# **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.

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form						
Property owner name (on changed as		)			Agent nam	e (if applicable)				
Charlotte and Jason Lee					Agent maili	ng address				
Dwner mailing address 2203 31st ST S					Agent main	ng address				
City	S	State	Zip		City		S	State Zip		
La Crosse		WI		54601						
Owner phone 715) 563-3424	wner phone Email			n	Owner pho	ne -	Email			
Section 2: Assessment In					Cristered Shi				17-	50
Property address	- Crimation -	und s	pinon	orrand	Legal desci	ription or parcel no. (on ch	anged assessn	ngnt notic	(F)   .	00
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City State Zip					Legal description or parcel no. (on changed assessment notice) Alteration to plat of 2nd addni to gr acres addni to for 9 Agnd lot 9B EX					
La Crosse WI				54601	51-17	5400ha 10	+ 4 AG	nd l	OF TO CI	12
Assessment shown on notice – <b>Tota</b>	\$ 327,	400			Your opinio	on of assessed value - Tota	\$ 281			
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this property contains non-r		e class			our opinion o		eakdown:	- F.	ull Taxable Va	lue
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Commercial total market value								71	Hollis	-
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# (	of pasture acr	res			@	\$ acre use value	- 19		Pr 1	
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Agricultural forest classification # of acres					@	\$ acre @ 50% of r	narket value		14 200	
Forest classification # of acres					@	\$ acre @ market v	value	C,C	11 225	E
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# ASSESSOR

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7525 | ASSESSOR@CITYOFLACROSSE.ORG

June 16, 2025

# 2025 Notice of Changed Assessment

This is not a tax bill.

JASON R. LEE CHARLOTTE K I. LEE 2203 31ST ST S LA CROSSE WI 54601-6932 USA

# Under state law (Sec. 70.365, Wis. Stats.), your property assessment for the current year, 2025, is listed below.

Tax key number:	17-050133-070 located in the City of La Crosse, La Crosse County
Property address:	2203 31st St S
Legal description:	ALTERATION TO PLAT OF 2ND ADDN TO GREEN ACRES ADDN LOT 9A & LOT 9B EX S 49.04FT
General Information	Contact Information

General Informati	on		Contact Information	
Open Book:	06 - 23 - 2025	9:00am - 3:00pm	City Assessor:	Shannon Neumann
				(608) 789-7544
	07 - 09 - 2025	9:00am - 3:00pm		neumanns@cityoflacrosse.org
Board of Review:	07 - 17 - 2025	10:00am	Municipal Clerk:	Nikki M. Elsen
	Council Chambers			(608) 789-7555
	400 La Crosse Street, L	a Crosse WI 54601		elsenn@cityoflacrosse.org

If you wish to discuss your assessment, contact the Assessor's office at (608) 789-7525 or email <u>assessor@cityoflacrosse.org</u>. Public service hours are M-Th, 8am-4pm; however, the Assessor's office can also be reached by telephone on Fridays from 8am-12pm. In honor of Independence Day, our office will be **closed** on July 4<sup>th</sup>, 2025.

## Assessment Information

State law (sec. 70.32, Wis. Stats.) requires the assessment of taxable property (except agricultural, agricultural forest, and undeveloped) as full value of January 1 each year. Assessment as a percentage of full value are acceptable when applied uniformly. To determine if your assessment is fair, you must analyze it in relation to full value. This is done by dividing your assessment by the general level of assessment for your municipality.

Under Wisconsin law, generally, the assessor may not change the assessment of property based solely on the recent arm's length sale of the property without adjusting the assessed value of comparable properties in the same market area. For information on the assessment of properties that have recently sold, visit the Internet site of the Department of Revenue at <a href="https://www.revenue.wi.gov/Pages/ERETR/data-home.aspx">https://www.revenue.wi.gov/Pages/ERETR/data-home.aspx</a>.

	PFC/MFL					
Year	Land	Improvement	Total	Total		
2024	\$29,700	\$251,500	\$281,200	\$0		
2025	\$42,800	\$284,600	\$327,400	\$0		
and a second second	Total Assessment Change \$46,200					
		Reasons for Change				
Land	Revalue					
Improvement	Revalue			A CONTRACTOR OF		
Preliminary General	Level of Assessment			100.00%		
Note: If an Agricultura	al Land Conversion Charge Form PR-298	8 is enclosed,	in the set of the set	and the property is the		

# ASSESSOR

## 400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7525 | ASSESSOR@CITYOFLACROSSE.ORG

## To Appeal Your Assessment

First, contact your local assessor to discuss your assessment by phone as questions/corrections can often be handled by the Assessor and may not require an appeal to Board of Review (BOR).

- Verify all information on your property record card is accurate and up to date, visit <u>www.assessordata.org</u> (free site with minimal information) or <u>www.assessordata.com</u> (small fee with more detailed information).
  - The Assessor may require an interior inspection to verify or correct the data on your property record card.
- If no corrections are warranted and you feel your assessment is inequitable, you can appeal to the Board of Review (BOR).

#### To File a Formal Appeal

Contact the City Clerk's Office at (608) 789-7510 or email cityclerk@cityoflacrosse.org.

- Anyone appearing before the Board of Review **must** file a Notice of Intent and/or Objection Form for real property no less than 48 hours before the meeting of the Board of Review.
- The 48-hour deadline is Tuesday, July 15<sup>th</sup> at 10:00am to the Municipal Clerk (Nikki M. Elsen).
- Objection forms can be found at www.cityoflacrosse.org/your-government/departments/city-clerk/board-of-review

## Property Owner Rights

You have the right to refuse entry into your residence pursuant to s. 70.05 (4m) of the Wis. statutes. Entry to view your property is prohibited unless voluntarily authorized by you. Pursuant to s. 70.05 (4m) of the Wis. statutes, you have the right to refuse a visual inspection of the interior of your residence and your refusal to allow an interior inspection of your residence will not be used as the sole reason for increasing your property tax assessment. Refusing entry to your residence also does not prohibit you from objecting to your assessment pursuant to s. 70.47 (7) of the Wis. statutes. However, if facts exist making an interior view necessary to complete an accurate valuation, the assessor may seek a special inspection warrant per s. 66.0119 of the Wis. Statutes to view the interior of the home.

Wis. Statutes states s. 70.35, real property shall be valued by the assessor in the manner specified in the Wisconsin property assessment manual provided under s. 73.03 (2a) from actual view or from the best information that the assessor can practicably obtain, at the full value which could ordinarily be obtained therefor at private sale. In determining the value, the assessor shall consider recent arm's-length sales of the property to be assessed if according to professionally acceptable appraisal practices those sales conform to recent arm's-length sales of reasonably comparable property; recent arm's-length sales of reasonably comparable property; and all factors that, according to professionally acceptable appraisal practices, affect the value of the property to be assessed.

## Frequently Asked Questions.

How does the assessment process work? January 1<sup>st</sup> – All properties are assessed as they existed on this date. (If new construction was not complete, a partial assessment will be applied for that year). After the assessor has reviewed all assessment work for the year, value change notices are sent to those properties that have a value change. State law recognizes every municipality cannot be assessed at market value each year. The law requires each municipality to be within 10% of market value once every five (5) years. Assessed values are used to distribute the municipality's tax burden among the individual property owners. For more information on the assessment process, visit <a href="https://www.cityoflacrosse.org/your-government/departments/assessor">www.cityoflacrosse.org/your-government/departments/assessor</a>

What is Open Book? Open Book refers to a period (before Board of Review (BOR) begins) when the completed assessment roll is open for examination. This period is an opportunity to discuss your property value with the assessor and provide a reason for changing the value, if appropriate. At Open Book, the assessor is allowed to make any changes that are necessary to perfect the assessment roll. When Open Book ends, any changes to the assessment roll (your property value) requires a formal process in front of the BOR or circuit court.

If my assessment increased, does this mean my taxes will increase? What if I believe that my taxes are too high? As the assessor, we do not determine taxes. Though the value of your property affects your share of taxes, the actual amount you pay is determined by the budget needs of the schools, city, county, technical college, and state. All these taxing units decide what services they will provide in the coming year and how much money they will need to provide those services. This decision is made mid- to end of November each year. Typically, these taxing unit's budgets will increase on a yearly basis. Visit <a href="https://wicountytreasures.com/index.php/fags/">https://wicountytreasures.com/index.php/fags/</a> to learn more about Wisconsin property taxes.

How do I know if my property assessment is accurate and uniform? Wisconsin has an annual assessment. This means each year's assessment is a new assessment. The assessor is not obligated to keep the same assessment each year. The assessor may change your assessment because of revaluation, building permits or sales activity even if the assessor did not inspect your property. The use of Computer Assisted Mass Appraisal (CAMA) results in uniform assessments, as it values thousands of similar properties using the same methodologies.

What rules govern how property values are estimated by the Assessor's Office? Wisconsin Chapter 70 and Department of Revenue's 2025 Property Assessment Manual.

What if I do not own this property anymore, what should I do? Please call or email us so we may get in touch with the new owners.