

## 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)<br>Charlotte and Jason Lee |  |                              |              | Agent name (if applicable)   |  |       |     |
| Owner mailing address<br>2203 31st ST S                                       |  |                              |              | Agent mailing address  |  |       |     |
| City<br>La Crosse   |  | State<br>WI                  | Zip<br>54601 | City   |  | State | Zip |
| Owner phone<br>( 715 ) 563- 3424  |  | Email<br>cikubista@gmail.com |              | Owner phone<br>( ) -   |  | Email |     |
| Section 2: Assessment Information and Opinion of Value                        |  |                              |              |  |  |       |     |
| Property address<br>2203 31st ST S  |  |                              |              | Legal description or parcel no. (on changed assessment notice)<br>17-50133-070<br>Attention to plat of 2nd addn. to green acres addn. lot 9 A and lot 9B Ex S 49.04 FT |  |       |     |
| City<br>La Crosse   |  | State<br>WI                  | Zip<br>54601 |  |  |       |     |
| Assessment shown on notice - Total<br>\$ 327,400                              |  |                              |              | Your opinion of assessed value - Total<br>\$ 281,200   |  |       |     |

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

| Statutory Class                                  | Acre | \$ 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)  
There have been no real updates to the home since purchase. Just regular maintenance of the property and minor. The increase of the assessed property value does not accurately reflect the actual worth of the home nor the remaining cost of taxes.

Basis for your opinion of assessed value: (Attach additional sheets if needed)


House is in need of updates to get to assessed value

### Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property? ☒ Yes ☐ No  
If Yes, provide acquisition price \$ 299,000 Date 7- -2022 ☒ 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 not since our purchase of the home
- 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. not since our purchase of the home

### 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 20 minutes.

|  |                                |
|--|--------------------------------|
| Property owner or Agent signature<br> | Date (mm-dd-yyyy)<br>7-14-2025 |
|--|--------------------------------|

# LA CROSSE WISCONSIN

## ASSESSOR

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

June 16, 2025

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

### 2025 Notice of Changed Assessment

**This is not a tax bill.**

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 |  |
|---------------------|--|-----------------|---------------------|--|
| Open Book:          | 06 – 23 – 2025   | 9:00am - 3:00pm | City Assessor:      | Shannon Neumann  |
|                     | --   | --              |                     | (608) 789-7544   |
|                     | 07 – 09 – 2025   | 9:00am - 3:00pm |                     | <a href="mailto:neumanns@cityoflacrosse.org">neumanns@cityoflacrosse.org</a>               |
| Board of Review:    | 07 – 17 – 2025   | 10:00am         | Municipal Clerk:    | Nikki M. Elsen   |
|                     | Council Chambers<br>400 La Crosse Street, La Crosse WI 54601 |                 |                     | (608) 789-7555<br><a href="mailto:elsenn@cityoflacrosse.org">elsenn@cityoflacrosse.org</a> |

If you wish to discuss your assessment, contact the Assessor's office at (608) 789-7525 or email [assessor@cityoflacrosse.org](mailto:assessor@cityoflacrosse.org).  
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 <https://www.revenue.wi.gov/Pages/ERETR/data-home.aspx>.

| Assessment Change<br>General Property                                    |          |             |           | PFC/MFL |
|--|----------|-------------|-----------|---------|
| Year   | Land     | Improvement | Total     | Total   |
| 2024   | \$29,700 | \$251,500   | \$281,200 | \$0     |
| 2025   | \$42,800 | \$284,600   | \$327,400 | \$0     |
| Total Assessment Change  |          |             | \$46,200  | \$0     |
| Reasons for Change   |          |             |           |         |
| Land   | Revalue  |             |           |         |
| Improvement  | Revalue  |             |           |         |
| Preliminary General Level of Assessment                                  |          |             |           | 100.00% |
| Note: If an Agricultural Land Conversion Charge Form PR-298 is enclosed, |          |             |           |         |



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## 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 [www.assessordata.org](http://www.assessordata.org) (free site with minimal information) or [www.assessordata.com](http://www.assessordata.com) (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](mailto: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](http://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 [www.cityoflacrosse.org/your-government/departments/assessor](http://www.cityoflacrosse.org/your-government/departments/assessor)

**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 <https://wicountytreasurers.com/index.php/faqs/> 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.