse home is ready for your finishing touches. This corner-lot property includes a spacious living area, hardwood floors, and a kitchen with potential. Enjoy a generous yard with room to garden or entertain, plus a detached garage for additional storage. Conveniently located near schools, parks, and shopping. A great opportunity to add value and make it your own!



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	\$205,000	\$235,000	\$175,000	\$218,400	\$184,900	\$200,000
Median Price	\$220,000	\$314,450	\$430,000	\$249,470	\$459,500	\$377,500
Highest Price	\$230,000	\$1,100,000	\$1,260,000	\$307,080	\$1,980,000	\$502,500
Median Price per sq.ft.	\$194	\$201	\$167	\$210	\$159	\$153
Median Days in RPR	48	4	6	–	102	43

Sold Price Comparison

This section compares prices for 44 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	\$195,000	\$108
Median Price	\$290,500	\$177
Highest Price	\$465,000	\$240

CMA Summary

This section compares the prices of 5 agent-selected properties near the subject property.

Average of Comps	\$290,661
Adjustments	-\$34,154
Result of CMA Analysis	\$256,507 (or \$165 per sq ft)

Refined Value Summary

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

Original Estimated Value	\$281,400
Changes Based on Home Facts	-\$36,539
Home Improvement Adjustments	–
Needed Improvement Adjustments	–
Market Condition Adjustments	–
Estimate + Adjustments	\$244,861 (or \$157 per sq ft)





About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



RPR®



Address: 2300 West Ave S - La Crosse, Wisconsin 54601 **Taxed by:** La Crosse**MLS #:** 1865470**Property Type:** Single-Family
Status: Sold
County: La Crosse
Seller Offers Concessions: No**List Price:** \$399,000
Tax Key: 017050283100
Taxes: \$4,344
Tax Year: 2022
Est. Acreage: 1.65**Bedrooms:** 3
Total Bathrooms: 2
Total Full/Half Baths: 2 / 0
F/H Baths Main: 1 / 0
F/H Baths Upper:
F/H Baths Lower: 1
Garage Spaces: 0
Garage Type: Detached**Rooms:**
Est. Total Sq. Ft.: 1,680
Est. Year Built: 1930
Zoning: RES**Flood Plain:** No**Days On Market:** 14**Directions:** On corner of Bennet and West Ave South. Farthest South property on West Ave.**School District:** [La Crosse](#)

Name	Dim	Level	Name	Dim	Level
Master Bedroom	12 x 11	Lower	Living/Great Room	19 x 12	Main
Bedroom 2	10 x 9	Main	Kitchen	19 x 10	Main
Bedroom 3	12 x 10	Lower	Dining Room	14 x 12	Main
Loft	19 x 12	Upper			

Type: Waterfrontage on Lot; Water Access/Rights**Water Features:** Creek; Bay; Private Dock**Style:** 1 Story**Architecture:** Bungalow**Driveway:** Paved**Outbuildings:** Storage Shed**Exterior:** Brick**Basement:** Full; Partially Finished**Heating Fuel:** Natural Gas**H/C Type:** Forced Air; Central Air**Bath Description:** At least one Bathtub; Shower Over Tub**Documents:** Seller Condition; LeadPaint Disclosure**Appliances Incl.:** Oven; Range; Refrigerator; Dishwasher; Washer; Dryer**Misc. Exterior:** Patio**Misc. Interior:** Natural Fireplace; Cable TV Available; Vaulted Ceiling(s); Simulated Wood Floors; Wood Floors; Kitchen Island**Water/Waste:** Municipal Water; Municipal Sewer**Municipality:** City**Accessibility:** Bedroom on Main Level; Full Bath on Main Level

Remarks: The property at 2300 West Ave S in La Crosse, WI, offers a unique waterfront living experience with over 250 feet of frontage on Swift Creek, ensuring privacy and breathtaking views. This single-family home, built in 1930 and extensively renovated, features 2 bedrooms, 2 baths, and a fully finished basement with a third non-conforming bedroom. The home, situated on a 1.65-acre lot, boasts a modernized interior, including a high-end kitchen and a cozy loft space. Despite lacking a garage, the property includes a storage shed and ample space for potential construction. With its exceptional dock accommodating multiple boats and direct access to the Mississippi, this home promises a serene and luxurious lifestyle.

Inclusions: Over/Range; Refrigerator; Dishwasher; Washer; Dryer**Exclusions:** Seller's personal property**Sold Price:** \$388,000**Closing Date:** 04/29/2024**Pending Date:** 03/05/2024**Listing Office:** RE/MAX Results: 5058**LO License #:** 834617-91

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.

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Prepared by Julianne Delap, ABR,RENE,SFR on Tuesday, July 15, 2025 9:44 AM.

+ MLS #	Status	Price	% Change	Date	DOM	CDOM	Address	Begin Date	Original List Price
- 1865470	Sold	\$388,000		04/30/2024	14	14	2300 West Ave S -	02/21/2024	\$399,000
<u>Time</u>	<u>Changed By</u>	<u>What Changed</u>	<u>Old Value</u>	<u>New Value</u>					
04/30/2024 at 12:30 PM	Spencer Hegenbarth	Status	Active w/Offer	Closed					
04/30/2024 at 12:30 PM	Spencer Hegenbarth	Pending Date		3/5/2024					
04/30/2024 at 12:30 PM	Spencer Hegenbarth	Sold Date		4/29/2024					
04/30/2024 at 12:30 PM	Spencer Hegenbarth	Selling Member		Danny McAlear of Coldwell Banker River Valley, REALTORS					
04/30/2024 at 12:30 PM	Spencer Hegenbarth	Sold Price		388000.00					
04/30/2024 at 12:30 PM	Spencer Hegenbarth	Seller Offers Concessions		No					
04/30/2024 at 12:30 PM	Spencer Hegenbarth	Terms of Sale		CONV					
04/30/2024 at 12:30 PM	Spencer Hegenbarth	Transaction Type		X					
03/07/2024 at 3:15 PM	Spencer Hegenbarth	Contingency		Y					
03/06/2024 at 9:22 AM	Metro MLS MK	picture	REPLACE	Main List #1					
03/01/2024 at 1:32 PM	Spencer Hegenbarth	picture	list_picture	remove					
03/01/2024 at 1:32 PM	Spencer Hegenbarth	primary_picture	20240223032139390788000000	20240228162031769965000000					
02/28/2024 at 4:40 PM	Metro MLS MK	primary_picture	20240228162031769965000000	20240223032139390788000000					
02/28/2024 at 10:21 AM	Spencer Hegenbarth	picture	list_picture	remove					
02/28/2024 at 10:21 AM	Spencer Hegenbarth	picture	list_picture	remove					
02/28/2024 at 10:21 AM	Spencer Hegenbarth	picture	list_picture	remove					
02/28/2024 at 10:20 AM	Spencer Hegenbarth	picture	list_picture	remove					
02/28/2024 at 10:20 AM	Spencer Hegenbarth	primary_picture	20240223032122891046000000	20240228162031769965000000					
02/28/2024 at 10:20 AM	Spencer Hegenbarth	picture		list_picture: SpencerH-Lax-011					
02/28/2024 at 10:20 AM	Spencer Hegenbarth	picture		list_picture: SpencerH-Lax-03					
02/28/2024 at 10:20 AM	Spencer Hegenbarth	picture		list_picture: SpencerH-Lax-06					
02/28/2024 at 10:20 AM	Spencer Hegenbarth	picture		list_picture: SpencerH-Lax-07					
02/26/2024 at 10:50 AM	La Crosse MLS	text	text change	text change					
02/26/2024 at 10:50 AM	La Crosse MLS	Listing Date	2/22/2024	2/21/2024					

				%							Original List
+ MLS#	Status	Price	Change		Date	DOM	CDOM	Address	Begin Date	Price	
02/23/2024 at 10:56 AM	Spencer Hegenbarth		new		new listing			new listing			
02/23/2024 at 10:55 AM	Spencer Hegenbarth		document		Seller Condition			add			
02/23/2024 at 10:55 AM	Spencer Hegenbarth		document		LeadPaint Disclosure			add			
02/23/2024 at 10:55 AM	Spencer Hegenbarth		document		Listing Contract			add			

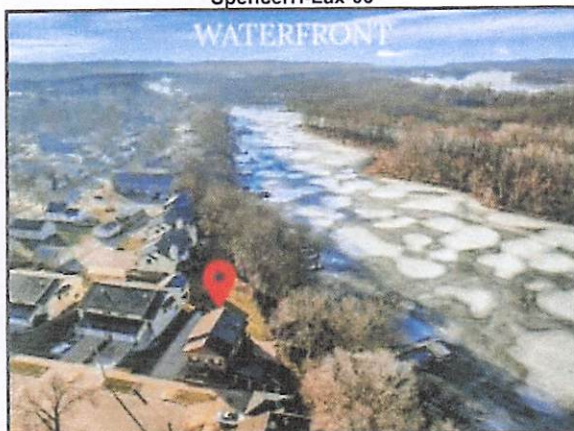
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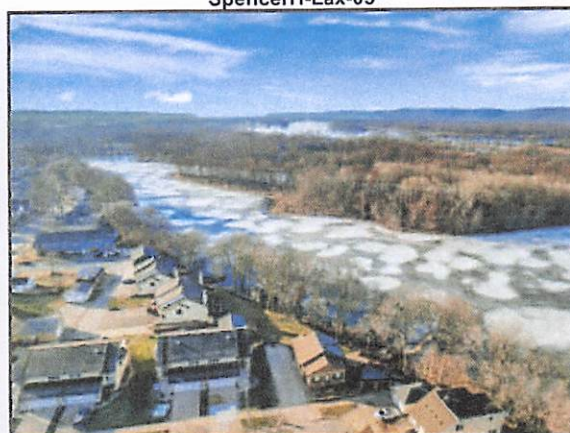
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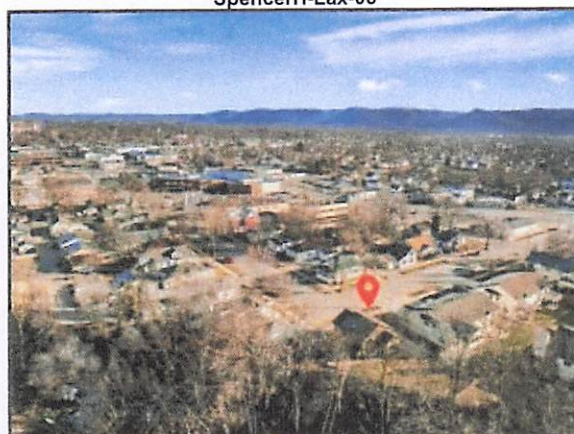
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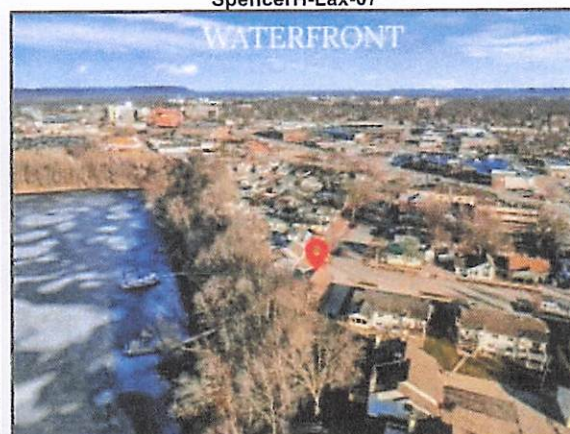
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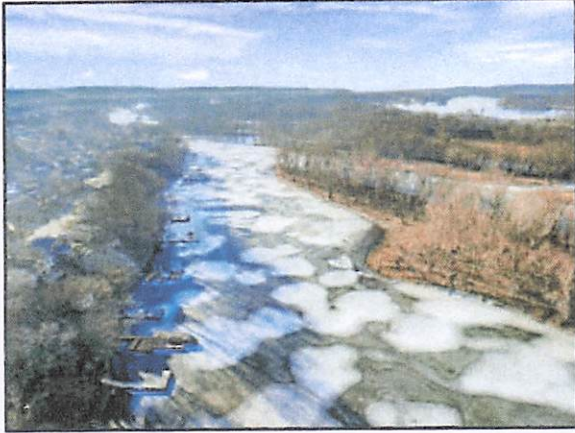
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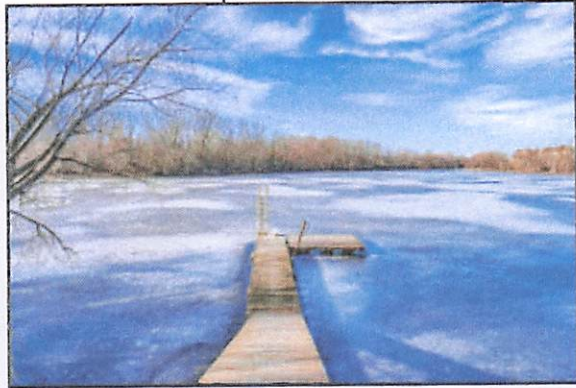
SpencerH-Lax-07



SpencerH-Lax-08



SpencerH-Lax-37



SpencerH-Lax-09



SpencerH-Lax-10



SpencerH-Lax-11



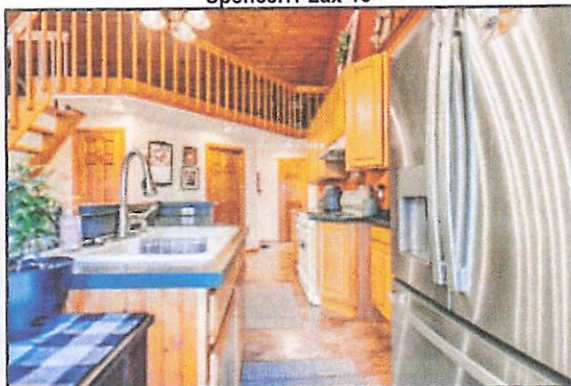
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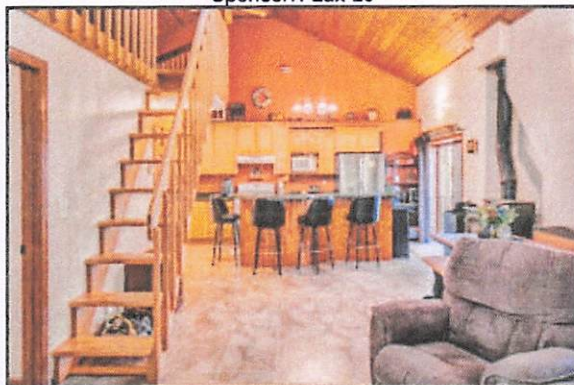
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SpencerH-Lax-19



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SpencerH-Lax-22



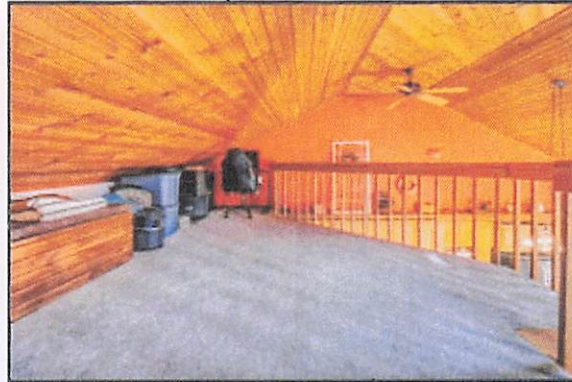
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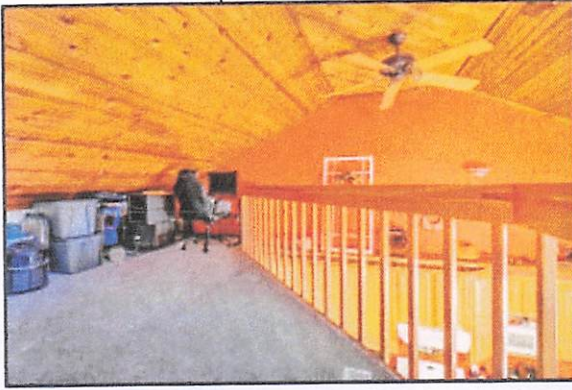
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SpencerH-Lax-27



SpencerH-Lax-28



SpencerH-Lax-17



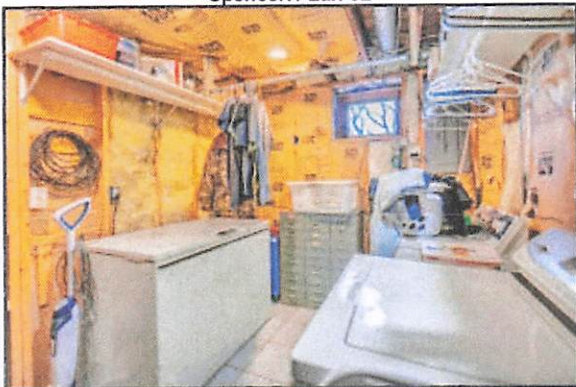
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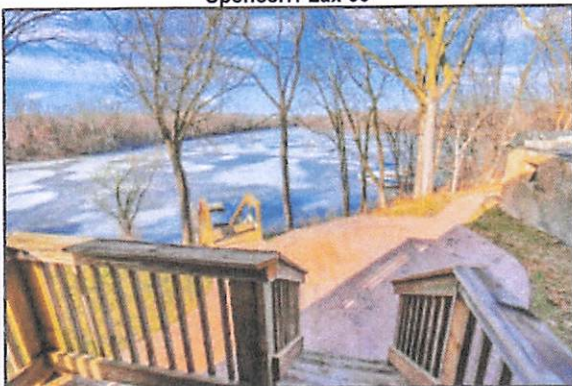
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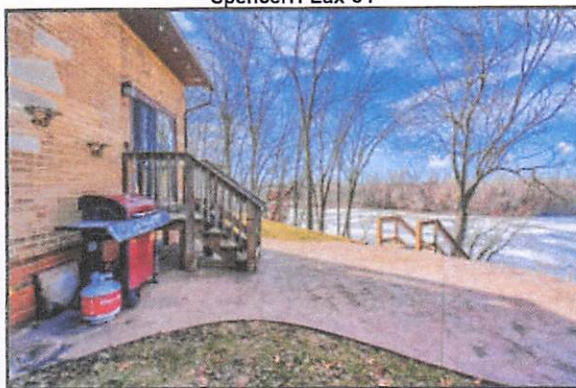
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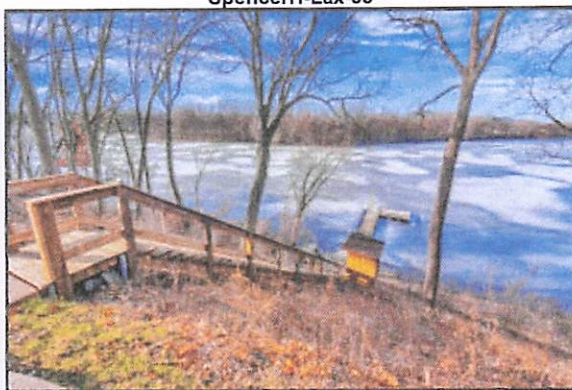
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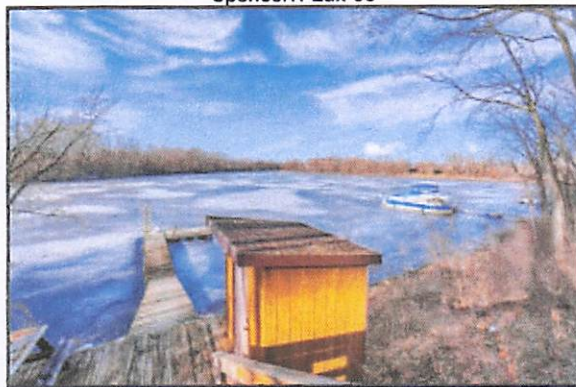
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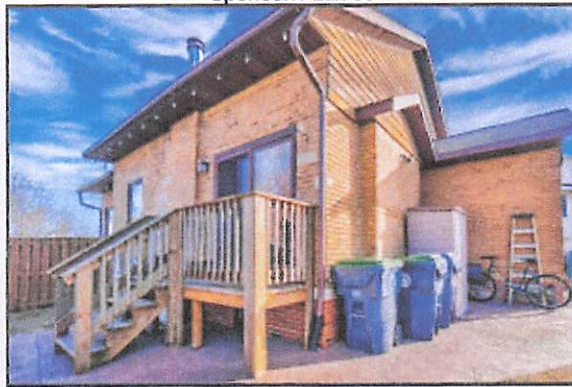
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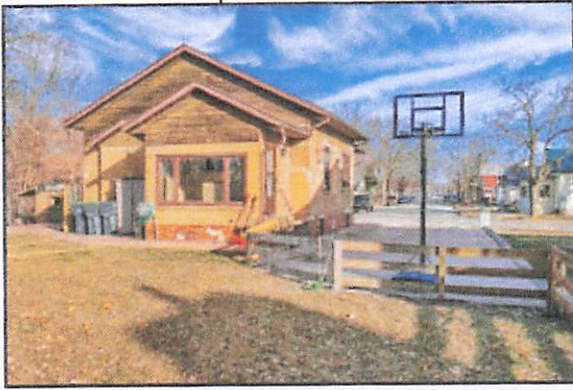
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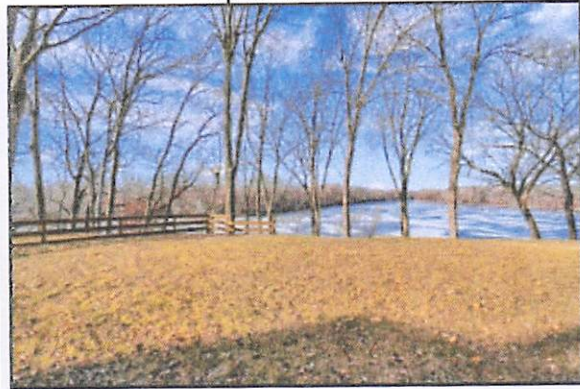
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SpencerH-Lax-39



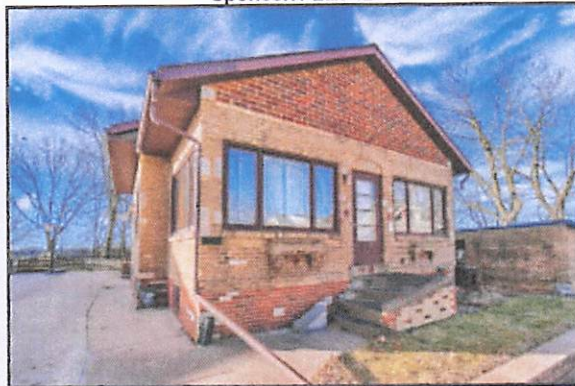
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SpencerH-Lax-42



SpencerH-Lax-43



COMPARATIVE MARKET ANALYSIS

2226 11TH PLACE SOUTH

LA CROSSE, WI 54601

Prepared by:

JULIE DELAP
REALTOR®

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Mobile: 608.386.6003

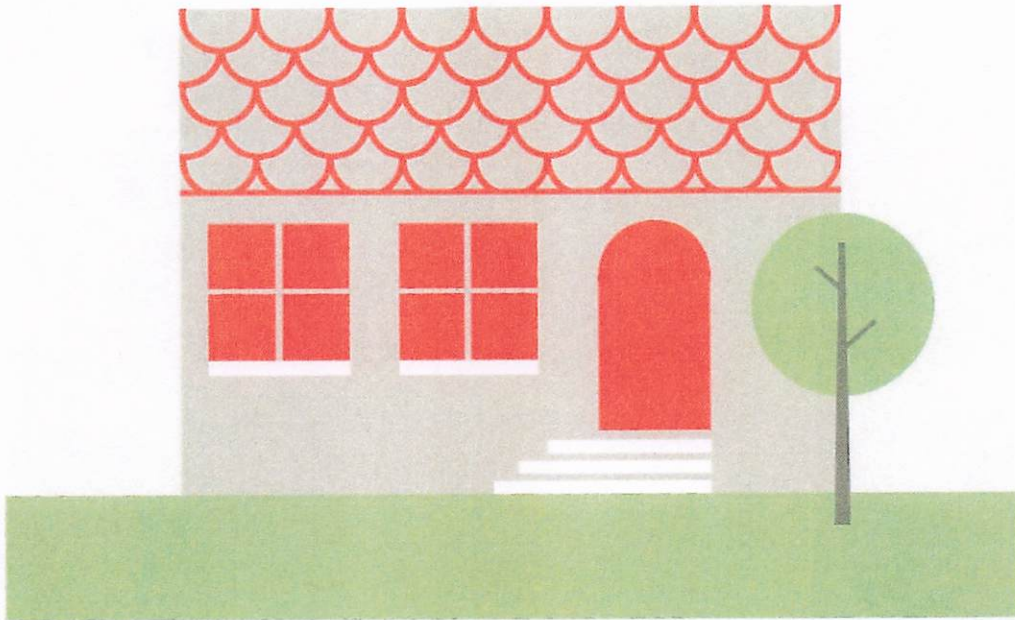
Julied@atpropertieslacrosse.com

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2226 11TH PLACE SOUTH

La Crosse, WI 54601



Prepared for Bill Harnden

July 15, 2025

ABOUT JULIE DELAP



JULIE DELAP

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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

2226 11TH PLACE SOUTH, La Crosse, WI 54601



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!

MAP OF COMPARABLE LISTINGS



	ADDRESS	MLS #	STATUS	PRICE
1.	2303 13TH ST S	MetroMLS 1899544	CLOSED	\$219,900
2.	1510 11TH ST S	MetroMLS 1907409	CLOSED	\$250,000
3.	2924 SOUTH AVE	MetroMLS 1926203	ACTIVE	\$239,900
4.	1717 9TH ST S	MetroMLS 1908043	CLOSED	\$200,000
5.	1617 WEST AVE S	MetroMLS 1889136	CLOSED	\$275,000
6.	1481 REDFIELD ST	MetroMLS 1890557	CLOSED	\$214,000
7.	320 8TH ST S	MetroMLS 1891379	CLOSED	\$239,000
8.	1109 WEST AVE S	MetroMLS 1887483	CLOSED	\$254,000
9.	1232 ADAMS ST	MetroMLS 1908517	CLOSED	\$266,300
10.	527 15TH ST S	MetroMLS 1883294	CLOSED	\$298,000

COMPARATIVE MARKET ANALYSIS

2226 11TH PLACE SOUTH, La Crosse, WI 54601

MAP OF COMPARABLE LISTINGS

	ADDRESS	MLS #	STATUS	PRICE
11.	2321 13TH PL S	-	CLOSED	\$240,000
12.	1909 13TH ST	-	CLOSED	\$230,000
13.	2300 WEST AVE S	-	CLOSED	\$388,000

COMPARATIVE MARKET ANALYSIS

2226 11TH PLACE SOUTH, La Crosse, WI 54601



SELECTED COMPARABLE PROPERTIES



2226 11TH PLACE
SOUTH



2303 13TH ST S



1510 11TH ST S



2924 SOUTH AVE

STATUS		CLOSED	CLOSED	ACTIVE
LIST PRICE		\$219,900	\$229,900	\$239,900
CLOSING PRICE		\$219,900	\$250,000	-
PRICE DROPS		3	-	3
DAYS LISTED		83	2	5
TOTAL DAYS ON MARKET		83	2	95
SOLD DATE		03/06/2025	03/21/2025	-
% CP TO LP		95.7%	108.7%	-
BEDS	3	3	3	3
BATHS (FULL/HALF)	1	1	1	1/1

COMPARATIVE MARKET ANALYSIS

2226 11TH PLACE SOUTH, La Crosse, WI 54601

SELECTED COMPARABLE PROPERTIES



2226 11TH PLACE
SOUTH



1717 9TH ST S



1617 WEST AVE S



1481 REDFIELD ST

STATUS		CLOSED	CLOSED	CLOSED
LIST PRICE		\$219,900	\$268,000	\$199,000
CLOSING PRICE		\$200,000	\$275,000	\$214,000
PRICE DROPS		1	-	-
DAYS LISTED		35	3	3
TOTAL DAYS ON MARKET		35	3	3
SOLD DATE		04/29/2025	09/23/2024	09/30/2024
% CP TO LP		87.0%	102.6%	107.5%
BEDS	3	3	3	2
BATHS (FULL/HALF)	1	1/1	2	1

COMPARATIVE MARKET ANALYSIS

2226 11TH PLACE SOUTH, La Crosse, WI 54601



SELECTED COMPARABLE PROPERTIES



2226 11TH PLACE
SOUTH



320 8TH ST S



1109 WEST AVE S



1232 ADAMS ST

STATUS		CLOSED	CLOSED	CLOSED
LIST PRICE		\$239,900	\$254,000	\$249,900
CLOSING PRICE		\$239,000	\$254,000	\$266,300
PRICE DROPS		2	-	-
DAYS LISTED		20	13	4
TOTAL DAYS ON MARKET		77	13	4
SOLD DATE		11/25/2024	10/02/2024	03/31/2025
% CP TO LP		99.6%	100.0%	106.6%
BEDS	3	3	3	3
BATHS (FULL/HALF)	1	1/1	1/1	2

COMPARATIVE MARKET ANALYSIS

2226 11TH PLACE SOUTH, La Crosse, WI 54601



SELECTED COMPARABLE PROPERTIES



2226 11TH PLACE
SOUTH



527 15TH ST S



2321 13TH PL S



1909 13TH ST

STATUS		CLOSED	CLOSED	CLOSED
LIST PRICE		\$293,900	\$249,900	\$220,000
CLOSING PRICE		\$298,000	\$240,000	\$230,000
PRICE DROPS		-	-	-
DAYS LISTED		2	-	-
TOTAL DAYS ON MARKET		2	-	-
SOLD DATE		08/21/2024	11/13/2024	05/01/2025
% CP TO LP		101.4%	96.0%	104.5%
BEDS	3	3	3	3
BATHS (FULL/HALF)	1	1	2	1

SELECTED COMPARABLE PROPERTIES



2226 11TH PLACE
SOUTH



2300 WEST AVE S

STATUS		CLOSED
LIST PRICE		\$399,000
CLOSING PRICE		\$388,000
PRICE DROPS		-
DAYS LISTED		-
TOTAL DAYS ON MARKET		-
SOLD DATE		04/29/2024
% CP TO LP		97.2%
BEDS	3	3
BATHS (FULL/HALF)	1	2

SUMMARY OF COMPARABLE PROPERTIES

CLOSED

ADDRESS	BEDS	BATHS (FULL/HALF)	YR BLT	SQ FT	ORIGINAL LIST PRICE	LIST PRICE	PRICE DROPS	DAYS LISTED	TOTAL DOM	SOLD DATE	CLOSING PRICE	% CP TO OLP
2303 13TH ST S	3	1	1901	1,406	\$229,900	\$219,900	3	83	83	03/06/2025	\$219,900	95.7%
1510 11TH ST S	3	1	1901	1,382	\$229,900	\$229,900	-	2	2	03/21/2025	\$250,000	108.7%
1717 9TH ST S	3	1.1	1930	1,400	\$229,900	\$219,900	1	35	35	04/29/2025	\$200,000	87.0%
1617 WEST AVE S	3	2	1884	1,365	\$268,000	\$268,000	-	3	3	09/23/2024	\$275,000	102.6%
1481 REDFIELD ST	2	1	1889	996	\$199,000	\$199,000	-	3	3	09/30/2024	\$214,000	107.5%
320 8TH ST S	3	1.1	1874	1,756	\$239,900	\$239,900	2	20	77	11/25/2024	\$239,000	99.6%
1109 WEST AVE S	3	1.1	1909	1,703	\$254,000	\$254,000	-	13	13	10/02/2024	\$254,000	100.0%
1232 ADAMS ST	3	2	1898	1,680	\$249,900	\$249,900	-	4	4	03/31/2025	\$266,300	106.6%
527 15TH ST S	3	1	1910	1,800	\$293,900	\$293,900	-	2	2	08/21/2024	\$298,000	101.4%
2321 13TH PL S	3	2	1969	1,385	\$249,900	\$249,900	-	-	-	11/13/2024	\$240,000	96.0%
1909 13TH ST	3	1	1936	1,186	\$220,000	\$220,000	-	-	-	05/01/2025	\$230,000	104.5%
2300 WEST AVE S	3	2	1930	1,680	\$399,000	\$399,000	-	-	-	04/29/2024	\$388,000	97.2%
AVERAGE					\$255,275	\$253,608	2	18	25		\$256,183	100.6%

ACTIVE

ADDRESS	BEDS	BATHS (FULL/HALF)	YR BLT	SQ FT	ORIGINAL LIST PRICE	LIST PRICE	PRICE DROPS	DAYS LISTED	TOTAL DOM	SOLD DATE	CLOSING PRICE	% CP TO OLP
2924 SOUTH AVE	3	1.1	1909	1,566	\$239,900	\$239,900	3	5	95	-	-	-
AVERAGE					\$239,900	\$239,900	3	5	95		-	-

COMPARATIVE MARKET ANALYSIS

2226 11TH PLACE SOUTH, La Crosse, WI 54601



PROPERTY DETAIL

CLOSED

2303 13TH ST S
La Crosse, WI 54601



Overview

MLS #	MetroMLS 1899544
PROPERTY TYPE	Single Family Home
BEDROOMS	3
BATHROOMS (FULL/HALF)	1
LIST PRICE	\$219,900
ORIG LIST PRICE	\$229,900
CLOSING PRICE	\$219,900
LIST DATE	11/14/2024
SOLD DATE	03/06/2025
DAYS LISTED	83
TOTAL DAYS ON MKT	83

Details

YEAR BUILT	1901	# UNITS	-	AREA/DEV	La Crosse
SQ. FT.	1,406	BASEMENT	Yes	SUBDIVISION	-
PRICE PER SQ. FT.	\$156	PARKING	-	WATERFRONT	No
ACREAGE	0.15	# OF SPACES	2	POOL	No
LOT SIZE	0.15 acres	AIR COND	Central Air, Forced Air	TAX YEAR	2024
ASSESSMENTS	-	HEATING	Natural Gas, Central Air, Forced Air	TAXES	\$3,516

Interior

ROOM NAME	SIZE	LEVEL
Primary Bedroom	10x15	Main Level
2nd Bedroom	10x15	Upper Level
3rd Bedroom	14x10	Upper Level
Dining Room	15x10	Main Level
Kitchen	11x12	Main Level
Laundry	7x7	Main Level
Living/Great Room	15x14	Main Level
FEATURES	Cable TV Available, High Speed Internet, Kitchen Island, Pantry	

Exterior

GARAGE DETAILS	Detached
FEATURES	Deck, Patio

Additional Information

BASEMENT DETAILS	Crawl Space
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PROPERTY DETAIL

CLOSED

2303 13TH ST S

La Crosse, WI 54601

Listing Remarks

Welcome to this delightful 3-bedroom home, perfectly situated on a corner lot! Step inside & feel the welcoming vibe. From the sun drenched living room open to the dining room & kitchen, beautiful wood floors. An updated kitchen that's perfect for cooking or entertaining (BAR STOOLS INCLUDED), a bright & comfortable main floor bedroom w/large closet, an updated full bathroom w/a deep tub! Main floor laundry is a plus! Upstairs, you'll find two additional bedrooms. The fenced yard offers a private outdoor retreat perfect for relaxing. Soak your worries away while watching the stars from your private HOT TUB! Enjoy fall nights around a back yard fire. Room for a pool & MORE! Garage space & off street parking is a plus! Don't miss out, Schedule your showing today

COMPARATIVE MARKET ANALYSIS

2226 11TH PLACE SOUTH, La Crosse, WI 54601

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PROPERTY DETAIL

CLOSED

1510 11TH ST S
La Crosse, WI 54601



Overview

MLS #	MetroMLS 1907409
PROPERTY TYPE	Single Family Home
BEDROOMS	3
BATHROOMS (FULL/HALF)	1
LIST PRICE	\$229,900
ORIG LIST PRICE	\$229,900
CLOSING PRICE	\$250,000
LIST DATE	02/20/2025
SOLD DATE	03/21/2025
DAYS LISTED	2
TOTAL DAYS ON MKT	2

Details

YEAR BUILT	1901	# UNITS	-	AREA/DEV	La Crosse
SQ. FT.	1,382	BASEMENT	Yes	SUBDIVISION	-
PRICE PER SQ. FT.	\$181	PARKING	-	WATERFRONT	No
ACREAGE	0.11	# OF SPACES	2	POOL	No
LOT SIZE	0.11 acres	AIR COND	Central Air, Forced Air	TAX YEAR	2024
ASSESSMENTS	-	HEATING	Natural Gas, Central Air, Forced Air	TAXES	\$3,246

Interior

ROOM NAME	SIZE	LEVEL
Primary Bedroom	14x14	Upper Level
2nd Bedroom	10x11	Upper Level
3rd Bedroom	7x10	Main Level
Dining Room	10x10	Main Level
Kitchen	10x13	Main Level
Family Room	16x13	Main Level
Living/Great Room	15x17	Main Level

FEATURES	High Speed Internet, Pantry, Security System, Walk-In Closet(s)
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Exterior

GARAGE DETAILS	Detached
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Additional Information

BASEMENT DETAILS	Full, Shower
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PROPERTY DETAIL

CLOSED

1510 11TH ST S

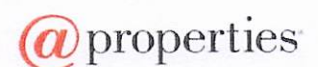
La Crosse, WI 54601

Listing Remarks

Step into this bright, beautifully updated home on a peaceful tree-lined street in La Crosse, just minutes from Mayo Clinic and Gundersen Health System! This home boasts an open, inviting layout, featuring a spacious living room, a stunning eat-in kitchen, new kitchen cabinets from Balduzzi Lumber Co, new kitchen appliances, and a great family room off the kitchen. The main level also has a small non-conforming bedroom that could be an idea home office or creative work space. The two oversized bedrooms with walk-in closets are upstairs. The basement provides ample storage options along with a workbench. In the backyard, which is fenced in, there is a two car garage and space to unwind. The backyard also contains hook-ups for a hot tub! There is truly so much that this home has to offer***

COMPARATIVE MARKET ANALYSIS

2226 11TH PLACE SOUTH, La Crosse, WI 54601



PROPERTY DETAIL

ACTIVE

2924 SOUTH AVE
La Crosse, WI 54601



Overview

MLS #	MetroMLS 1926203
PROPERTY TYPE	Single Family Home
BEDROOMS	3
BATHROOMS (FULL/HALF)	1/1
LIST PRICE	\$239,900
ORIG LIST PRICE	\$239,900
CLOSING PRICE	-
LIST DATE	07/11/2025
SOLD DATE	-
DAYS LISTED	5
TOTAL DAYS ON MKT	95

Details

YEAR BUILT	1909	# UNITS	-	AREA/DEV	La Crosse
SQ. FT.	1,566	BASEMENT	Yes	SUBDIVISION	-
PRICE PER SQ. FT.	\$153	PARKING	-	WATERFRONT	No
ACREAGE	0.29	# OF SPACES	2.5	POOL	No
LOT SIZE	0.29 acres	AIR COND	Central Air, Forced Air	TAX YEAR	2023
ASSESSMENTS	-	HEATING	Natural Gas, Central Air, Forced Air	TAXES	\$3,674

Interior

ROOM NAME	SIZE	LEVEL
Primary Bedroom	12x10	Upper Level
2nd Bedroom	11x11	Upper Level
3rd Bedroom	12x10	Upper Level
Dining Room	15x11	Main Level
Kitchen	14x11	Main Level
Laundry	12x7	Main Level
Living/Great Room	20x14	Main Level

FEATURES	Cable TV Available, Free Standing Stove, Gas Fireplace, Simulated Wood Floors, Walk-In Closet(s), Wood Floors
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Exterior

CARAGE DETAILS	Detached
FEATURES	Deck

Additional Information

BASEMENT DETAILS	Full
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Schools

HIGH SCHOOL	7 Rivers Community
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PROPERTY DETAIL

ACTIVE

2924 SOUTH AVE

La Crosse, WI 54601

Listing Remarks

Convenience is paramount in this thoughtfully designed residence. Close to everything- shopping, hospitals & restaurants! The heart of this home is undoubtedly its formal dining rm, & spacious living room - perfect for hosting family gatherings! I Classic architectural details that evoke nostalgia & charm including the many built-ins & beautiful oak staircase banister. Bedrooms all have walk-in closets -a true treasure! As you step outside, you'll find yourself in a delightful three seasons sunroom adorned w/ a cozy gas fireplace. This versatile space invites you to relax w/ a book on chilly evenings or entertain friends during warm summer days while basking in natural light, a true sanctuary year-round. Ideal location for possible commercial use too-businesses don't overlook this one!

COMPARATIVE MARKET ANALYSIS

2226 11TH PLACE SOUTH, La Crosse, WI 54601

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PROPERTY DETAIL

CLOSED

1717 9TH ST S
La Crosse, WI 54601



Overview

MLS #	MetroMLS 1908043
PROPERTY TYPE	Single Family Home
BEDROOMS	3
BATHROOMS (FULL/HALF)	1/1
LIST PRICE	\$219,900
ORIG LIST PRICE	\$229,900
CLOSING PRICE	\$200,000
LIST DATE	02/26/2025
SOLD DATE	04/29/2025
DAYS LISTED	35
TOTAL DAYS ON MKT	35

Details

YEAR BUILT	1930	# UNITS	-	AREA/DEV	La Crosse
SQ. FT.	1,400	BASEMENT	Yes	SUBDIVISION	-
PRICE PER SQ. FT.	\$143	PARKING	-	WATERFRONT	No
ACREAGE	0.10	# OF SPACES	2	POOL	No
LOT SIZE	0.1 acres	AIR COND	Forced Air	TAX YEAR	2025
ASSESSMENTS	-	HEATING	Natural Gas, Forced Air	TAXES	\$2,801

Interior

ROOM NAME	SIZE	LEVEL
Primary Bedroom	15x7	Upper Level
2nd Bedroom	9x9	Upper Level
3rd Bedroom	9x9	Upper Level
Dining Room	9x11	Main Level
Kitchen	10x10	Main Level
Living/Great Room	15x11	Main Level

Exterior

GARAGE DETAILS	Detached
Additional Information	
BASEMENT DETAILS	Full

COMPARATIVE MARKET ANALYSIS

2226 11TH PLACE SOUTH, La Crosse, WI 54601



PROPERTY DETAIL

CLOSED

1717 9TH ST S

La Crosse, WI 54601

Listing Remarks

Discover a delightful blend of classic charm and modern comfort in this great southside neighborhood. This fully furnished home is ready to welcome you with its warm ambiance and inviting spaces. Step inside to find: Gleaming hardwood floors that exude timeless elegance. A fully equipped kitchen boasting sleek, updated appliances. Comfortable furnishings throughout, creating a cozy and inviting atmosphere. A two-car garage for your convenience and peace of mind. This property offers the perfect combination of classic charm and modern amenities, making it an ideal place to call home. Whether you are looking for a turnkey mid term rental or forever home this is a great option!

COMPARATIVE MARKET ANALYSIS

2226 11TH PLACE SOUTH, La Crosse, WI 54601

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PROPERTY DETAIL

CLOSED

1617 WEST AVE S
La Crosse, WI 54601



Overview

MLS #	MetroMLS 1889136
PROPERTY TYPE	Single Family Home
BEDROOMS	3
BATHROOMS (FULL/HALF)	2
LIST PRICE	\$268,000
ORIG LIST PRICE	\$268,000
CLOSING PRICE	\$275,000
LIST DATE	08/23/2024
SOLD DATE	09/23/2024
DAYS LISTED	3
TOTAL DAYS ON MKT	3

Details

YEAR BUILT	1884	# UNITS	-	AREA/DEV	La Crosse
SQ. FT.	1,365	BASEMENT	Yes	SUBDIVISION	-
PRICE PER SQ. FT.	\$201	PARKING	-	WATERFRONT	No
ACREAGE	0.21	# OF SPACES	2	POOL	No
LOT SIZE	0.21 acres	AIR COND	Central Air, Forced Air	TAX YEAR	2023
ASSESSMENTS	-	HEATING	Natural Gas, Central Air, Forced Air	TAXES	\$2,741

Interior

ROOM NAME	SIZE	LEVEL
Primary Bedroom	11x13	Main Level
2nd Bedroom	11x13	Upper Level
3rd Bedroom	9x13	Upper Level
Kitchen	11x11	Main Level
Living/Great Room	13x13	Main Level

FEATURES Cable TV Available, High Speed Internet, Pantry, Wood or Sim. Wood Floors

Exterior

CARAGE DETAILS	Attached
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Additional Information

BASEMENT DETAILS	Stone
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PROPERTY DETAIL

CLOSED

1617 WEST AVE S

La Crosse, WI 54601

Listing Remarks

Welcome to this beautiful urban house in a central location, close to everything! This updated 3-bedroom, 2-bathroom home seamlessly blends modern European-style design with classic craftsmanship. The roofing, windows, siding, and fencing have been updated in the last 10 years, and it also boasts a newer furnace and water heater. The beautifully renovated interior and spacious bedrooms make it a comfortable and stylish sanctuary. The kitchen is designed for entertaining with its three-season porch and large dining area. The large yard is perfect for gathering around the fire and relaxation. Its prime location near Gundersen Hospital adds an extra layer of convenience, making it ideal for healthcare professionals or anyone seeking easy access to essential services.

COMPARATIVE MARKET ANALYSIS

2226 11TH PLACE SOUTH, La Crosse, WI 54601

 atproperties

PROPERTY DETAIL

CLOSED

1481 REDFIELD ST
La Crosse, WI 54601



Overview

MLS #	MetroMLS 1890557
PROPERTY TYPE	Single Family Home
BEDROOMS	2
BATHROOMS (FULL/HALF)	1
LIST PRICE	\$199,000
ORIG LIST PRICE	\$199,000
CLOSING PRICE	\$214,000
LIST DATE	09/05/2024
SOLD DATE	09/30/2024
DAYS LISTED	3
TOTAL DAYS ON MKT	3

Details

YEAR BUILT	1889	# UNITS	-	AREA/DEV	La Crosse
SQ. FT.	996	BASEMENT	Yes	SUBDIVISION	-
PRICE PER SQ. FT.	\$215	PARKING	-	WATERFRONT	No
ACREAGE	0.12	# OF SPACES	2	POOL	No
LOT SIZE	0.12 acres	AIR COND	Central Air, Forced Air	TAX YEAR	2023
ASSESSMENTS	-	HEATING	Natural Gas, Central Air, Forced Air	TAXES	\$2,526

Interior

ROOM NAME	SIZE	LEVEL
Primary Bedroom	14x23	Upper Level
2nd Bedroom	8x9	Main Level
Kitchen	8x17	Main Level
Laundry	7x8	
Den	8x10	Main Level
Living/Great Room	14x24	Main Level
FEATURES	Walk-thru Bedroom	

Exterior

GARAGE DETAILS	Detached
FEATURES	Deck

Additional Information

BASEMENT DETAILS	Partial, Stone, Sump Pump
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PROPERTY DETAIL

CLOSED

1481 REDFIELD ST

La Crosse, WI 54601

Listing Remarks

Welcome to 1481 Redfield St! Main floor living with laundry, living room, 1 bedroom, full bathroom, kitchen, and office space all on one level! Upstairs, you'll find a massive room, carpeted for coziness, with a fun cabin feel! Make it your upstairs getaway or giant primary bedroom (big enough for a king bed, dressers, AND an ultimate hangout space!) Enjoy mornings on the sun soaked 3-seasons porch or evenings sipping your favorite beverage on the large back deck while the kids and pets run around your fenced in yard! Though the grocery store is conveniently only 4 min away, live at ease snacking from your garden full of tomatoes, peppers, watermelon, basil, raspberries, apples, and more! A detached 2 car garage for workspace and lots to love! Tour Today!

COMPARATIVE MARKET ANALYSIS

2226 11TH PLACE SOUTH, La Crosse, WI 54601

@properties

PROPERTY DETAIL

CLOSED

320 8TH ST S
La Crosse, WI 54601



Overview

MLS #	MetroMLS 1891379
PROPERTY TYPE	Single Family Home
BEDROOMS	3
BATHROOMS (FULL/HALF)	1/1
LIST PRICE	\$239,900
ORIG LIST PRICE	\$239,900
CLOSING PRICE	\$239,000
LIST DATE	09/11/2024
SOLD DATE	11/25/2024
DAYS LISTED	20
TOTAL DAYS ON MKT	77

Details

YEAR BUILT	1874	# UNITS	-	AREA/DEV	La Crosse
SQ. FT.	1,756	BASEMENT	Yes	SUBDIVISION	-
PRICE PER SQ. FT.	\$136	PARKING	-	WATERFRONT	No
ACREAGE	0.10	# OF SPACES	2	POOL	No
LOT SIZE	0.1 acres	AIR COND	Forced Air	TAX YEAR	2023
ASSESSMENTS	-	HEATING	Natural Gas, Forced Air	TAXES	\$3,385

Interior

ROOM NAME	SIZE	LEVEL
Primary Bedroom	11x17	Main Level
Kitchen	10x16	Main Level
Living/Great Room	17x24	Main Level

Exterior

GARAGE DETAILS	Detached
Additional Information	
BASEMENT DETAILS	Full

PROPERTY DETAIL

CLOSED

320 8TH ST S

La Crosse, WI 54601

Listing Remarks

This unique, American foursquare style home is a must see! Inside, you'll find three oversized bedrooms and a bath and a half sprawling over 1700 square feet of living space. This home boasts beautiful hardwood floors and tall ceilings, with a vintage design throughout the house. In addition, this home has a cozy front porch, central air conditioning and a main level washer and dryer. Outside, you'll find a quaint yard and a two car detached garage. You'll be sure to enjoy the location with the convenience of walking to the farmers market, downtown, library, hospitals, parks, and universities. Come experience the perfect blend of historic elegance and modern day comfort. Schedule your showing today!

COMPARATIVE MARKET ANALYSIS

2226 11TH PLACE SOUTH, La Crosse, WI 54601

@properties

PROPERTY DETAIL

CLOSED

1109 WEST AVE S
La Crosse, WI 54601



Overview

MLS #	MetroMLS 1887483
PROPERTY TYPE	Single Family Home
BEDROOMS	3
BATHROOMS (FULL/HALF)	1/1
LIST PRICE	\$254,000
ORIG LIST PRICE	\$254,000
CLOSING PRICE	\$254,000
LIST DATE	08/12/2024
SOLD DATE	10/02/2024
DAYS LISTED	13
TOTAL DAYS ON MKT	13

Details

YEAR BUILT	1909	# UNITS	-	AREA/DEV	La Crosse
SQ. FT.	1,703	BASEMENT	Yes	SUBDIVISION	-
PRICE PER SQ. FT.	\$149	PARKING	-	WATERFRONT	No
ACREAGE	0.16	# OF SPACES	2	POOL	No
LOT SIZE	0.16 acres	AIR COND	Central Air, Forced Air	TAX YEAR	2023
ASSESSMENTS	-	HEATING	Natural Gas, Central Air, Forced Air	TAXES	\$3,251

Interior

ROOM NAME	SIZE	LEVEL
Primary Bedroom	15x12	Upper Level
2nd Bedroom	11x12	Upper Level
3rd Bedroom	8x11	Upper Level
Dining Room	15x12	Main Level
Kitchen	12x13	Main Level
Family Room	11x13	Lower Level
Laundry	5x12	Lower Level
Living/Great Room	16x15	Main Level

FEATURES	High Speed Internet, Walk-In Closet(s), Wood or Sim. Wood Floors
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Exterior

GARAGE DETAILS	Detached
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Additional Information

BASEMENT DETAILS	Full, Partially Finished, Stone
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PROPERTY DETAIL

CLOSED

1109 WEST AVE S

La Crosse, WI 54601

Listing Remarks

Old world charm inside & out is what you will find in this home! The location provides convenience to Mayo, Viterbo & downtown. Beautiful woodwork, tall ceilings, upper level with updated full bath & 3 bedrooms each with walk-in closets, 1/2 BA on main level. Updated Kitchen with all new appliances. Non-Conforming Bedroom in the basement. Relax/entertain on partially covered back porch & enjoy the hand painted murals on the 2 car garage with alley entrance, creating a backdrop to the private fenced backyard.

COMPARATIVE MARKET ANALYSIS

2226 11TH PLACE SOUTH, La Crosse, WI 54601



PROPERTY DETAIL

CLOSED

1232 ADAMS ST
La Crosse, WI 54601



Overview

MLS #	MetroMLS 1908517
PROPERTY TYPE	Single Family Home
BEDROOMS	3
BATHROOMS (FULL/HALF)	2
LIST PRICE	\$249,900
ORIG LIST PRICE	\$249,900
CLOSING PRICE	\$266,300
LIST DATE	03/03/2025
SOLD DATE	03/31/2025
DAYS LISTED	4
TOTAL DAYS ON MKT	4

Details

YEAR BUILT	1898	# UNITS	-	AREA/DEV	La Crosse
SQ. FT.	1,680	BASEMENT	Yes	SUBDIVISION	-
PRICE PER SQ. FT.	\$159	PARKING	-	WATERFRONT	No
ACREAGE	0.17	# OF SPACES	1.5	POOL	No
LOT SIZE	0.17 acres	AIR COND	Central Air, Forced Air	TAX YEAR	2024
ASSESSMENTS	-	HEATING	Natural Gas, Central Air, Forced Air	TAXES	\$4,545

Interior

ROOM NAME	SIZE	LEVEL
Primary Bedroom	15x15	Upper Level
2nd Bedroom	14x15	Upper Level
3rd Bedroom	8x10	Main Level
Dining Room	15x15	Main Level
Kitchen	13x15	Main Level
Laundry	5x7	Upper Level
Den	12x10	Main Level
Living/Great Room	14x15	Main Level

FEATURES High Speed Internet, Kitchen Island, Walk-In Closet(s), Wood or Sim. Wood Floors

Exterior

GARAGE DETAILS	Detached
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Additional Information

BASEMENT DETAILS	Full
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PROPERTY DETAIL

CLOSED

1232 ADAMS ST

La Crosse, WI 54601

Listing Remarks

Located in the heart of La Crosse, this beautifully preserved 1898 Victorian home offers a perfect blend of historic charm and modern updates. Spanning 1,680 sq. ft., it features 3 spacious bedrooms, 2 full baths, and soaring 10+ foot ceilings on both levels. Original hardwood floors and intricate trim showcase the home's timeless character, while the updated kitchen impresses with stylish cabinetry, an island, and abundant natural light. Both bathrooms (one on each floor) have been tastefully renovated with high-end finishes. Enjoy the versatility of two four-season porches, a formal dining room, and a dedicated office space. The fenced yard provides privacy, and the detached 1.5-car garage adds convenience.

COMPARATIVE MARKET ANALYSIS

2226 11TH PLACE SOUTH, La Crosse, WI 54601

@properties

PROPERTY DETAIL

CLOSED

527 15TH ST S
La Crosse, WI 54601



Overview

MLS #	MetroMLS 1883294
PROPERTY TYPE	Single Family Home
BEDROOMS	3
BATHROOMS (FULL/HALF)	1
LIST PRICE	\$293,900
ORIG LIST PRICE	\$293,900
CLOSING PRICE	\$298,000
LIST DATE	07/12/2024
SOLD DATE	08/21/2024
DAYS LISTED	2
TOTAL DAYS ON MKT	2

Details

YEAR BUILT	1910	# UNITS	-	AREA/DEV	La Crosse
SQ. FT.	1,800	BASEMENT	Yes	SUBDIVISION	-
PRICE PER SQ. FT.	\$166	PARKING	-	WATERFRONT	No
ACREAGE	0.21	# OF SPACES	2.5	POOL	No
LOT SIZE	0.21 acres	AIR COND	Central Air, Forced Air	TAX YEAR	2023
ASSESSMENTS	-	HEATING	Natural Gas, Central Air, Forced Air	TAXES	\$4,798

Interior

ROOM NAME	SIZE	LEVEL
Primary Bedroom	11x16	Upper Level
2nd Bedroom	12x13	Upper Level
3rd Bedroom	10x12	Upper Level
Dining Room	14x11	Main Level
Kitchen	12x13	Main Level
Living/Great Room	14x14	Main Level
FEATURES	Wood or Sim. Wood Floors	

Exterior

GARAGE DETAILS	Detached
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Additional Information

BASEMENT DETAILS	Stone
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Schools

HIGH SCHOOL	Logan
-------------	-------

PROPERTY DETAIL**CLOSED****527 15TH ST S**

La Crosse, WI 54601

Listing Remarks

Charming and modernly updated 2 story home that is located in a central la crosse neighborhood close to many businesses and fun activities like the YMCA, library and Weigant Park. Home features crown molding and other characteristics that make it feel unique but cozy. Don't miss out!

COMPARATIVE MARKET ANALYSIS

2226 11TH PLACE SOUTH, La Crosse, WI 54601

 **@properties**

PROPERTY DETAIL

CLOSED

2321 13TH PL S

La Crosse, WI 54601



Overview

MLS #	-
PROPERTY TYPE	Single Family Home
BEDROOMS	3
BATHROOMS (FULL/HALF)	2
LIST PRICE	\$249,900
ORIG LIST PRICE	\$249,900
CLOSING PRICE	\$240,000
LIST DATE	10/14/2024
SOLD DATE	11/13/2024
DAYS LISTED	-
TOTAL DAYS ON MKT	-

Details

YEAR BUILT	1969	# UNITS	-	AREA/DEV	-
SQ. FT.	1,385	BASEMENT	Yes	SUBDIVISION	-
PRICE PER SQ. FT.	\$173	PARKING	-	WATERFRONT	No
ACREAGE	0.16	# OF SPACES	3	POOL	No
LOT SIZE	0.16 acres	AIR COND	-	TAX YEAR	2023
ASSESSMENTS	-	HEATING	-	TAXES	\$2,586

Remarks

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 easy. Nice kitchen floor plan with sliding doors out to great patio area to a huge, fenced yard! Topped off by a 3-car garage. Upstairs offers 2 bedrooms and a cozy den/office. Let the sunshine in on this turnkey home! Priced to sell, easy to show, so call for your private appointment today!

COMPARATIVE MARKET ANALYSIS

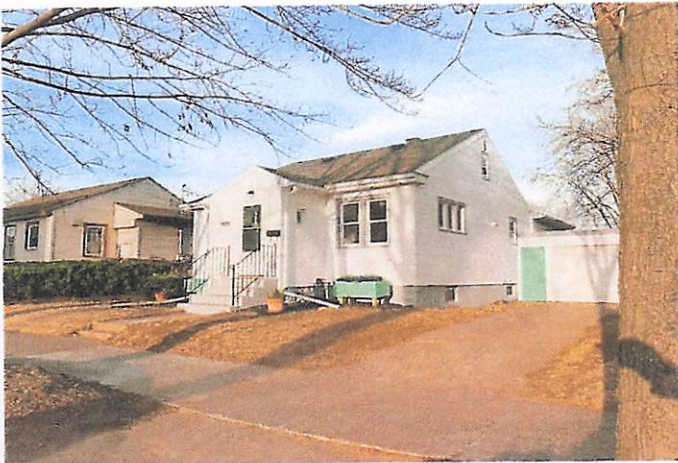
2226 11TH PLACE SOUTH, La Crosse, WI 54601

@properties

PROPERTY DETAIL

CLOSED

1909 13TH ST
La Crosse, WI 54601



Overview

MLS #	-
PROPERTY TYPE	Single Family Home
BEDROOMS	3
BATHROOMS (FULL/HALF)	1
LIST PRICE	\$220,000
ORIG LIST PRICE	\$220,000
CLOSING PRICE	\$230,000
LIST DATE	03/19/2025
SOLD DATE	05/01/2025
DAYS LISTED	-
TOTAL DAYS ON MKT	-

Details

YEAR BUILT	1936	# UNITS	-	AREA/DEV	-
SQ. FT.	1,186	BASEMENT	Yes	SUBDIVISION	-
PRICE PER SQ. FT.	\$194	PARKING	-	WATERFRONT	No
ACREAGE	0.15	# OF SPACES	1	POOL	No
LOT SIZE	0.15 acres	AIR COND	-	TAX YEAR	2023
ASSESSMENTS	-	HEATING	-	TAXES	\$3,148

Remarks

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, water lines, sewer lines, and a new water heater. The roof is only 5 years old, and the attic space can be used as an additional room. A 1-car garage offers convenient parking and storage. Located near schools, parks, and shopping, this move-in-ready home won't last long! Schedule a showing today!

PROPERTY DETAIL

CLOSED

2300 WEST AVE S

La Crosse, WI 54601



Overview

MLS #	-
PROPERTY TYPE	Single Family Home
BEDROOMS	3
BATHROOMS (FULL/HALF)	2
LIST PRICE	\$399,000
ORIG LIST PRICE	\$399,000
CLOSING PRICE	\$388,000
LIST DATE	02/21/2024
SOLD DATE	04/29/2024
DAYS LISTED	-
TOTAL DAYS ON MKT	-

Details

YEAR BUILT	1930	# UNITS	-	AREA/DEV	-
SQ. FT.	1,680	BASEMENT	Yes	SUBDIVISION	-
PRICE PER SQ. FT.	\$231	PARKING	-	WATERFRONT	Yes
ACREAGE	1.65	# OF SPACES	-	POOL	No
LOT SIZE	1.65 acres	AIR COND	-	TAX YEAR	2022
ASSESSMENTS	-	HEATING	-	TAXES	\$4,344

Remarks

The property at 2300 West Ave S in La Crosse, WI, offers a unique waterfront living experience with over 250 feet of frontage on Swift Creek, ensuring privacy and breathtaking views. This single-family home, built in 1930 and extensively renovated, features 2 bedrooms, 2 baths, and a fully finished basement with a third non-conforming bedroom. The home, situated on a 1.65-acre lot, boasts a modernized interior, including a high-end kitchen and a cozy loft space. Despite lacking a garage, the property includes a storage shed and ample space for potential construction. With its exceptional dock accommodating multiple boats and direct access to the Mississippi, this home promises a serene and luxurious lifestyle.

COMPARATIVE MARKET ANALYSIS

2226 11TH PLACE SOUTH, La Crosse, WI 54601

@properties

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 15, 2025

Thank you!



Julie Delap

REALTOR®

Office: 608.781.2116

Mobile: 608.386.6003

Julied@atpropertieslacrosse.com

2226 11th Place - Land

- .31 Acre, 107 x 125 Lot (Bluff Slough, Old Swift Creek)
- 12.64% of land available for structure
- 40% or greater grade of slope *PIC. 1 & 2*
- 47 Steps to bottom with landing to get to walkable grade *PIC. 3*
- Poor waterflow along shoreline. Bad odor and algae growth often *PIC 4 & 5*
- Major City Stormwater drain into water directly south of property line *Reference sheet B*
- No access for recreational boats other than small flat bottoms that fit through the tube at 7th Street boat landing without traveling for miles through "no wake" zones, past Chut's Landing, past gravel pit and Dairyland Power, then through another channel to Main Channel of Mississippi
- Construction of Roundabout at West Avenue & South Avenue two years ago causing major changes: *PIC. 6, 7, 8*
 - 1) When traveling north - have to drive 1/2 mile south then back again
 - 2) Most concerning is the clear path created with the removal of Boyer's Furniture & office building with inviting view and shortcut route down the alley past property for pedestrian and bicycle traffic. Lots of transient traffic for anyone heading south
- Commercial businesses located in close proximity also
- Not a clear view of water due to trees *PIC. 9*
- *CONT below*

2226 11th Place - House

- Basement steps not to code, pre-existing, have to duck *PIC 10*
- Kitchen is 9.5 x 10.5 with no permanent countertops other than where sink is. Microwave/cereal counter purchased at Kwik Trip rummage sale in 2002. *PIC. 11 & 12*
- Bathroom on main floor is 5.5 x 9 feet *PIC 13 & 14*
- Shower and toilet in basement have never been used since I have owned the property; very odd plumbing *PIC 15, 16, 17*

• *CONT. FROM - LAND*
Neighbors CONTRACT with Gunderson for purchase of Land 2003
Reference "A"



Reference

11 A

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
Martane 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 'Roger L. 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

6060

REMITTER

PH: (608) 784-5846
2025 SOUTH AVENUE
P.O. BOX 39

LA CROSSE, WI 54602-0039

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 Dwyer

⑆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



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

Reference "B"

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

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. Pericak
David M. Pericak
Water Management Specialist

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

- ☐ 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

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.

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 NE 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>7301 7TH ST. S.</u>	Fire No. or Identification No. <u>17-50283-090</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 type="checkbox"/> No If yes, please explain why. (Attach additional sheets if necessary):	
Address of Project Location (Route No., Street Address and Fire No.) (If same as above indicate N/A.) <u>2301 7TH ST. S.</u> <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, 29 ^{inch} feet 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 2.8 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 site, 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



