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 Int	ormation		horization (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 State		City	State Zip
La Crosse W Owner phone Email	1 54601	Owner phone	Email
(608) 780 - 8325 jj4r@aol.co		() -	
Section 2: Assessment Information a	nd Opinion of Value		Learned and an abian
736 Cliffwadd Ln		Legal description or parcel no. (on c March Loh Tennar	R LOT 10 Block 2
City State	21101	Cliffwood A	LOI TO DIVOR 2
Le COSSE W,	54601		
Assessment shown on notice - Total 5 44, 800		Your opinion of assessed value - Tot 5 450,000	tal
If this property contains non-market value cla	ass acreage, provide yo	our opinion of the taxable value b	reakdown:
Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			191110
Agricultural classification: # of tillable acres		@ \$ acre use value	(a) · · · · · · · · · · · · · · · · · · ·
# of pasture acres		@ \$ acre use value	A primer KA
# of specialty acre	5	@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of	
Agricultural forest classification # of acres		@ \$ acre @ 50% of	and act values -
Forest classification # of acres		@ \$ acre @ market	
Class 7 "Other" total market value		market value	Clerk's
Managed forest land acres		@ \$ acre @ 50% of	
Managed forest land acres		@ \$ acre @ market	value 17TE
Section 3: Reason for Objection and I		Desiste	d value: (Attach additional sheets if needed)
Reason(s) for your objection: (Attach additional sh Property taxes are higher than comparable	e nearby homes.		sale, also Approisal
			5910, 050 1491 050
Section 4: Other Property Informatio	n		
A. Within the last 10 years, did you acquire t	he property?		X Yes No
If Yes, provide acquisition price \$	Date	Purchase	🗌 Trade 🔄 Gift 🔀 Inheritan
B. Within the last 10 years, did you change t	his property (ex: remo	(mm-dd-yyyy) del, addition)?	Yes X No
If Yes, describe			
Date of Cost of			
changes changes \$	Does this	cost include the value of all labor (i	ncluding your own)? 🗌 Yes 📃 No
C. Within the last five years, was this proper	ty listed/offered for sa	le?	Yes 🗙 No
If Yes, how long was the property listed (p Asking price \$	(mm-dd- List all offers receiv	yyyy) (mm-dd-yyyy) ed	
D. Within the last five years, was this proper			
		Purpose of appraisal TOD	
If this property had more than one apprais	al, provide the request	ed information for each appraisal.	
Section 5: BOR Hearing Information			
A. If you are requesting that a BOR member Note: This does not apply in first or second c	(s) be removed from yo ass cities.	our hearing, provide the name(s):	
B. Provide a reasonable estimate of the amo		at the hearing <u>5</u> minutes.	
Property owner or Agent signature			Date (mm-dd-yyyy)
6/1/1/1/ Com			7 - 15 - 2025
PA-115A (R, 10-18)			Wisconsin Department of Rever

Walz Appraisal Service, LLC

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APPRAISAL SEF	Z RVICE			IN VOICE NUM 1024018 1024018 10/15/202 Internal Order #: 1024018 Lender Case #:	BER
736 Cliffwood Ln La Crosse, WI 54				Client File #: Main File # on form: 1024018	3
Telephone Number: 6 Alternate Number: 6	608780 8 325 6087887512	Fax Number: E-Mail: jj4r@aol.com		Other File # on form: Federal Tax ID: Employer ID:	
Purchaser/Borrower Property Address City County	3 : John Ross : N/A : 736 Cliffwood Ln : La Crosse : La Crosse : La Crosse : Hoeschler Cliffwood T	Ferrace Lot 10 Block 2	Client: John R State: WI	oss Zip: 54601	AMOUNT
				SUBTOTAL	450.00
PAYMENTS Check #: 1068	Date: 10/14/2024	Description:			AMOUNT 450.00
Check #: Check #:	Date: Date: Date:	Description: Description: Description:			450.00
				SUBTOTAL	450.00
				TOTAL DUE	\$ O

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Form NiV6 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Page # 5 of 18

File No.: 1024018

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COST APPROACH TO VALUE (if developed) The Cost Approach was not developed for this apprais 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):

			0.2 DEC 01	
ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE		= \$	
Source of cost data:	DWELLING	Sq.Ft. @ S	=\$	
Quality rating from cost service: Effective date of cost data:		Sq.Ft. @ \$	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ S	=\$	
		Sq.Ft. @ S	=\$	
		Sq.Ft. @ S	=S =S	
	Garage/Carport	Sq.Ft. @ S	=5	
1 G - C - + H	Total Estimate of Cost-New	oqui i @ o	=5	15
	Less Physical	Functional Exte	ernal	
	Depresiation	1.00	=\$(
	Depreciated Cost of Improveme	nts	= \$	
	"As-is" Value of Site Improvem	ents	=\$	
			=\$	
			=\$	
- Contract of the second se	ears INDICATED VALUE BY COST AP	PROACH	= \$	
INCOME APPROACH TO VALUE (if developed) The Income Approach was not	developed for this appraisal. == S		Indicated Value by Inc	ome Approac
Estimated Monthly Market Rent S X Gross Rent Multiplier	= 3		manoarea value by mo	onic Approve
Summary of Income Approach (including support for market rent and GRM):				14. A. 1. MA M.
				1.0000 13.00
The second se				
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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:				
25				
2 P 1 P 1 P 1 P 1 P 1 P 1 P 1 P 1 P 1 P				
I				
Final Reconciliation The sales comparison approach is used and conside method for a property of this type. The income approach was not dev not developed due to the age of the subject.	h (if developed) \$ red the most reliable method eloped due to the lack of ver	Income Approach d: also, it is consic rifiable rental data	lered the most ap	plicable ach is
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