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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. <u>70.47(7)(a)</u>, 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:										
Section 1: Property Owner / Agen		nation	* If agent, submit written <u>authorization (Form PA-105)</u> with this form							
Property owner name (on changed assessment not	ice)		Agent name (if applicable)							
Soaring Eagle REI LLC			Kyle Koelbl							
Owner mailing address			Agent mailing address							
PO BOX 583	State	Zip	309 4th St S City	5	State Zip					
City St. Holmen		54636	La Crosse		State Zip WI 54601					
Owner phone Email		01000	Owner phone	Email						
(608) 792-2458 kyle	lonetr	ustrealestate.c		strealestate.c						
Section 2: Assessment Informatio	n and C	pinion of Value								
Property address		-	Legal description or parcel no. (on cha	nged assessm	nent notio	ce)				
1127 Main St			ALLEN OVERBAUGH & P		RNS AD	DITION LOT 125 FX				
City	State	Zip	W 45FT & ALL LOT 120							
La Crosse	WI	54601			• - • ·					
Assessment shown on notice – Total	00		Your opinion of assessed value – Total	33000	00					
If this property contains non-market val	ue class	acreage, provide vou	r opinion of the taxable value brea	akdown:						
Statutory Class		Acres	\$ Per Acre		F	ull Taxable Value				
Residential total market value			• • • •							
Commercial total market value										
	croc		@ \$ acre use value		-					
Agricultural classification: # of tillable a										
# of pasture a			@ \$ acre use value							
# of specialty	acres		@ \$ acre use value							
Undeveloped classification # of acres			@ \$ acre @ 50% of ma	arket value						
Agricultural forest classification # of acres	5		@ \$ acre @ 50% of ma	arket value						
Forest classification # of acres			@ \$ acre @ market va							
Class 7 "Other" total market value			market value							
Managed forest land acres			@ \$ acre @ 50% of ma							
Managed forest land acres			@ \$ acre @ market va							
Section 3: Reason for Objection a	ad Baci	of Ectimata		luc						
Reason(s) for your objection: (Attach addition			Basis for your opinion of assessed v	alue: (Attac	h additi	onal sheets if needed)				
	indi sheet	s II lieeded)			muuun	ondi sheets ii heeded)				
See attached			See attached							
Section 4: Other Property Informa	ation									
A. Within the last 10 years, did you acqu	uire the	property?				X Yes No				
If Yes, provide acquisition price \$ 31			10 - 2025 🗙 Purchase	Trade		ift Inheritance				
		(n	nm-dd-vvvv)							
B. Within the last 10 years, did you chai	nge this	property (ex: remode	l, addition)?		••••	🗙 Yes 🗌 No				
If Yes, describe Previous owner	replac	ced garage roof	last fall. Cost unknown	•						
Date of Cost of										
changes changes \$	5	Does this co	ost include the value of all labor (incl	uding your	own)?	Yes No				
(mm-dd-yyyy)	oportuli	istad/offorad for sala?								
C. Within the last five years, was this property listed/offered for sale? No										
If Yes, how long was the property list	ted (prov	ide dates)	$\frac{1}{(mm-dd-yyyy)}$ to $\frac{1}{(mm-dd-yyyy)}$							
Asking price \$	L	ist all offers received	<u>Previous owner offered</u>	/markete	d it	to various				
D. Within the last five years, was this property appraised?										
If Yes, provide: Date 12 - 30 - 2025 Value 330000 Purpose of appraisal Purchase agreement										
(mm-dd-yyyy)										
If this property had more than one ap	praisal,	provide the requested	l information for each appraisal							
Section 5: BOR Hearing Information	on									
A. If you are requesting that a BOR mer Note: This does not apply in first or seco			r hearing, provide the name(s):							
B. Provide a reasonable estimate of the			the hearing ⁵ minutes.							
Property owner or Agent signature		-			Date (m	m-dd-vvvv)				
Kyle Koelbl				Date (mm-dd-yyyy) 07 - 14 - 20						
PA-115A (R. 10-22)										
FA-113A (K. 10-22)					Wisc	consin Department of Revenu				

Small Residential Income Property Appraisal Report File No. 1224-015

There are 1 compara	able pro	nerties	currently of	fered f	/or sale i	in the subier	t neighborhood rang	ina in n	rice fror	ns 239	900 to \$	239	9.900)		
		-					t twelve months rang				140,900		475			
FEATURE	1010 30	SUBJE		rgi ibiti			SALE NO. 1				SALE NO. 2	10.4		-	SALE N	0.3
1127-1131 Main St		50050		205		10th St S		102				COMPARABLE SALE NO. 3 509-513 5th Ave S				0.0
Address La Crosse, V				La Crosse, WI 54601			1021-1025 Cameron Ave La Crosse, WI 54601					La Crosse, WI 54601				
Proximity to Subject	1 04	001).18 miles SW			0.29 miles SW					es SW	001	
	e	6	60,000	0.10	5 mile	3 011	\$ 305,000	0.23	mie	5 5 11	\$ 475,000	0.08	7 THIE	5 0 11	s	268,000
Sale Price	2				100	20	\$ 305,000		106	.96 sq. ft	\$ 475,000		00	0.16	2	200,000
Sale Price/Gross Bldg. Area	5	220	.51 sq. ft		100).39 sq. ft		\$				5	80	8.16 sq. ft	<u> </u>	
Gross Monthly Rent	\$		3,670	\$		2,830		\$	4	400-Est		\$		2,985	<u> </u>	
Gross Rent Multiplier			N/A			107.77				107.95				89.78	<u> </u>	
Price Per Unit	S		N/A	\$		101,667		\$		158,333		\$ 89,333				
Price Per Room	S		N/A	\$		20,333		\$		31,667		S		24,364		
Price Per Bedroom	S		N/A	-		61,000		\$		18,750		S		67,000		
Rent Control	ΩY	es D	X No	UΥ	'es	X No		UΥ	85	X No		Yes X No				
Data Source(s)				MLS	S #18	79013; D	OM 1	MLS	5 #18 ⁷	71234;D	OM 5	MLS #1898			<u>OM 1</u>	
Verification Source(s)				Tax	Reco	ords		Tax	Records			Tax Records		ords		
VALUE ADJUSTMENTS	D	ESCRIP	TION	[DESCRI	PTION	+(-) Adjustment	DESCRIPTION		PTION	+(-) Adjustment	DESCRIPTION		+(-) 4	Adjustment	
Sale or Financing				0				0				0				
Concessions				Con	v.Fin	ancing		ARN	1			Con	v.Fin	ancing		
Date of Sale/Time					22/202			06/0	5/202	24			8/20			
Location	Urba	an/Go	od	_	an/Go				an/Go			_	an/G			
Leasehold/Fee Simple		Simp		_	Simp				Simp			_	Sim			
Site	0.20		.0		9 ac					10				0.0		
View			al/Avg			ial/Avg		.15 ac Residential/Avg				.18 ac Residential/Avg				
Design (Style)	Tri-F		array		Plex	annvg		Tri-F		anny		Tri-F		anny		
								Goo			-47,500					
Quality of Construction	Aver 150				rage						-47,500			~	-	
Actual Age		Years	5		Year	5			Years	5	47 500		Year	5	-	
Condition	Ave				rage	-4	-	Good			-47,500			F 4	-	
Gross Building Area		3 SqF			8 SqF		0		1 SqF		-14,500		0 Sql		-	0
Unit Breakdown	Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths		
Unit # 1	3	1	1.0	4	1	1.0	0	3	1	1.0		2	0	1.0		+5,000
Unit#2	6	3	1.0	5	2	1.0	+5,000	4	1	1.0	+10,000	3	1	1.0		+10,000
Unit # 3	7	5	1.0	6	2	2.0	+10,000	8	2	2.0	+10,000	6	3	1.0		+10,000
Unit#4																
Basement Description	1095	5 SqF	t	126	5 SqF	-t	0	187	8 SqF	t	-5,000	Non	е			+10,000
Basement Finished Rooms	Unfi	nishe	d	Unf	inishe	ed .			nishe			N/A				
Functional Utility	Ave	rage		Ave	rage			Average				Ave	rage			
Heating/Cooling		iant/N	oCA		A/CA		-5,000	Radiant/NoCA				SpaceHeat/NoCA				0
Energy Efficient Items	Non			Non			0,000	None				None				
Parking On/Off Site	_	ar Gar	ane		ar Ga	rane		2 Car Garage		rane		None			+10.000	
Porch/Patio/Deck	N/A		age	N/A		lage		N/A		lage		N/A	0			10,000
	19/75			19/79				10/4				IN/A				
- ordrer deur Deux															<u> </u>	
- orcreir diturt/cuk											1					
- UNLIGHT GROUPCUS																
					<u>.</u>		\$ 10,000		٦.		\$ 94.500	5	a.		6	45 000
Net Adjustment (Total)					X +	<u> </u>	\$ 10,000	Not A]+	X. -19.9 ∝	\$ 94,500	_	<) +		\$	45,000
Net Adjustment (Total) Adjusted Sale Price				Net A	\dj.	3.3 %		Net A		-19.9 %		Net A	dj.	- 16.8 %		
Net Adjustment (Total) Adjusted Sale Price of Comparables				Net A Gross	vdj. s Adj.	6.6 %		Net A Gross	, Adj.	-19.9 % 28.3 %		_	dj. ; Adj.	16.8 %		45,000 313,000
Net Adjustment (Total) Adjusted Sale Price of Comparables Adj. Price Per Unit (Adj. SP		€ of Comp		Net A Gross \$	vdj. s Adj.	6.6 % 105,000		Gross \$, Adj.	-19.9 % 28.3 % 26,833		Net A Gross S	dj. ; Adj.	16.8 % 104,333		
Net Adjustment (Total) Adjusted Sale Price of Comparables Adj. Price Per Unit (Adj. SP Adj. Price Per Room ((Adj. SP	P Comp /	# of Comp	p Roams)	Net A Gross \$ \$	vdj. s Adj.	6.6 % 105,000 21,000		Gross \$ \$, Adj.	-19.9 % 28.3 % 26,833 25,367	\$ 380,500	Net A	dj. ; Adj.	16.8 % 104,333 28,455		
Net Adjustment (Total) Adjusted Sale Price of Comparables Adj. Price Per Unit (Adj. SP Adj. Price Per Room ((Adj. SP Adj. Price Per Bdrm. (Adj. SP	P Comp /	# of Comp # of Comp	p Roams) Bedroams)	Net A Gross \$	vdj. s Adj.	6.6 % 105,000 21,000 63,000	\$ 315,000	Gross \$ \$ \$, Adj.	-19.9 % 28.3 % 26,833 25,367 95,125	\$ 380,500	Net A Gross S S S	dj. ; Adj.	16.8 % 104,333 28,455 78,250	s	313,000
Net Adjustment (Total) Adjusted Sale Price of Comparables Adj. Price Per Unit (Adj. SP Adj. Price Per Bdrm. (Adj. SP Value Per Unit	P Comp / Comp / \$	# of Comp # of Comp 110,0	p Roams) Bedroams) DOO X	Net A Gross \$ \$	ldj. s Adj.	6.6 % 105,000 21,000 63,000 3 Units =	s 315,000 s 330,000	Gross \$ \$ Value	Adj.	-19.9 % 28.3 % 126,833 25,367 95,125 3A \$	\$ 380,500	Net A Gross S S S	dj. Adj. 3 Sq	16.8 % 104,333 28,455 78,250 Ft GBA	\$	313,000
Net Adjustment (Total) Adjusted Sale Price of Comparables Adj. Price Per Unit (Adj. SP Adj. Price Per Room ((Adj. SP Adj. Price Per Bdrm. (Adj. SP Value Per Unit Value Per Rm.	P Comp / Comp / S	# of Comp # of Comp 110,0 23,0	Bedroams) 000 X 000 X	Net A Gross \$ \$ \$	ldj. s Adj. 1	6.6 % 105,000 21,000 63,000 3 Units = 6 Rooms =	s 315,000 s 330,000 s 368,000	Gross \$ \$ Value Value	Adj. Per GB Per Bd	-19.9 % 28.3 % 126,833 25,367 95,125 3A \$ rms. \$	s 380,500	Net A Gross S S S	dj. Adj. 3 Sq	16.8 % 104,333 28,455 78,250	\$	313,000
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Net Adjustment (Total) Adjusted Sale Price of Comparables Adj. Price Per Unit (Adj. SF Adj. Price Per Bdrm. (Adj. SF Adj. Price Per Bdrm. (Adj. SF Value Per Unit Value Per Rm. Summary of Sales Comparis Indicated Value by Sales Co Total gross monthly rent \$	P Comp / Comp / \$ \$ \$ on App mpariso	# of Comp # of Comp 110,0 23,0 roach in on Appre 3,6	p Rooms) Bedrooms) 000 X 000 X ccluding rec ccluding rec 0ach \$	Net A Gross \$ \$ s oncilia 3 sss ren	dj. s Adj. 1 tion of th 330,00	6.6 % 105,000 21,000 63,000 3 Units = 16 Rooms = he above inc he above inc 00 00	\$ 315,000 \$ 330,000 \$ 368,000 ticators of value. 90.00 = \$	Gross \$ \$ Value See	Adj. Per GE Per Bd Attacl	-19.9 % 28.3 % 126,833 25,367 95,125 3A \$ rms. \$ hed Addo	s 380,500	Net A Gross S S 299	aj. Adj. 3 Sq N:	16.8 % 104,333 28,455 78,250 Ft GBA : /A Bdrms. :	\$	313,000 299,300 N/A
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Net Adjustment (Total) Adjusted Sale Price of Comparables Adj. Price Per Unit (Adj. SP Adj. Price Per Borm ((Adj. SP Adj. Price Per Borm. (Adj. SP Value Per Unit Value Per Unit Value Per Rm. Summary of Sales Comparis Indicated Value by Sales Co Total gross monthly rent \$ Comments on income approx	P Comp // S Comp // S S Son App mparise	# of Comp # of Comp 110,0 23,0 roach in on Appre 3,6 luding re	p Rooms) Bedrooms) 000 X 000 X acluding rec bach \$ 670 X gro econciliation	Net A Gross \$ \$ \$ oncilia oncilia	dj. s Adj. 1 tion of ti stion of ti 330,000 ti multipl ≥ GRM	6.6 % 105,000 21,000 63,000 3 Units = 6 Rooms = he above inc he above inc 00 00 GRMs 1	\$ 315,000 \$ 330,000 \$ 368,000 iicators of value. 90.00 = \$ irom the sales	Gross \$ \$ Value Value	Per GE Per Bd Attacl 330 ed 10	-19.9 % 28.3 % 126,833 25,367 95,125 3A \$ rms. \$ hed Adde	\$ 380,500 100.00 x N/A x endum ated value by the Inc 7.95 and 89.78	Net A Gross S S 299	aj. Adj. 3 Sq N:	16.8 % 104,333 28,455 78,250 Ft GBA : /A Bdrms. :	\$	313,000 299,300 N/A
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Notice of Intent to File Objection with Board of Review

I,______, as the property owner or as agent for______, hereby give Notice of Intent to File an Objection to the assessment for Parcel Number ______ with a Property Address of ______ for the 20___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).

Name	Received by:
Phone	on:
Date	

<u>Section</u> 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).