# **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 <u>Guide for Property Owners</u>.

Complete all sections:			1. 1. In	The design state at 5	in faun			
Section 1: Property Owner / Agent Information	on	* If agent, submit written autho	rization (For	m PA-1051 with thi	STORM			
Property owner name (on changed assessment notice)		Agent name (if applicable)						
ROBERT J. HARTER		Agent mailing address						
4233 CLIFFSIDE DR,								
City State Zip	54601	City	Stat	e Zip				
C I Empil		Owner phone	Email					
(608) 397-4372 123 harter@	gmailicom	( ) -						
Section 2: Assessment Information and Opin	ion of Value			at potical				
Property address		Legal description or parcel no. (on char	ngea assessmer	it houce				
4215 VERCHOTA ST.	<u> </u>	PAMMEL CREEK LO.	T 19 BL	OCK 4				
	54601	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						
A state of the sta		Your opinion of assessed value - Total	+ 210	000				
\$971,601			\$313,	000				
If this property contains non-market value class acre	age, provide your	opinion of the taxable value brea	akdown:					
Statutory Class	Acres	\$ Per Acre		Full Taxable	/alue			
Residential total market value			X	181/19/7	-			
Commercial total market value			1	1 - y	10			
Agricultural classification: # of tillable acres		@ \$ acre use value	N	Dest	N			
# of pasture acres		@ \$ acre use value	101	RECEIVED	Fal			
# of specialty acres		@ \$ acre use value		III AN AN	F			
Undeveloped classification # of acres		@ \$ acre @ 50% of m	a ket value	01. 14 2025	E			
Agricultural forest classification # of acres		@ \$ acre @ 50% of m	arkervalue	City	N			
Forest classification # of acres		@ \$ acre @ market va	1 2	Clerk's	N			
		market value	(3)	Office	$\sim$			
Class 7 "Other" total market value		@ \$ acre @ 50% of m	arket value	Teillal	/			
Managed forest land acres		s acre @ market va		ci lio				
Managed forest land acres	Fatimate.	Jacic @ market ve						
Section 3: Reason for Objection and Basis of	Estimate	Basis for your opinion of assessed v	alue: (Attach	additional sheets if	needed)			
Reason(s) for your objection: (Attach additional sheets if n		SALES + PAOPERTY A	PRECIA	TION DATAS	MORE			
\$471,000 TOO HIGH SEE ATTACH	+MENTS)	SEE ATTACHMEN	TS		_			
Section 4: Other Property Information								
A. Within the last 10 years, did you acquire the prop	pertv?			🔀 Yes	No No			
If Voc. provide acquisition price \$ 314, 000	Date 12 -	27 - 2019 X Purchase	Trade	🗌 Gift 🗌 ln	heritanc			
If Yes, provide acquisition price $\frac{314,000}{1000}$	(n	nm-dd-yyyy)		🗍 Yes	🗙 No			
B. Within the last 10 years, did you change this pro	perty (ex: remode	a, addition)?			Z			
If Yes, describe								
Date of Cost of	Deacthics	ost include the value of all labor (inc	ludina vour e	own)? 🗌 Yes	□ No			
C. Within the last five years, was this property listed	d/offered for sale?			Yes	🗙 No			
If Yes, how long was the property listed (provide o								
		yy) (mm-dd-yyyy)						
<ul> <li>D. Within the last five years, was this property appresent.</li> </ul>					🕅 No			
	a	Purpose of appraisal						
If Yes, provide: Date <u>-</u> Value (mm-dd-yyyy) If this property had more than one appraisal, pro								
Section 5: BOR Hearing Information								
A. If you are requesting that a BOR member(s) be re	emoved from you	r hearing, provide the name(s):						
Note: This does not apply in first or second class citie B. Provide a reasonable estimate of the amount of	es.	-						
B. Provide a reasonable estimate of the amount of Property owner or Agent signature	une you need at			Date (mm-dd-yyyy)				
Property owner or Agent signature				7/13/20	125			

Wisconsin Department of Revenue

THINKA CLENK 7/4/2025

# Notice of Intent to File Objection with Board of Review

1, <u>ROBERT J. HARTER</u>, as the property owner or as agent for hereby give Notice of Intent to File an Objection to the assessment for Parcel Number <u>17-050780-650</u>

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	F
Name	Received by
608-397-4372	
Phone	on
7/9/2025	
DUIC SUBMITTED OVER PHONE W/SANDRA	

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.

A WRITTEN OBJECTION, ON THE PROPER FORM PA-115A, MUST BE TIMELY FILED

WITH THE CITY CLERK (CLERK OF THE BOARD OF REVIEW).

**\$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).

**\$541k** is the projected fair market value of my house in 2025. This projected value is calculated based on the disputed \$471k assessment of my house in June. The assessor says their target is to have the assessed value equal the fair market value, but their track record shows otherwise. For my house, the closest they've come since 2018 is 94%. Their average is 87%. That data points to a fair market value of \$541k (471)/(87%) = 541

Wish I could get \$541k for my house. That's about \$200k more than the average selling price of similar homes in my neighborhood.



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.

		Median Price											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Se	Oct	Nov	Dec	YTD
2007	\$137,800	\$134 500	\$134,900	5141 000	\$150,000	\$140.000	\$148,250	\$145,000	S134,000	\$139,950	\$129,900	\$139,900	S140,000
2008	S134,250	\$135.500	\$139,000	\$149, <mark>1</mark> 55	\$151,000	S160.000	\$147.000	S143.700	\$140,500	\$129,200	\$155,000	\$132,000	S145,000
2009	S14			1				-	1	_		5139,250	\$136,500
2010	S13				La	Cros	se					\$128,500	\$138,000
2011	S12				-				<u>, </u>			5140,000	\$140,00 <mark>0</mark>
2012	S13				M	EDIA					Δ.	5144,100	\$146,15 <mark>0</mark>
2013	S14											\$153,000	\$150,000
2014	S13				SALI	ES PF	RICE					\$151,500	\$151,000
2015	S12				14/1	0 I4		1.		снот	- ^	\$160,000	\$155,000
2016	S13				VVI	Real	tors		VERC	HU	A	\$162,000	\$167,900
2017	S16								CCEC	SME		\$186.450	\$176.250
2018	S16				P	ssoc		A.	33E3	SIVIL		3198,000	\$189,750
2019	\$17	2	010		15	39,75	:0		103	3,100		\$207,500	\$195,000
2020	\$18	Ζ,	018		ТС	59,1-	10 1		190	,100		3215,000	\$216,900
2021	\$21	21	025		21	10,00	10	11	471	,600		\$243,000	\$235,000
2022	s23		025			10,00				.,		\$255,000	\$265.000
2023	\$230,000	\$273,500	\$255,500	\$267,500	\$259,900	\$296,500	\$290.250	\$322,500	\$295,900	\$273,000	\$270,500	5259.175	\$280.000
2024	\$270,000	\$270,000	\$304,000	\$322,500	S299,450	\$315,000	\$305,000	\$315,500	\$317 500	\$300,000	\$293,250	5297 250	\$305,000
2025	\$285.500	\$314,900	\$302,500	\$303.200	\$330,000	n/a	\$310,000						

### ASSESSMENT DOESN'T FACTOR IN THE MAJOR FLOOD RISK IN THE AREA

The area of my house has been classified as having a **major flood factor risk**. The image below is from Zillow for an MLS listing of 4325 Verchota, which is five houses away from mine at 4215 Verchota. For this flood map, Zillow uses models from firststreet.org.

Also, there're no check valves (flapper valves) for preventing high water in Pammel Creek from backflowing into the water retention pond and flooding our Hillview Golf Course neighborhood. A few hundred feet upstream in Pammel Creek, however, there are check valves for preventing backflow from flooding that area. Someone at City Hall referred me to the Army Corp of Engineers, but even they were puzzled as to why our neighborhood doesn't have check valves.











.....







**\$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).

**\$541k** is the projected fair market value of my house in 2025. This projected value is calculated based on the disputed \$471k assessment of my house in June. The assessor says their target is to have the assessed value equal the fair market value, but their track record shows otherwise. For my house, the closest they've come since 2018 is 94%. Their average is 87%. That data points to a fair market value of \$541k (471)/(87%) = 541

Wish I could get \$541k for my house. That's about \$200k more than the average selling price of similar homes in my neighborhood.



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.

		Median Price											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Se	Oct	Nov	Dec	YTD
2007	\$137,800	\$134,500	S134,900	\$141,000	\$150,000	\$140,000	\$146 250	\$145,000	\$134.000	\$139,950	\$129,9 <mark>0</mark> 0	\$139,900	\$140,000
2008	\$134,250	\$135,500	\$139,000	\$149,155	\$151,000	\$160,000	5147,000	S143,700	\$140,500	\$129,200	\$155,000	\$132,000	S145,000
2009	\$14		_	- 1	_			-	1			\$139,250	\$136,500
2010	S13				La	Cros	se					\$128,500	\$135,000
2011	S12											5140,000	S140,000
2012	S13				M	EDIA	N					\$144.100	S146,150
2013	S14											\$153,000	\$150,000
2014	S13				SAL	ES PH	RICE				25	\$151,500	\$151,000
2015	S12							1.			- ^	5160,000	\$155,000
2016	S13				W	Real	cors	<b>1</b> \	/ERC	HUI	A	\$162.000	\$167,900
2017	\$16								SSES		NIT	5186,450	\$176.250
2018	\$16				<u> </u>	ssoc			33E3	SIVIE	IN I	\$198,000	\$189,750
2019	S17	2.0	010		10	39,75	$\mathbf{n}$		102	3,100		\$207,500	\$195.000
2020	\$18	,	018		10	>>,/-			193	,100	,	\$215,000	\$216,900
2021	\$21	2.	025		21	10,00	0		471	,600		\$243,000	\$235.000
2022	s23	ر ۲	525			10,00				.,000		\$255,000	\$265,00D
2023	\$230,000	\$273,500	\$255,500	\$267,500	\$259,900	\$296,500	\$290,250	\$322,500	\$295,900	\$273,000	\$270.500	\$259,175	\$280,000
2024	\$270,000	\$270.000	\$304,000	\$322,500	\$299,450	\$315,000	\$305,000	\$315,500	S317,500	\$300,000	\$293,250	5297,250	\$305,000
2025	\$285,500	5314,900	\$302,500	\$303 200	\$330,000	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$310,000

#### ASSESSMENT DOESN'T FACTOR IN THE MAJOR FLOOD RISK IN THE AREA

The area of my house has been classified as having a **major flood factor risk**. The image below is from Zillow for an MLS listing of 4325 Verchota, which is five houses away from mine at 4215 Verchota. For this flood map, Zillow uses models from firststreet.org.

Also, there're no check valves (flapper valves) for preventing high water in Pammel Creek from backflowing into the water retention pond and flooding our Hillview Golf Course neighborhood. A few hundred feet upstream in Pammel Creek, however, there are check valves for preventing backflow from flooding that area. Someone at City Hall referred me to the Army Corp of Engineers, but even they were puzzled as to why our neighborhood doesn't have check valves.

















**\$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).

**\$541k** is the projected fair market value of my house in 2025. This projected value is calculated based on the disputed \$471k assessment of my house in June. The assessor says their target is to have the assessed value equal the fair market value, but their track record shows otherwise. For my house, the closest they've come since 2018 is 94%. Their average is 87%. That data points to a fair market value of \$541k (471)/(87%) = 541

Wish I could get \$541k for my house. That's about \$200k more than the average selling price of similar homes in my neighborhood.



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.

		Median Price											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Se	Oct	Nov	Dec	YTD
2007	\$137,800	\$134,500	S134,900	5141,000	\$150,000	\$140.000	5148,250	\$145,000	\$134.000	\$139,950	\$129.900	\$139,900	\$140,000
2005	\$134,250	\$135 500	\$139,000	\$149.155	\$151,000	\$160,000	5147 000	\$143,700	\$140,500	S129 200	\$155,000	\$132,000	S145_000
2009	S14					_			1	_		\$139,250	\$136,50 <mark>0</mark>
2010	S13				La	Cros	se					5128,500	S138.000
2011	\$12				1200							\$140,000	\$140,000
2012	S13				M	EDIA	<b>N</b>					\$144,100	\$146.15D
2013	S14											\$153,000	\$150.00D
2014	S13				SALI	ES PF	RICE					\$151,500	\$151,000
2015	\$12				14/1	Deela				снот		\$160,000	\$155,000
2016	\$13				VVI	Real	cors		/EKC	,HUI	A	\$162.000	S167,900
2017	S16								CCEC	SME	NIT	5186,450	\$176,250
2018	S16				<u> </u>	ssoc		<b>A</b> .	3363	SIVIL		5198,000	\$189,750
2019	\$17	2	010		10	39,75	:0 /		103	3,100		\$207,500	\$195.000
2020	\$18	,	018		TC	59,10			193	,100		\$215,000	\$216,900
2021	\$21	21	025	1.9	31	10,00	10	10	471	,600	)	\$243.000	\$235,000
2022	<b>\$</b> 23	2,	025		3.	10,00				.,		3255.000	\$265,000
2023	\$230,000	\$273.500	\$255,500	\$267,500	\$259,900	\$296.500	\$290,250	\$322,500	\$295,900	\$273.000	\$270.500	\$259,175	\$280.000
2024	\$270,000	\$270.000	\$304,000	\$322,500	\$299,450	\$315,000	\$305,000	\$315,500	\$317,500	\$300,000	\$293,250	5297,250	\$305,000
2025	S285,500	S314,900	\$302,500	\$303,200	\$330,000	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$310,000

### ASSESSMENT DOESN'T FACTOR IN THE MAJOR FLOOD RISK IN THE AREA

The area of my house has been classified as having a **major flood factor risk**. The image below is from Zillow for an MLS listing of 4325 Verchota, which is five houses away from mine at 4215 Verchota. For this flood map, Zillow uses models from firststreet.org.

Also, there're no check valves (flapper valves) for preventing high water in Pammel Creek from backflowing into the water retention pond and flooding our Hillview Golf Course neighborhood. A few hundred feet upstream in Pammel Creek, however, there are check valves for preventing backflow from flooding that area. Someone at City Hall referred me to the Army Corp of Engineers, but even they were puzzled as to why our neighborhood doesn't have check valves.











÷.







**\$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).

**\$541k** is the projected fair market value of my house in 2025. This projected value is calculated based on the disputed \$471k assessment of my house in June. The assessor says their target is to have the assessed value equal the fair market value, but their track record shows otherwise. For my house, the closest they've come since 2018 is 94%. Their average is 87%. That data points to a fair market value of \$541k (471)/(87%) = 541

Wish I could get \$541k for my house. That's about \$200k more than the average selling price of similar homes in my neighborhood.



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.

**Median Price** Dec YTD May Jul Oct Nov Jan Feb Mar Арг Jun Aug 2007 \$137 600 \$134,500 \$134,900 \$141,000 \$150,000 \$140,000 \$148,250 \$145,000 \$139,950 \$139,950 \$129,900 \$139,900 \$140,000 0.500 \$129,200 \$155,000 \$132,000 \$145,000 2008 \$134,250 \$135,500 \$139,000 \$149,155 \$151,000 \$160,000 \$147,000 \$143,700 \$ \$139,250 \$136,500 2009 S14 La Crosse \$128.500 \$138.000 2010 \$13 5140.000 S140.000 2011 S12 MEDIAN \$144,100 S146,150 2012 \$13 5153,000 \$150,000 2013 \$14 SALES PRICE \$151.500 \$151.000 2014 513 \$160,000 S155,000 2015 \$12 **WI Realtors** VERCHOTA \$162,000 \$167,900 2016 S13 \$186,450 \$176,250 2017 S16 ASSESSMENT Assoc. \$198.000 S189.750 2018 \$16 S207 500 S195,000 2019 \$17 189,750 193,100 2,018 \$215,000 \$216,900 2020 \$18 \$243,000 \$235,000 2021 \$21 310,000 471,600 2,025 \$265,000 \$255,000 2022 \$23 2023 \$230,000 \$273,500 \$255,500 \$267,500 \$259,900 \$296,500 \$290,250 \$322,500 \$295,900 \$273,000 \$270,500 \$259,175 \$280,000 2024 \$270,000 \$270,000 \$304,000 \$322,500 \$299,450 \$315,000 \$305,000 \$315,500 \$317,500 \$300,000 \$293,250 \$297,250 \$305,000 \$310,000 2025 S285.500 \$314,900 \$302,500 \$303,200 \$330,000 n/a n/a n/a n/a n/a n/a

### ASSESSMENT DOESN'T FACTOR IN THE MAJOR FLOOD RISK IN THE AREA

The area of my house has been classified as having a **major flood factor risk**. The image below is from Zillow for an MLS listing of 4325 Verchota, which is five houses away from mine at 4215 Verchota. For this flood map, Zillow uses models from firststreet.org.

Also, there're no check valves (flapper valves) for preventing high water in Pammel Creek from backflowing into the water retention pond and flooding our Hillview Golf Course neighborhood. A few hundred feet upstream in Pammel Creek, however, there are check valves for preventing backflow from flooding that area. Someone at City Hall referred me to the Army Corp of Engineers, but even they were puzzled as to why our neighborhood doesn't have check valves.










183 (6)







# **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).

**\$541k** is the projected fair market value of my house in 2025. This projected value is calculated based on the disputed \$471k assessment of my house in June. The assessor says their target is to have the assessed value equal the fair market value, but their track record shows otherwise. For my house, the closest they've come since 2018 is 94%. Their average is 87%. That data points to a fair market value of \$541k (471)/(87%) = 541

Wish I could get \$541k for my house. That's about \$200k more than the average selling price of similar homes in my neighborhood.

Based on recent sales of comparable homes in the same development, I believe my assessment should be 313k. (360k) x (87%) = 313k (assessment)



## **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.

		Median Price											
	Jan	Feb	Mar	Арг	May	Jun	Jul	Aug	Se	Oct	Nov	Dec	YTD
2007	\$137,800	\$134,500	\$134,900	\$141,000	S150,000	\$140.000	5148,250	\$145,000	\$134.000	\$139,950	S129,900	\$139,900	\$140,000
2008	\$134,250	\$135,500	\$139,000	\$149, <mark>1</mark> 55	\$151,000	\$160.000	S147_000	\$143,700	5140.500	\$129,200	\$155.000	\$132,000	\$145,000
2009	S14	_							1			\$139,250	S136 500
2010	S13				La	Cros	se					\$128,500	S138 000
2011	\$12								ře –		_	\$140,000	\$140,000
2012	S13				M	EDIA						5144,100	\$146,15D
2013	S14											3153,000	S150,000
2014	\$13				SAL	22 M	<b>KICE</b>					\$151,500	\$151,000
2015	\$12				1471	Deeld			/ERC			\$160.000	\$155.000
2016	S13				VVI	Realt	tors		VERU	,HUI	A	\$162,000	\$167,900
2017	\$16				^	ssoc			SSES			\$186,450	\$176,250
2018	S16				P	15500	••	A.	3313	SIVIL	INI	\$198,000	\$189,750
2019	\$17	2	010		19	20 75			103	100		\$207,500	S195,000
2020	\$18	s17 s18 <b>2,018</b>				189,750			193,100				\$216,900
2021	\$21	21	025		31	10,00	10	1	471	L,600		\$243,000	\$235.000
2022	\$23	ر ک	025			10,00				.,		\$255,000	\$265,00D
2023	\$230_000	\$273.500	\$255,500	S267,500	\$259,900	\$296,500	\$290,250	\$322,500	\$295,900	\$273,000	\$270,500	\$259,175	\$280,000
2024	\$270.000	\$270,000	\$304,000	\$322,500	\$299,45D	\$315,000	\$305,000	\$315,500	\$317,500	\$300,000	\$293,250	5297 250	\$305,000
2025	\$285,500	\$314,900	\$302,500	\$303.200	\$330,000	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$310,000

### **REASON #3**

#### ASSESSMENT DOESN'T FACTOR IN THE MAJOR FLOOD RISK IN THE AREA

The area of my house has been classified as having a **major flood factor risk**. The image below is from Zillow for an MLS listing of 4325 Verchota, which is five houses away from mine at 4215 Verchota. For this flood map, Zillow uses models from firststreet.org.

Also, there're no check valves (flapper valves) for preventing high water in Pammel Creek from backflowing into the water retention pond and flooding our Hillview Golf Course neighborhood. A few hundred feet upstream in Pammel Creek, however, there are check valves for preventing backflow from flooding that area. Someone at City Hall referred me to the Army Corp of Engineers, but even they were puzzled as to why our neighborhood doesn't have check valves.

Before increasing the assessment of my property, it seems that the major flood factor risk and the check valve issue should be resolved.











ar -







# **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).

**\$541k** is the projected fair market value of my house in 2025. This projected value is calculated based on the disputed \$471k assessment of my house in June. The assessor says their target is to have the assessed value equal the fair market value, but their track record shows otherwise. For my house, the closest they've come since 2018 is 94%. Their average is 87%. That data points to a fair market value of \$541k (471)/(87%) = 541

Wish I could get \$541k for my house. That's about \$200k more than the average selling price of similar homes in my neighborhood.

Based on recent sales of comparable homes in the same development, I believe my assessment should be 313k. (360k) x (87%) = 313k (assessment)



## **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.

Median Price													
	Jan	Feb	Mar	Apr	Мау	Jun	Jul	Aug	Sea	Oct	Nov	Dec	YTD
2007	\$137,800	0 \$134,500	\$134,900 \$141,0		S150,000	\$140.000	\$148,250	\$145,000	\$134,000	S139,950	\$129,900	\$139,900	S140.000
2008	\$134,25	\$135 500	\$139,000	\$149,155	S151,000	\$160,000	S147_000	\$143,700	5140.500	\$129,200	\$155,000	\$132,000	\$145,000
2009	S14			1			_	1	1			\$139,250	\$136,500
2010	S13				La	Cros	se					\$128,500	\$138,000
2011	\$12											\$140,000	S140.000
2012	S13				M	EDIA						5144_100	S146,150
2013	S14				~ • • •							5153,000	\$150.000
2014	S13				SALI	es pr	RICE					\$151,500	S151_000
2015	\$12				14/1	D la					- ^	\$160,000	\$155,000
2016	S13				VV	Real	cors	<b>/</b> `	/ERC	CHOT	A	5162,000	\$167,9DD
2017	\$16								CEC	SME	NIT	5186.450	\$176.250
2 <mark>0</mark> 18	\$16		_		F	ssoc	**	A.	53E3	SIVIL	1.1.1	5198.000	\$189,750
2019	S17	2	018		15	39,75			103	3,100		\$207,500	\$195,DDD
2020	S18	۷,	010		T	59,75	10 1	_	190	,100		\$215,000	\$216,90D
2021	S21	2	025	13	2	10,00	10		471	,600		5243,000	\$235,000
2022	\$23 L	۷,۲	025	_	510,000				773	\$255,000	\$265,000		
2023	\$230,00	D \$273,500	\$255,500	S267.500	\$259,900	\$296,500	\$290,250	\$322.500	\$295,900	\$273,000	\$270,500	\$259 175	\$280,000
2024	\$270.00	0 S270,000	\$304,000	S322 500	\$299,45D	\$315,000	\$305,000	\$315,500	\$317,500	\$300,000	\$293,250	\$297,250	\$305,000
2025	\$285,50	0 \$314,900	\$302,500	\$303 200	\$330,000	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$310,000

### **REASON #3**

#### ASSESSMENT DOESN'T FACTOR IN THE MAJOR FLOOD RISK IN THE AREA

The area of my house has been classified as having a **major flood factor risk**. The image below is from Zillow for an MLS listing of 4325 Verchota, which is five houses away from mine at 4215 Verchota. For this flood map, Zillow uses models from firststreet.org.

Also, there're no check valves (flapper valves) for preventing high water in Pammel Creek from backflowing into the water retention pond and flooding our Hillview Golf Course neighborhood. A few hundred feet upstream in Pammel Creek, however, there are check valves for preventing backflow from flooding that area. Someone at City Hall referred me to the Army Corp of Engineers, but even they were puzzled as to why our neighborhood doesn't have check valves.

Before increasing the assessment of my property, it seems that the major flood factor risk and the check valve issue should be resolved.















