

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) ROBERT J. HARTER				Agent name (if applicable)			
Owner mailing address 4233 CLIFFSIDE DR.				Agent mailing address			
City LA CROSSE		State WI	Zip 54601	City		State	Zip
Owner phone (608) 397-4372		Email 123harter@gmail.com		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 4215 VERCHOTA ST.				Legal description or parcel no. (on changed assessment notice) PAMMEL CREEK LOT 19 BLOCK 4			
City LA CROSSE		State WI	Zip 54601				
Assessment shown on notice - Total \$471,600				Your opinion of assessed value - Total \$313,000			

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) \$471,000 TOO HIGH (SEE ATTACHMENTS)		Basis for your opinion of assessed value: (Attach additional sheets if needed) SALES + PROPERTY APPRECIATION DATA + MORE SEE ATTACHMENTS	
Section 4: Other Property Information			

- A. Within the last 10 years, did you acquire the property? ☒ Yes ☐ No
If Yes, provide acquisition price \$ **314,000** Date **12-27-2019** ☒ 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 _____
- 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 60 minutes.	
Property owner or Agent signature Robt. Harter	Date (mm-dd-yyyy) 7/13/2025

FILED CLERK
7/9/2025

Notice of Intent to File Objection with Board of Review

I, ROBERT J. HARTER, as the property owner or as agent for _____
hereby give Notice of Intent to File an Objection to the assessment for Parcel Number 17-050780-650
with a Property Address of 4215 YERCHOTA ST. for the 2025 Assessment
Year in the City of La Crosse.

This Notice of Intent is being filed: (please mark one)

- ☒ at least 48 hours before the Board's first scheduled meeting
☐ during the first two hours of the Board's first scheduled meeting (Complete Section A below)
☐ up to the end of the fifth day of the session or up to the end of the final day of the session if
the session is less than five days (Complete Section B below)

**Filing of this form DOES NOT relieve the objector of the requirement to timely file a fully
completed written objection form (PA-115A) with the City Clerk (Clerk of the Board of Review).**

ROBERT J. HARTER
Name
608-397-4372
Phone
7/9/2025
Date
SUBMITTED OVER PHONE W/ SANDRA

Received by _____

on _____

Section A: The Board of Review shall grant a waiver of the 48-hour notice of an intent to file a written or oral objection if a property owner who does not meet the notice requirement appears, before the Board during the first two hours of the meeting, shows GOOD CAUSE FOR FAILURE TO MEET THE 48-HOUR NOTICE REQUIREMENT AND FILES A WRITTEN OBJECTION.
Applicant's statement of good cause is:

Section B: The Board of Review may waive all notice requirements and hear the objection even if a property owner fails to provide written or oral notice of an intent to object 48 hours before the first scheduled meeting, and fails to request a waiver of the notice requirement during the first two hours of the meeting, if the property owner appears before the Board at any time up to the end of the fifth day of the session or up to the end of the final day of the session if the session is less than five days, and FILES A WRITTEN OBJECTION AND PROVIDES EVIDENCE OF EXTRAORDINARY CIRCUMSTANCES.
Applicant's statement of extraordinary circumstances is

**A WRITTEN OBJECTION, ON THE PROPER FORM PA-115A, MUST BE TIMELY FILED
WITH THE CITY CLERK (CLERK OF THE BOARD OF REVIEW).**

REASON #1

ASSESSMENT IS MUCH HIGHER THAN COMPARABLE SALES PRICES

\$352k is the average selling price of the following four comparable homes sold less than a year ago. All within one block of my house. Two adjoin my lot. All built about the same time. All in the same Pammel Creek Addition (old Hillview Golf Course).

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**\$355,000**

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4 beds 3 baths 1,725 sqft

[Claim home](#)**\$322,500**

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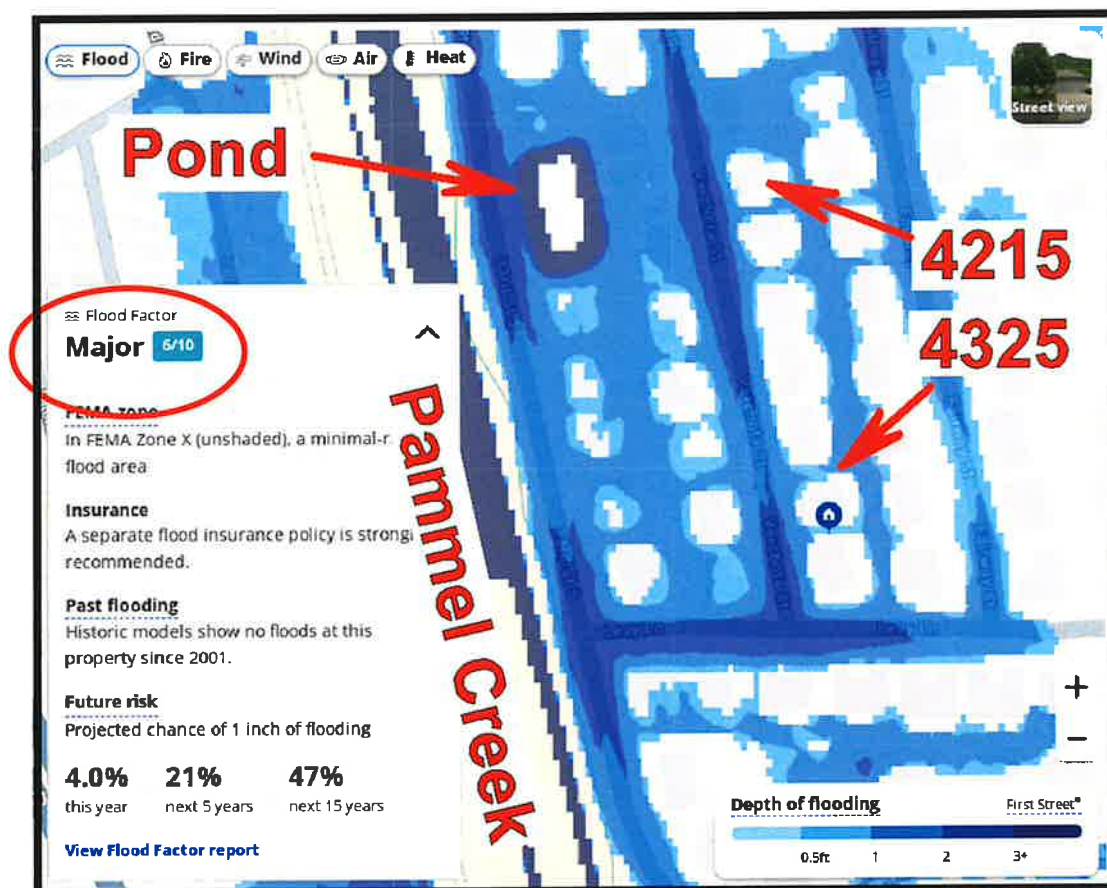
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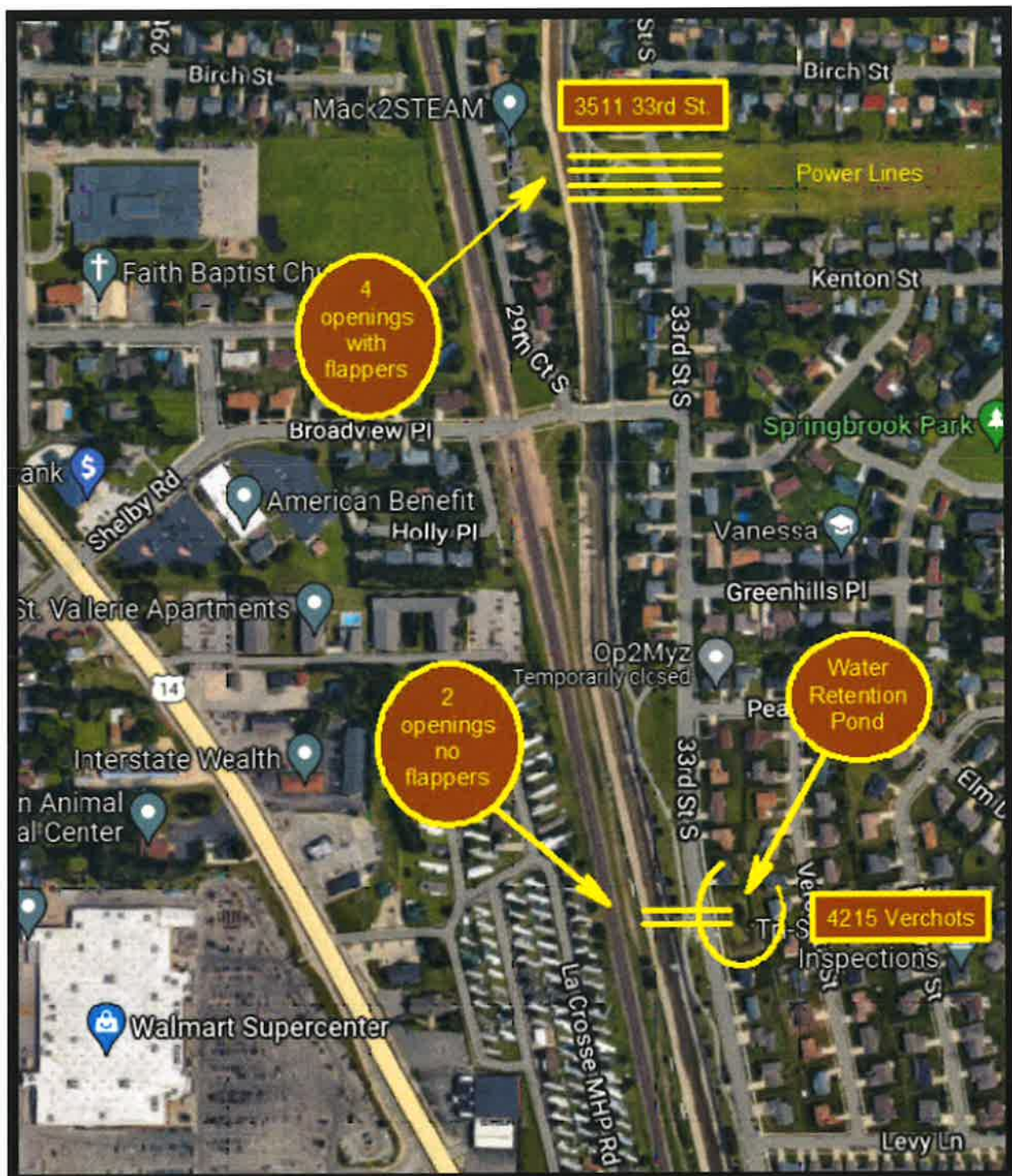
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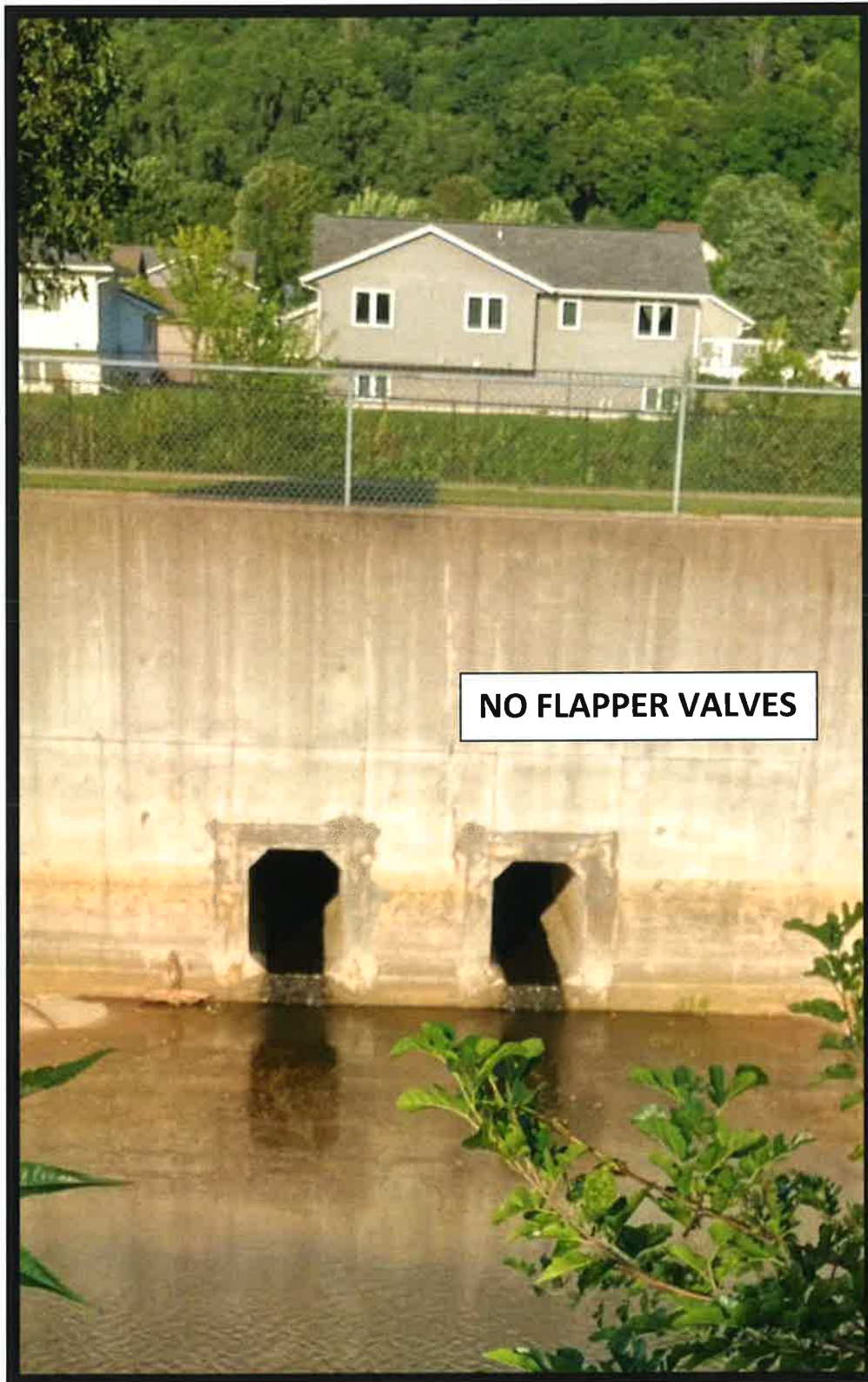
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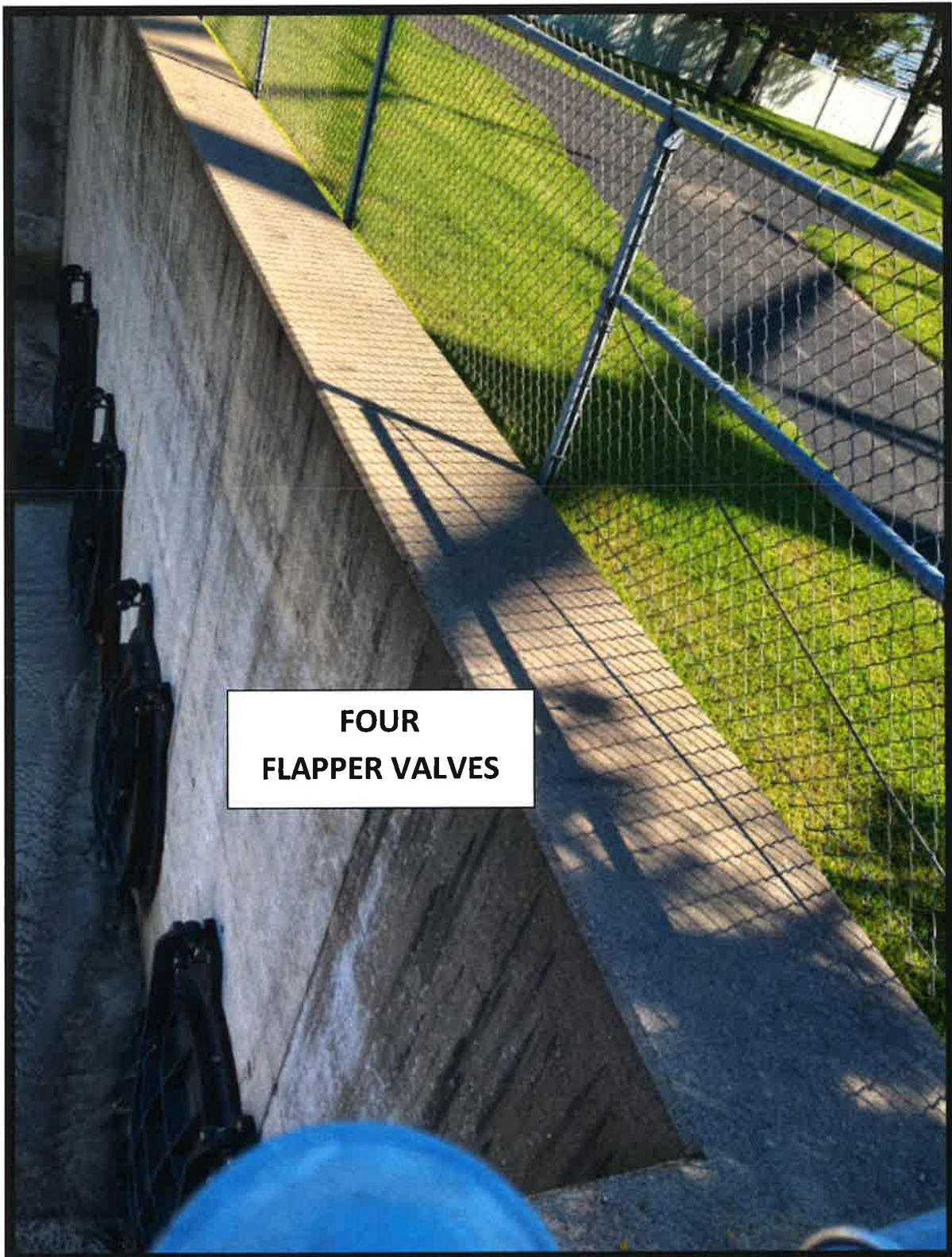
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MY HOUSE







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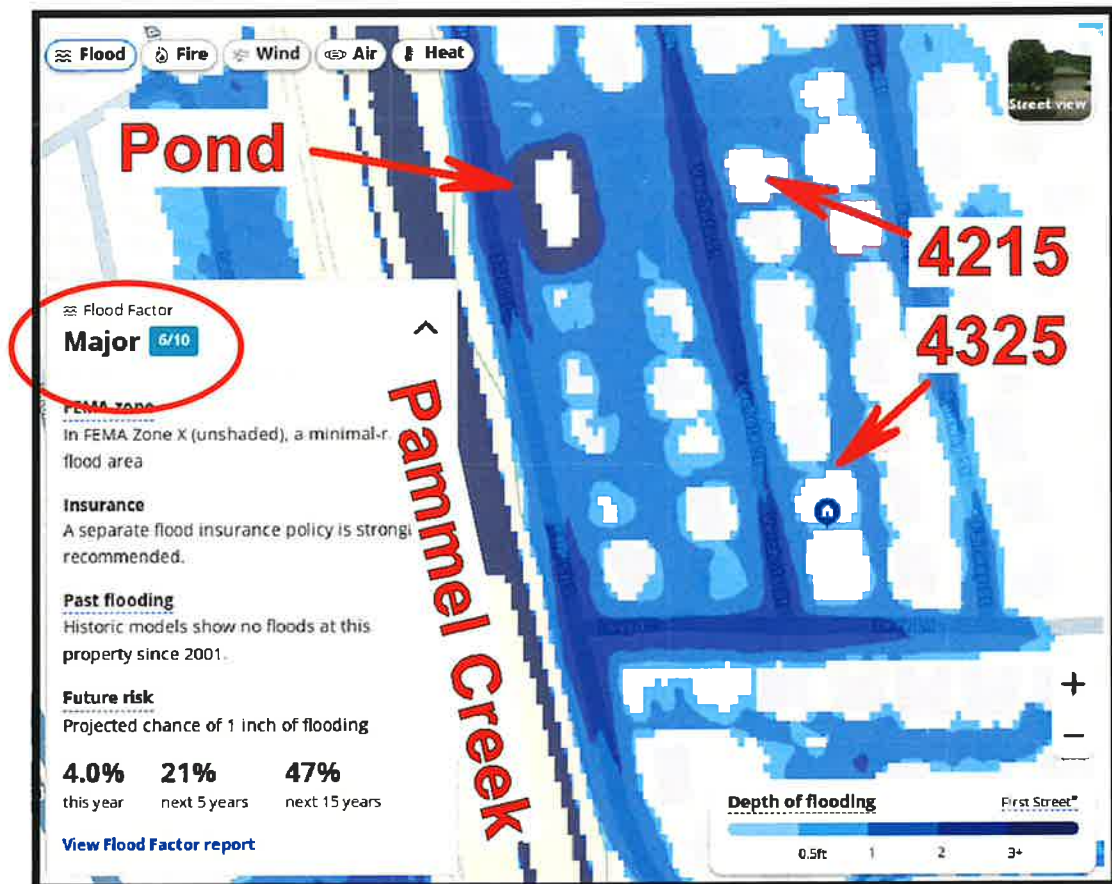
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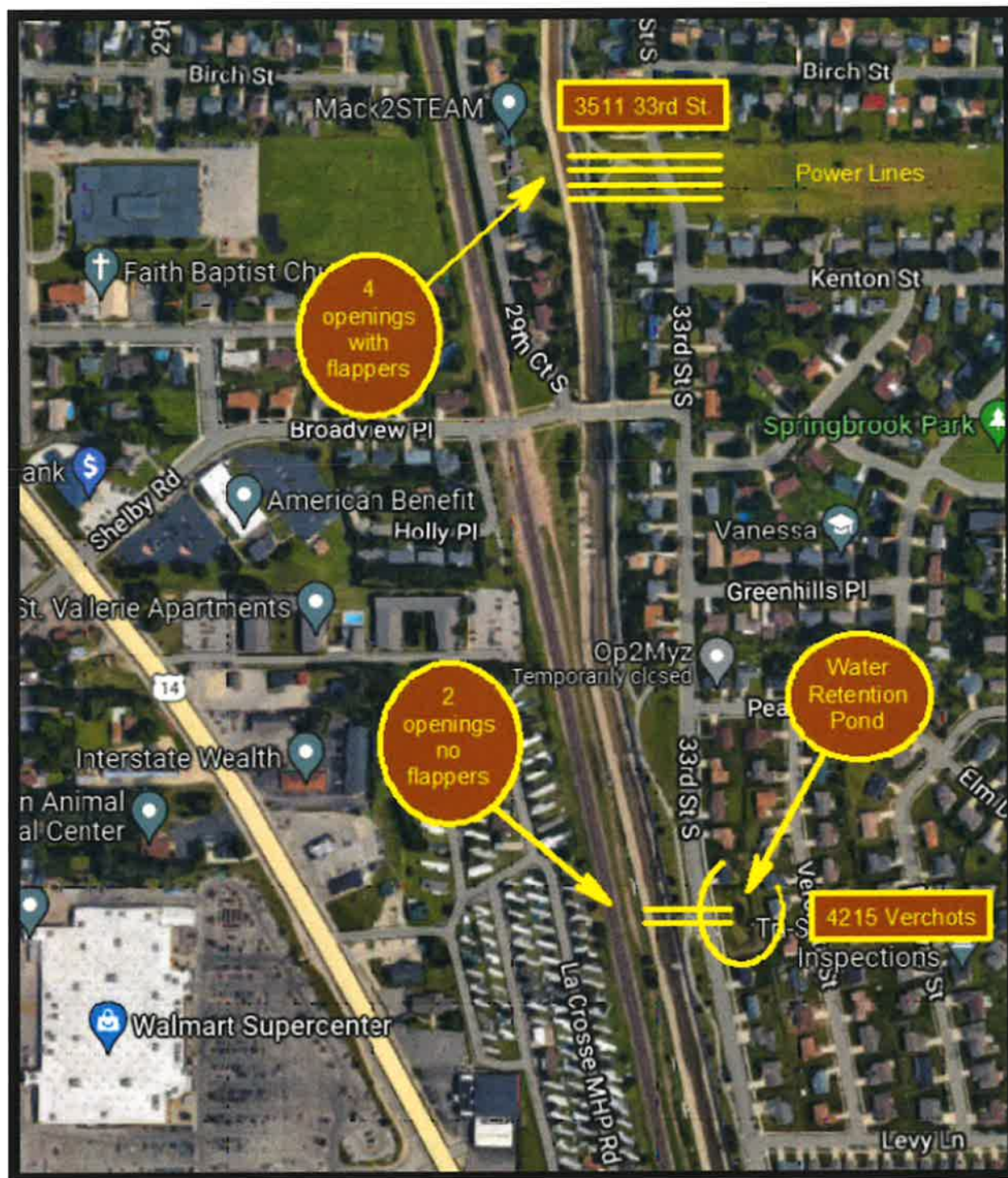
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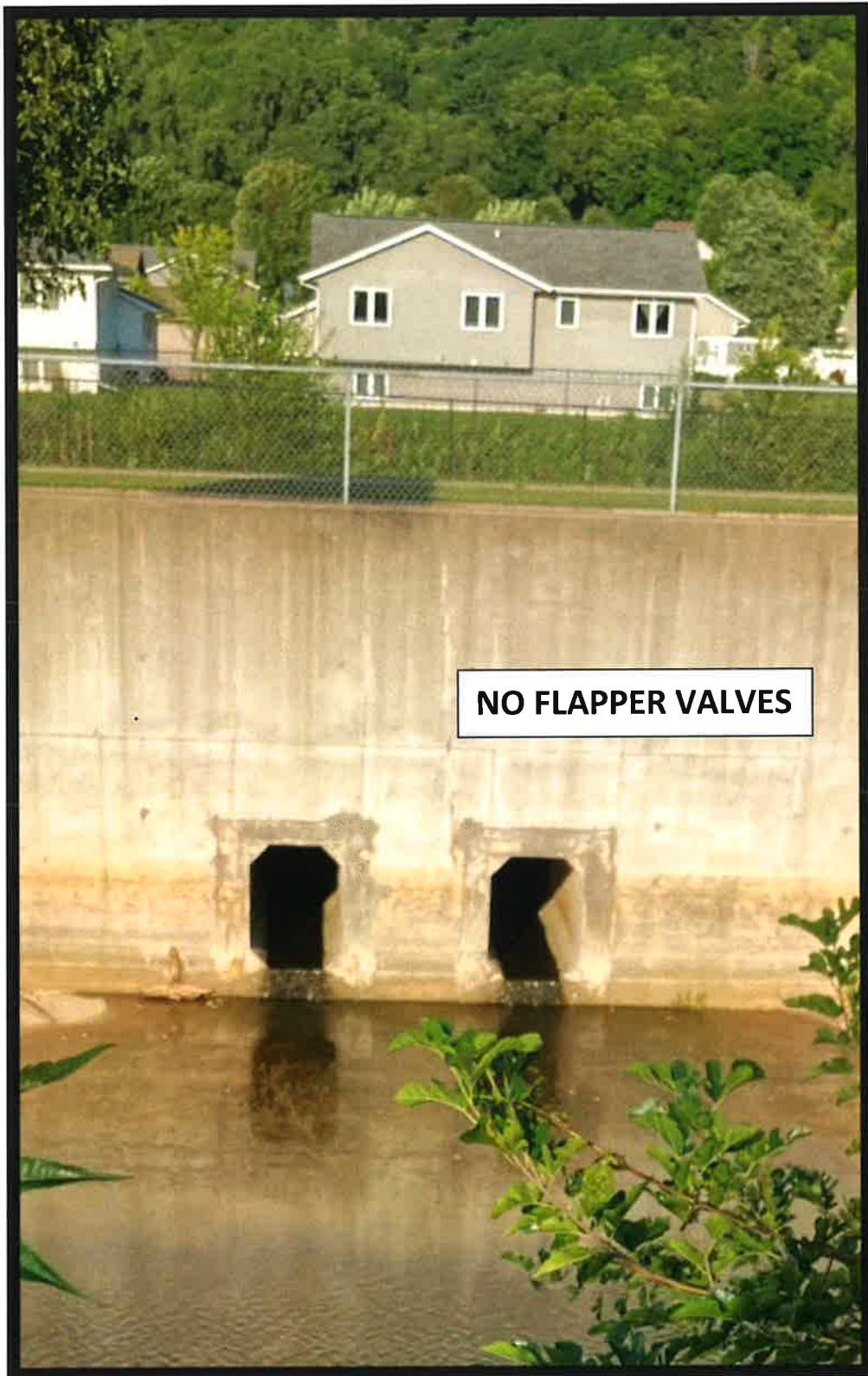
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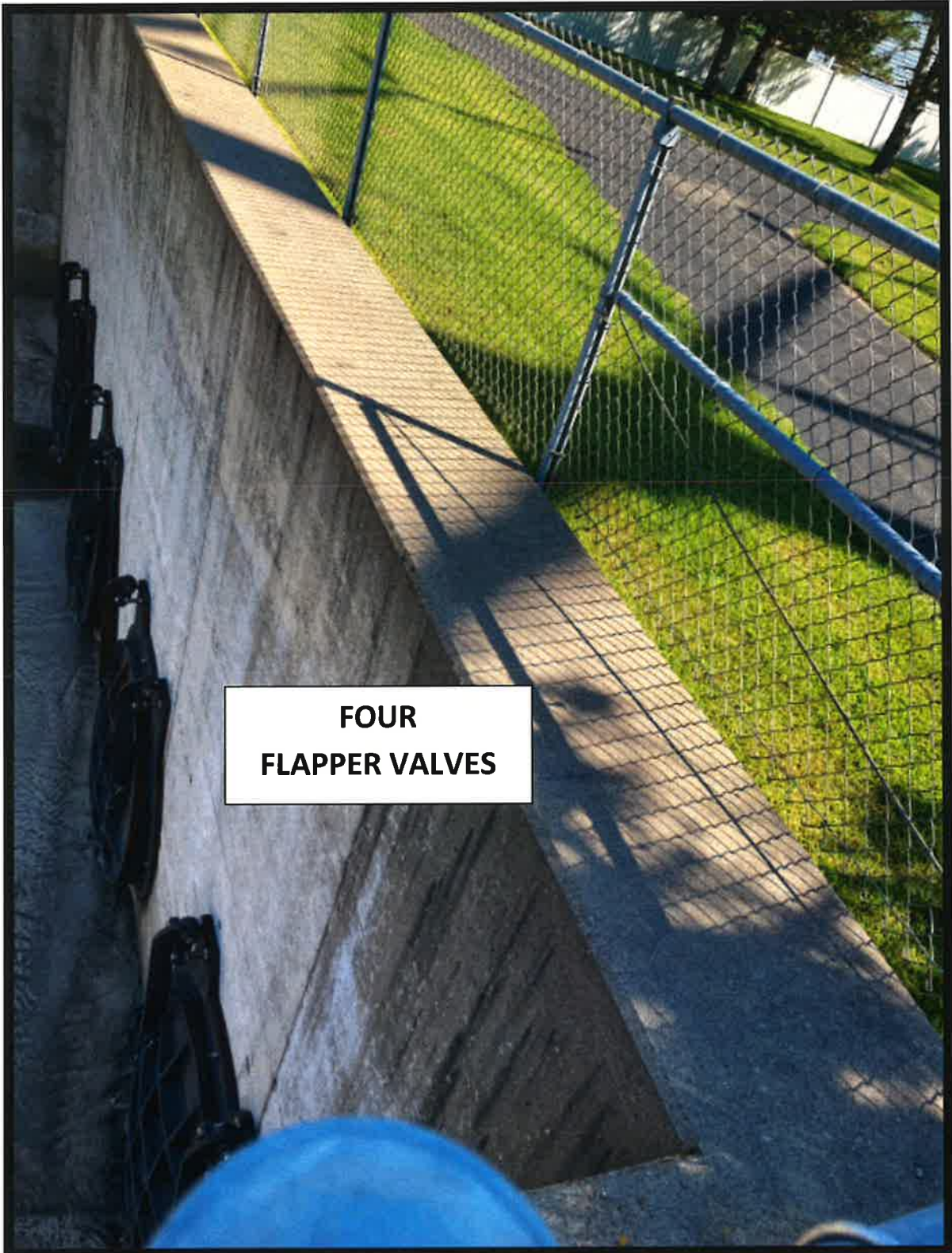
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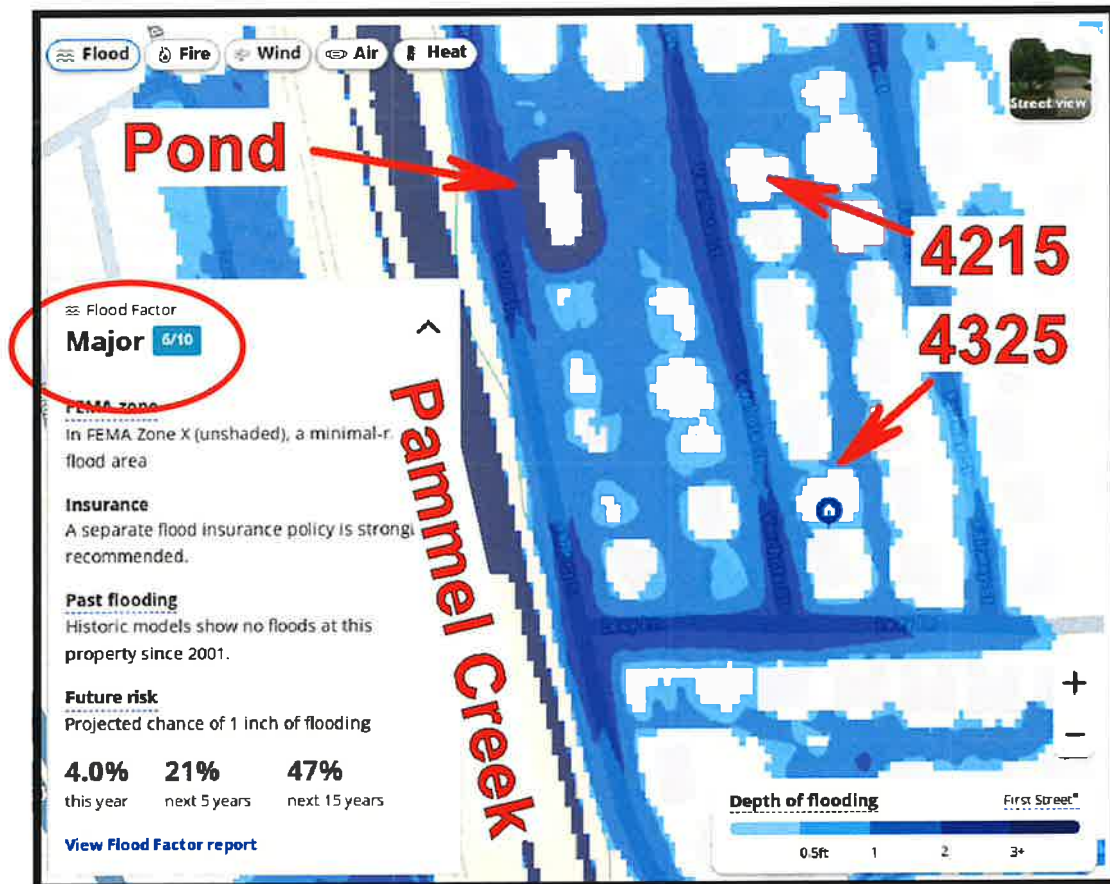
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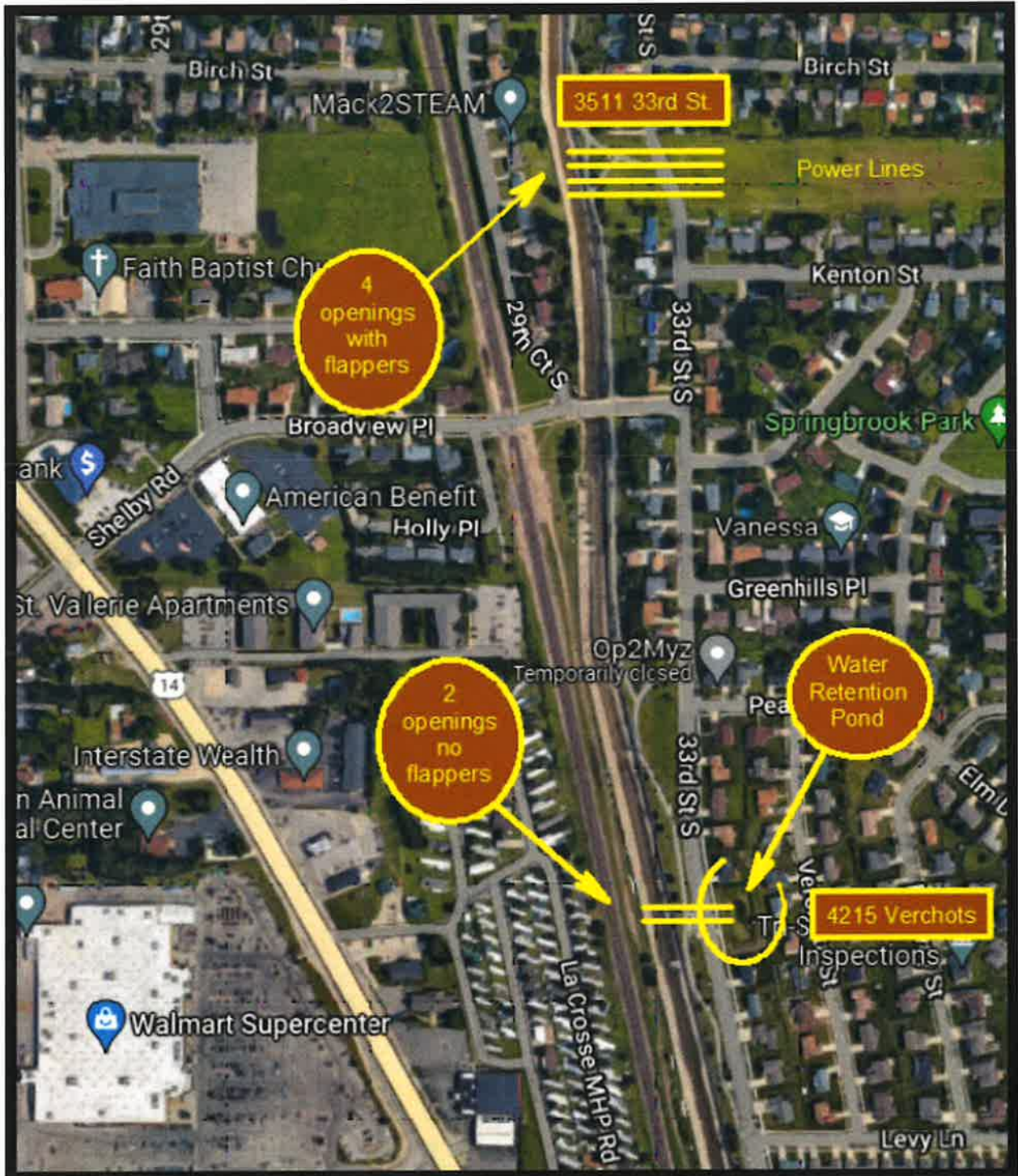
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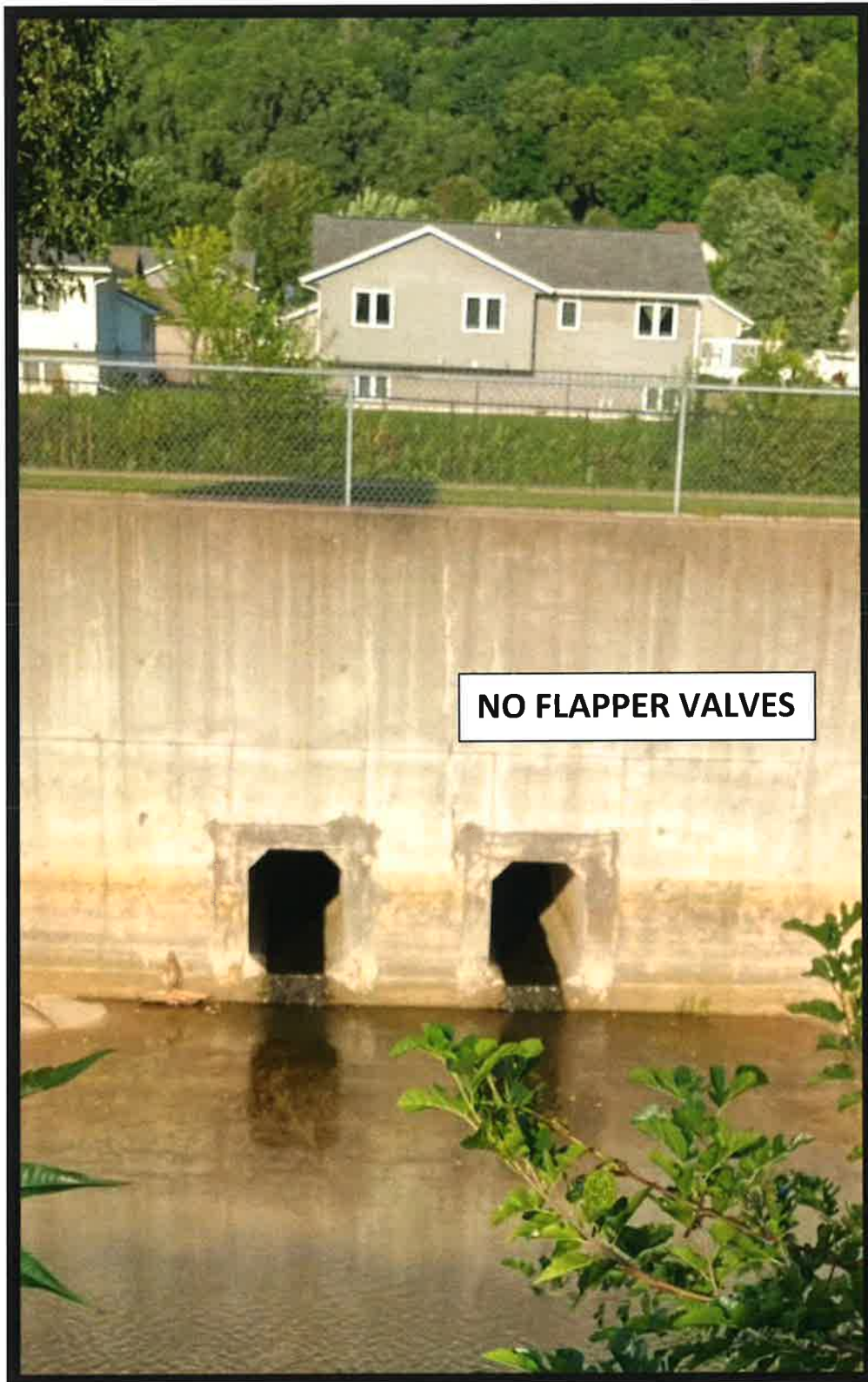
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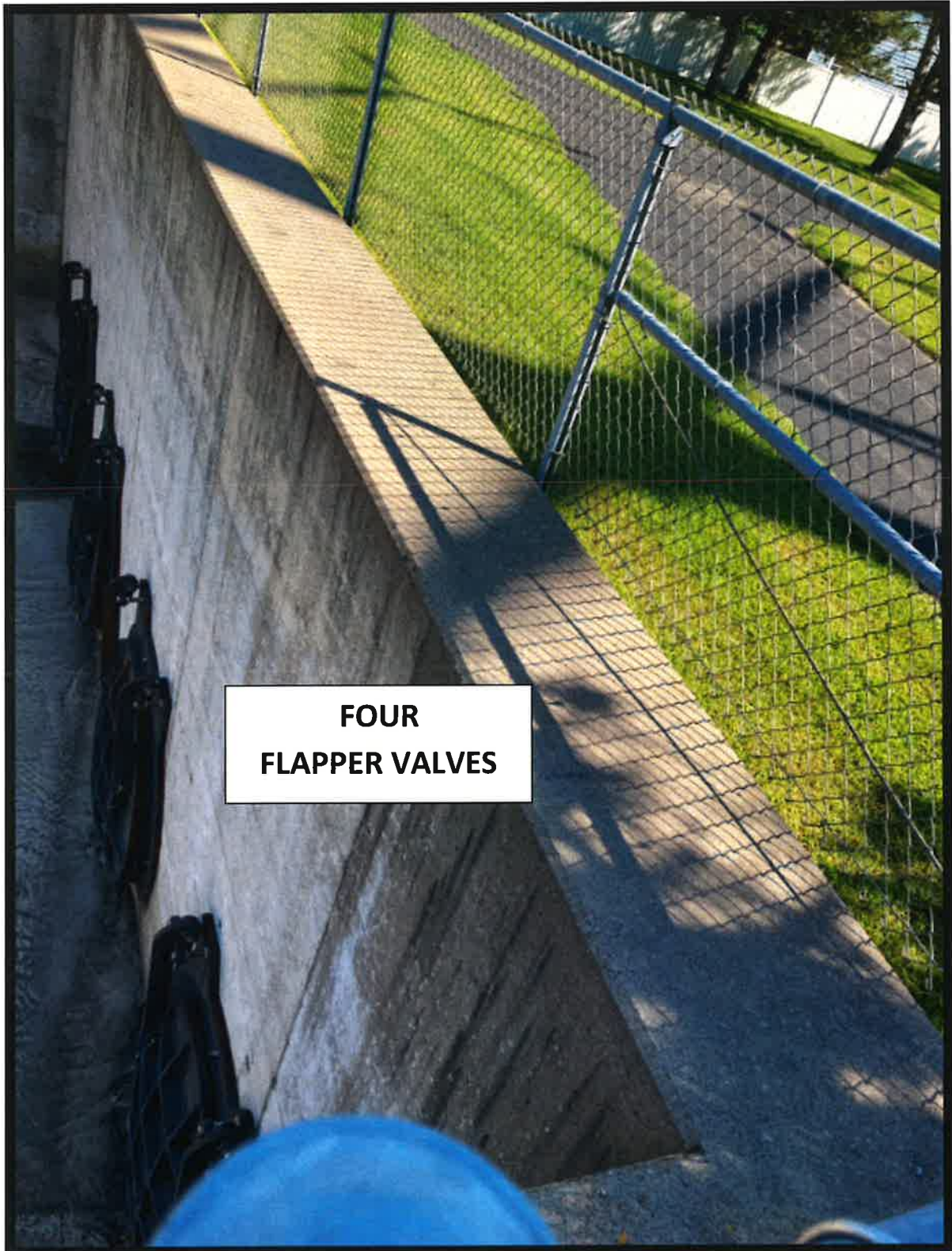
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NO FLAPPER VALVES







**SIX HOUSES AWAY
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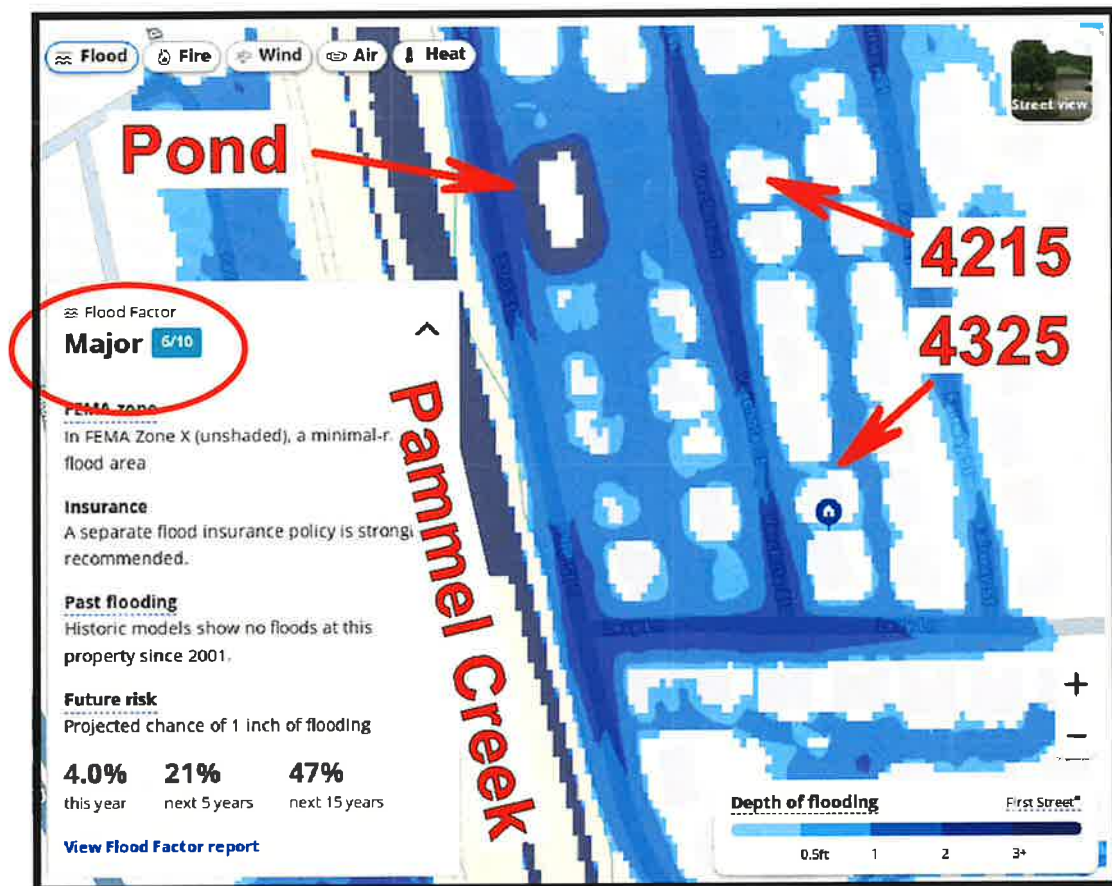
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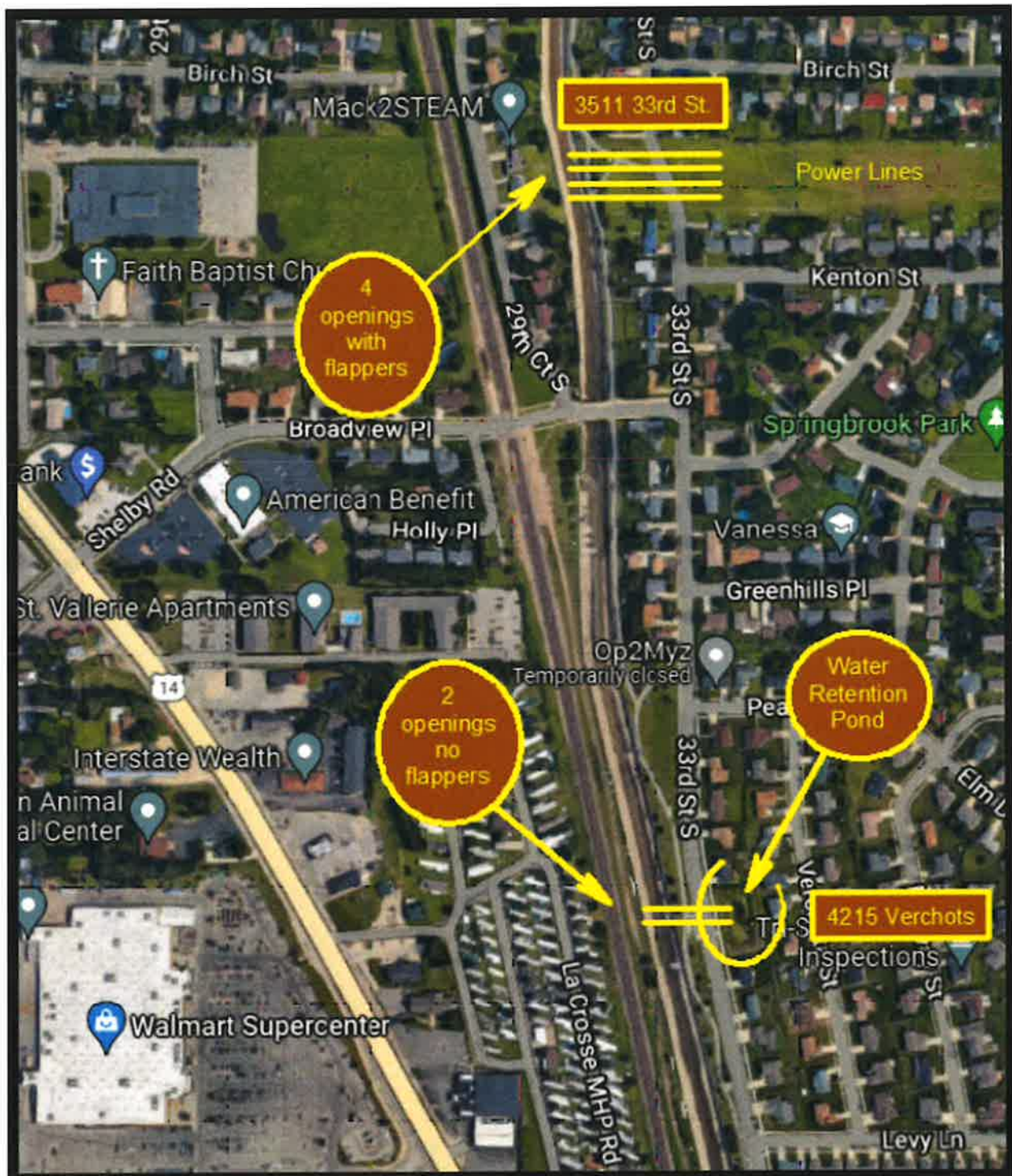
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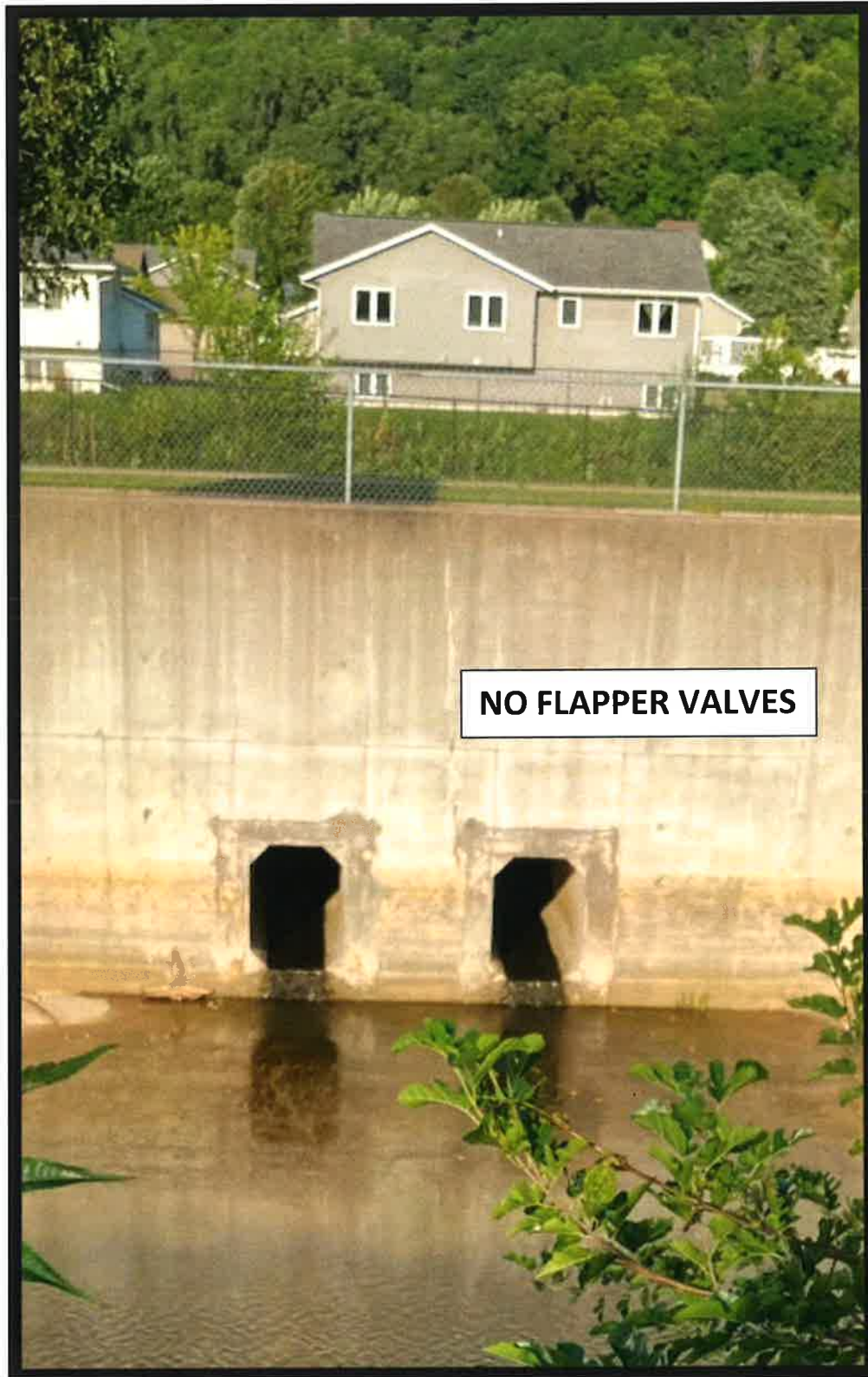
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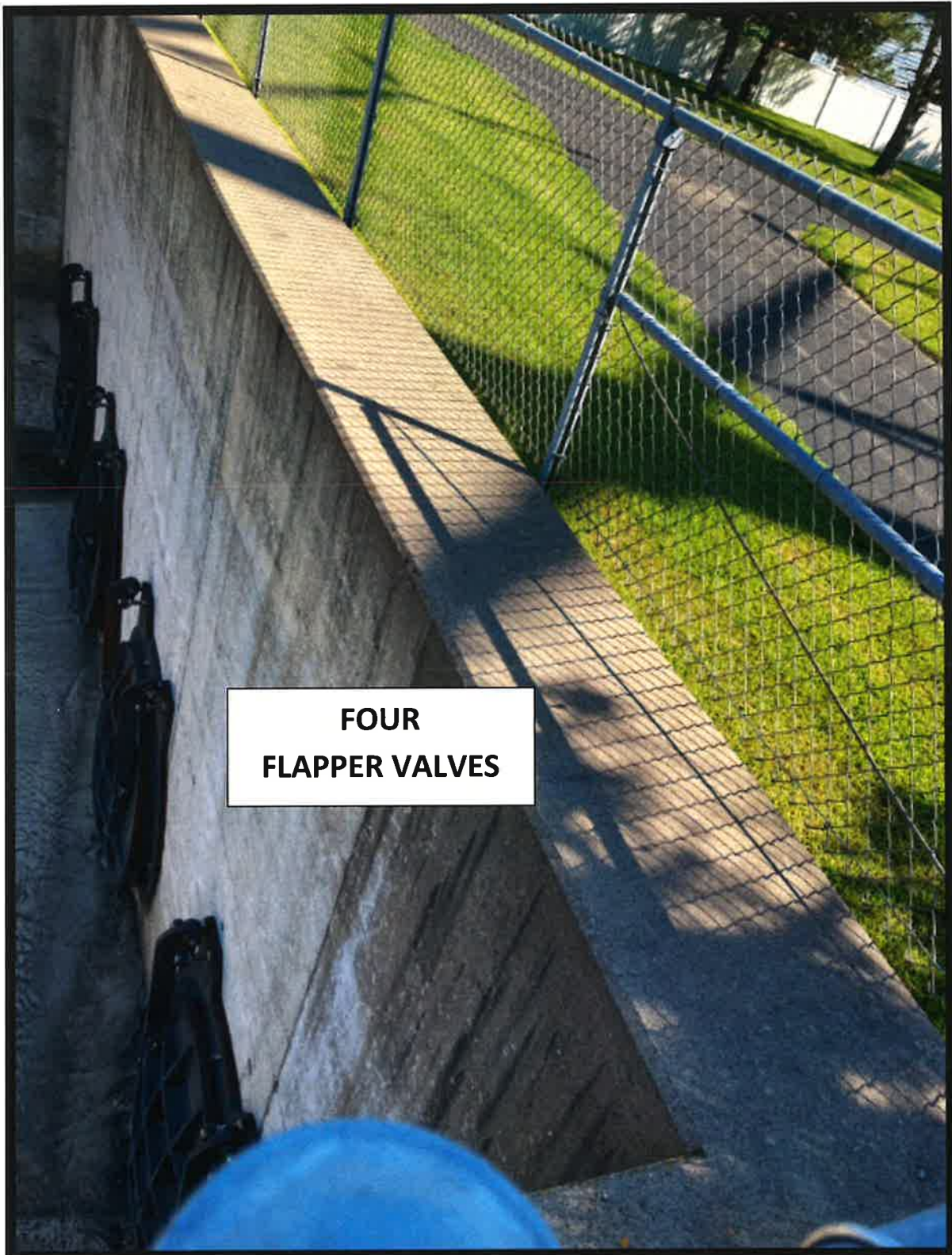
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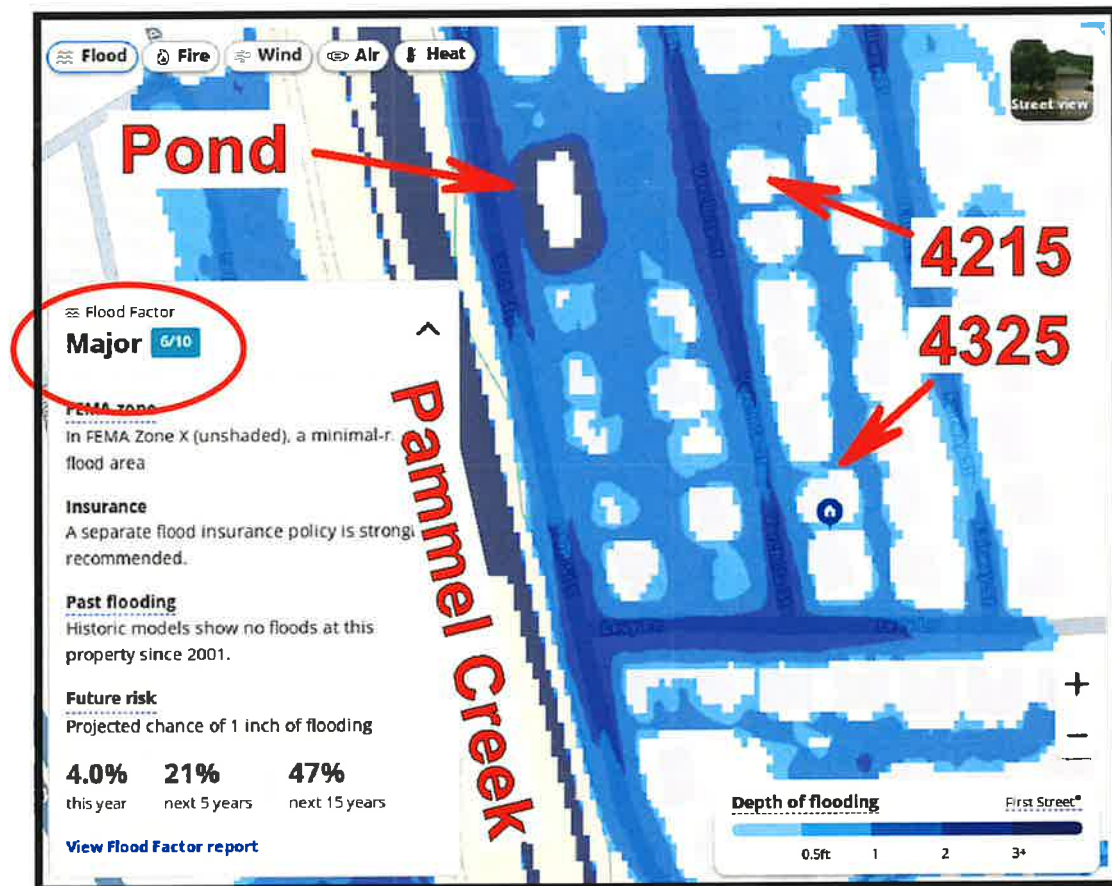
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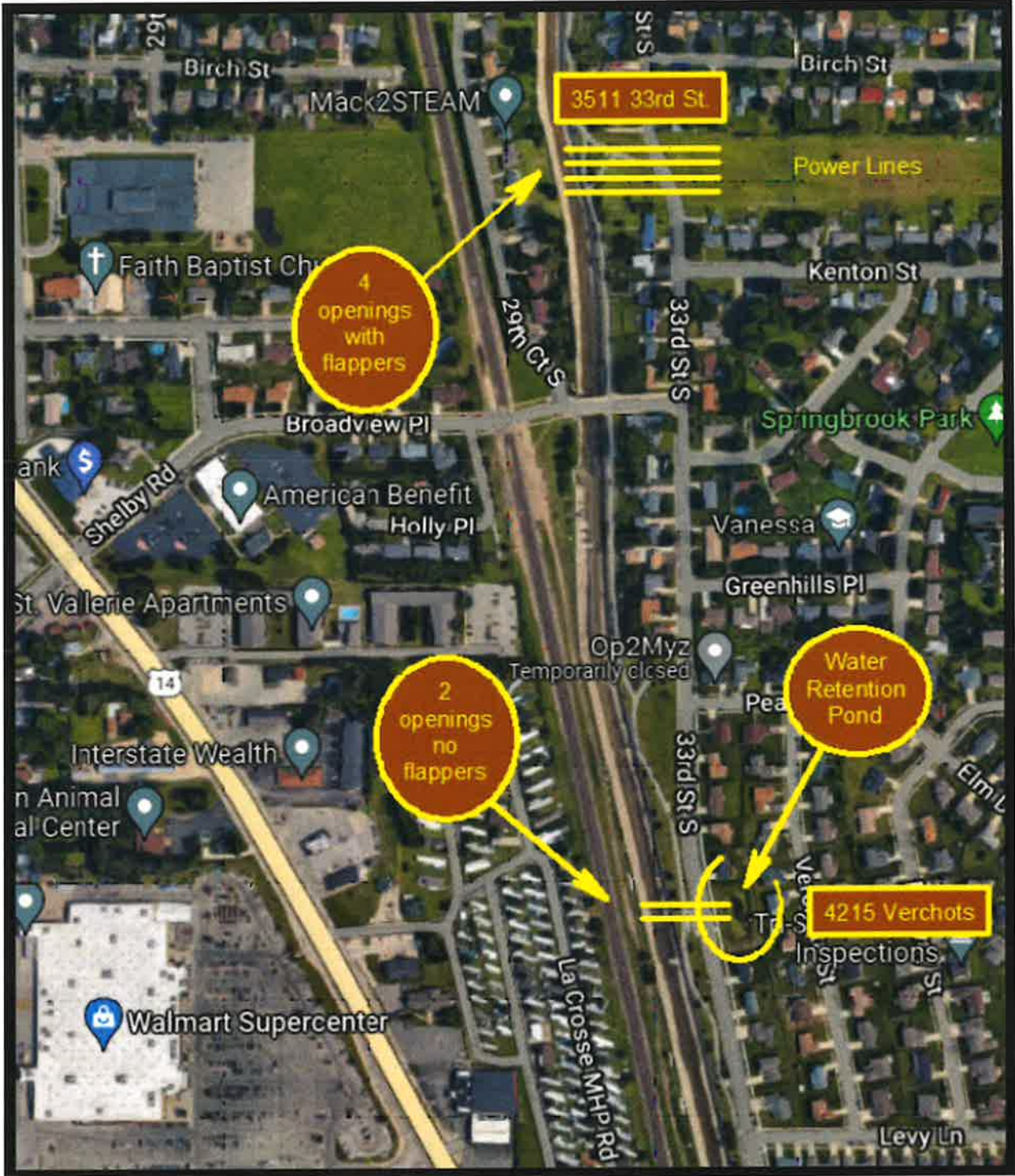
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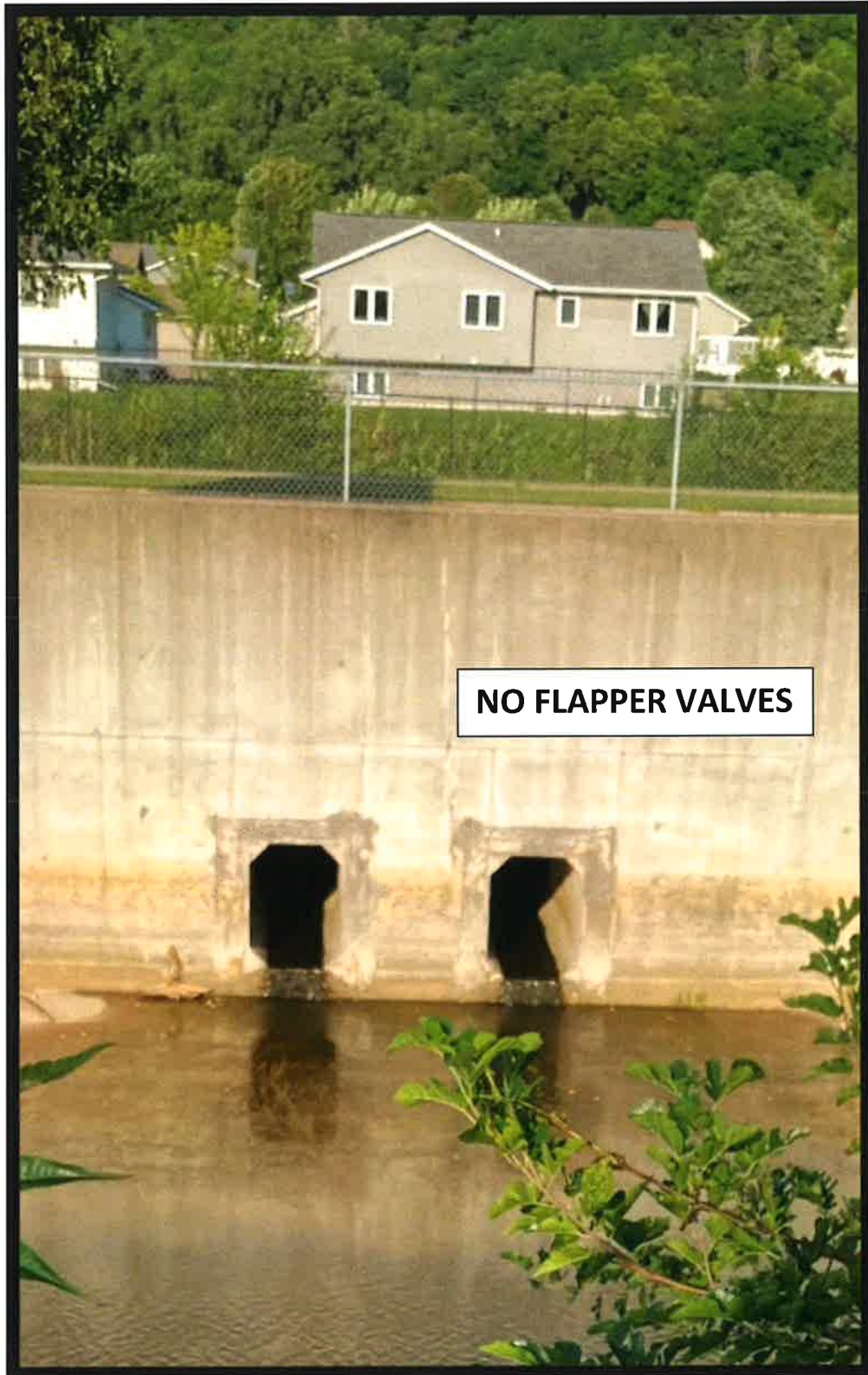
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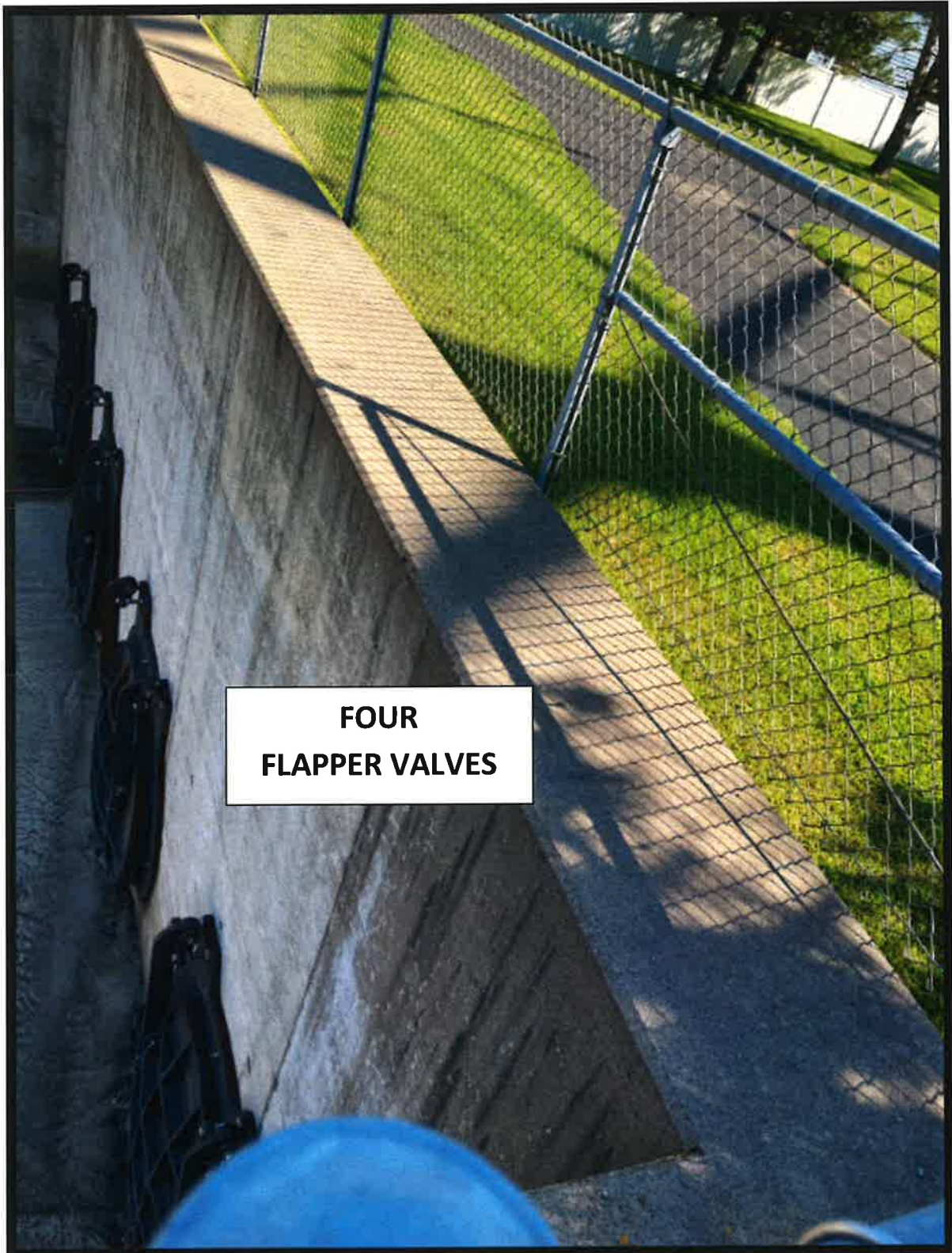
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REASON #2

ASSESSMENT FAR EXCEEDS THE AVG RATE OF APPRECIATION

Data from Wisconsin Realtors Association wra.org:

Statewide, WI homes appreciated 71% since 2018. That's **10%** a year

WI, West Region, homes appreciated 64% since 2018. That's **9%** a year

WI, La Crosse, homes appreciated 64% since 2018. That's **9%** a year

My assessment increased 144% since 2018. That's **20% a year!!!**

If assessments are based on good data, shouldn't they be more in line with actual home appreciation figures?

In 2018, my assessment was \$193k, and the median home price was \$190k. That's pretty close. **Shows I've got an average home, not some exclusive neighborhood.**

Pretty much agrees with my proposed \$313k assessment.

[illegible]

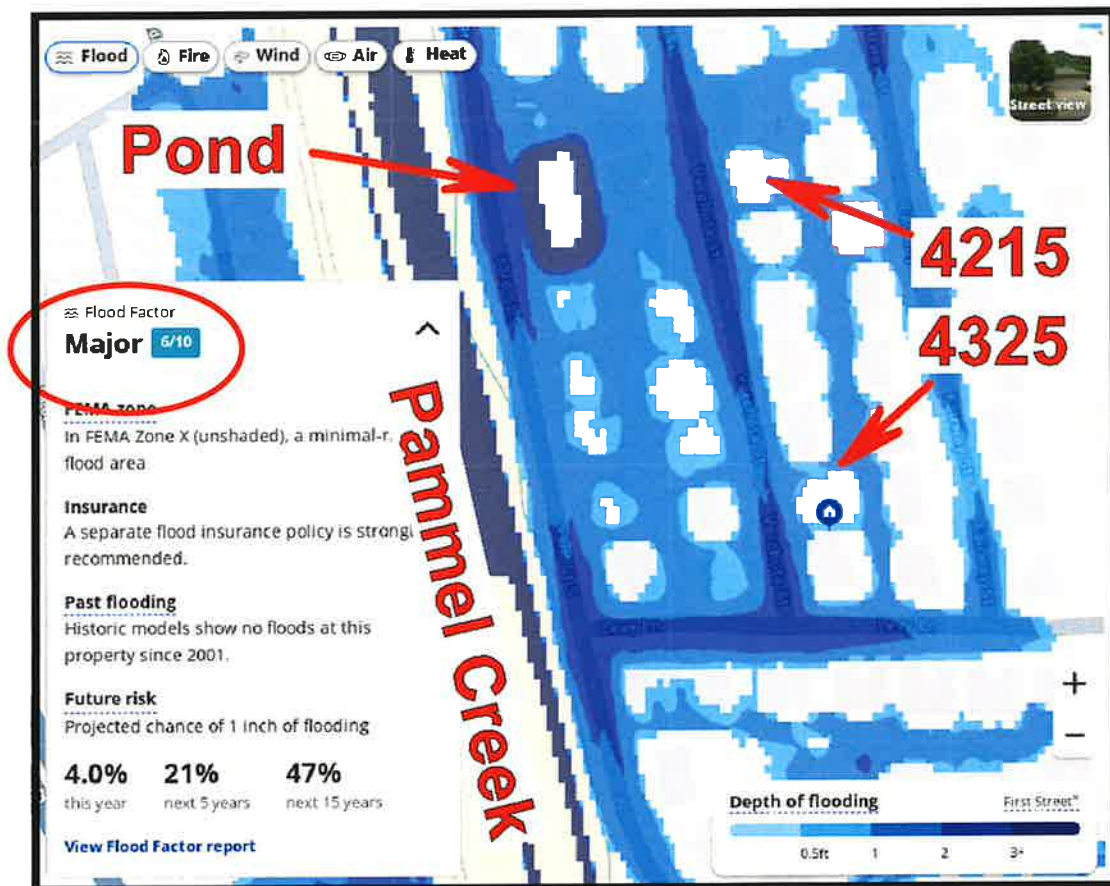
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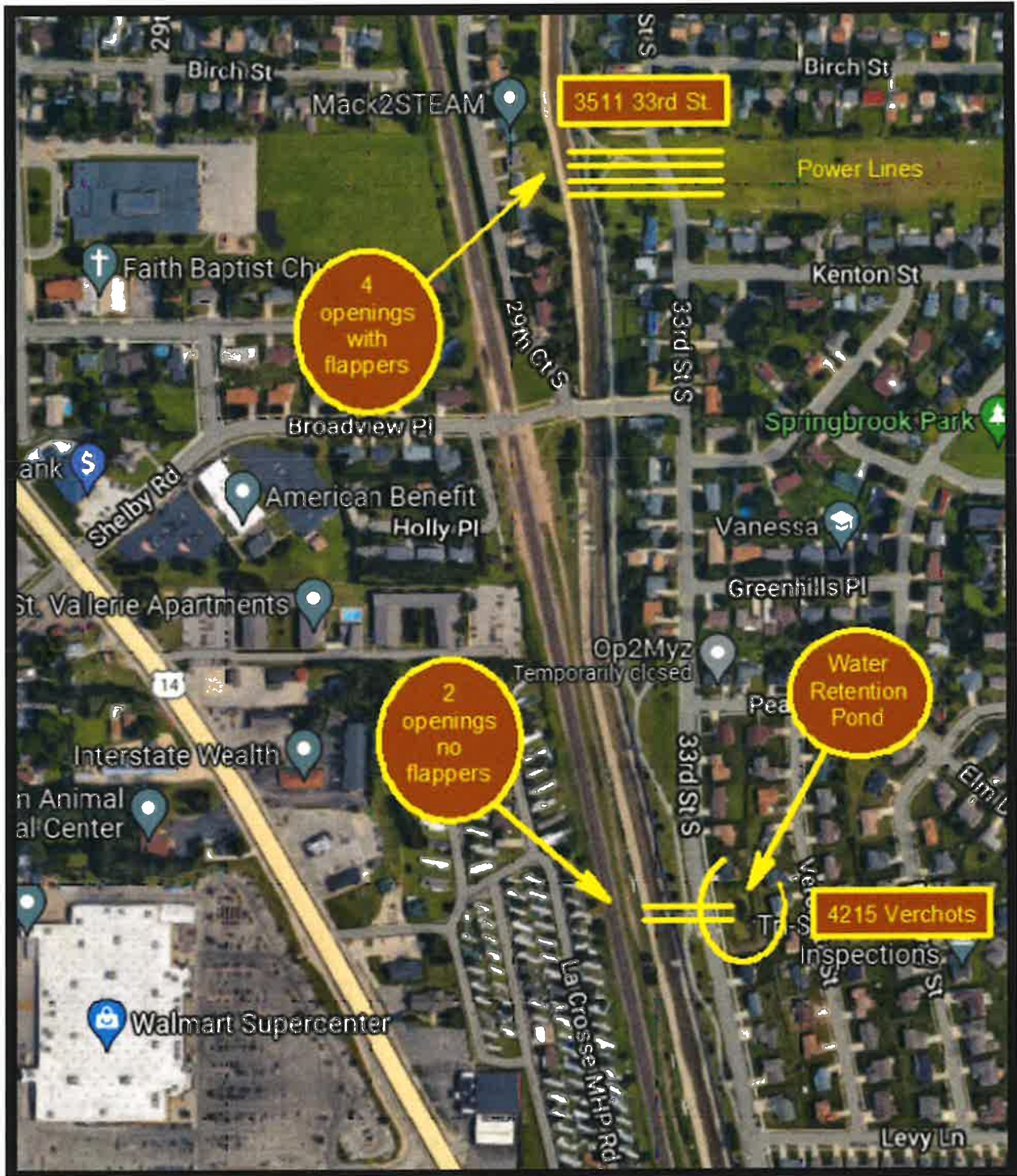
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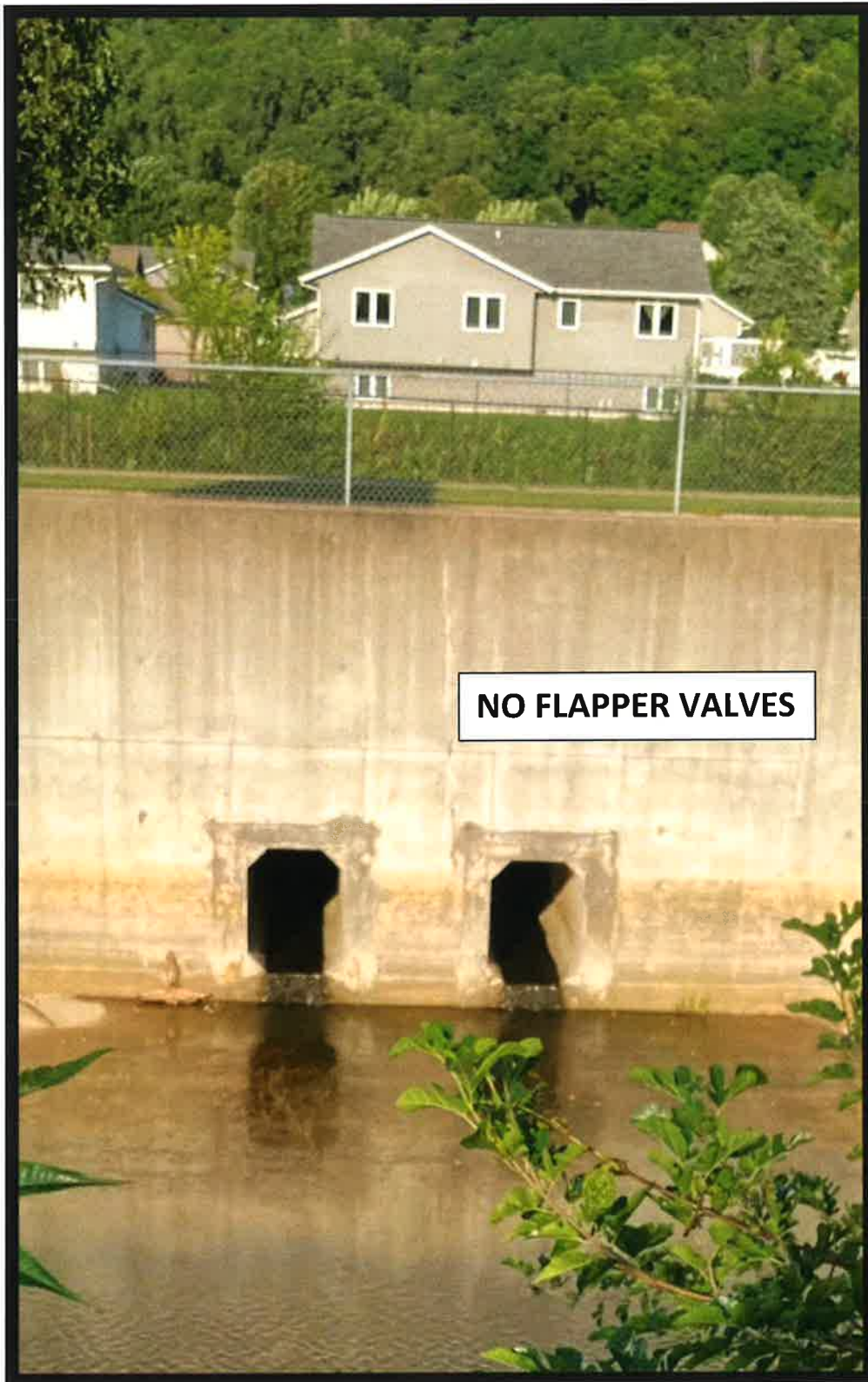
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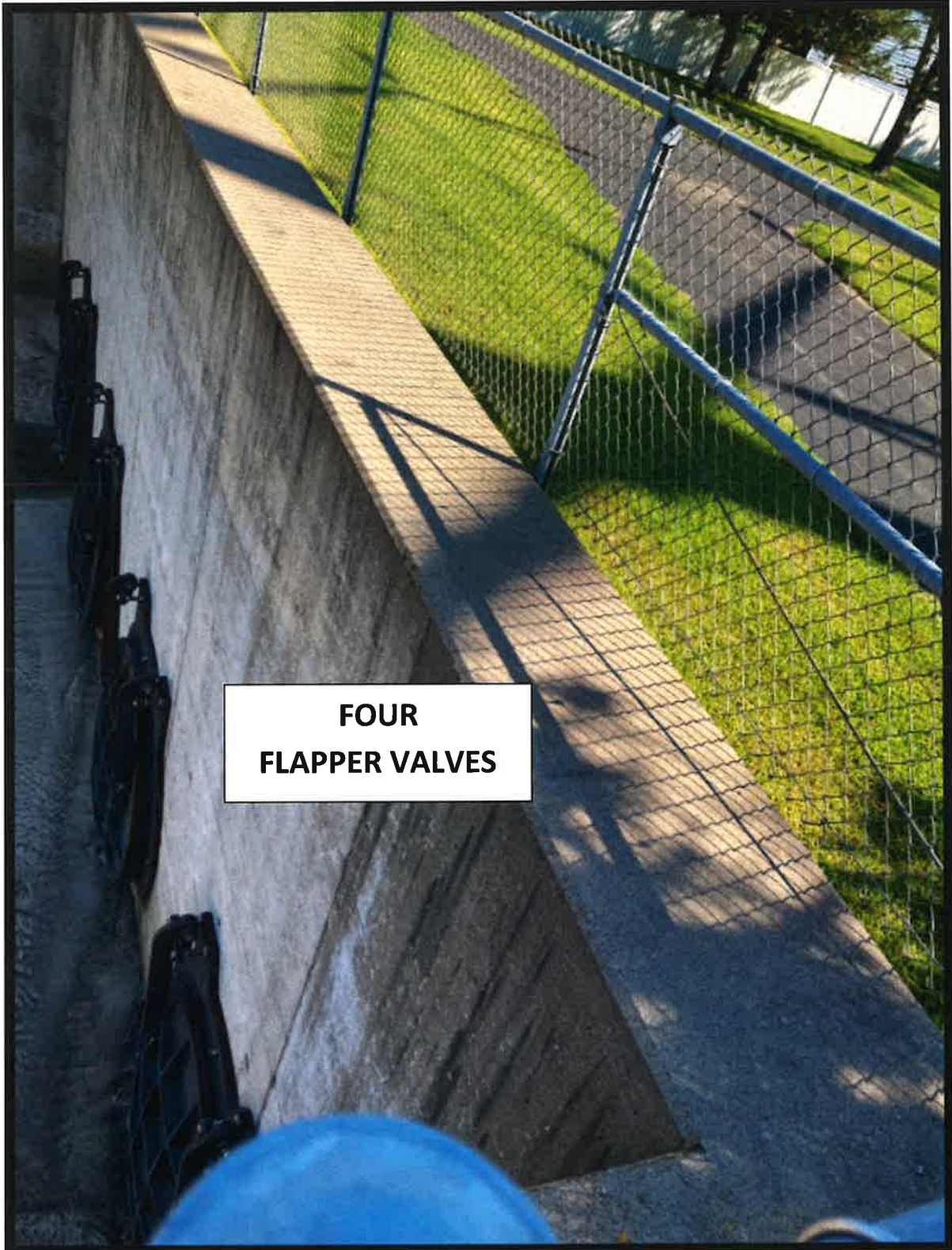
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