

## Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's [Guide for Property Owners](#).

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form		
Property owner name (on changed assessment notice) Tim Trueblood				Agent name (if applicable)		
Owner mailing address 1324 Nakomis Ave				Agent mailing address		
City La Crosse	State WI	Zip 54603	City		State	Zip
Owner phone (608) 317-2922	Email ttrueblood@centurytel.net		Owner phone ( ) -		Email	
Section 2: Assessment Information and Opinion of Value						
Property address 1324 Nakomis Ave			Legal description or parcel no. (on changed assessment notice) 17-010672-080			
City La Crosse	State WI	Zip 54603	Your opinion of assessed value - Total \$ 850,100			
Assessment shown on notice - Total \$ 1,036,100						

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			850,100
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)  
Recent sales including next door.  
Had realtor do a market analysis.

Basis for your opinion of assessed value: (Attach additional sheets if needed)  
Was a Realtor for 12 years.  
Understand it's hard to know FMV.

### 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.
- B. Provide a reasonable estimate of the amount of time you need at the hearing \_\_\_\_\_ 10 minutes.

Property owner or Agent signature

Tim Trueblood

Date (mm-dd-yyyy)

07-14-2025

Wisconsin Department of Revenue



## Notice of Intent to File Objection with Board of Review

I, Tim Trueblood, as the property owner or as agent for \_\_\_\_\_, hereby give Notice of Intent to File an Objection to the assessment for Parcel Number 17010672080 with a Property Address of 1324 Nakomis Ave for the 2025 Assessment Year in the City of La Crosse.

This Notice of Intent is being filed: (please mark one)

- ☒ at least 48 hours before the Board's first scheduled meeting
- ☐ during the first two hours of the Board's first scheduled meeting (Complete Section A below)
- ☐ up to the end of the fifth day of the session or up to the end of the final day of the session if the session is less than five days (Complete Section B below)

**Filing of this form DOES NOT relieve the objector of the requirement to timely file a fully completed written objection form (PA-115A) with the City Clerk (Clerk of the Board of Review).**

Tim Trueblood

Name  
608-317-2922

Phone  
07-14-2025

Date

Received by: \_\_\_\_\_

on: \_\_\_\_\_

**Section A:** The Board of Review shall grant a waiver of the 48-hour notice of an intent to file a written or oral objection if a property owner who does not meet the notice requirement appears before the Board during the first two hours of the meeting, shows GOOD CAUSE FOR FAILURE TO MEET THE 48-HOUR NOTICE REQUIREMENT AND FILES A WRITTEN OBJECTION. Applicant's statement of good cause is:

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**Section B:** The Board of Review may waive all notice requirements and hear the objection even if a property owner fails to provide written or oral notice of an intent to object 48 hours before the first scheduled meeting, and fails to request a waiver of the notice requirement during the first two hours of the meeting, if the property owner appears before the Board at any time up to the end of the fifth day of the session or up to the end of the final day of the session if the session is less than five days, and FILES A WRITTEN OBJECTION AND PROVIDES EVIDENCE OF EXTRAORDINARY CIRCUMSTANCES. Applicant's statement of extraordinary circumstances is:

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**A WRITTEN OBJECTION, ON THE PROPER FORM PA-115A, MUST BE TIMELY FILED WITH THE CITY CLERK (CLERK OF THE BOARD OF REVIEW).**