

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) Kelly Becker				Agent name (if applicable)			
Owner mailing address 618 5th Ave S				Agent mailing address			
City La Crosse		State WI	Zip 54601	City		State	Zip
Owner phone (608) 518 - 6726		Email kjbecker08@gmail.com		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 618 5th Ave S				Legal description or parcel no. (on changed assessment notice) STODDARD & LEVYS ADDITION LOT 9 EX S 20FT OF W 60FT BLOCK 18 LOT SZ : IRR			
City La Crosse		State WI	Zip 54601				
Assessment shown on notice - Total \$234,200				Your opinion of assessed value - Total \$160,000			

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

Statutory Class	Acres		\$ Per Acre	Full Taxable Value
Residential total market value				
Commercial total market value				
Agricultural classification: # of tillable acres		@	\$ acre use value	
# of pasture acres		@	\$ acre use value	
# of specialty acres		@	\$ acre use value	
Undeveloped classification # of acres		@	\$ acre @ 50% of market value	
Agricultural forest classification # of acres		@	\$ acre @ 50% of market value	
Forest classification # of acres		@	\$ acre @ market value	
Class 7 "Other" total market value			market value	
Managed forest land acres		@	\$ acre @ 50% of market value	
Managed forest land acres		@	\$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) See attached sheet	Basis for your opinion of assessed value: (Attach additional sheets if needed) See attached sheet

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 Remodeled downstairs bathroom in 2022
Date of changes 08 - - 2022 Cost of changes \$ 5,000 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 15 minutes.

Property owner or Agent signature <i>Kelly Becker</i>	Date (mm-dd-yyyy) 07 - 10 - 2025
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Property at 618 5th Ave S

Section 3:

Reasons for Objection

This house was built in 1873 and has not had any major renovations (except for the lower-level full bath). Nine of the windows are still original to the house and are very drafty (weigh and pulley). There is lead paint on the remaining wooden windows (they have been painted over but the lead has not been removed). The brick that is still left on one side and front of the house needs restoration work.

The foundation is failing and has had 3 different jack systems put in to try and stop the shifting and sagging of the floors at the front of the house. The basement repair companies that did estimates on the house said the only way to actually fix the problem was a completely new foundation (\$100,00 – 120,000 cost). The jacks that are there now are trying to keep it from getting worse (not correcting). The basement is over 50% crawl space and only has a small section that has a cemented floor where the furnace and water heater are located. I have been told that there is asbestos in the basement.

My dry wall in the house has numerous cracks due to the shifting of the house and not all the doors close correctly. The 2nd floor room at the front of the house has an obviously sagging floor that would require the floor and the ceiling below to be torn out completely in order to correct the issue.

The house has no AC and still has a boiler system with cast iron registers, thus no duct work to put in central air. Original tin roof.

Basis of Estimate

Comparing to my neighbor at 614 5th Ave S - he said his new fair market value is \$305,000.

His house has been completely remodeled. Torn down to the studs, new wiring, new plumbing throughout the house. All new windows. It has a full, completely finished basement. New 2 car garage. Central air.

In order for my house to be equivalent to 614 it would cost an absolute minimum of; \$100,000 (foundation work), \$15,000 (central air), \$5,000 (rehab garage), new wiring (\$15,000), \$10,000 (new plumbing/pipes), plus remodeling of the entire interior of the house and replacing the remaining original windows.

\$234,000 plus a minimum of \$145,000 equals \$379,000. Based on this the fair market value of my house would be no higher than \$160,000 (\$234,000 - \$74,000). The \$74,000 value is based on \$379,000 – \$305,000.

