## **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 / Ager   |  |                         | * If agent, submit written auth  | orization   | (Form P    | A-105) with th    | is form           |
| Property owner name (on changed assessment not<br>Tammera M. Klein and William   | nG. Kle                                | ein                     | Agent name (if applicable)   |             |            |                   |                   |
| Owner mailing address<br>2510 Riverside Drive  |  |                         | Agent mailing address  |             |            |                   |                   |
| <sup>City</sup> La Crosse  | State<br>WI                            | <sup>Zip</sup><br>54601 | City   |             | State      | Zip               |                   |
| Owner phone<br>( 608 780-8857 Email<br>tamr  | nymk2                                  | 510@gmail.com           | <sup>Owner phone</sup><br>( 608-780-8861 Bill  | Email       |            |                   |                   |
| Section 2: Assessment Information  | on and                                 | Opinion of Value        |  |             |            |                   |                   |
| Property address<br>2510 Riverside Drive   | () ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( |                         | Legal description or parcel no. (on ch   | anged asses | ssment noi | tice)             |                   |
| <sup>City</sup> La Crosse  | State<br>WI                            | <sup>Zip</sup> 54601    | 17-050016-050  |             |            |                   | 5                 |
| Assessment shown on notice – Total<br>\$397,000.00   |  | 200                     | Your opinion of assessed value - Tota<br>\$281,927.00  | ıl          |            |                   |                   |
| If this property contains non-market value   | ue class a                             | creage, provide vou     | r opinion of the taxable value bro   | eakdown:    |            |                   |                   |
| Statutory Class  |  | Acres                   | \$ Per Acre  |             | -          | Full Taxable \    | /alue             |
| Residential total market value   |  |                         |  | 1           | The        | 113/7             |                   |
| Commercial total market value  |  |                         |  | N           |            |                   | 2                 |
| Agricultural classification: # of tillable ag  | res                                    |                         | @ \$ acre use value  | 12V         | RE         | CEIVED            | -1                |
| # of pasture a   | cres                                   |                         | @ \$ acre use value  | 1           |            | STAFA             | ET                |
| # of specialty   | acres                                  |                         | @ \$ acre use value  | =           | 04 1       | 4 2000            | 01                |
| Undeveloped classification # of acres  |  |                         | @ \$ acre @ 50% of h   | narket val  | ue Ci      | 4023              | H                 |
| Agricultural forest classification # of acres  |  |                         | @ \$ acre @ 50% of n   |             |            |                   | 0                 |
| Forest classification # of acres   |  |                         | @ \$ acre @ market v   | alue        | Offic      |                   | 2                 |
| Class 7 "Other" total market value   |  |                         | market value   |             | Tat        | TIL               | 7                 |
| Managed forest land acres  |  |                         | @ \$ acre @ 50% of n   | narket val  | tre        | 8                 |                   |
| Managed forest land acres  |  |                         | @ \$ acre @ market v   | alue        |            |                   |                   |
| Section 3: Reason for Objection a  | nd Basi                                | s of Estimate           |  |             |            |                   |                   |
| Beason(s) for your objection: (Attach additio<br>Our property Assessment was done and<br>from 179200.00 to 233000.00. this increa-<br>taxes at 397000 with .0211 mill rate una | ease ma                                | kes the property        | Basis for your opinion of assessed<br>Quotes from Realtor.com, Zillo<br>well as discussion from Loan C<br>current condition of property ar | Officer/ba  | nk holdi   |                   |                   |
| Section 4: Other Property Inform   | ation                                  |                         |  |             |            |                   |                   |
| A. Within the last 10 years, did you acqu<br>If Yes, provide acquisition price \$  | ire the p                              | Date -                  | - Purchase   | Trade       | _          | Yes<br>Gift 🗌 Inh | X No<br>neritance |
| B. Within the last 10 years, did you chan<br>If Yes, describe <u>Took out 1 bedroo</u>   | -                                      |                         |  |             |            | X Yes             | 🗌 No              |
| Date of <u>1-24-2019</u> Cost of changes \$  | \$1,50                                 | 0.00 Does this co       | ost include the value of all labor (ind  | cluding yo  | our own)?  | Y X Yes           | 🗌 No              |
| C. Within the last five years, was this pro  | perty lie                              | sted/offered for sale?  |  |             |            | Yes               | X No              |
| If Yes, how long was the property list   | ed (provi                              |                         | y) to <u></u><br>(mm-dd-yyyy)  |             |            |                   |                   |
| Asking price \$  |  | st all offers received  |  |             |            |                   |                   |
| D. Within the last five years, was this pro  | operty a                               |                         |  |             |            | Yes               | x No              |
| If Yes, provide: Date (mm-dd-yyyy)   |  |                         |  |             |            |                   | -                 |
| If this property had more than one ap  |  | provide the requested   | information for each appraisal.  |             |            |                   |                   |
| A. If you are requesting that a BOR mem  |  | e removed from your     | hearing, provide the name(s):  |             |            |                   |                   |
| Note: This does not apply in first or seco<br>B. Provide a reasonable estimate of the  | nd class o                             | tities.                 | 224-24   |             |            | _                 |                   |
| Property owner or Agent signature  | / 10 -                                 | or time you need at t   |  |             | Date (n    | nm-dd yyyy)       | 176               |
| Janneia M-1-   | lu                                     | S                       |  |             | 1          | -11 - 4           | 100               |
| PA-115ATR 10-18)   |  |                         |  |             | 1A/i       | sconsin Denartmen | t of Revenue      |

## City of La Crosse

## Notice of Intent to File Objection with Board of Review

I, <u>Tammera M Klein</u> (insert name) as the property owner or as agent for <u>Tammera and William G</u>. <u>Klein</u> (insert property owner's name or strike) with an address of <u>2510 Riverside Drive</u>, <u>La Crosse WI 54601</u> hereby give notice of an intent to file an objection on the assessment for the following property: <u>2510 Riverside Drive</u> (insert address of subject property) 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 (please complete Section A)
- 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 (please complete Section B)

## FILING OF THIS FORM DOES NOT RELIEVE THE OBJECTOR OF THE REQUIREMENT OF TIMELY FILING A FULLY COMPLETED WRITTEN OBJECTION ON THE PROPER FORM WITH THE CLERK OF THE BOARD OF REVIEW.

Tammera M. Klein (name) Downwaw.Klw 7/11/2025 (date)

<u>Section A</u>: 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. My good cause is as follows:

Researching my and other properties that are similar to our property, and pulling the Fair Market Value reports from Zillow, Realtor.com, Redfin and the reports that I have received from GECU, the bank which holds the mortgage for the 1<sup>st</sup> and 2<sup>nd</sup> mortgage taken on the house, list an average of all the amounts for fair market value as \$281,927.00. that is a difference from the City Assessment of \$115,073. In my discussion with the individual assessor, he did not physically see my property or my home, he did not see the condition, and he did state "well it is valued higher because you have riverfront property and could put steps and a dock in". That is assessing for potential improvements, not current state. If this is an assessment of what the home "Could" be, that is not a correct assessment.

<u>Section B</u>: The Board of Review may waive all notice requirements and hear the objection even if 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. Proof of my extraordinary circumstances are as follows:

Not able to leave work to appear before the Board of Review.

WRITTEN OBJECTION ON THE PROPER FORM MUST BE PROPERLY FILED WITH THE CLERK OF THE BOARD OF REVIEW. My grandparents, Curtis Edward and Alice Myrtle Switzenberg, built the home located at 2510 Riverside Drive. It is our family home. It has been updated over the years to accommodate our family as it changed and grew. My mother, who bought the home from my grandmother, sold the home to me and my family. It is difficult to not be emotional and feel as if the City of La Crosse is attempting to make it so that single family homes are sold to be replaced and resold. I want to share with you and be as objective as possible, so I have listed my reasons to oppose the assessment completed by Joshua Benrud, who during a phone conversation, asked me at least 5 times what I feel the "Fair Market Value" of my home was. He also stated that the value of the land is such that "You could put steps down to the River and add a dock". I feel this is assessing the potential of a home and not the real "Fair Market Value".

- Average Website Search Fair Market Value (Upon advice of Loan officer): \$281,927.00
  - o Redfin Fair Market Value: \$282,581.00
    - House on a 5,837 Square Foot lot, Single Family,
    - Zillow Fair Market Value: \$299,200.00
      - Built 1953, 5663 Square Foot Lot,
  - Realtor.com Fair Market Value: \$264,000.00
    - House on a 5,837 Square Foot lot, Single Family
- From GECU Bank Lenderclose Property Inspection (Exterior) 6/22/2022
  - Fair Market Value listed follows:

0

Rea

- 6/17/2022 Clear AVM Estimate \$235,744.00 with Low value at \$210,645.00 and high value \$260,843.00
- Lists attached single car@ garage, full basement, 5837 sq ft lot size, 1.5 bathrooms, 5 beds (actually only 4 beds)
- GLA 1924 Sq. Ft.
- The home should not be assessed based on the potential but on the current Fair Market value of the property.
  - · Kitchen Remodel is needed, Bathroom Remodel Both Floors Rudter (dry Roff
  - When leveling the home in 2001 walls of plaster were severely damaged, only partially repaired. in Family 2007
  - Only a portion of the windows and doors replaced.
  - No flooring in the 2<sup>nd</sup> floor, no Bedroom doors on the addition and no trim work on the addition or update from 2019.
  - Riverbank has no access to river 20 foot (almost sheer drop) and there is much ground cover, fallen trees, etc. There is currently no steps, road, dock, deck or ability to safely access the water from our property.
- Assessment Record increase makes the increase to 2025 proposal unreasonable:

2014-2025 takes 133100 to 397000. 2024-2025 takes 233000-397000

Residential - Glass G1, Riverview Addition S50Ft of N 133Ft - 4 Bedroom, 1.5 Bath - Purchase 1/4/2010, Mom 10/23/1979, Grandma 1951

| al Estat | e Year Gross | Tax     | School Cr     | 1st Dollar | Net Tax | Lottery | Mill Rate   | Net Tax - Lottery | Water  | Value Fair | Assess Ratio A | cres  | Land Value | Improvement Wo | odland T | otal   |
|----------|--------------|---------|---------------|------------|---------|---------|-------------|-------------------|--------|------------|----------------|-------|------------|----------------|----------|--------|
|          | 2025         | 8377.63 | Per Mill Rate |            |         |         | 0.021079662 |                   |        |            |                |       | 137000     | 260000         | 0        | 397000 |
|          | 2024         | 5343.34 | -431.77       | -65.96     | 4845.61 | -212.39 | 0.021079662 | 4633.22           | 552.25 | 280000     | 0.8323         | 0.134 | 45500      | 187500         | 0        | 233000 |
|          | 2023         | 5209.43 | -398.99       | -71.48     | 4738.96 | -266.06 | 0.020645677 | 4472.7            | 474.4  | 263900     | 0.8829         | 0.134 | 45500      | 187500         | 0        | 233000 |
|          | 2022         | 4894.43 | -332.34       | -65.35     | 4496.74 | -214.51 | 0.019579852 | 4282.23           | 539.57 | 249200     | 0.9352         | 0.134 | 45500      | 187500         | 0        | 233000 |
|          | 2021         | 4985.88 | -314.66       | -74.88     | 4596.34 | 0       | 0.026067066 | 4696.34           | 573.2  | 213200     | 0.8403         | 0.134 | 45500      | 133700         | 0        | 179200 |
|          | 2020         | 4929.61 | -340.7        | -70.86     | 4518.05 | 0       | 0.02560771  | 4518.05           | 626.32 | 206400     | 0.868          | 0.134 | 45500      | 133700         | 0        | 179200 |
|          | 2019         | 4794.66 | -366.75       | -78.25     | 4379.66 | 0       | 0.25649683  | 4379.6            | 596.29 | 188700     | 0.921          | 0.134 | 45500      | 128300         | 0        | 173800 |
|          | 2018         | 4177.28 | -295.17       | -78.61     | 3803.5  | 0       | 0.02916859  | 3803.5            | 582.26 | 159200     | 0.8359         | 0.134 | 21100      | 112000         | 0        | 133100 |
|          | 2017         | 4181.06 | -294.24       | -78.39     | 3798.43 | 0       | 0.029127112 | 3798.43           | 531.68 | 154000     | 0.8639         | 0.134 | 21100      | 112000         | 0        | 133100 |
|          | 2016         | 4149.08 | -276.36       | -79.79     | 3792.93 | 0       | 0.028911256 | 3792.93           | 509.79 | 145200     | 0.9166         | 0.134 | 21100      | 112000         | 0"       | 133100 |
|          | 2015         | 4154.39 | -277.54       | -80.38     | 3796.47 | 0       | 0.028946303 | 3796.47           | 467.7  | 142000     | 0.9372         | 0.134 | 21100      | 112000         | 0        | 133100 |
|          | 2014         | 4109.59 | -244.79       | -80.72     | 3784.08 | 0       | 0.026859752 | 3784.08           | 484.78 | 139200     | 0.9561         | 0.134 | 21100      | 112000         | 0        | 133100 |
|          |              |         |               |            |         |         |             |                   |        |            |                | -     |            |                | 7        |        |

Pictures Included upon Request.

Jammera a. Klein 19-14-25

# Provided By GECU-WE - Lean Holder



## Exterior PCI - Property Condition Inspection 2510 Riverside Dr, La Crosse, WI 54601

No Potential Risks Noted

No potential adverse issues noted in this report

|                   | 2510 Riverside Dr, La C<br>Tammera Klein<br>6096 |                                  | 06/24/2022 Delivery Date<br>La Crosse |                  | Order ID<br>Property ID | 8289406<br>32981086 |
|-------------------|--|----------------------------------|---------------------------------------|------------------|-------------------------|---------------------|
| Order Tracking II |  | 2 22 12:00P - Wed<br>5:00P Batch | Tracking ID 1                         | 817023           |                         |                     |
| Tracking ID 2     | —  |                                  | Tracking ID 3                         | 225 La<br>WI 546 | Crosse St, La<br>01     | Crosse,             |

### Subject Front

## Potential Risk Summary



| -A Lucion   | V- 2   |  |  |
|---|--|--|--|
|   | Contraction of the local division of the loc |  |  |
|   | -  |  |  |
| and the state of the |  |  |  |
|   | a second second second   |  |  |

| I. Subject Inform | nation      |                        |     |               |             |
|-------------------|-------------|------------------------|-----|---------------|-------------|
| Property Type     | SFR         | Est. Ext. Repair Costs | \$0 | Current Use   | Residential |
| Occupancy         | Unknown     |                        |     | Projected Use | Residential |
| Zoning Type       | Residential |                        |     |               |             |

| Subject Condition   | 🕜 Good  | Subject exterior condition appears to be in good shape |
|---|---------|--|
| Significant Repairs Needed  | 🕑 No    |  |
| Current Zoning Violations /<br>Potential Zoning Changes                 | 🚫 No    |  |
| Subject Conformity to the Neighborhood<br>(Quality, Age, Style, & Size) | Yes Yes |  |
| Average Condition of Neighboring Properties                             | 🕑 Good  |  |
| Negative Externalities  | 🚫 No    |  |
| Positive Externalities  | Yes     | Waterfrontage  |

| III. Agent/Broker In | formation     |                      |                       |  |
|----------------------|---------------|----------------------|-----------------------|--|
| Name                 | John Sheppard | Company/Brokerage    | <b>RE/MAX Results</b> |  |
| License No           | 58211         | Electronic Signature | /John Sheppard/       |  |

## IV. Repair Addendum

Address

😭 2510 Riverside Dr, La Crosse, WI 54601 Loan Number

| Exterior            | Comments                    | Estimated Cost |
|---------------------|-----------------------------|----------------|
| Exterior Paint      |                             | \$0            |
| Siding/Trim Repair  |                             | \$0            |
| Exterior Doors      | _                           | \$0            |
| Windows             | —                           | \$0            |
| Garage /Garage Door | <u> </u>                    | \$0            |
| Roof/Gutters        |                             | \$0            |
| Foundation          | _                           | \$0            |
| Fencing             |                             | \$0            |
| Landscape           | <u> </u>                    | \$0            |
| Pool /Spa           | -                           | \$0            |
|                     | Total Estimated Exterior Re | pairs \$0      |

6096

V. Property Images

Address

☆ 2510 Riverside Dr, La Crosse, WI 54601 Loan Number 6096



Subject 2510 Riverside Dr Comment "6-24-2022 11AM" View Front



Subject 2510 Riverside Dr Comment "6-24-2022 11AM" View Address Verification

## V. Property Images (continued)

Address

2510 Riverside Dr, La Crosse, WI 54601 Loan Number 6096



Subject 2510 Riverside Dr Comment "6-24-2022 11AM" View Side



Subject 2510 Riverside Dr Comment "6-24-2022 11AM" View Street



reg

#### Addendum

## Report Instructions \*\* Subject Not Visible \*\*

If you find that you are unable to fully see the subject property from the street when doing the inspection or the property is located in a gated community and you were unable to obtain access, please stop and call the access name and number listed above. If the contact is unresponsive or exterior access to the property is denied, please call Clear Capital right away. We may need to inform the client of the need to gain access to the property to take clear photos of the subject.

Please include commentary if the subject property is currently listed.

\*\*Please STOP all work and call Clear Capital immediately if the subject is found to be located in a rural community. This customer defines rural as follows.

Zoned rural, residential agricultural, agricultural, or has no zoning

#### Purpose:

Property Inspection. No comps required.

#### Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports. Clear Capital and our customers greatly appreciate your expertise. If you cannot personally inspect the property and take the subject photos, please do not accept this report. By accepting this report, you agree to comply with these instructions.

2. Please list all damages in detail with photographic evidence.

3. Please do not approach the occupants or owners.

#### Photo Instructions

1. Digital Photos with time stamps are required, if there are no time stamps, please label photos with date and time in the photo caption comments.

2. One current, original photo of the subject (Front and side view are required) 3. One address verification photo (House number or street sign required)

- 4. One street scene photo looking down the street 5. One close up photo of any damages present

6. For condos and co-ops, a photo of the lobby is required in addition to a photo of the building.

- If access can not be made to the lobby, take a photo of the lobby from the window.
   If photos can not be taken from the window then please comment on what is visible from the outside and whether it is likely andy damage may have occured.

7. Please include photos of any 'For Sale' signs on the subject property.

## ClearAVM by ClearCapital

2510 Riverside Dr, 54601 \* Customer Provided Address 6096 \$235,744 Tracking ID Estimated Value

| Google                   |                         |    |       |                           |                       |                            |                          |                        | swift Cree | en Island                          | Horton St<br>13th PI S   |
|--------------------------|-------------------------|----|-------|---------------------------|-----------------------|----------------------------|--------------------------|------------------------|------------|------------------------------------|--------------------------|
| \$235,7<br>ClearAVM Esti |                         | 5  |       | <b>7, 2022</b><br>ve Date |                       | <b>210,645</b><br>ow Value |                          | \$260,84<br>High Value |            | High Co<br>FSD 0.106               | nfidence 89%             |
| Property De<br>Source    | etails<br><sub>Be</sub> | ds | Baths | GLA                       | Lot Size              | Units                      | Property 1               | Гуре                   | Built      | Other Characteris                  | stics                    |
| Public Records           | 5                       |    | 1/-   | 1,924 ft²                 | 5,837 ft <sup>2</sup> | ² 1                        | Single Fan<br>Historical |                        |            | Garage Desc: Atta<br>No, Floors: 2 | ached Garage, Pool Desc: |
|                          |                         |    |       |                           |                       |                            |                          |                        |            |                                    |                          |
|                          |                         |    |       |                           |                       |                            |                          |                        |            |                                    |                          |
|                          |                         |    |       |                           |                       |                            |                          |                        |            |                                    |                          |
|                          |                         |    |       |                           |                       |                            |                          |                        |            |                                    |                          |
|                          |                         |    |       |                           |                       |                            |                          |                        |            |                                    |                          |
|                          |                         |    |       |                           |                       |                            |                          |                        |            |                                    |                          |
|                          |                         |    |       |                           |                       |                            |                          |                        |            |                                    |                          |

and and

## ClearAVM by ClearCapital

\$235,744

6096

Tracking ID Estimated Value

## Sales Comparables

|    | Address                                  | Dist    | Sale Price | Sale Date    | Units     | Property Type                  | Beds | Baths | Built | GLA                   | Lot Size              |
|----|--|---------|------------|--------------|-----------|--------------------------------|------|-------|-------|-----------------------|-----------------------|
| s  | 2510 Riverside Dr<br>La Crosse, WI 54601 | - 1     | \$150,000  | Dec 30, 2009 | 1         | Single Family<br>Historical    | 5    | 1/-   | 1952  | 1,924 ft <sup>2</sup> | 5,837 ft <sup>2</sup> |
| 1  | 2522 14th St S<br>La Crosse, WI 54601    | 0.12 mi | \$210,000  | Mar 31, 2022 | -         | Single Family<br>Ranch/Rambler | 3    | 2/-   | 1920  | 1,800 ft <sup>2</sup> | -                     |
| 2) | 2212 13th St S<br>La Crosse, WI 54601    | 0.18 mi | \$179,550  | Jan 28, 2022 | -         | Single Family<br>Cape Cod      | 3    | 1/1   | 1948  | 1,023 ft <sup>2</sup> | -                     |
| 3  | 2222 16th St S<br>La Crosse, WI 54601    | 0.33 mi | \$249,900  | May 06, 2022 | -         | Single Family<br>Ranch/Rambler | 4    | 2/-   | 1937  | 2,768 ft <sup>2</sup> | -                     |
| 4  | 1445 Redfield St<br>La Crosse, WI 54601  | 0.64 mi | \$215,000  | Mar 31, 2022 | -         | Single Family<br>Bungalow      | 3    | 2/-   | 1910  | 1,362 ft <sup>2</sup> | -                     |
| 5  | 1714 East Ave S<br>La Crosse, WI 54601   | 0.64 mi | \$198,000  | May 16, 2022 | -         | Single Family<br>Bungalow      | 3    | 1/-   | 1929  | 1,332 ft²             | -                     |
| 5  | 2543 14th St S<br>La Crosse, WI 54601    | 0.16 mi | \$130,000  | May 13, 2022 | -         | Single Family<br>Ranch/Rambler | 2    | 1/-   | 1926  | 864 ft <sup>2</sup>   | -                     |
| 0  | 1358 Hyde Ave<br>La Crosse, WI 54601     | 0.45 mi | \$240,000  | Sep 07, 2021 | _         | Single Family<br>Cape Cod      | 4    | 2/-   | 1950  | 1,490 ft <sup>2</sup> | _                     |
|    | 1820 Green Bay St<br>La Crosse, WI 54601 | 0.69 mi | \$205,000  | Jun 02, 2022 | -<br>Baka | Single Family<br>Cape Cod      | 3    | 2/-   | 1939  | 1,262 ft <sup>2</sup> | 200                   |
|    | 2518 13th PI S<br>La Crosse, WI 54601    | 0.05 mi | \$188,000  | Nov 05, 2021 | —         | Single Family                  | 2    | 1/-   | 1954  | 1,046 ft <sup>2</sup> | <u> </u>              |
| 0  | 2240 15th St S<br>La Crosse, WI 54601    | 0.21 mi | \$215,000  | Jun 17, 2022 | _         | Single Family<br>Bungalow      | 3    | 2/-   | 1930  | 1,272 ft <sup>2</sup> | —                     |

## Listing Comparables

|   | Address                                  | Dist    | List Price | List Date    | Units | Property Type                  | Beds | Baths | Built | GLA                   | Lot Size              |
|---|--|---------|------------|--------------|-------|--------------------------------|------|-------|-------|-----------------------|-----------------------|
| 5 | 2510 Riverside Dr<br>La Crosse, WI 54601 | _       | _          | =            | 1     | Single Family<br>Historical    | 5    | 1/-   | 1952  | 1,924 ft <sup>2</sup> | 5,837 ft <sup>2</sup> |
|   | 1244 Denton St<br>La Crosse, WI 54601    | 0.63 mi | \$219,900  | Jun 04, 2022 | -     | Single Family<br>Victorian     | 4    | 2/-   | 1890  | 1,666 ft <sup>2</sup> | -                     |
|   | 2315 13th PI S<br>La Crosse, WI 54601    | 0.13 mi | \$195,000  | Jun 21, 2022 | -     | Single Family<br>Cape Cod      | 3    | 2/-   | 1883  | 1,471 ft <sup>2</sup> | 4,356 ft <sup>2</sup> |
|   | 2529 14th St S<br>La Crosse, WI 54601    | 0.16 mi | \$199,900  | May 20, 2022 | -     | Single Family<br>Bungalow      | 3    | 1/1   | 1914  | 1,616 ft²             | —                     |
|   | 1303 6th St S<br>La Crosse, WI 54601     | 0.95 mi | \$154,900  | Jun 15, 2022 | _     | Single Family<br>Ranch/Rambler | 2    | 1/-   | 1873  | 864 ft²               | _                     |
| 5 | 1924 Hyde Ave<br>La Crosse, WI 54601     | 0.71 mi | \$149,900  | Jun 20, 2022 | —     | Single Family<br>Cape Cod      | 3    | 1/-   | 1939  | 967 ft²               | -                     |
|   | 1427 Hyde Ave<br>La Crosse, WI 54601     | 0.5 mi  | \$184,900  | Jun 16, 2022 | _     | Single Family<br>Bungalow      | 2    | 2/-   | 1945  | 1,660 ft²             | -                     |
|   | 1515 Travis St<br>La Crosse, WI 54601    | 0.47 mi | \$185,000  | Jun 17, 2022 | —     | Single Family<br>Bungalow      | 3    | 1/-   | 1937  | 1,214 ft <sup>2</sup> | 5,662 ft²             |
|   | 1526 Travis St<br>La Crosse, WI 54601    | 0.45 mi | \$184,500  | May 09, 2022 | _     | Single Family<br>—             | 3    | 2/1   | 1940  | 1,200 ft <sup>2</sup> | 6,098 ft²             |
|   | 1616 Weston St<br>La Crosse, WI 54601    | 0.44 mi | \$124,900  | May 15, 2022 |       | Single Family<br>Bungalow      | 2    | 1/-   | 1927  | 702 ft <sup>2</sup>   | -                     |
| 0 | 1226 Denton St<br>La Crosse, WI 54601    | 0.63 mi | \$169,900  | Jun 15, 2022 | _     | Single Family<br>Bungalow      | 3    | 1/1   | 1900  | 1,169 ft <sup>2</sup> | _                     |

#### Disclaimer

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The property condition inspection ("PCI") report includes property information requested undera scope of work as agreed to by the Clear Capital account holder. It should not be relied on as a full and complete examination for the purpose of identifying the property's life expectancy, exposing maintenance problems, recognizing construction faults, or assessing the condition of all improvements to real property (including structural items, electrical items, mechanical systems, plumbing system, or equipment).

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## ClearAVM by ClearCapital



Legend (S) Subject (1) Sale (1) Listing

Parcel Number: 017050016050

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| all on | 15 9 years<br>Sold Experience                             |   |     |  |
|--------|---|---|-----|--|
|        | View proposal   |   |     |  |
| -      | Featured  |   |     |  |
|        | Mark Oldenburg<br>Atproperties La Crosse #8072394         |   |     |  |
|        | 22 10 years \$30K - \$800K<br>Sold Experience Price range |   |     |  |
|        | View proposal   | - |     |  |
|        | No  |   | Yes |  |

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## 戶 Property details

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i≣ More

## Location

Zoning: MZA

Show more 🗸

## Find out more about this property.

Contact agent

2510 Riverside Dr, La Crosse, WI 54601 🔗

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ALL STATE STATES

## 🕑 Home value



## 2510 Riverside Dr, La Crosse, WI 54601 🖉 🛈

### Latest home equity rates

## Nearby home values

| Address                                | <b>RealEstimate<sup>SM</sup></b> | Bed | Bath | Sqft  | Lot (sqft) |  |
|--|----------------------------------|-----|------|-------|------------|--|
| This home : 2510 Riverside Dr          | \$264,000                        |     |      | N/A   | 5,837      |  |
| 2419 13th St S, La Crosse, WI 54601    | N/A                              | -   | -    | N/A   | 5,489      |  |
| 2523 Riverside Dr, La Crosse, WI 54601 | N/A                              | -   | -    | N/A   | 45,346     |  |
| 2518 13th Pl S, La Crosse, WI 54601    | \$174,900                        | 2   | 1    | 1,046 | 6,142      |  |
|  |                                  |     |      |       |            |  |

See more V

## Property history



1 sale Since 2010

## **Price history**

# 2010 Jan 4, 2010 Sold \$150,000 -Public Record

\$5,185

2024 taxes

S

## Tax History

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| 2510 Riverside | Dr, L | a Crosse, | WI 54601 |
|----------------|-------|-----------|----------|
|----------------|-------|-----------|----------|

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| 2024 | \$5,185 | \$233,000 | = | \$45,500 | + | \$187,500 |  |
|------|---------|-----------|---|----------|---|-----------|--|
| 2023 | \$4,472 | \$233,000 | = | \$45,500 | + | \$187,500 |  |
| 2022 | \$4,496 | \$233,000 | = | \$45,500 | + | \$187,500 |  |
| 2021 | \$4,596 | \$179,200 | = | \$45,500 | + | \$133,700 |  |
| 2020 | \$4,518 | \$179,200 |   | \$45,500 | + | \$133,700 |  |
| 2019 | \$4,379 | \$173,800 | = | \$45,500 | + | \$128,300 |  |
| 2018 | \$3,803 | \$133,100 | = | \$21,100 | + | \$112,000 |  |

### Show more V

The price and tax history data displayed is obtained from public records and/or MLS feeds from the local jurisdiction. Contact your REALTOR® directly in order to obtain the most up-to-date information available.

## Want to get comps?

Contact agent

## 🚀 Home improvements

Learn which renovations may increase your property value with our renovation tool.

## Things to consider

Visualize renovations Upload a few photos, choose your style, and start creating.

## **Recommended pros**

These pros are highly rated and have upcoming availability in 54601.

General contractor

### **Popular services**

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Home remodel

Handyman

## 20

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## 10M 8

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|                        | Dexter Lab Maintenance Servic         4.3 ★★★★ (202 reviews)         2 years in business Hired         487 times       |            |                           |                                |                           |                |   |
|------------------------|--|------------|---------------------------|--------------------------------|---------------------------|----------------|---|
|                        | This was a smooth first experience using this site <u>More</u>   |            |                           |                                |                           |                |   |
|                        | Get a quote  |            |                           |                                |                           |                |   |
|                        |  | 0          | Powered by Thumbtac       | k                              |                           |                |   |
| By clicki<br>Privacy F | ng "Get a quote", you agree to Realtor.com's <u>Ter</u><br><u>Policy</u>   | ms and Con | ditions and Privacy Polic | <mark>cy</mark> as well as Thu | mbtack's <u>Terms and</u> | Conditions and |   |
| 66 No                  | eighborhood & schools  |            |                           |                                |                           |                | ^ |
|                        |  |            |                           |                                |                           |                |   |
| •                      | This property is in the 54601 ZIP co   | ode, whicl | n is a <u>hot market.</u> |                                |                           |                |   |
| La Cr                  | <u>osse</u> city in La Crosse, WI  |            |                           |                                |                           |                |   |
| Near                   |  |            |                           |                                |                           |                |   |
| 7                      | Daycares   |            |                           |                                |                           |                |   |
| 10                     | Coulee Children's Center (0.6 mi), Red<br>Balloon Early Learning Centers (0.7 mi)<br>Aquinas Catholic Schools (1.3 mi) | ),         |                           |                                |                           |                |   |
| -                      | Restaurants  |            |                           |                                |                           |                |   |
| <b>5</b><br>10         | Wine Sitter Brew House (0.2 mi), Barrel<br>(0.3 mi), Rosie's Cafe (0.4 mi)   | Inn        |                           |                                |                           |                |   |
| <b>4</b><br>10         | <b>Shopping</b><br>Book Revolution (0.2 mi), River Road Qu<br>Shop (0.2 mi), Dan Eumurian Piano Serv                   |            |                           |                                |                           |                |   |
|                        | (0.5 mi)   |            |                           |                                |                           |                |   |
| <b>3</b><br>10         | <b>Nightlife</b><br>Some bars within walking distance  |            |                           |                                |                           |                |   |
| 14127-171              | and a serie that in that any discusses   |            |                           |                                |                           |                |   |
| show r                 | nore V   |            |                           |                                |                           |                |   |
| cores pi               | rovided by <u>Local logic</u>  |            |                           |                                |                           |                |   |
| ocation                | s provided by <b>yelp </b> k   |            |                           |                                |                           |                |   |

2510 Riverside Dr, La Crosse, WI 54601

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Contact agent

## Schools

| Nea            | rby schools Ele                        | mentary                  | Middle       | High | Private |  |
|----------------|--|--------------------------|--------------|------|---------|--|
|                |  |                          |              |      |         |  |
| <b>2</b><br>10 | Hintgen Element<br>Grades K-5   1.6 mi | away   246               |              |      |         |  |
|                | <b>会会会会</b> 公 2 revie                  | WS                       |              |      |         |  |
| <b>3</b>       | Longfellow Midd<br>Grades 6-8   0.8 m  |                          | 9 studente   |      |         |  |
| 10             | まままた 3 revie                           | the second second second | a students 1 |      |         |  |
| 6              | <u>Central High Sch</u>                | lool                     |              |      |         |  |
| 10             | Grades 9-12   1.1 mi                   |                          | 8 students   |      |         |  |
|                |  |                          |              |      |         |  |

Contact the school or district directly to verify enrollment eligibility. Location provided by <u>Precisely</u> | Ratings provided by <u>GreatSchools.org</u> GreatSchools Ratings are based on student performance on state tests, progress over time, and college readiness, in addition to how effectively schools ser... <u>Show more</u>

## Nearby neighborhoods in La Crosse



Popular searches in La Crosse include: Homes for sale in La Crosse, WI with fenced yard, Homes for sale in La Crosse, WI with basement Show more

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| This property's flood risk is not changing.    |   |
|--|---|
| 🕑 Fire Factor Minimal                          |   |
| This property's wildfire risk is not changing. |   |
| <b>Heat Factor</b> Minor                       |   |
| 7 days above 101°F this year                   | , |
| <b>਼ Wind Factor</b> Minor                     |   |
| Minor risk of severe winds over next 30 years  | > |
| S Air Factor Minimal                           |   |
| Risk of poor air quality is not changing       | > |

Provided by First Street Foundation (i)

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<u>Wisconsin</u> > <u>La Crosse County</u> > <u>La Crosse</u> > <u>Riverside Dr</u> > 2510 Riverside Dr

### Additional Information About 2510 Riverside Dr, La Crosse, WI 54601

See 2510 Riverside Dr, La Crosse, WI 54601, a single family home. View property details, similar homes, and the nearby school and neighborhood information. Use our heat map to find crime, amenities, and lifestyle data for 2510 Riverside Dr.

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Holmen Homes for Sale

Winona Homes for Sale

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### Nearby ZIPs

54601 Homes for Sale

54650 Homes for Sale

55987 Homes for Sale

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North Side Hill Homes for Sale

Airport Homes for Sale

Meadow Park Homes for Sale

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**Zestimate**® \$299,200 2510 Riverside Dr, La Crosse, WI 54601

Est. refi payment: \$1,987/mo 💿 Refinance your loan

SingleFamily

Built in 1953

4

beds

2 \$299,200 Zestimate®

s--/sqft

## 🏝 5,663 Square Feet Lot

baths

sqft

\$1,991 Estimated rent

# Home value

Zestimate® \$200 200





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## More real estate resources

Redfin > Wisconsin > La Crosse

| Neighborhoods                          | Zip Codes   | Cit        | ties                                      | Popular Searches                                       |
|--|-------------|------------|---|--|
| Holy Trinity Longfellow homes for sale |             |            |   |  |
| Lower Northside homes for sale         |             |            |   |  |
| Downtown La Crosse homes for sale      |             |            |   |  |
| Washburn homes for sale                |             |            |   |  |
| Powell Poage Hamilton homes for sale   |             |            |   |  |
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GreatSchools Ratings provided by GreatSchools.org.



## Sale history for 2510 Riverside Dr

Today

Jan 4, 2010 <sub>Date</sub> Sold (Public Records) Public Records \$150,000 Price

## Tax history for 2510 Riverside Dr

| Year    | Property Tax     | Land +   | Additions = | Assessed Value |
|---------|------------------|----------|-------------|----------------|
| 2024    | \$5,185 (+15.9%) | \$45,500 | \$187,500   | \$233,000      |
| 2023    | \$4,473 (-0.5%)  | \$45,500 | \$187,500   | \$233,000      |
| 2022    | \$4,497 (-2.2%)  | \$45,500 | \$187,500   | \$233,000      |
| 2021    | \$4,596 (+1.7%)  | \$45,500 | \$133,700   | \$179,200      |
| 2020    | \$4,518          | \$45,500 | \$133,700   | \$179,200      |
| Show mo | re tay history y |          |             |                |

Show more tax history ~

## **Property details**

Exterior

(5) Financial



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## Cost of home ownership

## \$842 per month

| 30-year fixed, 5.14% interest 🌘                 | Customize calculations |
|---|------------------------|
| <ul> <li>Mortgage payment</li> </ul>            | \$654                  |
| Property taxes                                  | \$139                  |
| HOA dues  | \$0                    |
| <ul> <li>Homeowners insurance</li> </ul>        | \$49                   |
| <ul> <li>Utilities &amp; maintenance</li> </ul> | \$0                    |

## Need cash? Your home equity could help

With a home equity loan, your home's value can fund renovations or other large expenses, with flexibility to borrow only what you need when you need it  ${}^{\odot}$ .

Get started

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# Around this home

| Schools      |  | Places | 🕀 Transit |             |
|--------------|--|--------|-----------|-------------|
| <b>2</b> /10 | Hintgen Elementary School<br>Public, PreK-5 • Assigned • 1.6mi |        |           | >           |
| <b>3</b> /10 | Longfellow Middle School<br>Public, 6-8 • Assigned • 0.8mi     |        |           | >           |
| <b>6</b> /10 | Central High School  |        |           |             |
| 0/10         | Public, 9-12 • Assigned • 1.1mi                                |        |           | · · · · · · |

## **Climate risks**

Most homes have some risk of natural disasters, and may be impacted by climate change due to rising temperatures and sea levels.

~

| Fire Factor<br>We're working on getting current and accurate fire risk information for this                      |   |
|--|---|
| home.  |   |
| Heat Factor  |   |
| We're working on getting current and accurate heat risk information for this home.                               |   |
| A CONTRACT OF A MARKET AND A CONTRACT OF A |   |
| Wind Factor  |   |
| We're working on getting current and accurate wind risk information for this<br>home.                            |   |
| Air Factor   |   |
| We're working on getting current and accurate air risk information for this home.                                |   |
|  |   |
| led by First Street 🔀  |   |
|  | <ul> <li>We're working on getting current and accurate fire risk information for this home.</li> <li>Heat Factor</li> <li>We're working on getting current and accurate heat risk information for this home.</li> <li>Wind Factor</li> <li>We're working on getting current and accurate wind risk information for this home.</li> <li>Air Factor</li> <li>We're working on getting current and accurate air risk information for this home.</li> </ul> |

## **Nearby similar homes**

NEW 26 HRS AGO

### \$469,000

3 beds 3 baths 2,022 sq ft 1725 Ohlsun Ct, La Crosse, Wi 54601 Wendy Pertzsch • eXp Realty LLC

## \$400,000

4 beds 2 baths 1,909 sq ft 2505 Robinsdale Ave, La Crosse, WI 54601 Ben Bockenhauer • Gerrard-Hoeschler, REALTORS

### \$479,000

4 beds 3 baths 3,479 sq ft 323 28th St S, La Crosse, WI 54601

## \$1,200,000

4 beds 4.5 baths 4,800 sq ft 1414 Cass St, La Crosse, WI 54601 Ronald Hammersley • First Weber, Inc.

## \$215,000

2 beds 1 bath 1,213 sq ft 2101 Redfield St, La Crosse, WI 54601 Patrick Komperda • Real Broker LLC

#### View more homes

## \$280,900

4 beds 2 baths 2,133 sq ft 2915 Glendale Ave, La Crosse, WI 54601 Jeremy Hoff • Coldwell Banker River Valley, REALTORS

New listings for sale in 54601

## \$469,000

3 beds 3 baths 2,022 sq ft 1725 Ohlsun Ct, La Crosse, WI 54601 Wendy Pertzsch • eXp Realty LLC

## \$309,900

2 beds 1 bath 1,200 sq ft 2605 Main St, La Crosse, WI 54601 Janet Kaiser • Kindness Counts, LLC

## \$280,900

4 beds 2 baths 2,133 sq ft 2915 Glendale Ave, La Crosse, WI 54601 Jeremy Hoff • Coldwell Banker River Valley, REALTORS

### \$435,900

3 beds 4.5 baths 4,700 sq ft 450 Losey Boulevard North Blvd, La Crosse, WI 54601 Nicole Dahl • @properties La Crosse

### \$294,500

2 beds 2 baths 1,743 sq ft 3606 Raintree PI, La Crosse, WI 54601 Michael Richgels • RE/MAX Results

## \$279,900

2 beds 1 bath 1,400 sq ft 3021 Lakota PI, La Crosse, WI 54601 Chad Niegelsen • RE/MAX Results

## \$149,900

4 beds 1 bath 1,580 sq ft 933 Denton St, La Crosse, WI 54601 Anne Ducharme • Castle Realty, LLC

### \$274,900

3 beds 2 baths 2,110 sq ft 1611 Adams St, La Crosse, WI 54601 Jennifer Vogelsberg • @properties La Crosse

### \$850,000

4 beds 3.5 baths 3,400 sq ft 2532 Edgewood PI, La Crosse, WI 54601 Ronald Hammersley • First Weber, Inc.

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## Home values near 2510 Riverside Dr

Data from public records.