

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 of 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) John A Ross, et al			Agent name (if applicable)		
Owner mailing address 736 Cliffwood Ln			Agent mailing address		
City La Crosse	State WI	Zip 54601	City	State	Zip
Owner phone (608) 780 - 8325	Email jj4r@aol.com	Owner phone () -	Email		

Section 2: Assessment Information and Opinion of Value

Property address 736 Cliffwood Ln			Legal description or parcel no. (on changed assessment notice) Noeschler Terrace Lot 10 Block 2 Cliffwood		
City La Crosse	State WI	Zip 54601			
Assessment shown on notice - Total 544,800			Your opinion of assessed value - Total \$450,000		

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

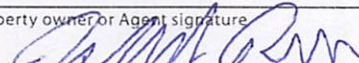
Reason(s) for your objection: (Attach additional sheets if needed) Property taxes are higher than comparable nearby homes.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Comparable recent sale, also Appraisal
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Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property? ☒ Yes ☐ No
If Yes, provide acquisition price \$ _____ Date 10-15-2024 ☐ 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 10-15-2024 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) 10-15-2024 to 10-20-2023
(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 10-15-2024 Value 411,000 Purpose of appraisal TOD valuation (10-20-2023)
(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 5 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 7 - 15 - 2025
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INVOICE NUMBER	
	1024018
DATE	
	10/15/2024
REFERENCE	
Internal Order #:	1024018
Lender Case #:	
Client File #:	
Main File # on form:	1024018
Other File # on form:	
Federal Tax ID:	
Employer ID:	

John Ross
736 Cliffwood Ln
La Crosse, WI 54601

Fax Number:
E-Mail: jj4r@aol.com

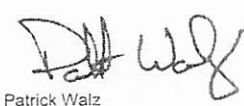
Please remit to:
Walz Appraisal Service, LLC
809 Case Ct
Holmen, WI 54636

Lender: John Ross		Client: John Ross	
Purchaser/Borrower: N/A			
Property Address: 736 Cliffwood Ln			
City: La Crosse			
County: La Crosse		State: WI	Zip: 54601
Legal Description: Hoeschler Cliffwood Terrace Lot 10 Block 2			

[illegible]

RESIDENTIAL APPRAISAL REPORT

File No.: 1024018

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="radio"/> The Cost Approach was not developed for this appraisal. Provide adequate information for replication of the following cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):																																																																																											
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 33%;">ESTIMATED</th> <th style="width: 33%;">REPRODUCTION OR</th> <th style="width: 33%;">REPLACEMENT COST NEW</th> </tr> <tr> <td colspan="3">Source of cost data:</td> </tr> <tr> <td colspan="3">Quality rating from cost service:</td> </tr> <tr> <td colspan="3">Effective date of cost data:</td> </tr> <tr> <td colspan="3">Comments on Cost Approach (gross living area calculations, depreciation, etc.):</td> </tr> </table>	ESTIMATED	REPRODUCTION OR	REPLACEMENT COST NEW	Source of cost data:			Quality rating from cost service:			Effective date of cost data:			Comments on Cost Approach (gross living area calculations, depreciation, etc.):			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="4">OPINION OF SITE VALUE</th> <th style="width: 10%; text-align: right;">= \$</th> </tr> <tr> <td>DWELLING</td> <td>Sq.Ft. @ \$</td> <td></td> <td></td> <td style="text-align: right;">= \$</td> </tr> <tr> <td></td> <td>Sq.Ft. @ \$</td> <td></td> <td></td> <td style="text-align: right;">= \$</td> </tr> <tr> <td></td> <td>Sq.Ft. @ \$</td> <td></td> <td></td> <td style="text-align: right;">= \$</td> </tr> <tr> <td></td> <td>Sq.Ft. @ \$</td> <td></td> <td></td> <td style="text-align: right;">= \$</td> </tr> <tr> <td></td> <td>Sq.Ft. @ \$</td> <td></td> <td></td> <td style="text-align: right;">= \$</td> </tr> <tr> <td>Garage/Carport</td> <td>Sq.Ft. @ \$</td> <td></td> <td></td> <td style="text-align: right;">= \$</td> </tr> <tr> <td colspan="4">Total Estimate of Cost-New</td> <td style="text-align: right;">= \$</td> </tr> <tr> <td>Less</td> <td>Physical</td> <td>Functional</td> <td>External</td> <td></td> </tr> <tr> <td colspan="4">Depreciation</td> <td style="text-align: right;">= \$()</td> </tr> <tr> <td colspan="4">Depreciated Cost of Improvements</td> <td style="text-align: right;">= \$</td> </tr> <tr> <td colspan="4">"As-is" Value of Site Improvements</td> <td style="text-align: right;">= \$</td> </tr> <tr> <td colspan="4"></td> <td style="text-align: right;">= \$</td> </tr> <tr> <td colspan="4"></td> <td style="text-align: right;">= \$</td> </tr> <tr> <td colspan="4">Estimated Remaining Economic Life (if required):</td> <td style="text-align: right;">Years</td> </tr> </table>	OPINION OF SITE VALUE				= \$	DWELLING	Sq.Ft. @ \$			= \$		Sq.Ft. @ \$			= \$		Sq.Ft. @ \$			= \$		Sq.Ft. @ \$			= \$		Sq.Ft. @ \$			= \$	Garage/Carport	Sq.Ft. @ \$			= \$	Total Estimate of Cost-New				= \$	Less	Physical	Functional	External		Depreciation				= \$()	Depreciated Cost of Improvements				= \$	"As-is" Value of Site Improvements				= \$					= \$					= \$	Estimated Remaining Economic Life (if required):				Years
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INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="radio"/> The Income Approach was not developed for this appraisal. Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach Summary of Income Approach (including support for market rent and GRM):																																																																																											
PUD	PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development. Legal Name of Project: Describe common elements and recreational facilities:																																																																																											
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 411,000 Cost Approach (if developed) \$ Income Approach (if developed) \$ Final Reconciliation The sales comparison approach is used and considered the most reliable method; also, it is considered the most applicable method for a property of this type. The income approach was not developed due to the lack of verifiable rental data. The cost approach is not developed due to the age of the subject.																																																																																											
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	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 411,000 as of: 10/20/2023, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.																																																																																											
ATTACHMENTS	A true and complete copy of this report contains 19 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report. Attached Exhibits:																																																																																											
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SIGNATURES	Client Contact: Client Name: John Ross E-Mail: Address: 736 Cliffwood Ln, La Crosse, WI 54601																																																																																											
	APPRAISER  esign.alamode.com/verify Serial: D05AE7AA		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)																																																																																									
	Appraiser Name: Patrick Walz Company: Walz Appraisal Service, LLC Phone: (608) 526-3101 Fax: E-Mail: patrick@walzappraisal.com Date of Report (Signature): 10/15/2024 License or Certification #: 1485-9 State: WI Designation: Expiration Date of License or Certification: 12/14/2025 Inspection of Subject: <input checked="" type="radio"/> Interior & Exterior Exterior Only None Date of Inspection:		Supervisory or Co-Appraiser Name: Company: Phone: Fax: E-Mail: Date of Report (Signature): License or Certification #: Designation: Expiration Date of License or Certification: Inspection of Subject: Interior & Exterior Exterior Only None Date of Inspection:																																																																																									
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