# **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:						
Section 1: Property Owner / Agent Informati	ion	_	bmit written author	rization (Fo	orm PA-105) with	this form
Property owner name (on changed assessment notice)		Agent name (if ap	plicable)			
Owner mailing address 2514 Riverside Dr		Agent mailing address				
City State 2	4601	City		St	tate Zip	
Owner phone (715)633-0589   Email arry . Aubiel		Owner phone ( )	2	Email		
Section 2: Assessment Information and Opin	nion of Value	<del></del>				
Property address 2514 RIVEYSIDE DY.		RIVET VI	or parcel no. (on char lW Addition	nged assessm	nent notice) 00 FT OF N	)
LA () YOSS & State 21p State WI 54001		233 FT LOT ID BIOUK I LOT SZ: IRR				
Assessment shown on notice - Total \$ 428,700	) total.	your opinion of a	ssessed value – Total			
If this property contains non-market value class acr	eage, provide you	opinion of the	taxable value brea	kdown:		
Statutory Class	Acres		\$ Per Acre		Full Taxabl	e Value
Residential total market value						
Commercial total market value						
Agricultural classification: # of tillable acres		@	\$ acre use value			
# of pasture acres		@	\$ acre use value			
# of specialty acres		@	\$ acre use value			
Undeveloped classification # of acres		@	\$ acre @ 50% of ma	arket value		
Agricultural forest classification # of acres		@	\$ acre @ 50% of ma	arket value		
Forest classification # of acres		@	\$ acre @ market va	lue		
Class 7 "Other" total market value			market value			
Managed forest land acres		@	\$ acre @ 50% of ma	arket value		
Managed forest land acres		@	\$ acre @ market va	lue		
Section 3: Reason for Objection and Basis o	f Estimate					
Reason(s) for your objection: (Attach additional sheets if		Basis for your o	pinion of assessed v	alue: (Attac	ch additional sheet:	if needed)
See attached focum	ent:	\$ 295.	000			
Section 4: Other Property Information						
A. Within the last 10 years, did you acquire the pro	perty?				···· Yes	No No
If Yes, provide acquisition price \$	Date	nm-dd-yyyy)	Purchase	Trade	Gift	Inheritance
B. Within the last 10 years, did you change this proof of Yes, describe $\gamma = 100$ $\gamma = 100$	operty (ex: remode ) 2-3	I, addition)?			···. Yes	No
D f						
changes changes \$ \frac{4}{\text{O}} \tag{0}			alue of all labor (inc			☐ No
C. Within the last five years, was this property liste	ed/offered for sale				···· Yes	No.
If Yes, how long was the property listed (provide	(mm-dd-yy)		- ım-dd-yyyy)			
	all offers received				1000	
D. Within the last five years, was this property applifyes, provide: Date 02 - 08 - 2021 Value	oraised?	D Purpose of	appraisal refin	anie:	Yes	No
(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 Note: This does not apply in first or second class cit	removed from you	r hearing, provi	de the name(s):		7711	
B. Provide a reasonable estimate of the amount of		the hearing	minutes.			
Property owner or Agent signature	tante you need be				Date (mm-dd-yyyy)	
Froperty owner of Agent signature					7 17	

Wisconsin Department of Revenue

Dear Assessor,

I contacted your office on **June 23**<sup>rd</sup>, **2025** regarding this issue but I did not receive a resolution. **I was not properly provided with evidentiary support to justify the excessive increase in the home's market value**. And I was told that the assessor couldn't negotiate otherwise he would have to negotiate with everyone. However, we learned that other homeowners in our neighborhood were **successful at having their increase reduced significantly**.

I am formally objecting to the 2025 assessed value of \$428,700 for my property at 2514 Riverside Drive. In 2024, the value was \$230,300 — meaning the assessment increased by \$198,400 (an 86% increase) in just one year. I believe this increase is excessive and not supported by comparable home values in the area.

Online estimates, including Zillow, show my home's market value around \$316,200, which is valued with 2 full baths when this home only has 1½ baths. Realtor.com shows my home's market value around \$290,100. And Redfin.com shows my home's market value around \$338,278. The current assessment of \$428,700 is far above both local market values and reasonable appreciation rates.

Other homes that have recently sold in the area and that are comparable **do not support the excessive increase** and do support our request to have the home's market value lowered.

1934 Fanell Drive La Crosse, WI 54601 sold for \$155,100 on March 22<sup>nd</sup>, 2024. This home is a 3 bed and 1 back with 900 sq. feet. This is \$172 / sq. foot and is also waterfront. **In comparison to this home, my house would be valued around \$245,616**.

1619 Nakomis Avenue La Crosse, WI 54601 sold for \$400,000 on February 14<sup>th</sup>, 2024. This home is a 4 bed and 4 bath with 4,251 sq. feet. **This home was sold for under my new market value and has 2.5 more bathrooms and my home is a third the size!** 

1621 Lakeshore Drive La Crosse, WI 54603 sold for \$225,000 on January 31<sup>st</sup>, 2025. This home is a 2 bed and 1 back with 1,020 sq. feet. This is \$221 / sq. foot and is also waterfront. **In comparison to this home, my house would be valued around \$215,588**.

I respectfully request a review of this assessment and an adjustment to better reflect fair market value based on comparable properties.

Thank you for your time and consideration.

Sincerely,

Lawrence L Dubiel IV



### ASSESSOR

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

June 16, 2025

## 2025 Notice of Changed Assessment

This is not a tax bill.

Under state law (Sec. 70.365, Wis. Stats.), your property assessment for the current year, 2025, is listed below.

LAWRENCE L. DUBIEL IV 2514 RIVERSIDE DR

LA CROSSE WI 54601-6323 USA

Tax key number:

17-050016-060 located in the City of La Crosse, La Crosse County

Property address:

2514 Riverside Dr

Legal description:

RIVER VIEW ADDITION S 100FT OF N 233FT LOT 16 BLOCK 1 LOT SZ: IRR

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

If you wish to discuss your assessment, contact the Assessor's office at (608) 789-7525 or email assessor@cityoflacrosse.org.

Public service hours are M-Th, 8am-4pm; however, the Assessor's office can also be reached by telephone on Fridays from 8am-12pm.

In honor of Independence Day, our office will be closed on July 4<sup>th</sup>, 2025.

#### Assessment Information

State law (sec. 70.32, Wis. Stats.) requires the assessment of taxable property (except agricultural, agricultural forest, and undeveloped) as full value of January 1 each year. Assessment as a percentage of full value are acceptable when applied uniformly. To determine if your assessment is fair, you must analyze it in relation to full value. This is done by dividing your assessment by the general level of assessment for your municipality.

Under Wisconsin law, generally, the assessor may not change the assessment of property based solely on the recent arm's length sale of the property without adjusting the assessed value of comparable properties in the same market area. For information on the assessment of properties that have recently sold, visit the Internet site of the Department of Revenue at <a href="https://www.revenue.wi.gov/Pages/ERETR/data-town-serve">https://www.revenue.wi.gov/Pages/ERETR/data-town-serve</a>

	Assessment General Pro			PFC/MFL
Year	Land	Improvement	Total	Total
2024	\$71,900	\$158,400	\$230,300	\$0
2025	\$217,700	\$211,000	\$428,700	\$0
	1	Total Assessment Change	\$198,400	\$0
South Market State	INSTRUMENTS IN A A SHE SALE	Reasons for Change	PARTY REPORT OF	
Land	Revalue			
Improvement	Revalue, Wisconsin Act 12			
Preliminary General L	evel of Assessment			100.00%
Note: If an Agricultura	al Land Conversion Charge Form PR-298	B is enclosed,		

#### ASSESSOR

400 La Crosse Street | La Crosse, WI 54601 | P: (608) 789-7525 | assessor@cityoflacrosse.org

#### To Appeal Your Assessment

First, contact your local assessor to discuss your assessment by phone as questions/corrections can often be handled by the Assessor and may not require an appeal to Board of Review (BOR).

- Verify all information on your property record card is accurate and up to date, visit <u>www.assessordata.org</u> (free site with minimal information) or <u>www.assessordata.com</u> (small fee with more detailed information).
- The Assessor may require an interior inspection to verify or correct the data on your property record card.
- If no corrections are warranted and you feel your assessment is inequitable, you can appeal to the Board of Review (BOR).

#### To File a Formal Appeal

Contact the City Clerk's Office at (608) 789-7510 or email cityclerk@cityoflacrosse.org.

- Anyone appearing before the Board of Review must file a Notice of Intent and/or Objection Form for real property no less than 48
  hours before the meeting of the Board of Review.
- The 48-hour deadline is Tuesday, July 15th at 10:00am to the Municipal Clerk (Nikki M. Elsen).
- Objection forms can be found at <a href="https://www.cityoflacrosse.org/your-government/departments/city-clerk/board-of-review">www.cityoflacrosse.org/your-government/departments/city-clerk/board-of-review</a>

#### **Property Owner Rights**

You have the right to refuse entry into your residence pursuant to s. 70.05 (4m) of the Wis. statutes. Entry to view your property is prohibited unless voluntarily authorized by you. Pursuant to s. 70.05 (4m) of the Wis. statutes, you have the right to refuse a visual inspection of the interior of your residence and your refusal to allow an interior inspection of your residence will not be used as the sole reason for increasing your property tax assessment. Refusing entry to your residence also does not prohibit you from objecting to your assessment pursuant to s. 70.47 (7) of the Wis. statutes. However, if facts exist making an interior view necessary to complete an accurate valuation, the assessor may seek a special inspection warrant per s. 66.0119 of the Wis. Statutes to view the interior of the home.

Wis. Statutes states s. 70.35, real property shall be valued by the assessor in the manner specified in the Wisconsin property assessment manual provided under s. 73.03 (2a) from actual view or from the best information that the assessor can practicably obtain, at the full value which could ordinarily be obtained therefor at private sale. In determining the value, the assessor shall consider recent arm's-length sales of the property to be assessed if according to professionally acceptable appraisal practices those sales conform to recent arm's-length sales of reasonably comparable property; recent arm's-length sales of reasonably comparable property; and all factors that, according to professionally acceptable appraisal practices, affect the value of the property to be assessed.

#### Frequently Asked Questions.

How does the assessment process work? January 1st – All properties are assessed as they existed on this date. (If new construction was not complete, a partial assessment will be applied for that year). After the assessor has reviewed all assessment work for the year, value change notices are sent to those properties that have a value change. State law recognizes every municipality cannot be assessed at market value each year. The law requires each municipality to be within 10% of market value once every five (5) years. Assessed values are used to distribute the municipality's tax burden among the individual property owners. For more information on the assessment process, visit www.cityoflacrosse.org/your-government/departments/assessor

What is Open Book? Open Book refers to a period (before Board of Review (BOR) begins) when the completed assessment roll is open for examination. This period is an opportunity to discuss your property value with the assessor and provide a reason for changing the value, if appropriate. At Open Book, the assessor is allowed to make any changes that are necessary to perfect the assessment roll. When Open Book ends, any changes to the assessment roll (your property value) requires a formal process in front of the BOR or circuit court.

If my assessment increased, does this mean my taxes will increase? What if I believe that my taxes are too high? As the assessor, we do not determine taxes. Though the value of your property affects your share of taxes, the actual amount you pay is determined by the budget needs of the schools, city, county, technical college, and state. All these taxing units decide what services they will provide in the coming year and how much money they will need to provide those services. This decision is made mid- to end of November each year. Typically, these taxing unit's budgets will increase on a yearly basis. Visit <a href="https://wiccountytreasurers.com/index.php/faqs/">https://wiccountytreasurers.com/index.php/faqs/</a> to learn more about Wisconsin property taxes.

How do I know if my property assessment is accurate and uniform? Wisconsin has an annual assessment. This means each year's assessment is a new assessment. The assessor is not obligated to keep the same assessment each year. The assessor may change your assessment because of revaluation, building permits or sales activity even if the assessor did not inspect your property. The use of Computer Assisted Mass Appraisal (CAMA) results in uniform assessments, as it values thousands of similar properties using the same methodologies.

What rules govern how property values are estimated by the Assessor's Office? Wisconsin Chapter 70 and Department of Revenue's 2025 Property Assessment Manual.

What if I do not own this property anymore, what should I do? Please call or email us so we may get in touch with the new owners.

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

erty owner or as agent for property owner,
he assessment for Parcel Number 1750016060
Crosse, WI 54601 for the 20 <sup>25</sup> Assessment
cheduled meeting
irst scheduled meeting (Complete Section A below)
on or up to the end of the final day of the session if blete Section B below)
r of the requirement to timely file a fully the City Clerk (Clerk of the Board of Review).
Received by:
on:
AND FILES A WRITTEN OBJECTION.
tice requirements and hear the objection even if a

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realtor.com<sup>®</sup>



### What's your equity? (It's easy to find ou

Off Market

0.24 acre lot

2514 Riverside Dr, La Crosse, WI 54601

<u>View on Map</u> **♀** 

Open in App

Single Family
Property type

\$172.5K in 2014
Last sold

View as owner

Share

Get Up To 4 Free Moving Quotes

### Interested in selling 2514 Riverside Dr?

Estimated value\*

### \$290,100

\*Estimation is calculated based on tax assessment records, recent sale prices of comparable properties, and other factors.

See your offers

Compare agents with  $\mathbf{RealChoice^{TM}}$  Selling, find a trusted expert



View proposal, no commitment



See real reviews and ratings



**Amy Hatlevig** 

Coulee Homes Realty #60297-90

15 9 yearsSold Experience

View proposal

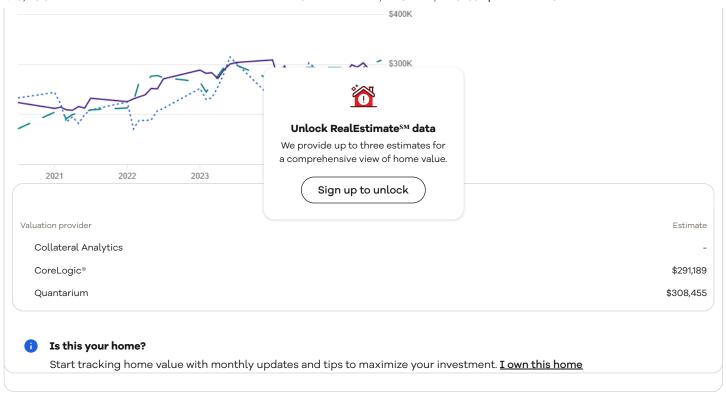


Featured

Spencer Hegenbarth

RE/MAX Results #7984894

I've served in the U.S. military ①		
	Van	
No	Yes	
Property details		
E More		
Cation		
Zoning: MZA		
<u>ow more</u> ✓		
Find out more about this property.		
Contact agent		
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The estimate(s) shown, which come from one or more automated valuation model providers independent of Realtor.com®, represent information that may provide a helpful starting point for discussions with a real estate agent.

Contact agent

### Tap into your home's equity

Connect with a lender to explore a Home Equity Line of Credit (HELOC) to access flexible funding for home remodeling projects, debt consolidation, or other financial needs. A HELOC allows you to borrow against your home's equity, often at lower interest rates than other loan options, giving you the ability to draw funds as needed.

Connect with a lender

#### Latest home equity rates

### Nearby home values

Address	RealEstimate <sup>SM</sup>	Bed	Bath	Sqft	Lot (sqft)
This home : 2514 Riverside Dr	\$290,100			N/A	10,454
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
2522 13th Pl S, La Crosse, WI 54601	\$288,000	4	-	N/A	N/A

#### See more ✓

Property history

#### ^

### **Price history**

No price history data is available for this property

#### **Tax History**

Year	Taxes	Total assessmen	t	Land	A	dditions
2024	\$4,576	\$230,300	=	\$71,900	+	\$158,400
2023	\$4,417	\$230,300	=	\$71,900	+	\$158,400
2022	\$4,229	\$230,300	=	\$71,900	+	\$158,400
2021	\$4,622	\$190,400	=	\$71,900	+	\$118,500
2020	\$4,631	\$190,400	=	\$71,900	+	\$118,500
2019	\$4,588	\$190,400	=	\$71,900	+	\$118,500
2018	\$3,822	\$140,300	=	\$42,100	+	\$98,200

#### Show more ∨

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.

#### Popular services

Home remodel

General contractor

Handyman



#### **Dexter Lab Maintenance Servic**

4.3 **\*\*\* \*\* \*\*** (202 reviews)

2 years in business Hired 487 times

This was a smooth first experience using this site... More

Get a quote



Powered by Thumbtack

By clicking "Get a quote", you agree to Realtor.com's <u>Terms and Conditions</u> and <u>Privacy Policy</u> as well as Thumbtack's <u>Terms and Conditions</u> and <u>Privacy Policy</u>.

### ൻ Neighborhood & schools

This property is in the 54601 ZIP code, which is a hot market.

### La Crosse city in La Crosse, WI

Nearby Lifestyle Transportation

#### **Daycares** 7

Coulee Children's Center (0.6 mi), Red Balloon Early Learning Centers (0.7 mi), Aquinas Catholic Schools (1.4 mi)

### Restaurants

Wine Sitter Brew House (0.2 mi), Barrel Inn (0.3 mi), A&W Restaurant (0.4 mi)

### **Shopping**

Book Revolution (0.2 mi), River Road Quilt Shop (0.2 mi), Dan Eumurian Piano Service

(0.5 mi)

#### **Nightlife**

Some bars within walking distance

#### Show more ∨

3

Scores provided by Local logic

Locations provided by yelp\*



#### Ask a neighborhood expert.

Contact agent

#### **Schools**

Nearby schools

2 Hintgen Elementary School
10 Grades K-5 | 1.6 mi away | 246 students |
★★★☆ 2 reviews

3 Longfellow Middle School
10 Grades 6-8 | 0.8 mi away | 489 students |
★★★☆ 3 reviews

6 Central High School
10 Grades 9-12 | 1.1 mi away | 1008 students |
★★★☆☆ 4 reviews

Elementary

Middle

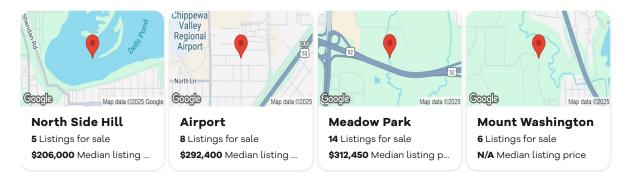
Contact the school or district directly to verify enrollment eligibility. Location provided by <u>Precisely</u> | Ratings provided by <u>GreatSchools.org</u>

High

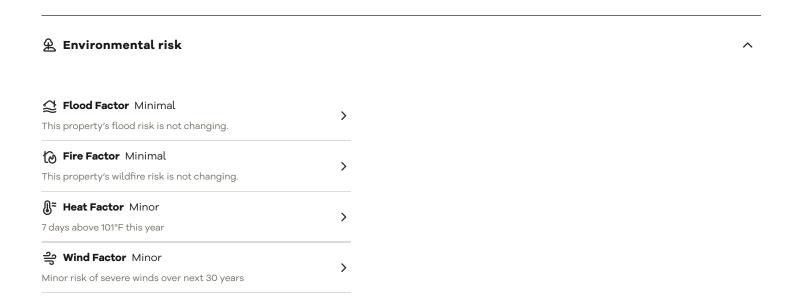
Private

GreatSchools Ratings are based on student performance on state tests, progress over time, and college readiness, in addition to how effectively schools serve students from different ra... Show more

### Nearby neighborhoods in La Crosse



Popular searches in La Crosse include: <u>Homes for sale in La Crosse, WI with basement</u>, <u>Homes for sale in La Crosse, WI with garage 2 or more</u>, <u>Open floor plan ho Show more</u>





Connect with an agent	
Full name*	
Email*	
Phone*	
Are you selling or buying?*	<u> </u>
	Connect
By proceeding, you consent to receive calls and texts at the numl other home-related matters, but not as a condition of any purcha	ber you provided, including marketing by autodialer and prerecorded and artificial voice, and email, from realtor.com and others about your inquiry and se. More

 $\frac{\text{Wisconsin}}{\text{Wisconsin}} \rightarrow \frac{\text{La Crosse County}}{\text{County}} \rightarrow \frac{\text{La Crosse}}{\text{County}} \rightarrow \frac{\text{Riverside Dr}}{\text{Riverside Dr}} \rightarrow 2514 \, \text{Riverside Dr}$ 

Additional Information About 2514 Riverside Dr, La Crosse, WI 54601

See 2514 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 2514 Riverside Dr.

The property-related information displayed on this page is obtained from public records and other sources. While such information is thought to be reliable, it is not guaranteed and should be independently verified. Properties labeled Not for Sale are classified as such either because we do not have a record of such properties currently being for sale or because we are not permitted, by contract, law, or otherwise, to designate such properties as currently for sale. For the most accurate and up to date status of this or any other property, please contact a REALTOR®.

#### **Nearby Cities**

Onalaska Homes for Sale

Holmen Homes for Sale

Winona Homes for Sale

See more ✓

#### Nearby ZIPs

54601 Homes for Sale

54650 Homes for Sale

55987 Homes for Sale

#### See more ✓

#### **Nearby Neighborhoods**

North Side Hill Homes for Sale

Airport Homes for Sale

Meadow Park Homes for Sale

See more ✓

















About us Careers Accessibility

Feedback Media room Ad Choices

Advertise with us Agent support Privacy

Home Made Tech Blog Terms

Do Not Sell or Share My Personal Information Agent Blog Sitemap

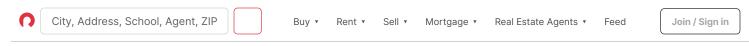
#### Get the app





Any mortgage lead generation activity in the state of Connecticut is performed by MSIM, LLC (NMLS #2121192), a subsidiary of Move, Inc.

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 $Listed \ by \ Jillian \ Hugo \ \bullet \ Coldwell \ Banker \ River \ Valley, \ REALTORS. \ Bought \ with \ Coldwell \ Banker \ River \ Valley, \ REALTORS.$ 

LAST SOLD ON MAY 30, 2014 FOR \$172,500

2514 Riverside Dr, La Crosse, WI 54601



\$338,278

4

1.5

1,428

Redfin Estimate

Beds

Baths

Sq Ft

### Is this your home?

Track this home's value and nearby sales activity

I own 2514 Riverside Dr

### Thinking of selling?

Estimated sale price

\$322,000 - \$383,000

Sell confidently with a local market expert in La Crosse.

**Request consultation** 

### **About this home**

Public Remarks: IT DOESN'T GET BETTER THAN WATERFRONT IN LACROSSE WITH YOUR OWN PRIVATE DOCK. THIS HOME FEATURES ENTERTAINING SPACE INSIDE & OUT! A LRG DINING AREA LEADS TO SPACIOUS LR & DECK ACCESS. DECK W/ LRG AWNING FOR SHADE & BEAUTIFUL VIEWS. 1 BR ON MAIN LEVEL. 2 ADDL BRS & FULL BA IN UPPER LEVEL. WALK OUT LL HAS ADDL GATHERING SPACE, ADDL ROOM COULD BE

#### Show more >

Single-family
Property Type

7950 Year Built **M** 3,920 sq ft

Lot Siz

**E** \$2

\$237 Est. Price/Sq.Ft. 1 garage spaces

Parking

Listed by Jillian Hugo • Coldwell Banker River Valley, REALTORS

Bought with Benjamin Sauter • Coldwell Banker River Valley, REALTORS

Redfin checked: 2 minutes ago (Jul 14, 2025 at 09:43am) • Source: METROMLS #1355490

### **Redfin Estimate**

#### **Homeowner tools**



List your home for rent on Redfin for free

Rental estimate

\$1,323 /mo

Based on similar rentals

Get started for free

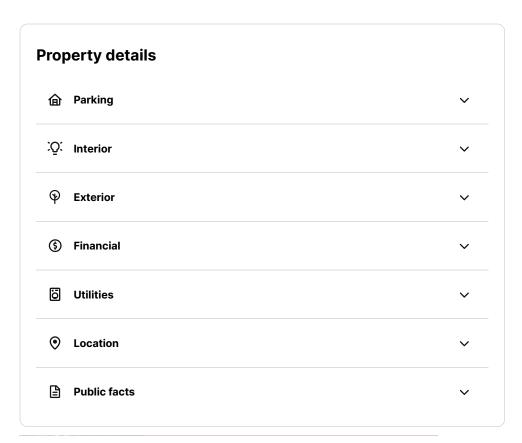
### Sale history for 2514 Riverside Dr

**Today** 

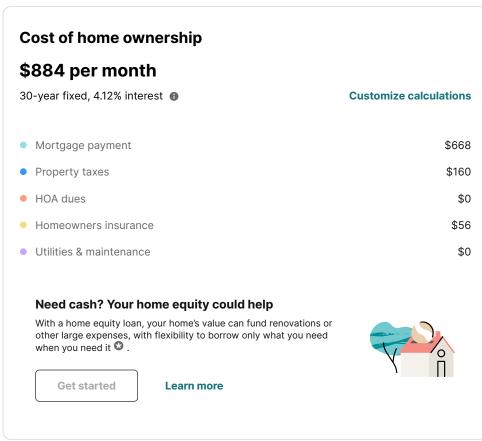
https://www.redfin.com/WI/La-Crosse/2514-Riverside-Dr-54601/home/57794645

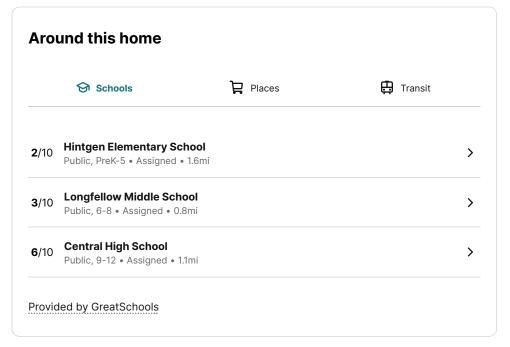
.0, 1	0.00 / WI		ZOT+ MIVOIDIGO DI, La OTOSSO, VITO+O
	Jun 3, 2014	Listea	\$184,900
	Date	METROMLS #1355490	Price
	Jun 3, 2014	Listing Removed	_
	Date	METROMLS #1355490	Price
	May 30, 2014	Sold (MLS)	\$172,500
	Date	METROMLS #1355490	Price
	Jun 2014, Sold for \$172,5	500	
	Jun 3, 2014	Sold (Public Records)	\$172,500
	Date	Public Records	Price
Se	e all property history 🗸		

Tax history for 2514 Riverside Dr						
Year	Property Tax	Land +	Additions	=	Assessed Value 1	
2024	\$4,576 (+3.6%)	\$71,900	\$158,400		\$230,300	
2023	\$4,417 (+4.4%)	\$71,900	\$158,400		\$230,300	
2022	\$4,229 (-8.5%)	\$71,900	\$158,400		\$230,300	
2021	\$4,623 (-0.2%)	\$71,900	\$118,500		\$190,400	
2020	\$4,631	\$71,900	\$118,500		\$190,400	
Show m	ore tax history 🗸					









### **Climate risks**

 $\label{thm:most_problem} \mbox{Most homes have some risk of natural disasters, and may be impacted by climate change}$ 

due to rising temperatures and sea levels.



#### **Flood Factor**

We're working on getting current and accurate flood risk information for this home.



#### **Fire Factor**

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



#### **Wind Factor**

We're working on getting current and accurate wind risk information for this home.



#### **Air Factor**

We're working on getting current and accurate air risk information for this home.

Provided by First Street 1

## **Nearby similar homes**

#### \$28,500

— beds — baths — sq ft 1413 9th Street South St, La Crosse, WI 54601 Joseph Roraff • Bluffside Real Estate, LLC

#### \$199,000

3 beds 2 baths 1,620 sq ft 1233 16th Street South St, La Crosse, WI 54601 Michael Richgels • RE/MAX Results

### \$249,900

3 beds 2 baths 1,645 sq ft 3131 Losey Boulevard South Blvd, La Crosse, WI 54601 Aaron Wickesberg • Reliant Real Estate Services, LLC

### \$1,200,000

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

#### \$479,000

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

#### \$159,900

4 beds 1 bath 1,900 sq ft 1229 Hintgen Ct, La Crosse, WI 54601 Anthony Arbanas • eXp Realty LLC

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### New listings for sale in 54601

### \$249,900

3 beds 2 baths 1,768 sq ft 4215 Sunnyside Dr, La Crosse, WI 54601 William Vaughn Favre • @properties La Crosse

### \$239,900

3 beds 1.5 baths 1,566 sq ft 2924 South Ave, La Crosse, WI 54601

Katie Johnson • Assist 2 Sell Premium Choice Realty, LLC

### \$1,100,000

5 beds 3.5 baths 5,236 sq ft 4915 Silver Morning Ln, La Crosse, WI 54601 Tina Allbaugh • NextHome Prime Real Estate

### \$240,000

3 beds 2 baths 2,465 sq ft 1128 6th Street South St, La Crosse, WI 54601 Mitchell Hanson • Cindy Gerke & Associates

#### \$1

— beds — baths 4,442 sq ft 1023 Cameron Ave Unit 1021 1025 Cameron Av, La Crosse, WI 54601

Rosie Realtor • Nancy Realtors

### \$349,900

3 beds 1.5 baths 1,740 sq ft 3611 Cliffside Dr, La Crosse, WI 54601

Harlan Hein • Harlan Hein & Associates/Home Sellers 1%

### \$235,000

3 beds 1.5 baths 1,080 sq ft 3142 26th Street South St, La Crosse, WI 54601 Scott Neumeister • Cindy Gerke & Associates

### \$309,900

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

### \$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

### Home values near 2514 Riverside Dr

Data from public records.

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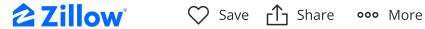
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\$316,200

2514 Riverside Dr, La Crosse, WI 54601

1,428

baths beds

sqft

Est. refi payment: \$2,110/mo S Refinance your loan

△ SingleFamily

**™** Built in 1950

2 0.25 Acres Lot

**\$316,200 Zestimate**®

🖺 \$221/sqft

\$2,012 Estimated rent

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