

**Craig, Sondra**

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**From:** Jeremy Novak <Jeremy@threesixty.bz>  
**Sent:** Wednesday, May 7, 2025 10:14 AM  
**To:** ZZ Council Members  
**Subject:** Fw: Real Estate Comparison C & C and Badger West  
**Attachments:** C & C Badger Year 2024 and Proposed RE Tax Values.pdf

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Dear City Council,

A question was asked of me on what the increased tax base would be on the two projects at Badger West and C & C Residences. Please see the attached breakdown the of current and projected tax base on the two projects.

Let me know if you have any questions. Thank you, Jeremy

## Jeremy Novak

*VP of Real Estate Development*

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**From:** Louise Olson <louise@threesixty.bz>  
**Sent:** Tuesday, May 6, 2025 4:40:19 PM

**To:** Marvin Wanders <marvin@threesixty.bz>; Jeremy Novak <Jeremy@threesixty.bz>

**Subject:** Real Estate Comparison C & C and Badger West

For your review

**Louise Olson**

*Chief Financial Officer*

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|   |                      |                            |                                    |                             |                      |
|---|----------------------|----------------------------|------------------------------------|-----------------------------|----------------------|
| Three Sixty Real Estate Solutions LLC               |                      |                            |                                    |                             |                      |
| Real Estate Assessed Values and Tax Amount          |                      |                            |                                    |                             |                      |
| C & C Residences LLC and Badger West Residences LLC |                      |                            |                                    |                             |                      |
|   |                      |                            |                                    |                             |                      |
|   |                      |                            |                                    |                             |                      |
|   |                      |                            |                                    |                             |                      |
| <b>Current Real Estate Values Year 2024</b>         | <b>Parcel Number</b> | <b>Land Assessed Value</b> | <b>Improvements Assessed Value</b> | <b>Total Assessed Value</b> | <b>RE Taxes 2024</b> |
| C & C Residences LLC                                |                      |                            |                                    |                             |                      |
| 918 Division  | 17-30052-30          | \$20,800.00                | \$0.00                             | \$20,800.00                 | \$438.47             |
| 920 Division  | 17-30052-40          | \$7,500.00                 | \$0.00                             | \$7,500.00                  | \$158.10             |
| 922 Division  | 17-30052-50          | \$19,100.00                | \$0.00                             | \$19,100.00                 | \$402.63             |
| 928 Division  | 17-30052-60          | \$22,500.00                | \$0.00                             | \$22,500.00                 | \$474.29             |
| 934 Division  | 17-30052-70          | \$22,500.00                |                                    | \$22,500.00                 | \$474.29             |
| 940 Division  | 17-30052-80          | \$22,500.00                | \$204,600.00                       | \$227,100.00                | \$4,721.24           |
| 518 10th Street                                     | 17-30052-110         | \$17,200.00                | \$184,300.00                       | \$201,500.00                | \$4,181.59           |
| 526 10th Street                                     | 17-30052-120         | \$18,900.00                | \$132,100.00                       | \$151,000.00                | \$3,117.07           |
| 921 Ferry Garage                                    | 17-30053-160         | \$0.00                     | \$0.00                             | \$0.00                      | \$0.00               |
| Conditional Use Pilot                               |                      |                            |                                    |                             | \$7,989.22           |
| Totals  |                      | \$151,000.00               | \$521,000.00                       | \$672,000.00                | \$21,956.90          |
| Proposed Value of Project                           |                      |                            |                                    | \$4,103,973.09              | \$86,510.37          |
| Increase in RE Taxes C & C Residences LLC           |                      |                            |                                    | \$3,431,973.09              | \$64,553.47          |
|   |                      |                            |                                    |                             |                      |
|   |                      |                            |                                    |                             |                      |
| <b>Current Real Estate Values Year 2024</b>         | <b>Parcel Number</b> | <b>Land Assessed Value</b> | <b>Improvements Assessed Value</b> | <b>Total Assessed Value</b> | <b>RE Taxes 2024</b> |
| Badger West Residences LLC                          |                      |                            |                                    |                             |                      |
| 413 West Ave  | 17-20162-100         | \$20,900.00                | \$0.00                             | \$20,900.00                 | \$440.57             |
| 1204 Badger Street                                  | 17-20163-0100        | \$23,400.00                | \$168,800.00                       | \$192,200.00                | \$3,985.56           |
| 417 West Ave  | 17-20162-110         | \$22,600.00                | \$0.00                             | \$22,600.00                 | \$476.40             |
| Conditional Use Pilot 417 West Ave                  |                      |                            |                                    |                             | \$1,325.65           |
| 425 West Ave  | 17-20162-130         | \$44,500.00                | \$0.00                             | \$44,500.00                 | \$938.04             |
| 423 West Ave  | 17-20162-120         | \$40,500.00                | \$128,600.00                       | \$169,100.00                | \$3,498.61           |
| Conditional Use Pilot                               |                      |                            |                                    |                             | \$7,989.22           |
| Totals  |                      | \$151,900.00               | \$297,400.00                       | \$449,300.00                | \$18,654.05          |
| Proposed Value of Project                           |                      |                            |                                    | \$5,609,728.00              | \$118,251.00         |
| Increase in RE Taxes Badger West LLC                |                      |                            |                                    | \$5,160,428.00              | \$99,596.95          |