

## Notice of Board of Review Determination

Under state law (sec. 70.47(12), Wis. Stats.), your property assessment for the current year 2026 as finalized by the Board of Review (BOR) is listed below.

### Property owner

LYON JOINT REVOCABLE TRUST  
1220 LAUDERDALE PL  
LA CROSSE WI 54603-1607

### General information

Date issued 5 - 21 - 2026  
Parcel no. 17-10249-020  
Address 1220 Lauderdale Pl  
Legal description

Town     Village     City

Municipality La Crosse

### Assessment information

20 <u>26</u> Original Assessment		20 <u>26</u> Final Assessment <i>(determined by BOR)</i>	
Land	\$ 378,800	Land	\$ 378,800
Improvements	\$ 1,020,600	Improvements	\$ 1,020,600
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Personal property	\$	Personal property	\$
Total personal property	\$	Total personal property	\$
Total all property	\$ 1,399,400	Total all property	\$ 1,399,400

### Appeal information

If you are not satisfied with the BOR's decision, there are appeal options available. **Note:** Each appeal option has filing requirements. For more information on the appeal process, review the Property Assessment Appeal Guide. Visit [revenue.wi.gov](http://revenue.wi.gov) and search keyword "Assessment Appeal."

#### Appeal to:

**Department of Revenue (DOR)** – must file within 20 days after receipt of the BOR's determination notice or within 30 days after the date specified on the affidavit if there is no return receipt. A \$100 filing fee is required. The fair market value of the items or parcels cannot exceed \$1 million dollars. DOR may revalue the property any time before November 1 of the assessment year or within 60 days after receiving the appeal, whichever is later. If adjusted, the value is substituted for the original value and taxes paid accordingly. (sec. 70.85, Wis. Stats.)

**Circuit Court - Action for Certiorari** – must file within 90 days after receiving the determination notice. The Court decides based on the written record from the BOR. You cannot submit new evidence. (sec. 70.47(13), Wis. Stats.)

**Municipality - Excessive Assessment** – must first appeal to the BOR and have not appealed the BOR's decision to Circuit Court or to DOR. You cannot claim an excessive assessment under sec. 74.37, Wis. Stats., unless the tax is timely paid. A claim under section 74.37 must be filed with the municipality by January 31 of the year the tax is payable.



# Board of Review

## Findings of Fact, Determinations and Decision

### 1 PROPERTY IDENTIFICATION AND FINDING OF FACT

Assessment Year: **2026**

Tax Key Number: **17-10249-20**

Personal Property Account Number *(if applicable)*:

Property Address: **1220 Lauderdale Place**

Property Owner: **Lyon Joint Revocable Trust**

Mailing Address: **1220 Lauderdale Pl, La Crosse WI 54603**

January 1, 2026

Assessment Value: **\$1,399,400.00**

Land: **\$378,800.00**

Improvements: **\$1,020,600**

Total: **\$1,399,400**

Hearing Date: **5/14/2026**

Time: **11:00a**

Objector Received written confirmation of the Hearing Date:

Yes:  No:

**(OR)**

Both Objector and Assessor waived 48-hour notice of hearing:

Yes:  No:

**{Note: Taxpayer must have filed written objection before or at Board of Review}**

*Check one of the following:*

Timely notice of "Intent to File an Objection" was provided by objector to Clerk (either in writing or orally) at least 48 hours prior to first full session of Board of Review

**(OR)**

Waiver was granted by Board of Review for:

Good Cause *or*

Extraordinary Circumstances

Board Members Present:

**Sue Dillenbeck, Fred Giese, Paul Bagniefski, Scott Rada, Heather Talbot**

Board Members Removed (if any):

Board Counsel Present:

**Gideon Wertheimer**

Property Owner/Objector's Attorney or Representative:

Board Members with certified training (must have at least one):

**Heather Talbot, Fred Giese**

## 2 TESTIMONY

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The following individuals were sworn as witnesses by the Board of Review Clerk (include Property Owner/Objector, or his/her representative, if testifying, and Assessor): **Craig Lyon, Jody Lyon, Josh Benrud**

### 2.1 PROPERTY OWNER/OBJECTOR:

Sworn Testimony by Property Owner/Objector **Craig Lyon, Jody Lyon** included:

- a) A recent sale of the subject property:  Yes  No  
*If yes:* The subject property was sold for \$ (Date of Sale: )
- b) Recent sales of comparable properties:  Yes  No  
*If yes:* A total number of Other properties were presented.  
Addresses of other properties:
- c) Other factors or reasons (if presented):  Yes  No  
*If yes:* List of summary factors or reasons presented by property owner/objector (*if evidence presented only available to one side – list corroboration of that evidence*): **BOR valuation from 2025. Exhibit A CMA Report and Waterfront properties currently for sale in the City of La Crosse.**

Sworn Testimony on behalf of Property Owner/Objector was presented by the following other Witnesses (if any):

Summary of testimony of other witnesses for objector (if any):

### 2.2 ASSESSOR

Sworn Testimony by Assessor **Josh Benrud** included:

- a) Estimated level of assessment for the current year is **100%**
- b) A recent sale of the subject property:  Yes  No  
*If yes:* The subject property was sold for \$ (Date of Sale: )
- c) Recent sales of comparable properties:  Yes  No  
*If yes:* A total number of **4** Other properties were presented.  
Addresses of other properties:  
**1325 Nakomis Ave, 1326 Nakomis Ave, 3203 Lauderdale Ct, 2590 7th St S**
- d) Other factors or reasons (if presented):  Yes  No  
*If yes:* List of summary factors or reasons presented by Assessor:  
**Exhibit B – Assessor’s Report**

Sworn Testimony on behalf of the assessor was presented by:

Summary of testimony of other witnesses for assessor (if any):

### 3 DETERMINATIONS

1. The assessor's estimated level of assessment<sup>1</sup> of the municipality has been determined to be **100%**
2. The Board of Review finds that there was a recent sale of the subject property:  Yes  No
  - a) The sale was an arm's-length transaction  Yes  No
  - b) The sale was representative of the value as of January 1  Yes  No
  - c) The Board finds that the sale supports the assessment  Yes  No
  - d) *If all answers are 'yes':*
    - i. What is the sale price? \$
    - ii. What if any adjustments, based on the evidence presented, should be made for such considerations as time between the date of sale and the January 1 assessment date, non-market class value in the selling price (ag-use value and fractionally assessed classes), and/or other physical changes that occurred to the property between the sale date and the January 1 assessment date?
    - iii. What is the full market value? \$

*(If responses in 2 thru 2c were "yes", upon completion of the section, proceed to section 4, Decision, check all that apply and determine the assessed value.*

3. The Board of Review finds that there are recent sales of comparable properties:  Yes  No  
*If yes, answer the following:*

Property Owner:

- a) Did the property owner present testimony of recent sales of comparable properties in the market area:  Yes  No
- b) *If yes*, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value?  Yes  No

Assessor:

- c) Did the Assessor present testimony of recent sales of comparable properties in the market area:  Yes  No
- d) *If yes*, were the attributes satisfactorily adjusted for their differences from the subject and their contribution to value?  Yes  No

Conclusion:

- e) LIST THE PROPERTIES AND VALUES THAT THE BOARD OF REVIEW RELIES ON TO MAKE ITS DETERMINATION AS TO FAIR MARKET VALUE:  
**1325 Nakomis Ave, 1326 Nakomis Ave, 3203 Lauderdale Ct, 2590 7th St S**

4. The Board of Review finds that the assessment should be based on other factors:  Yes  No
  - a) *If yes*, list the other factors that the Board of Review relies on to make its determination as to fair market value:
  - b) What was the most credible evidence presented:

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<sup>1</sup> The relationship between the assessed value and the equalized value of non-manufacturing property minus corrections for prior year over or under charges within a municipality--town, city, or village. For example, if the assessed value of all property subject to property tax in the municipality is \$2,700,000 and the equalized value (with no prior corrections) in the municipality is \$3,000,000 then the assessment level is said to be 90% (\$2,700,000/\$3,000,000 = .90 or 90%).

## 4 DECISION

### *Motion must be made and seconded.*

1. **Giese Moves:** Exercising its judgment and discretion, pursuant to §70.47(9)(a) of Wis. Statutes, the Board of Review by majority and roll call vote hereby determines: **Talbot** Seconds  
(*mark all that apply*):

- that the Assessor's valuation is correct;
- that the Assessor presented evidence of the fair market value of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;
- that the Assessor presented evidence of the proper classification of the subject property using assessment methods which conform to the statutory requirements and which are outlined in the Wisconsin Property Assessment Manual;
- that the proper use values were applied to the agricultural land;
- that the proper fractional assessments were applied to undeveloped land and agricultural forest land classifications;
- that the property owner did not present sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- that the Assessor's valuation is reasonable in light of all the relevant evidence;
- and sustains the same valuation as set by the Assessor;
- (*in certain cases*), It is not relevant to present assessments of other properties as a basis for the market value of the appeal property.

### **OR**

1. **Moves:** Exercising its judgment and discretion, pursuant to §70.47(9)(a) of Wis. Statutes, the Board of Review by majority and roll call vote hereby determines: **Seconds**  
(*mark all that apply*):

- that the Assessor's valuation is incorrect;
- that the property owner has presented sufficient evidence to rebut the presumption of correctness granted by law to the Assessor;
- that the property owner valuation is reasonable in light of the relevant evidence;
- that the fair market value of the property is:
  - Land:                 \$
  - Improvements:     \$
  - Total:               \$
- that the level of assessment of the municipality is at [Click or tap here to enter text.](#) and hereby sets the new assessment at

- Land:                 \$
- Improvements:     \$
- Total:               \$

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**I, Nikki M. Elsen, Clerk of the Board of Review, do hereby certify that the members of the Board of Review voted as follows:**

<u>Name of Board of Review Member:</u>	<u>Yes:</u>	<u>No:</u>
Fred Giese	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Heather Talbot	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott Rada	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Paul Bagniefski	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sue Dillenbeck	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**to adopt these Findings of Fact, Determinations and Decision on this 14th day of May, 2026.**

**Nikki M. Elsen, City Clerk  
Clerk of Board of Review**

# Office of City Clerk



May 12, 2026

Lyon Joint Revocable Trust  
1220 Lauderdale Pl  
La Crosse WI 54603

*Sent USPS and email to lyonski1@gmail.com*

Re: Objection to Real Property Assessment –  
Lyon Joint Revocable Trust - 1220 Lauderdale Pl 17-10249-120

Your Objection to Real Property Assessment for the subject parcel has been scheduled before the Board of Review as follows:

**Date:** Thursday, May 14, 2026  
**Time:** 11:00 a.m.  
**Location:** City Hall – Council Chambers, 400 La Crosse Street

Appeal hearings are scheduled for 45 minutes. During this time, the property owner and assessor provide sworn testimony, and the Board may ask questions. Following testimony, the Board of Review will discuss its findings and make a determination.

The property owner must be present to provide testimony unless an authorized agent has been appointed. An Agent Authorization for Property Assessment Appeals (PA-105) must be on file prior to an agent testifying on behalf of property owner.

For your information, enclosed is a copy of the Board of Review – “The Basics” which is an overview of the Board of Review and its proceedings which you are encouraged to review prior to your hearing - Taxpayer/Duties at Hearing are covered on page 4.

Feel free to contact me if you have any questions.

Regards,

A handwritten signature in cursive script that reads "Nikki M. Elsen".

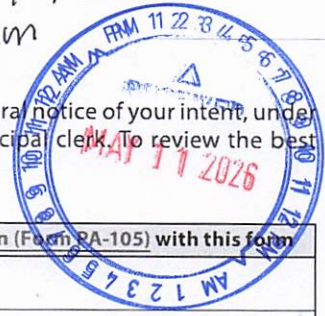
Nikki M. Elsen  
City Clerk

enc.

City of La Crosse, 400 La Crosse Street La Crosse, WI 54601  
cityclerk@cityoflacrosse.org | 608-789-7510 www.cityoflacrosse.org

5.14.26 11:00am

Rec'd 5/11/2026  
In person



### Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's Guide for Property Owners.

Complete all sections:

<b>Section 1: Property Owner / Agent Information</b>				<b>* If agent, submit written authorization (Form RA-105) with this form</b>			
Property owner name (on changed assessment notice) <i>Lyon Joint Revocable Trust</i>				Agent name (if applicable)			
Owner mailing address <i>1220 Lauderdale Pl</i>				Agent mailing address			
City <i>La Crosse</i>		State <i>WI</i>	Zip <i>54603</i>	City		State	Zip
Owner phone <i>(608) 780-9263</i>		Email <i>lyonski1@gmail.com</i>		Owner phone		Email	
<b>Section 2: Assessment Information and Opinion of Value</b>							
Property address <i>1220 Lauderdale Pl</i>				Legal description or parcel no. (on changed assessment notice) <i>Parcel: 17-16249-20</i>			
City <i>La Crosse</i>		State <i>WI</i>	Zip <i>54603</i>				
Assessment shown on notice - Total <i>1,399,400</i>				Your opinion of assessed value - Total <i>1,059,400</i>			

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres	@	\$ acre use value	
# of pasture acres	@	\$ acre use value	
# of specialty acres	@	\$ acre use value	
Undeveloped classification # of acres	@	\$ acre @ 50% of market value	
Agricultural forest classification # of acres	@	\$ acre @ 50% of market value	
Forest classification # of acres	@	\$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres	@	\$ acre @ 50% of market value	
Managed forest land acres	@	\$ acre @ market value	

<b>Section 3: Reason for Objection and Basis of Estimate</b>	
Reason(s) for your objection: (Attach additional sheets if needed) <i>It is overvalued.</i>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <i>CMA Report from local reputable realtor.</i>
<b>Section 4: Other Property Information</b>	

- A. Within the last 10 years, did you acquire the property?  Yes  No  
If Yes, provide acquisition price \$ \_\_\_\_\_ Date      -      -       Purchase  Trade  Gift  Inheritance  
(mm-dd-yyyy)
- B. Within the last 10 years, did you change this property (ex: remodel, addition)?  Yes  No  
If Yes, describe \_\_\_\_\_  
Date of changes      -      -      Cost of changes \$ \_\_\_\_\_ Does this cost include the value of all labor (including your own)?  Yes  No  
(mm-dd-yyyy)
- C. Within the last five years, was this property listed/offered for sale?  Yes  No  
If Yes, how long was the property listed (provide dates)      -      -      to      -      -       
(mm-dd-yyyy) (mm-dd-yyyy)  
Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_
- D. Within the last five years, was this property appraised?  Yes  No  
If Yes, provide: Date      -      -      Value \_\_\_\_\_ Purpose of appraisal \_\_\_\_\_  
(mm-dd-yyyy)  
If this property had more than one appraisal, provide the requested information for each appraisal. \_\_\_\_\_

<b>Section 5: BOR Hearing Information</b>	
A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____ <b>Note:</b> This does not apply in first or second class cities.	
B. Provide a reasonable estimate of the amount of time you need at the hearing _____ minutes.	
Property owner or Agent signature <i>Jody Lyon</i>	Date (mm-dd-yyyy) <i>5-11-26</i>

## 1220 Lauderdale Pl La Crosse, WI 54603



**Danyel Zielke**

GRI

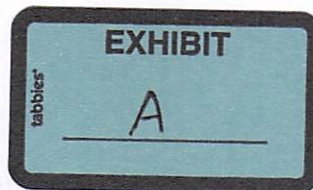
📞 Work (608) 792-6163

✉️ danyelzielke@gmail.com

### Edina Realty®

**Onalaska**

9542 E. 16 Frontage Road  
Onalaska, WI 54650



# 1220 Lauderdale Pl, La Crosse, WI 54603



## Off Market / Public Record · Public Record

### Closed Price

Closed Price not available

### AVM

# \$734,000

AVM Updated 4/25/2026

### AVM Estimated Range

\$44.04K — \$1.42M

### AVM Confidence

★☆☆☆☆

### AVM Month Change

↑ \$10,000

### AVM Year Change

↑ 7.94%

### Refined Value

# \$620,439

### CMA Value

# \$1,023,400

### CMA Range

\$625.8K — \$1.47M

Last Edited 4/30/2026 Price per Sq Ft \$244



4 Beds



4 Baths



5,330 Sq Ft



0.55 Acres

### Basic Facts

#### Type

Single Family

#### Land Use

Single Family Residential

#### Year Built

2014

#### APN/TaxID

017-010249-120

#### Price by SqFt

\$138 per sq ft

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



# Property Information

## Property Facts

Name	Public Facts	Agent Refinements
Property Type	Single Family	-
Property Subtype	Single Family Residential	-
Bedrooms	4	-
Total Baths	4	-
Full Baths	3	-
Partial Baths	1	-
Living Area (sq ft)	5,330	4,200
Building Area (sq ft)	5,330	-
Lot Size	0.55 acres	-
Lot Dimensions	24045 SF	-
Garage	Yes	-
Garage (spaces)	4	2
Year Built	2014	-
Total Rooms	9	-
Heating	Yes	-
Cooling	Yes	-
Fireplaces	Yes	-
Basement	Basement	Full unfinished
Foundation	Crawl/Raised	-
Exterior Walls	Siding (Alum/Vinyl)	-
Number of Units	0	-
Number of Stories	2 story with Basement	-

## Legal Description

Parcel Number	017-010249-120	County	La Crosse County
City/Municipality/Township	CITY OF LA CROSSE	Census Tract	550630105.004023



### Sales and Financing Activity



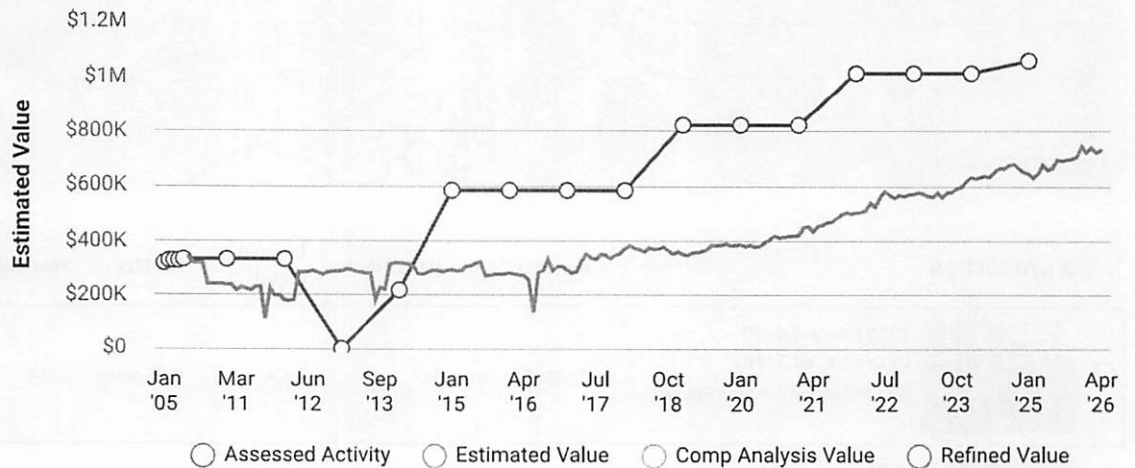
Date	Event	Amount
5/1/2026	Refined Value	\$620,439
4/30/2026	Comp Analysis Value	\$1,023,400
7/3/2014	ARM (Adjustable Rate Mortgage) Adjustable Rate	\$417,000
7/14/2000	Expired MLS For Sale	\$425,000
9/14/1999	New Listing MLS For Sale	\$425,000

### Estimated Value

This chart compares a property's estimated and assessed value over time.

Source: Public Records and Listings

Update Frequency: Property valuations are updated twice monthly; property assessments are an annual value.



**1220 Lauderdale Pl,** La Crosse, WI 54603

# Pricing Summary

**AVM**  
**\$734,000**

**CMA Value**

Price estimate based on comps.

**\$1,023,400**

Range: \$626K – \$1.47M

**Refined Value**

Price estimate based on the market and condition of property.

**\$620,439**

## CMA

### Comp Property Summary



**Legend**







- Subject Property
- Pending
- Closed

**3 properties**

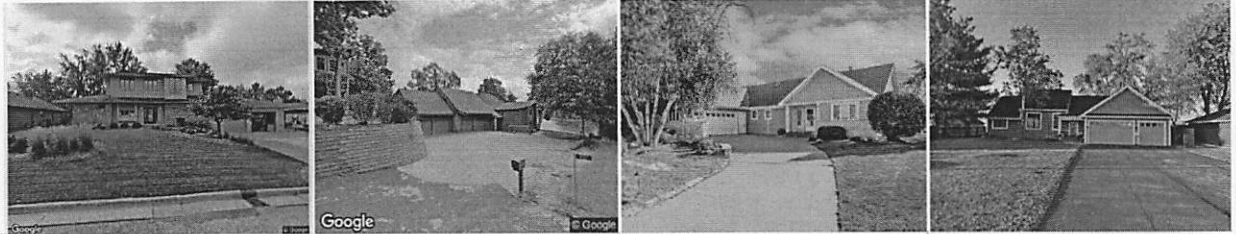
	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	Days in RPR	\$ Per Sq Ft	Price or Est. Value
<p><b>1220 Lauderdale Pl</b> La Crosse, WI 54603 Off Market / Public Record</p>	Single Family	4/4	5,330	0.55 acres	2014	-	-	-
<p><b>4127 Kammel Rd</b> La Crosse, WI 54601 MLS ID: 2016661 Pending / For Sale</p>	Single Family	4/5	7,202	0.26 acres	2000	71	\$149	\$1,075,000

*Listing Courtesy of CENTURY 21 AFFILIATED*



3 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	Days in RPR	\$ Per Sq Ft	Price or Est. Value
	 <p><b>1220 Lauderdale Pl</b> La Crosse, WI 54603 ■ Off Market / Public Record</p>	Single Family	4/4	5,330	0.55 acres	2014	-	-	-
	 <p><b>1352 Nakomis Ave</b> La Crosse, WI 54603 MLS ID: 1932776 ■ Closed / For Sale</p> <p><i>Courtesy of @PROPERTIES LA CROSSE</i></p>	Single Family	3/4	2,634	-	1990	41	\$349	\$920,000
	 <p><b>W7627 County Road Zb</b> Onalaska, WI 54650 MLS ID: 1955318 ⊙ Pending / For Sale</p> <p><i>Listing Courtesy of Gerrard-Hoeschler, REALTORS</i></p>	Single Family	5/3	4,507	0.4 acres	1996	3	\$233	\$1,050,000

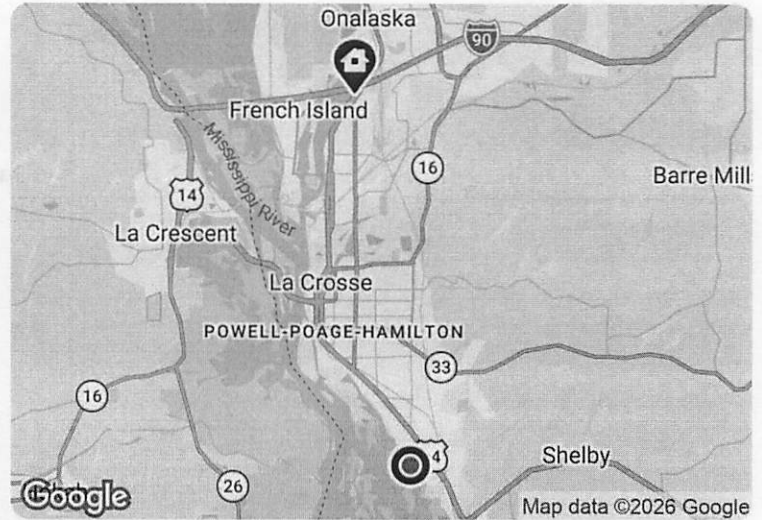
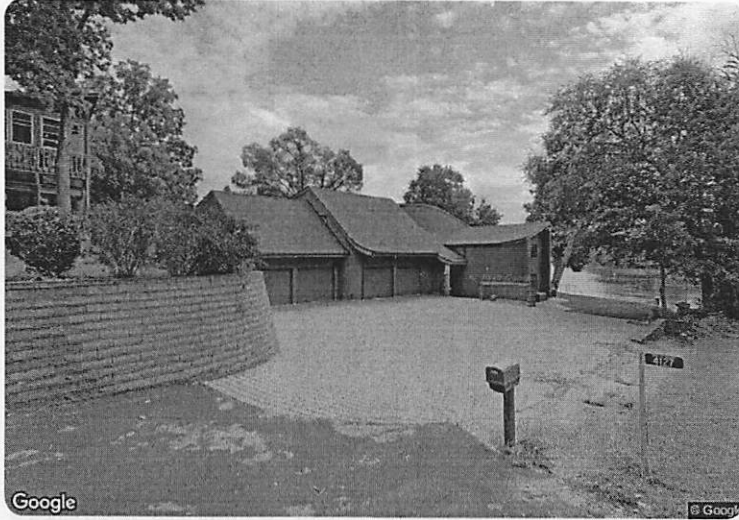
### Comp Property Adjustments



<b>Address</b>	1220 Lauderdale Pl La Crosse, WI 54603	4127 Kammel Rd La Crosse, WI 54601	1352 Nakomis Ave La Crosse, WI 54603	W7627 County Road Zb Onalaska, WI 54650
<b>Status</b>	📍 Subject Property	1 🕒 Pending	2 🏠 Closed	3 🕒 Pending
<b>MLS ID</b>	-	2016661	1932776	1955318
<b>Proximity</b>	-	7.19 Mi. S	1.94 Mi. SW	4.3 Mi. NW
<b>Value</b>	-	\$1,075,000	\$920,000	\$1,050,000
<b>Date</b>	-	2/16/2026 List Date	10/7/2025 Closed Date	3/26/2026 List Date
<b>Days in RPR</b>	-	71	41	3
<b>Price per Sq Ft</b>	-	\$149	\$349	\$233
<b>Adjusted Result Adjusted \$/sqft</b>				
<b>Bedrooms</b>	4	4	3	5
<b>Total Baths</b>	4	5	4	3
<b>Partial Baths</b>	1	1	1	-
<b>Total Rooms</b>	9	-	9	10
<b>Living Area</b>	4,200	7,202	2,634	4,507
<b>Building Area</b>	5,330	7,202	2,634	4,507
<b>Lot Size</b>	0.55 acres	0.26 acres	0.34 acres	0.4 acres
<b>Year Built</b>	2014	2000	1990	1996
<b>Property Type</b>	Single Family	Single Family	Single Family	Single Family
<b>Property Subtype</b>	Single Family Residential	Single Family Residence	Single Family	Residential
<b>Listing Broker</b>	-	<i>Listing Courtesy of CENTURY 21 AFFILIATED</i>	<i>Courtesy of @PROPERTIES LA CROSSE</i>	<i>Listing Courtesy of Gerrard-Hoeschler, REALTORS</i>
<b>Description</b>	-	A stunning custom built contemporary home is now available for new ownership and is priced below the appraised value as of 1/21/26!! welcome your guests into a two story marble foyer with lot...	It isn't often a home on nakomis comes available, especially one like this. Set on 90 feet of the black river's main channel, the home's thoughtful design captures uninterrupted water views from every...	Embrace the ultimate lake lifestyle-spend your days boating, fishing, and exploring the waterways, then unwind with breathtaking sunset views and panoramic lake vistas, perfect for watching eagle...

Highlighted fields were changed by agent to reflect knowledge of this property.

① 4127 Kammel Rd La Crosse, WI 54601



🕒 Pending / For Sale • Pending as of 4/28/2026

📍 Subject Property    🕒 This Listing

List Price

**\$1,075,000**

List Date 2/16/2026

Days in RPR 71

A stunning custom built contemporary home is now available for new ownership and is priced below the appraised value as of 1/21/26!! welcome your guests into a two story marble foyer with lots of natural lighting. This stunner offers so many...

	Public Facts	Listing Facts
Property Type	Single Family	Residential
Property Subtype	Single Family Residential	Single Family Residence
Bedrooms	-	4
Total Baths	-	5
Full Baths	-	4
Partial Baths	-	1
Living Area (sq ft)	-	7,202
Building Area (sq ft)	-	7,202
Lot Size	0.26 acres	0.26 acres
Lot Dimensions	11326 SF	-
Garage (spaces)	0	4
Year Built	-	2000
Style	-	Contemporary
Heating	-	Zoned, Radiant, In Floor, Multiple Central Units
Cooling	-	Forced Air, Central Air
Fireplaces	-	2
Construction	-	Wood
Number of Units	0	-
Number of Stories	-	2

Listing Courtesy of CENTURY 21 AFFILIATED



**1220 Lauderdale Pl,** La Crosse, WI 54603

**2 1352 Nakomis Ave La Crosse, WI 54603**



**Closed / For Sale** • Sold Date: 10/7/2025, MLS Listing 1932776:  
8/27/2025

Subject Property This Property

Closed Price

**\$920,000**

Closed Date 10/7/2025

Days in RPR 41

It isn't often a home on Nakomis comes available, especially one like this. Set on 90 feet of the Black River's main channel, the home's thoughtful design captures uninterrupted water views from every room. Upon arrival, the circle drive and curb appeal set the ton...

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family
Bedrooms	2	3
Total Baths	3	4
Full Baths	2	3
Partial Baths	1	1
Living Area (sq ft)	2,634	2,634
Building Area (sq ft)	2,634	2,634
Lot Size	0.34 acres	-
Lot Dimensions	14810 SF	-
Basement (sq ft)	1,140	-
Garage	Yes	-
Garage (spaces)	2	2
Year Built	1990	1990
Total Rooms	5	9
Style	Ranch\Rambler	-
Roofing	Composition Shingle	-
Heating	Yes	Central, Forced Air, Natural Gas
Cooling	Yes	-
Fireplaces	Yes	-
Basement	Basement	Full, Shower
Foundation	Crawl/Raised	-
Construction	-	Pressed Board, Stone
Exterior Walls	Siding (Alum/Vinyl)	-
Number of Units	0	-
Number of Stories	1 story with Basement	One Story



③ W7627 County Road Zb Onalaska, WI 54650



Ⓞ Pending / For Sale · Pending as of 3/29/2026

📍 Subject Property    Ⓞ This Listing

List Price

**\$1,050,000**

List Date 3/26/2026

Days in RPR 3

Embrace the ultimate lake lifestyle—spend your days boating, fishing, and exploring the waterways, then unwind with breathtaking sunset views and panoramic lake vistas, perfect for watching eagles soar. With a nature reserve just across the street, enjoy rare privacy....

	Public Facts	Listing Facts
Property Type	Single Family	Single Family
Property Subtype	Single Family Residential	Residential
Bedrooms	-	5
Total Baths	-	3
Full Baths	-	3
Partial Baths	-	-
Living Area (sq ft)	-	4,507
Building Area (sq ft)	-	4,507
Lot Size	0.4 acres	0.4 acres
Lot Dimensions	17424 SF	0.4000000059604645
Basement (sq ft)	-	1,952
Garage	-	Yes
Garage (spaces)	0	3
Year Built	-	1996
Total Rooms	-	10
Heating	-	Natural Gas, Radiant Floor, Solar
Cooling	-	Central Air
Fireplaces	-	Yes
Basement	-	Full, Full Size Windows, Poured Concrete, Radon Mitigation, Shower, Sump Pump, Walk Out/Outer Door
Construction	-	Other
Number of Units	0	-
Number of Stories	-	1 Story, Exposed Basement

Listing Courtesy of Gerrard-Hoeschler, REALTORS



**1220 Lauderdale Pl,** La Crosse, WI 54603

**Pending Comp Property Stats**

Average List Price	Average \$/Sqft	Average Days in RPR
<b>\$1,062,500</b>	<b>\$191</b>	<b>37</b>



**Pending List Price**  
(2 properties)



Property Facts	Low	Average	High
Price per Sqft	\$149	\$191	\$233
Age	30	28	26
Living Area (sqft)	4,507	5,855	7,202
Lot Size (sqft)	11,325	14,375	17,424
Days Until Contract	3	37	71
Days in RPR	3	37	71
Price per Bedroom	210,000	239,375	268,750

**Average List Price by Square Footage**

This chart shows the average list price of agent-selected properties in Pending status, according to the size of the living space (square footage sourced from listings or public records).

Source: Public Records and MLS data where licensed.

Update Frequency: Daily

**This Property**

4,200 sq. ft. **\$1,023,400**

**Comps**

4,507 sq. ft. **\$1,050,000**

7,202 sq. ft. **\$1,075,000**

Average List Price



● **Closed Comp Property Stats**

Closed Price      \$/Sqft      Days Until Contract      Sold to List Price %  
**\$920,000      \$349      41      102%**



**Closed Price**  
(1 property)

**Closed Price**  
**\$920,000**

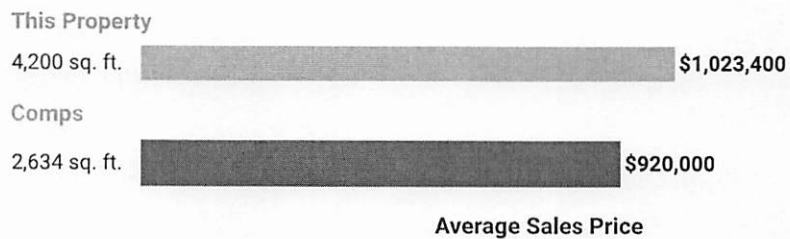
Property Facts	This Comp
Price per Sqft	\$349
Sold to List Price %	102%
Age	36
Living Area (sqft)	2,634
Days Until Contract	41
Days in RPR	41
Price per Bedroom	306,667

**Average Sold Price by Square Footage**

This chart shows the average sold price of agent-selected properties compared to the subject property's value, according to the size of the living space based on square footage.

Source: Public Records and MLS data where licensed.

Update Frequency: Monthly



## Pricing Strategy

CMA Value

**\$1,023,400**

CMA Range

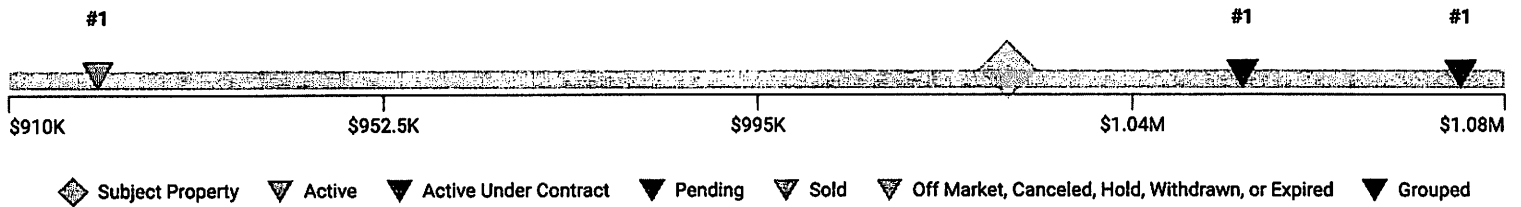
**\$625.8K**

**\$1.47M**

Last Edited 4/30/2026 Price per Sq Ft \$244

## Range of Comparable Properties

Compares the estimated value of the subject property with the comps selected in the CMA.



## CMA Summary

This section compares the prices of 3 agent-selected properties near the subject property.

Average of Comps	<b>\$1,023,400</b>
Adjustments	-
<b>Result of CMA Analysis</b>	<b>\$1,023,400</b> (or \$244 per sq ft)

# Refined Value

## Basic Facts Adjustments

Name	Public Facts	Agent Refinements	Value Change
Property Type	Single Family	-	
Bedrooms	4	-	
Full Baths	3	-	
Partial Baths	1	-	
Living Area (sq ft)	5,330	4,200	-\$113,561
Lot Size	0.55 acres	-	
Year Built	2014	-	

Value change from basic facts

**-\$113,561**

## Pricing Strategy

Refined Value

**\$620,439**

Price per Sq Ft \$148

## Refined Value Summary

Original Estimated Value	\$734,000
Basic Facts Adjustments	-\$113,561
Home Improvements	-
Needed Improvements	-
Market and Home Conditions	-
<b>Refined Estimate</b>	<b>\$620,439</b>

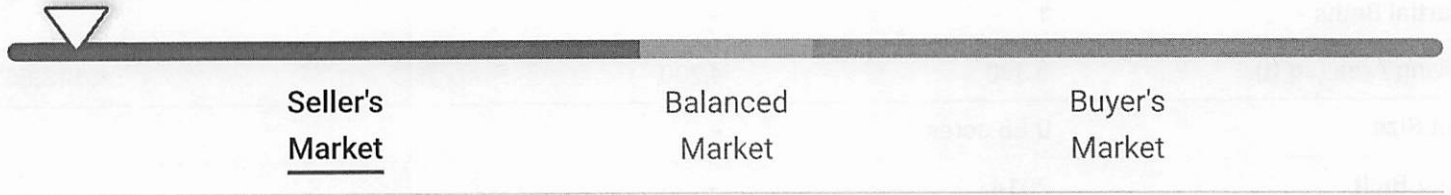
# Market Trends

## Market Trends for La Crosse, WI 54603

Single Family Residence

March 2026

### Market Type



### Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
<b>0.58</b> ↓ 46.3% MoM	<b>107.7%</b> ↑ 8.94% MoM	<b>3</b> ↓ 95.31% MoM	<b>\$256,000</b> ↑ 60% MoM

## April 2026 Median Estimated Property Value

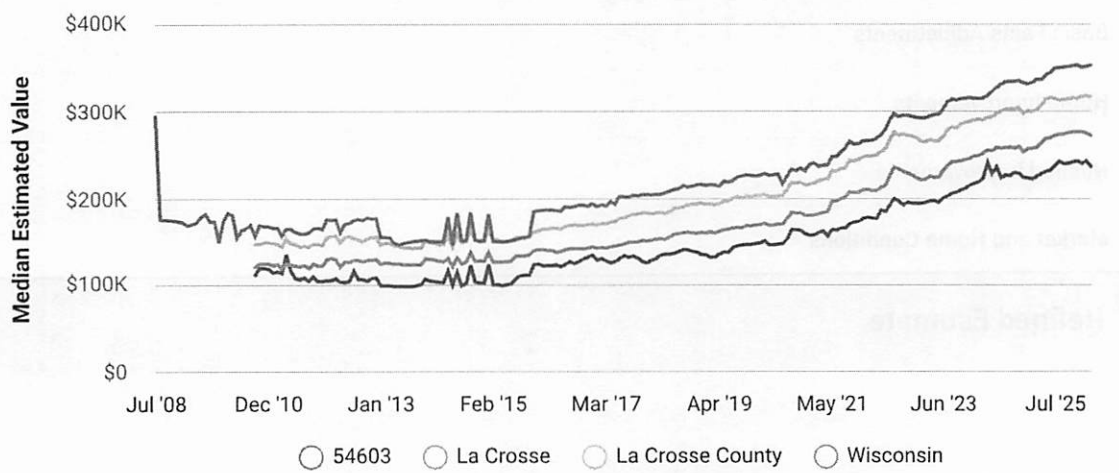
Single Family Residence

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

<b>Median Estimated Value</b> <b>\$241,530</b>	<b>Last Month Change</b> <b>+2.2%</b>	<b>12 Month Change</b> <b>+5.4%</b>
---	--	--



### March 2026 Active Listings

La Crosse, WI 54603

Single Family Residence

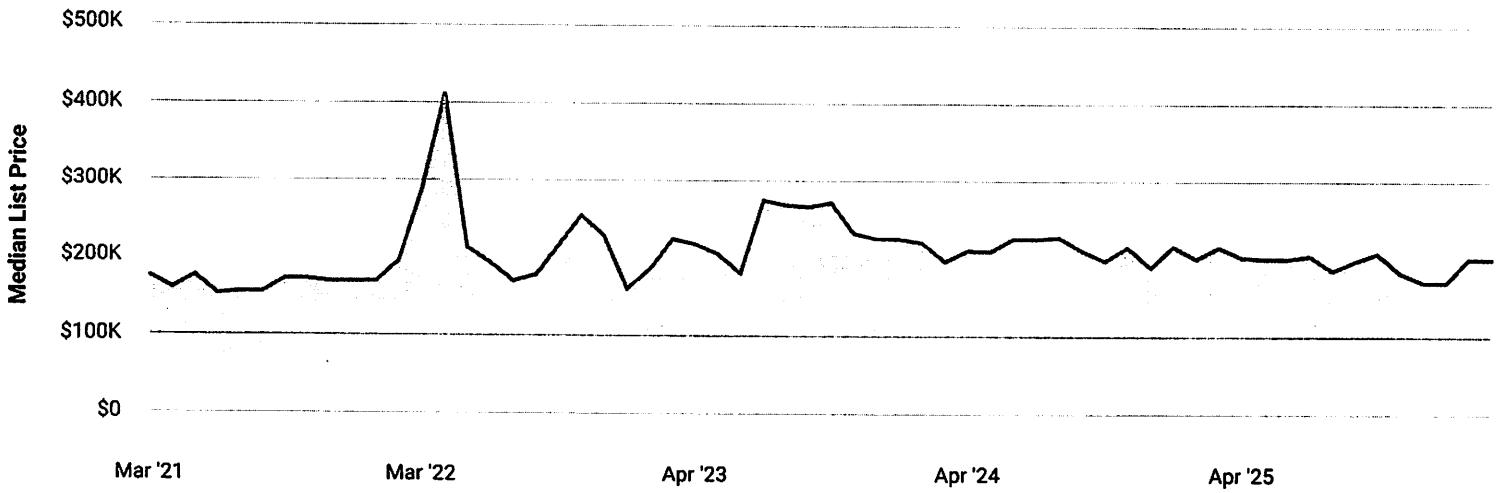
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

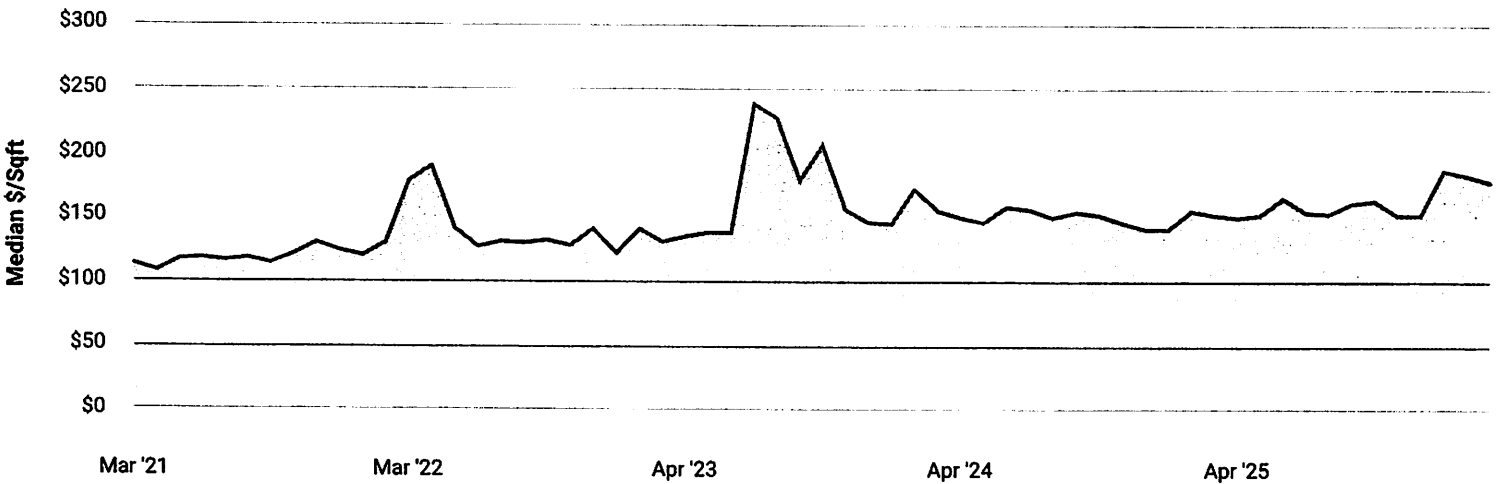
#### Median List Price - \$200,000

↑ 0.1% Month over Month



#### Median \$/Sqft - \$178

⬆️ 2.7% Month over Month



### March 2026 Sold Listings

La Crosse, WI 54603

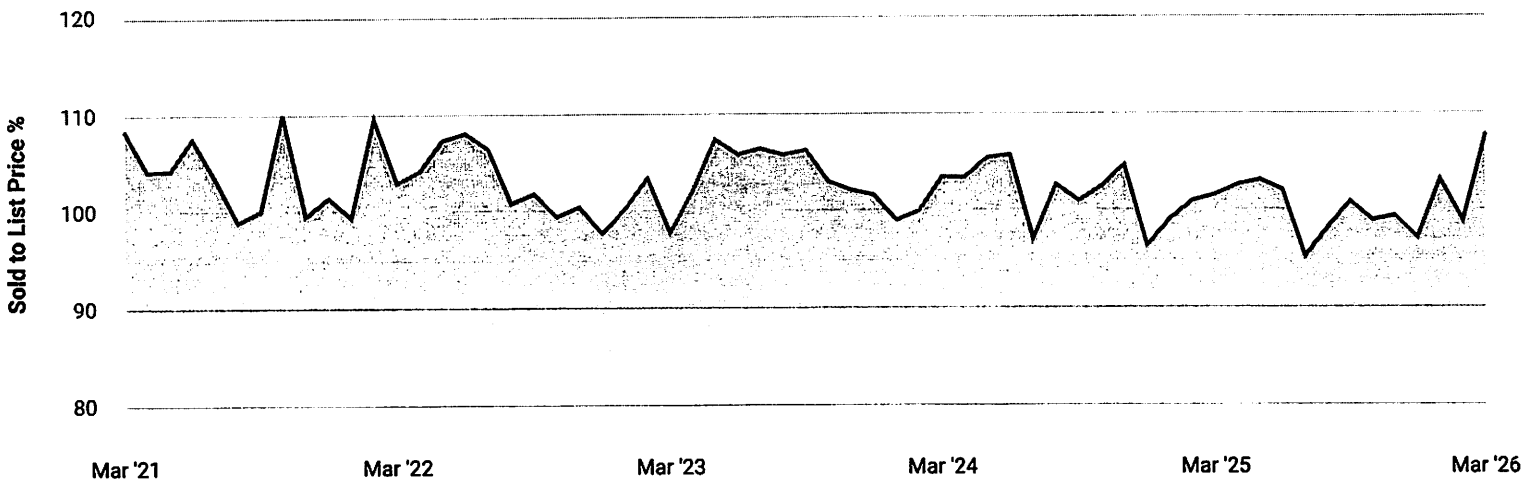
Single Family Residence

This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

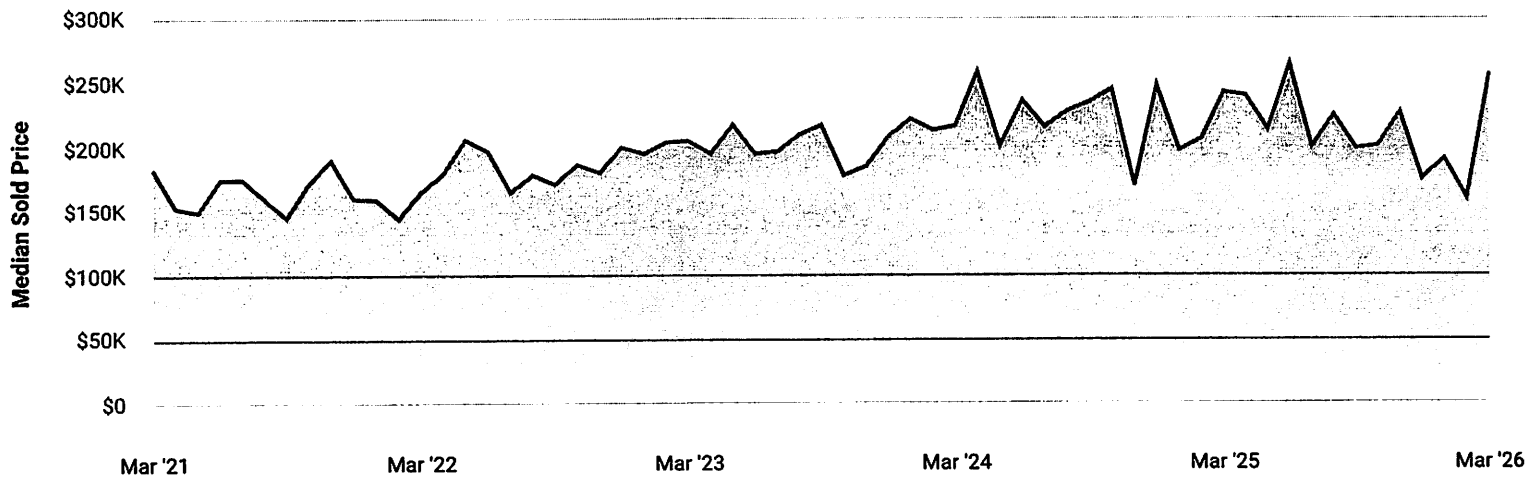
Source: Listing sources

Update Frequency: Monthly

**Avg. List to Sale Price % - 107.74%**  
↑ 8.9% Month over Month



**Median Sold Price - \$256,000**  
↑ 60% Month over Month



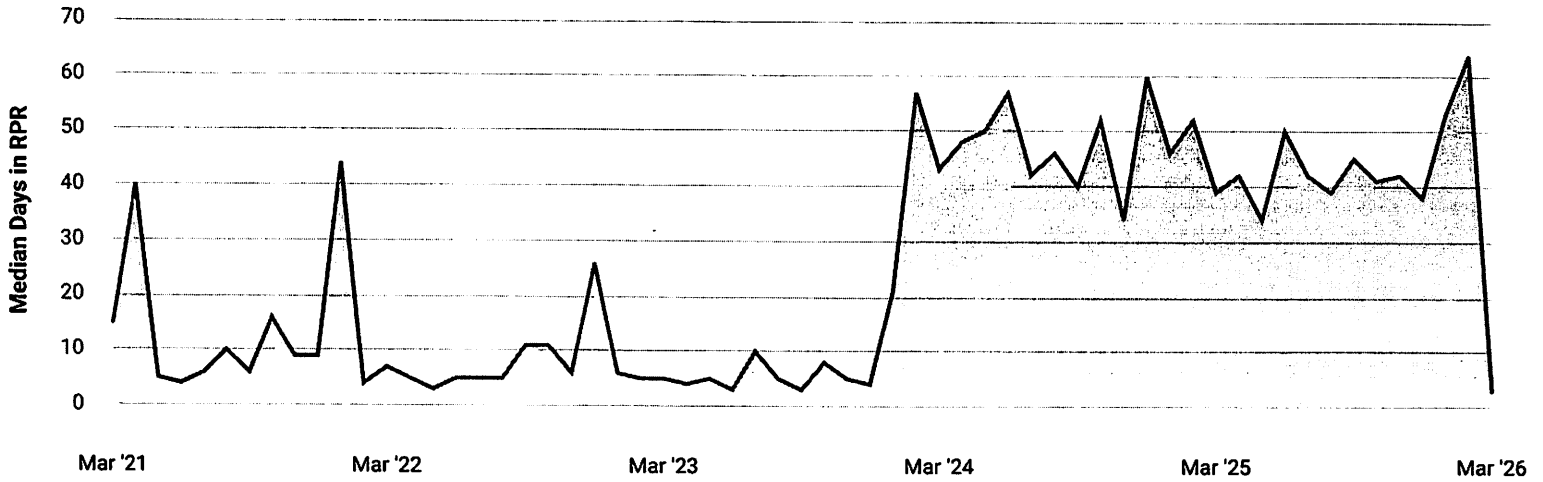
### March 2026 Sold Listings

La Crosse, WI 54603

Single Family Residence

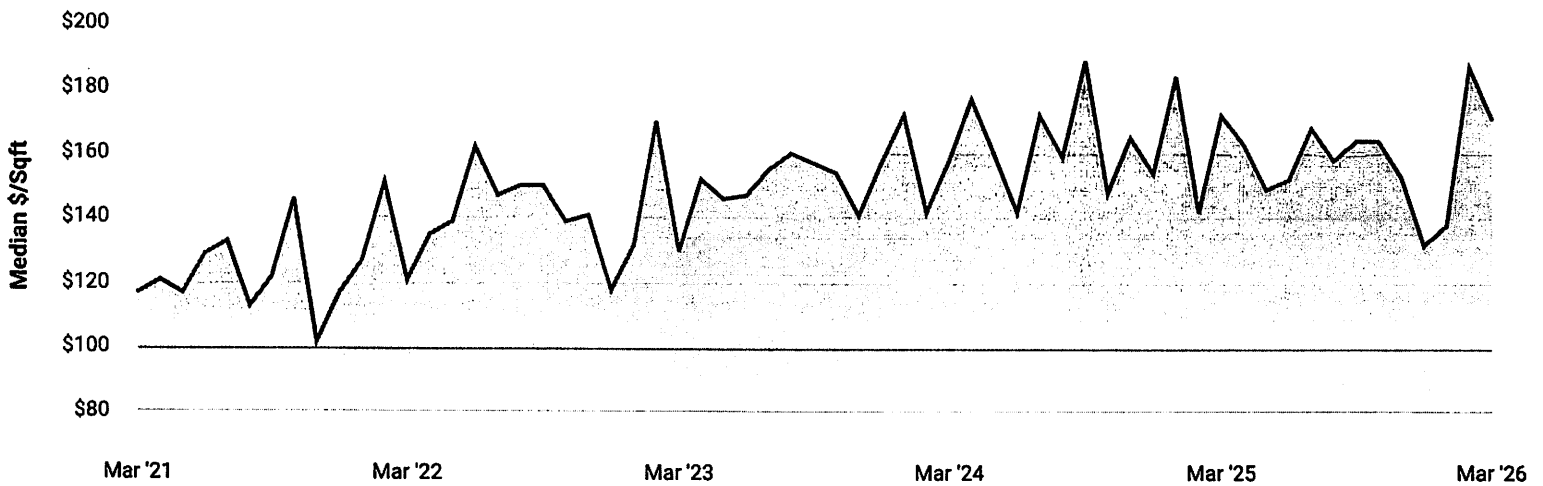
#### Median Days in RPR - 3

95.3% Month over Month



#### Median \$/Sqft - \$171

8.6% Month over Month



# 1220 Lauderdale Pl, La Crosse, WI 54603

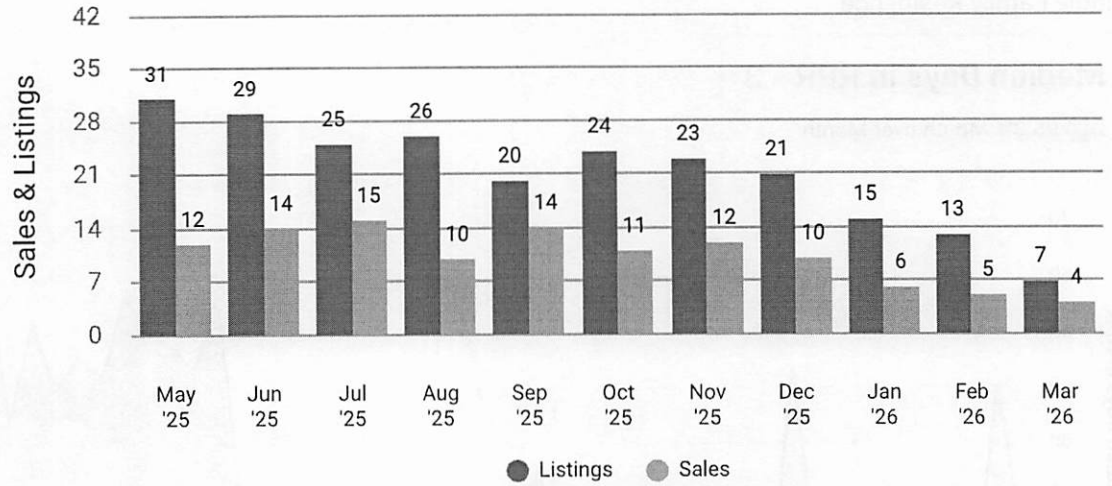
## Total Sales and Active Listings in La Crosse, WI 54603

### Single Family Residence

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



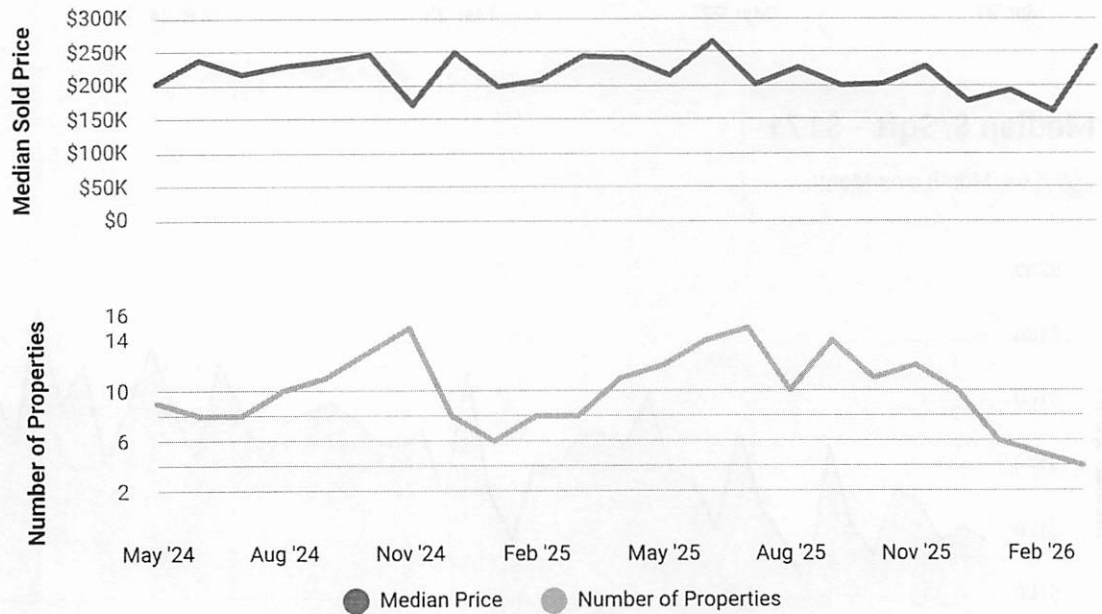
## Median Sold Price vs Sold Listings in La Crosse, WI 54603

### Single Family Residence

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



## Median List Price vs Active Listings in La Crosse, WI 54603

Single Family Residence

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



## Neighborhood

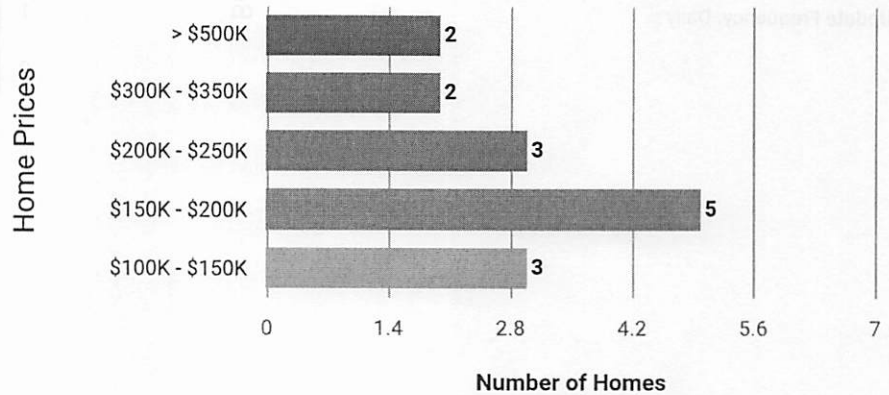
### Sold Home Stats

#### Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily



#### Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily



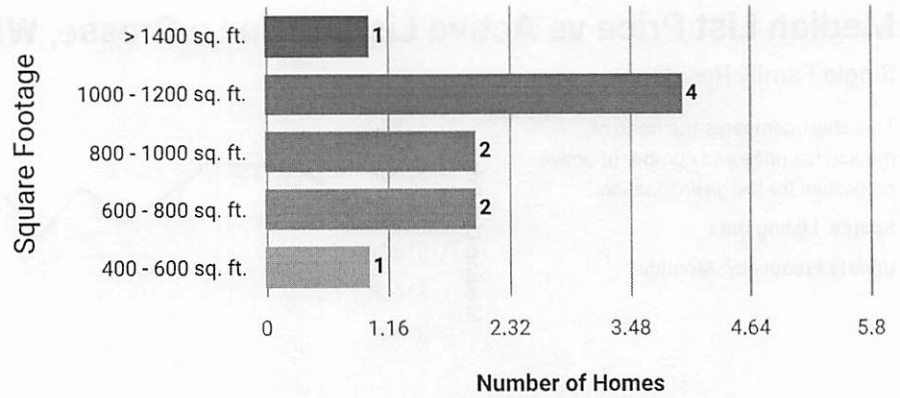
# 1220 Lauderdale Pl, La Crosse, WI 54603

## Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

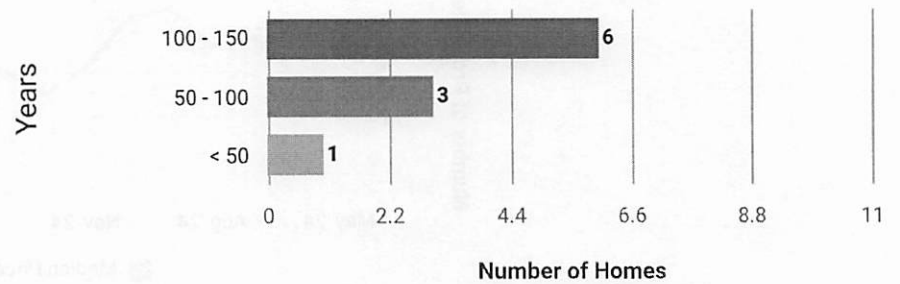


## Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily

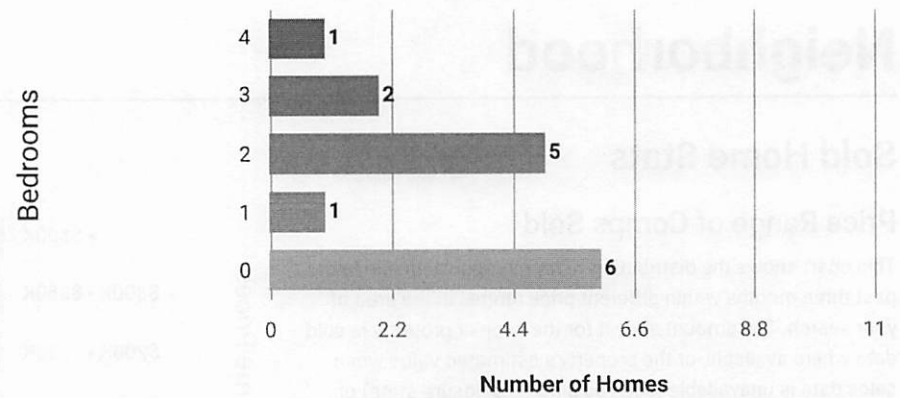


## Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily

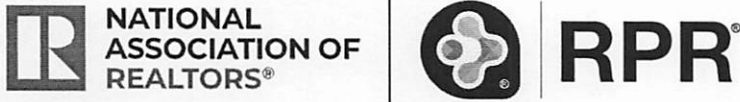


## About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

## Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



## Affiliated Services

**Edina Realty Insurance**  
**Edina Realty Insurance**



**Tony Torres**  
Insurance Agent

Mobile: (612) 275-1371  
Office: (952) 928-5600  
✉ [insurance@edinarealty.com](mailto:insurance@edinarealty.com)  
🌐 <https://www.edinarealtyinsurance.com/>

NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified in this report is not a mortgage lender. You should contact the identified mortgage company directly to learn more about its mortgage products and your eligibility for such products.

**Waterfront property currently for sale in the city of La Crosse**

**Property 1: 1213 Townsend St, La Crosse**

- **City of La Crosse FMV: \$692,600**
- **Original asking price: \$699,900**
- **Date offered for sale: July 21, 2025**
- **Days on the market: 297**
- **Current asking price: \$585,000**

**Property 2: 4127 Kammel Rd, Shelby**

- **City of La Crosse FMV: \$1,202,400**
- **Original asking price: \$1,499,900**
- **Date offered for sale: March 6, 2025**
- **Days on the market: 434**
- **Current asking price: \$1,075,000**

< Back

Contact agent

♥ Save

🔗 Share

🚫 Hide



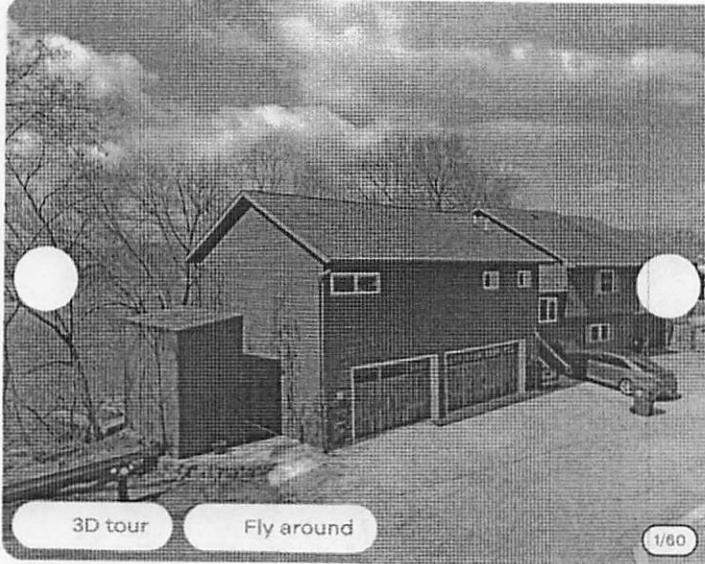
realtor.com

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La Crosse, WI



Listed by Rachel Lea Strasser  
Brokered by NextHome Prime Real Estate



3D tour

Fly around

1/60

Kitchen

Living room

Floor plan

Veterans: Check 2026 VA Loan Rec

\$5,000 Closing Guarantee if you qualify.

House for sale

**\$585,000** ↓ \$15K

4 bed 3 bath 3,207 sqft 0.3 acre lot

1213 Townsend St, La Crosse, WI 54601

Street View

🚗 Add a commute

Est. \$4,133/mo

Get pre-approved

Oven Open concept living Luxury Waterfront Water view Water view

🏠 Single family  
Property type

📅 85 days  
On Realtor.com

📏 \$182  
Price per sqft

🚗 3 Cars  
Garage

🔧 1987  
Year built

Ask a question

Compare my home

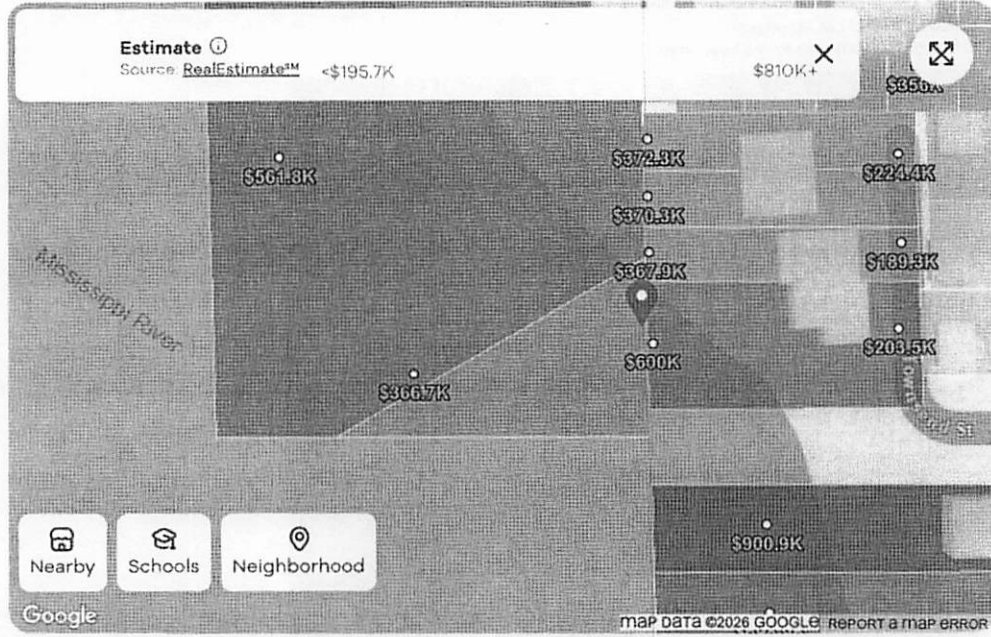
887 views | 10 saves

Realtor.com checked. A few minutes ago | Listing last updated: Apr 29, 2026 at 12:04 PM (CDT)  
Source: MetroMLS, MLS #1949302

Contact agent

Schedule tour

🏠 Listing price median \$274,700
📏 List price/sqft median \$182
🏠 Sold price median \$257,000  
📅 Days on market 21



Nearby home values

Address	RealEstimate <sup>SM</sup>	Bed	Bath	Sqft	Lot (sqft)
This home: 1213 Townsend St	\$585,000	4	3	3207	13068
<a href="#">1211 Townsend St, La Crosse, WI 54601</a>	\$367,891	3	2	1436	5227
<a href="#">1207 Townsend St, La Crosse, WI 54601</a>	\$372,304	N/A	N/A	N/A	5706

[See more](#) ▾



**Veterans & military benefits**

Sponsored by Veterans United.

**Property history**

### Price history

**Today**

<b>Apr 29, 2026</b>	↓ Price decreased MetroMLS	<b>\$585,000</b> -\$15,000	<b>\$182/sqft</b>
<b>Mar 26, 2026</b>	↓ Price decreased MetroMLS	<b>\$600,000</b> -\$30,000	<b>\$187/sqft</b>
<b>Mar 10, 2026</b>	↓ Price decreased MetroMLS	<b>\$630,000</b> -\$20,000	<b>\$196/sqft</b>
<b>Feb 4, 2026</b>	Listed MetroMLS	<b>\$650,000</b>	<b>\$203/sqft</b>
<b>Jan 3, 2026</b> 156 days after listed	Listing removed MetroMLS	-	-
<b>2025</b>			
<b>Sep 2, 2025</b>	↓ Price decreased MetroMLS	<b>\$650,000</b> -\$49,900	<b>\$203/sqft</b>
<b>Jul 21, 2025</b>	Listed MetroMLS	<b>\$699,900</b> +225.53%	<b>\$218/sqft</b>

[Show more](#) ▾

### Tax history

Year	Taxes	Total assessment	Land	Additions
2025	\$12,424	\$692,600	=	\$233,800 + \$458,800
2023	\$7,043	\$357,500	=	\$67,100 + \$290,400
2022	\$6,719	\$357,500	=	\$67,100 + \$290,400
2021	\$7,299	\$293,100	=	\$67,100 + \$226,000
2020	\$7,261	\$293,100	=	\$67,100 + \$226,000

[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.

**Neighborhood & schools** list view ▾

**Environmental risk** ▾

4127 Kammel Rd, Shelby, WI 54601

• Est. \$1,069,274  
4 bed • 4.5 bath • 7,202 sqft • 0.26 acre lot

Contact agent



Property details Home value Property history Home improvements Neighborh



realtor.com

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Shelby, WI



View as owner



Fly around

1/1

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

Off Market

4 bed 4.5 bath 7,202 sqft 0.26 acre lot

4127 Kammel Rd, Shelby, WI 54601

Single  
Family  
Property type

2000  
Year built

\$1.1M in  
2023  
Last sold

Street  
View

\$154  
Price per sqft

4 Car  
Garage

View as owner

Share

ENTER TO WIN  
\$100,000

US Military & Veterans \$100,000 Home Giveaway. See Off. Rules

Interested in selling 4127 Kammel Rd?

Estimated value\*

\$1,069,274

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

See your offers

Compare agents with RealChoice™ Selling, find a trusted expert

4127 Kammel Rd, Shelby, WI 54601

• Est. \$1,069,274

4 bed • 4.5 bath • 7,202 sqft • 0.26 acre lot



Work with top local experts



See real reviews and ratings

Coulee Homes Realty #60297490

15 Sold 10 years Experience

View proposal

Stephanie O'Driscoll

Edina Realty #7717194

60 Sold 13 years Experience

View proposal

### Property details

**ENTER TO WIN \$100,000** [US Military & Veterans \\$100,000 Home Giveaway. See Off. Rules](#)

#### Interior

##### Bedrooms

- Bedrooms: 4

##### Other Rooms

- Total Rooms: 16
- Basement Features: Full, Full Size Windows, 8+Ceiling, Finished, Partially

##### Interior Features

- Gas Fireplace
- 2 Ormore Fireplaces
- Wet Bar
- Security System
- Pantry
- Central Vacuum

[Show more](#) v

Find out more about this property. [Contact agent](#)

#### Local Home Services

Advertisement

#### Financial Services

US Military & Veterans \$100,000 Home Giveaway. See Off. Rules

[ENTER NOW](#)

Presented By

**ENTER TO WIN \$100,000**

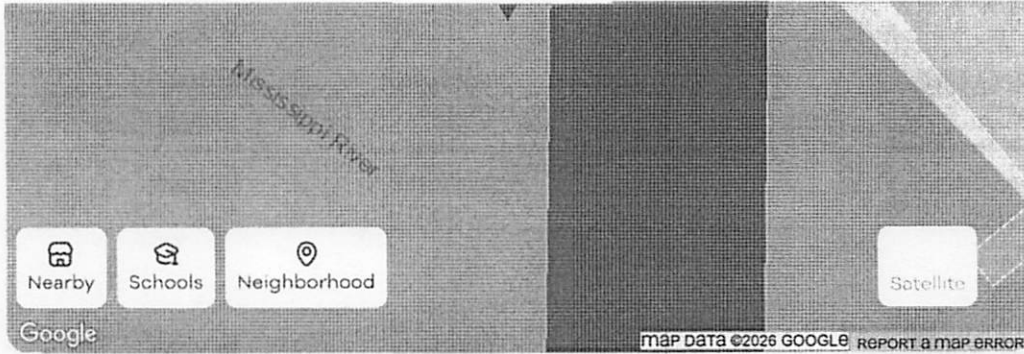
#### Home value

RealEstimate<sup>SM</sup>

Chart Table

4127 Kammel Rd, Shelby, WI 54601

• Est. \$1,069,274  
4 bed • 4.5 bath • 7,202 sqft • 0.26 acre lot



Nearby home values

Address	RealEstimate <sup>SM</sup>	Bed	Bath	Sqft	Lot (sqft)
This home : 4127 Kammel Rd	\$1,069,274	4	4.5	7,202	11,326
<a href="#">4127 Kammel Rd, La Crosse, WI 54601</a>	\$1,075,000	4	4.5	7,202	11,326
<a href="#">2502 W Bank Dr, La Crosse, WI 54601</a>	\$830,682	-	-	N/A	20,038
<a href="#">4114 Bank Dr, La Crosse, WI 54601</a>	\$192,500	-	-	N/A	14,375

[See more](#) ▾



Property history

\$1,110,000  
Last sold in 2023

\$2  
2025 taxes

2 sales  
Since 2019

26 years old  
Built in 2000

Price history

2025

Nov 2, 2025  
241 days after listed

Listing removed  
SCWMLS

-

-

Sep 8, 2025

↓ Price decreased  
SCWMLS

\$1,099,000  
-\$76,000

\$153/sqft

4127 Kammel Rd, Shelby, WI 54601

• Est. \$1,069,274  
 4 bed • 4.5 bath • 7,202 sqft • 0.26 acre lot

Date	Event	Price	Price Change	Price per sqft
Apr 3, 2025	↓ Price decreased SCWMLS	\$1,399,900	-\$100,000	\$194/sqft
Mar 6, 2025	Listed SCWMLS	\$1,499,900	+35.13%	\$208/sqft
<b>2023</b>				
Sep 19, 2023 168 days after listed	Sold MetroMLS	\$1,110,000	-14.62%	\$154/sqft
Jun 11, 2023	↓ Price decreased MetroMLS	\$1,200,000	-\$100,000	\$167/sqft
Apr 4, 2023	Listed MetroMLS	\$1,300,000	+13.04%	\$181/sqft
<b>2019</b>				
Sep 19, 2019 76 days after listed	Sold MetroMLS	\$1,150,000	-4.17%	-
Jul 5, 2019	Listed MetroMLS	\$1,200,000		\$176/sqft
<b>2000</b>				
	Built SCWMLS	-		-

[Show less](#) ^

**Tax History**

Year	Taxes	Total assessment	Land	Additions
2025	\$2	\$200	=	\$200 + -
2023	\$4	\$200	=	\$200 + -
2022	\$3	\$200	=	\$200 + -
2021	\$4	\$200	=	\$200 + -
2020	\$3	\$200	=	\$200 + -
2019	\$3	\$200	=	\$200 + -
2018	\$3	\$200	=	\$200 + -

[Show more](#) v

**2026 CITY OF LA CROSSE BOARD OF REVIEW**

**ASSESSOR'S REPORT**

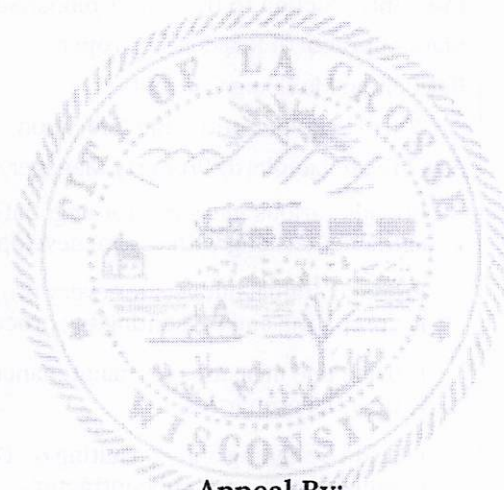
**Date:**

05/14/2026

**Prepared by:**

Joshua Benrud

State Certified Assessor 2 and 3



**Appeal By:**

17-10249-120

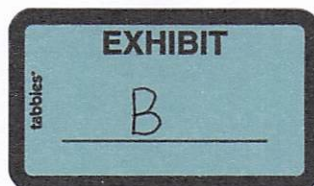
Lyon Joint Revocable Trust

1220 Lauderdale Pl

La Crosse, WI 54603

**Property Address:**

1220 Lauderdale Pl



## Assessor Qualifications

**Joshua Benrud**

**Appraiser II**

### Work Experience

#### City of La Crosse

Assessor's Office  
Residential Property Appraiser  
April 2014 – Present

#### Wisconsin Army National Guard

Onalaska, WI  
Combat Veteran  
Combat Engineer/Convoy Security  
May 2000 – December 2006

Assessor | City of La Crosse  
3<sup>rd</sup> Floor City Hall  
400 La Crosse Street  
La Crosse, WI 54601

Phone: (608) 789-7525  
Email: [assessor@cityoflacrosse.org](mailto:assessor@cityoflacrosse.org)

### Certificates / Licenses

Wisconsin Certified Assessor 2 and 3, No. WI00030CA  
Wisconsin Real Estate Salesperson License (Expired)

### Memberships

International Association of Assessing Officers (IAAO)  
Wisconsin Association of Assessing Officers (WAAO)

### Job Related Training

Wisconsin Dept. of Revenue Annual Assessor Meeting  
League of Municipalities – Institute for Municipal Assessors Annual Conference  
Wisconsin Association of Assessing Officers (WAAO):  
    Contamination and Wetlands Identification and Valuation (2025)  
    Future of Assessing in Wisconsin (2026)  
    Equalization Overview and Scenarios (2026)  
IAAO Introduction to the Cost Approach to Value  
IAAO Introduction to the Sales Comparison Approach  
Mass Appraisal of Residential Property  
Residential Modeling Concepts  
    200+ Hours of Continuing Education  
As a Private Landlord/Property Manager/General Contractor since June 2008:  
    Provide various measures for negotiating and organizing lease/rent agreements along with capital development.  
    Produce Annual budgets for every property with assisting legal associates for preparing and presenting tax procedures.  
    Provide due measures for maintenance and modification regarding six (6) residential properties.  
    Provide designing and consulting on Duplex building construction and organize and recruit subcontractors.

## Subject Property

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Highest and Best Use:	Single-Family Residential
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As of the statutory date of January 1 (sec. 70.01, Wis. Stats.), the Assessment Value is as follows:

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Land Value:	\$378,800
Improvement Value:	\$1,020,600
Total Assessed Value:	\$1,399,400

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*Assessed Value defined as "Dollar amount assigned to the taxable property by the assessor for the purpose of taxation. Assessed value is estimated as of January 1 and will apply to the taxes levied at the end of that year. Assessed value is called a primary assessment because a levy is applied directly against it to determine the tax due. Accurate assessed values ensure fairness between properties within the taxing jurisdiction."*

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Estimated Level of Assessment:	100%
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*Assessment Level defined as "Relationship between the total assessed value and the equalized value of non-manufacturing property minus corrections for the prior year over and under charges within a municipality - town, village, or city. For example, if the assessed value of all property subject to property tax in the municipality is \$2,700,000 and the equalized value in the municipality is \$3,000,000 then the "assessment level" is said to be 90% ( $\$2,700,000/\$3,000,000=0.90$  or 90%)."*

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## Subject Property

Tax Key Number:	17-10249-120
Property Owner:	Lyon Joint Revocable Trust
Property Address:	1220 Lauderdale Pl
Last Inspected:	05/08/2025 Full Interior Inspection
Land Use/Tax Classification:	Residential
Land Size:	21,867 sqft. .502 Acres, Undeveloped 2178 sqft. .050 acres, 120 Front ft. x 183 depth
Site:	Waterfront
Year Built:	2014
Stories:	1 Story with finished attic space
Style:	Modern Multi-Story
Use:	Single Family
Grade:	A
First Floor:	2,712 sq ft
Second Floor:	1,416 sq ft
Basement Type:	Full Basement, 2,712 sq ft unfinished
Total SFLA:	4,128 sq ft
Other Building Improvements (OBI):	Boat Slip

Other Adjustments:	<u>% or Dollar Adjustment</u>	<u>Reason for Adjustment</u>
Building	-\$10,000	Accessibility to basement

Yes  No **Within the last 10 years, did the current property owner acquire the property?**  
If yes, provide sale date, sale price, and terms of sale, if available.  
Date: Price:  Purchase  Trade  Gift  Inheritance

Yes  No **Within the last 10 years, did the property owner change the property (ex: remodel, addition)?**  
If yes, describe changes:  
BUILDING PERMITS: 2014 Demo existing dwelling \$20,000, 2014 New Construction \$400,000.

**Attached is the Property Record Card for the Subject Property.**

**Assessor Valuation**

**Tier 1: Recent Arm’s-length Sale of Subject Property:**

Under State law, the best indicator of market value is a recent arm’s-length sale of a property provided it is in line with recent arm’s-length sales of reasonably comparable property. The assessor may not change the assessment or property based solely on the recent arm’s-length sale of property without adjusting the assessed value of comparable properties in the same market area.

- Sales should be recent – those several years old may not reflect current market conditions.
- Sales must be arm’s-length – there should be no relationship between the buyer and seller affecting the sales price (ex: sales between relative are typically not arm’s-length sales).
- The Buyer and Seller are typically motivated.
- Both parties are well informed or well advised and are acting in what they consider to be their own best interests.
- Reasonable time is allowed for exposure in the open market.
- Payment is made in terms of U.S. cash dollars or in terms of comparable financial arrangements.
- Price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Yes  No **Has the subject property recently been sold within the prior two (2) years?** [See **\*\*RECENT SALE.**]

Date: Price:

Yes  No **Is the subject property currently Pending Sale?** [See **\*\*\*SALES AFTER JANUARY 1.**]

Signed: Est. Closing: Price:

Yes  No **Is the subject property currently listed For Sale?**

Date: Price: DOM:

**If “No” to all the above, when was the last sale of the subject property?**

Date: 06/30/2001 Price: \$335,000 (improvements razed, 2014)

**ASSESSOR NOTATION: Assessor’s Best Practice**

**\*\*RECENT SALE:** Sales of the Subject Property are considered Tier 1 evidence if they are a valid Arm’s-length transaction, within the prior two (2) years.

Example: 2026 Assessment – Sales between 1/1/2024 and 12/31/2025 would be considered.

If comparable sales are considered in addition to the prior two (2) years, sales of the subject property within the same timeframe would be time-adjusted and considered.

**\*\*\*SALES AFTER JANUARY 1:** Sales and/or Pending Sales after the statutory date of January 1 (sec. 70.01, Wis. Stats.), may be considered as Tier 3 Additional Evidence pending validation of the sale.

**Assessor Valuation**

**ASSESSOR NOTATION:** If Tier 1 Recent Arm’s-length Sale of Subject Property is used, the Assessor **may** consider Tier 2 and/or Tier 3 as further evidence to support the Assessed Value.

**Tier 2: Recent Arm’s-length sales of reasonably Comparable Property.**

Assessments are determined using a market modified cost approach, as part of a mass appraisal system. As further support for the Assessed Value, a Market Comparison Approach (Sales Comparison Approach) was done using comparable recent arm’s-length sales. If the subject property was not recently purchased, the next best evidence is recent arm’s-length sales of reasonably comparable property.

- **Sales Comparison Approach:** a fundamental method in property valuation that relies on the principle of substitution, which states that a buyer will not pay more for a property than the cost of acquiring a similar one.
- This approach is widely used because it reflects current market conditions and provides a realistic assessment based on actual sales.
- The process involves identifying comparable properties, examining how they compare and differ with the subject property, and adjusting to account for these variations.
- The adjusted cost of comparable properties is then used to derive a range of values for the subject property.
- This method is valuable as it accurately reflects what buyers and sellers do in the marketplace.

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<b>No. of Comparable Sales Included:</b>	4 Waterfront Sales; 2024-2025	
<b>Indicated Value Range:</b>	\$599,900	\$920,000
<b>Adjusted Comparable Value Range:</b>	\$1,303,900	\$1,505,500

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Yes     No    **Were the Recent Comparable Properties adjusted Up/Down when compared to the Subject?**

**COMMENTS ABOUT COMPARABLES**

- Sales Validation/Arm’s Length Transactions
- Same Municipality/Taxing Jurisdictions
- Same City Services, Water, Sewer, Police, Fire, etc...
- Waterfront
- Single Family vs Condos

**ADJUSTMENTS TO EQUALIZE BACK TO THE SUBJECT**

- Land Size
- Style
- Age
- Grade/Quality
- Condition/Updates
- Stories: square foot of first floor, square foot of upper floors
- Basement: finished vs. unfinished
- Fixtures/Bathrooms
- Amenities/Attachments/Other Features
- Garage square foot

**Attached is the Sales Comparison Grid Sheets.**

**Assessor Valuation**

**ASSESSOR NOTATION:** If Tier 1 Recent Arm's-length Sale of Subject Property is used, the Assessor may consider Tier 2 and/or Tier 3 as further evidence to support the Assessed Value.

**Tier 3: No Recent Arm's-length sales of reasonably Comparable Property.**

Assessments are determined using a market modified cost approach, as part of a mass appraisal system. As further support for the Assessed Value, Supplement Evidence may be used to support the value. This may include sales of less comparable properties adjusted back to the subject property, sales of comparable properties from neighboring municipalities, current listings, cost approach/building permits, income approach (when applicable), options to purchase, recent appraisals of the property, cost to cure, and insurance estimates.

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**Yes**     **No**    **Less comparable properties used and adjusted back to the subject property.**

No. of Non-Comparable Sales Included:	3 Waterfront Condo sales	
Sales Price Range:	\$796,000	\$958,000
Adjusted Comparable Value Range:	\$1,531,100	\$1,805,600

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**Attached is the Tier 3 Supplemental Evidence Used to Estimate the Value.**

## Assessor Valuation

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**In Conclusion:** based on the training, knowledge, education and experience of the Appraiser (Assessor) preparing this report, along with the Tier 1, Tier 2, and/or Tier 3 evidence provided, it is the opinion of the Appraiser (Assessor) that the Market Value of the Subject property is:

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As of the statutory date of January 1 (sec. 70.01, Wis. Stats.), the Assessment Value is as follows:

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Land Value:	\$378,000
Improvement Value:	\$1,020,600
Total Assessed Value:	\$1,399,400

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Estimated Level of Assessment: 100%

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Tax key number: 17-10249-120


Property address: 1220 Lauderdale PI

Traffic / water / sanitary: Cul de sac / City water / Sewer

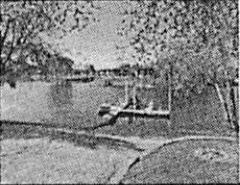
Legal description: LAUDERDALE ADDITION LOT 13 & LOT 14 BLOCK 1 LOT SZ: IRR

Summary of Assessment	
Land	\$378,800
Improvements	\$1,020,600
<b>Total value</b>	<b>\$1,399,400</b>

Qty	Land Use	Width	Depth	Square Feet	Acres	Land		Special Tax Program	Assess Value
						Water Frontage	Tax Class		
1	Residential	120	183	21,867	0.502	River (Subprime)	Residential		\$378,700
1	Swamp			2,178	0.050	Lagoon (Prime)	Undeveloped		\$100

Residential Building			
Year built: 2014	Full basement: 2,712 SF		
Year remodeled:	Crawl space:		
Stories: 1 story w/attic	Rec room (rating):		
Style: Modern Multi-Story	Fin bsmt living area:		
Use: Single family	First floor: 2,712 SF		
Exterior wall: Stucco	Second floor:		
Masonry adjust:	Third floor:		
Roof type: Asphalt shingles	Half story: 0 SF		
Heating: None	Finished attic: 1,416 SF		
Cooling: No A/C	Unfinished attic:		
Bedrooms: 4	Unfinished area:		
Family rooms: 1	Open porch 312 SF		
Baths: 3 full, 1 half	Garage 980 SF		
Other rooms: 4	Open porch 132 SF		
Whirl / hot tubs:	Patio 810 SF		
Add'l plumb fixt: 4	Geothermal heating/cooling 4,128 SF		
Masonry FPs:	(co		
Metal FPs:			
Gas only FPs: 1 openings			
Bsmt garage:	Grade: A		
Shed dormers:	Condition: Average		
Gable/hip dorm:	Percent complete: 100%		

Total living area is 4,128 SF; building assessed value is \$1,020,600

# of identical OBIs: 1		Other Building Improvement (OBI)		
<b>Main Structure</b>		<b>Modifications (Type, Size)</b>		<b>Photograph</b>
OBI type: Boat slip	Width: 10 LF	Grade: C		
Const type: Standard	Depth: 55 LF	Condition: Average		
Year built: 2000	Floor area: 550 SF	% complete: 100%		
		Assessed \$: n/a		

Building Permits				
Issued	Permit #	Purpose	\$ Amount	Completed
10/4/2013	88455	2015 PART NEW SINGLE FAMILY H	\$400,000	7/7/2014
10/4/2013	88452	RAZE SINGLE FAMILY HOME	-\$198,900	1/7/2014
2/13/2002	AF112002-9	REMOVE INTERIOR WALL	\$2,200	12/9/2002

Sales History		
Date	Price	Type
6/30/2001	\$ 335,000	Valid improved sale

City of La Crosse, La Crosse County  
**2026 Market Valuation Detail**

Tax key number: 17-10249-120

Property address: 1220 Lauderdale Pl, City of La Crosse, La Crosse County

Land	Item Valued	Value Breakdown	\$ Value
Residential land (120 front feet (0.502 acres))	Base value of River (Subprime) land in the '1 - Waterfront North' neighborhood	120 FF at \$3,156.02 per FF	\$378,722
<b>Total market value of Residential land (120 front feet (0.502 acres))*:</b>			<b>\$378,700</b>
<b>Total FF:</b>			<b>120</b>
<b>\$ per FF:</b>			<b>\$3,156</b>

Land	Item Valued	Value Breakdown	\$ Value
Swamp land (0.05 acres)	Value of Lagoon (Prime) land in the '1 - Waterfront North' neighborhood	0.05 acres at \$4,300 per acre	\$200
<b>Total market value:</b>			<b>\$200</b>



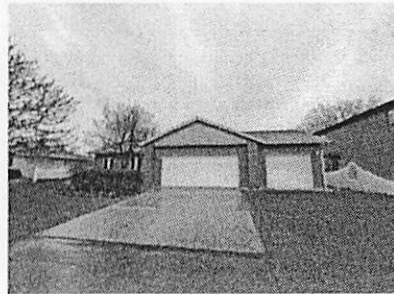
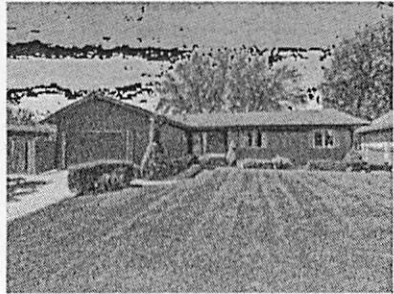
**1 story w/attic stucco modern multi-story**

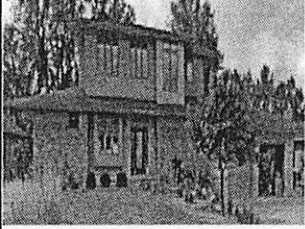

Category	Item Description	Cost Breakdown	\$ Value
Replacement Cost New	Grade: A	Factor = 1.550 (+55.0%)	
	Exterior wall: Stucco	Factor = 1.000 (+0%)	
	Heating type: None	Factor = 1.000 (+0%)	
	Cooling type: No A/C	Factor = 1.000 (+0%)	
	Equipment rating: Average	Factor = 1.000 (+0%)	
	Kitchen rating: Average	Factor = 1.000 (+0%)	
	Bath rating: Average	Factor = 1.000 (+0%)	
	Interior rating: Average	Factor = 1.000 (+0%)	
	Exterior rating: Average	Factor = 1.000 (+0%)	
	Local modifier	Factor = 0.955 (-4.5%)	
	First floor	2,712 SF at \$216.30 per SF	\$586,602
	Finished attic	1,416 SF at \$44.06 per SF	\$62,386
	Heating adjustment	None	-\$37,756
	Plumbing adjustment	+12 fixtures, 0 rough-ins	\$36,781
	Gas fireplace	1 opening at \$4,921 per opening	\$4,921
	Geothermal heating/cooling (complementary)	4,128 SF at \$9.01 per SF	\$37,193
	Open porch, Frame, lower	312 SF at \$60.50 per SF	\$18,875
	Garage, Frame or cb	980 SF at \$46.74 per SF	\$45,810
Open porch, Frame, upper	132 SF at \$51.08 per SF	\$6,742	
Patio, Concrete	810 SF at \$18.78 per SF	\$15,212	
<b>Replacement Cost New</b>			<b>\$776,766</b>
Physical Depreciation	Main structure, Yr built=2014 (age=11 as of 2025), CDU=AV	16.59% of \$652,934	-\$108,322
	Geothermal heating/cooling (complementary) (4,128 SF), Yr built=2014 (age=11 as of 2025), Condition=Average	16.59% of \$37,193	-\$6,170
	312 SF Open porch, Yr built=2014 (age=11 as of 2025), Condition=AV	16.59% of \$18,875	-\$3,131
	980 SF Garage, Yr built=2014 (age=11 as of 2025), Condition=AV	16.59% of \$45,810	-\$7,600
	132 SF Open porch, Yr built=2014 (age=11 as of 2025), Condition=AV	16.59% of \$6,742	-\$1,118
	810 SF Patio, Yr built=2014 (age=11 as of 2025), Condition=AV	16.59% of \$15,212	-\$2,524
<b>Physical Depreciation</b>			<b>-\$128,865</b>
Functional Obsolescence	Basement exterior access only	-\$10,000	-\$10,000
	<b>Functional Obsolescence</b>		
Market Adjustments	Neighborhood group: Josh Benrud	Factor = 1.000 (+0%)	
	Neighborhood: 1 - Waterfront North	Factor = 1.600 (+60.0%)	
	Traffic: Cul de sac	Factor = 1.000 (+0%)	
	Water: City water	Factor = 1.000 (+0%)	

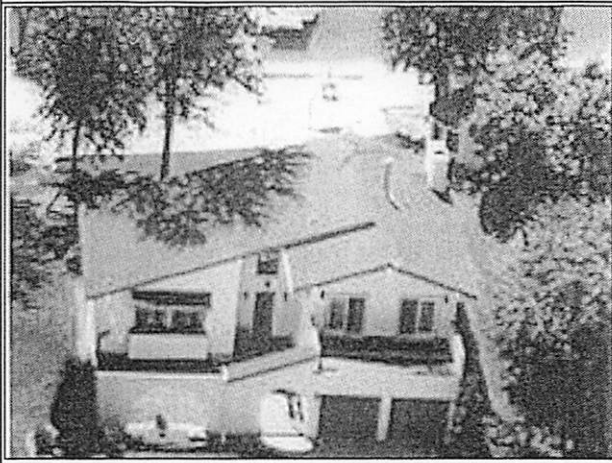
**2026 Sales Comparison**

Tax key number: 17-10249-120  
 Property address: 1220 Lauderdale Pl, City of La Crosse

Estimated fair market value: \$1,399,500 \*  
 Comparable market value: \$1,435,500 (+2.6%) \*

	Subject Property	Comparison 1	Comparison 2	Comparison 3
Tax key number	10249-120	10672-010	10672-070	10250-140
Site address	1220 Lauderdale Pl	1352 Nakomis Ave	1326 Nakomis Ave	3203 Lauderdale Ct
				
<b>Summary of Comparison</b>				
Sale date and price		Oct 2025 \$920,000	Jun 2025 \$650,000	Oct 2024 \$661,500
Net adjustments		\$585,500	\$734,200	\$824,400
Comparable value		\$1,505,500	\$1,384,200	\$1,485,900
Comparability rating		93	81	81
Gross adjustments		94%	133%	168%
Composite rating		71	53	44
<b>Adjustments to last valid sale</b>				\$9,100
Sale price time adjustment				
County	La Crosse	La Crosse	La Crosse	La Crosse
Neighborhood group	Josh Benrud	Josh Benrud	Josh Benrud	Josh Benrud
Neighborhood	1 - Waterfront North	1 - Waterfront North	1 - Waterfront North	1 - Waterfront North
Flood plain	Yes	Yes	Yes	Yes
Traffic	Cul de sac	Cul de sac	Cul de sac	Cul de sac
Water	City water	City water	City water	City water
Sanitary	Sewer	Sewer	Sewer	Sewer
Land				
Residential	120 front feet (0.502 acres)	95 front feet (0.31 acres) \$84,000	95 front feet (0.34 acres) \$93,500	86 front feet (0.268 acres) \$129,100
Swamp	0.05 acres	0.0 acres \$200	0.0 acres \$200	0.0 acres \$200
Swamp		0.03 acres -\$100		0.08 acres -\$300
Buildings				
Single family				
Use	Single family	Single family	Single family	Single family
Above grade area	4,128 SF	2,532 SF	1,949 SF	1,764 SF

	Subject Property	Comparison 4	Comparison 5	Comparison 6
Tax key number	10249-120	20243-020		
Site address	1220 Lauderdale Pl	2590 7th St S		
				
<b>Summary of Comparison</b>				
Sale date and price		Aug 2024	\$599,900	
Net adjustments			\$704,000	
Comparable value			\$1,303,900	
Comparability rating			75	
Gross adjustments			189%	
Composite rating			34	
<b>Adjustments to last valid sale</b>				
Sale price time adjustment			\$16,400	
County	La Crosse	La Crosse		
Neighborhood group	Josh Benrud	Josh Benrud		
Neighborhood	1 - Waterfront North	21 - Waterfront South	\$96,600	
Flood plain	Yes	Yes		
Traffic	Cul de sac	Medium		
Water	City water	City water		
Sanitary	Sewer	Sewer		
Land				
Residential	120 front feet (0.502 acres)	75 front feet (0.272 acres)	\$98,800	
Swamp	0.05 acres	0.0 acres	\$200	
Buildings				
Single family				
Use	Single family	Single family		
Above grade area	4,128 SF	2,663 SF		
Below grade area	2,712 SF	1,469 SF		
Style	Modern Multi-Story	Contemporary		
Grade	A	C+	\$150,000	
Yr built/Age/Eff age	2014 / 12 / 12	1950 / 76 / 36	\$126,300	
Stories	1 story w/attic	2 story		



**Property Type:** Single-Family  
**Status:** Sold  
**County:** La Crosse  
**Seller Offers Concessions:**

**List Price:** \$395,000  
**Tax Key:** 017010249120  
**Taxes:** \$6,705  
**Tax Year:** 2000

**Bedrooms:** 4  
**Total Bathrooms:** 4  
**Total Full/Half Baths:** 4 / 0  
**F/H Baths Main:**  
**F/H Baths Upper:**  
**F/H Baths Lower:**  
**Garage Spaces:** 2  
**Garage Type:** Attached

**Rooms:** 9  
**Est. Total Sq. Ft.:**  
**Est. Year Built:**  
**Lot Description:** 120 X 280  
**Zoning:** RESID

**Flood Plain:** Yes  
**Conforming Use:** No

**Occ. Permit Required:** N  
**Days on Market:** 307

**Directions:** HWY 53 TO NUTBUSH TURN ON LAUDERDALE PL.  
**Coordinates:** 520N 1760W

**School District:** LACROSSE  
**Subdivision:** LAUDERDALE

Name	Dim	Level	Name	Dim	Level
Primary Bedroom	13 x 20	Upper	Living/Great Room	13 x 20	Main
Bedroom 2	10 x 12	Upper	Kitchen	14 x 18	Main
Bedroom 3	12 x 10	Upper	Family Room	13 x 14	Main
Den	10 x 8	Main	Dining Room	13 x 10	Main
			Rec Room	30 x 13	Lower

**Type:** Waterfrontage on Lot; Single Family  
**Water Features:** River; Pier; Boat Slip; Private Dock  
**Style:** 2 Story  
**Architecture:** Contemporary  
**Driveway:** Paved  
**Outbuildings:** Gazebo  
**Exterior:** Wood; Stucco; Partial-Wood  
**Roofing:** Composition  
**Basement:** Full  
**Heating Fuel:** Natural Gas  
**H/C Type:** Forced Air; Central Air  
**Bath Description:** Off MBR; Jetted Tub; Full on Lower; Full on Main; Full on Upper

**Documents:** Seller Condition  
**Appliances Incl.:** Oven/Range; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer; Water Softener  
**Misc. Exterior:** Patio; Deck  
**Misc. Interior:** Gas Fireplace; Walk-In Closet(s); Wet Bar; Vaulted Ceiling(s); 220 Volts; Built-in Bookcase  
**Water/Waste:** Municipal Water; Municipal Sewer  
**Tax Includes:** Trash Collection  
**Municipality:** City  
**Other Rooms:** Living Room; Great Room; Formal Dining Room; Dinette; Utility Room-Main  
**Estimated Age:** 21-40 Years  
**Est. Sq. Footage:** 2501-3000  
**Occupancy:** Immediate

**Remarks:** THE ULTIMATE WATERFRONT EXPERIENCE WITH ALL THE LATEST STYLISH UPDATES 4+ BD, 4 BATHS, NEW MAHOGANY FLOORS, FIREPLACE, WETBAR, GOURMET KITCHEN, BALCONIES, MASTER BEDROOM WITH PRIVATE DECK WITH VIEW GAZEBO W/BAR PLUS PUTTING GREEN AND BEAUTIFUL BEACH WITH LANDSCAPING AND 120 FT OF WATER FRONTAGE.  
**Showing Information:** CALL LISTING AGENT FOR ALL SHOWINGS.

**Excl. Agency Contract:** N **Broker Owned:** N

**Limited/Unserviced:**  
**Sold Price:** \$335,000

**Named Prospects:** N  
**Closing Date:** 07/27/2001

**Listing Date:** 07/15/2000  
**Expiration Date:** 07/15/2001  
**Terms of Sale:** Conventional

**Listing Office:** Century 21 Affiliated: 5045  
**Ph:** 608-784-2121  
**Fax:** 608-784-2338  
**URL:** <http://www.century21affiliated.com>

**Listing Agent:** DEBORAH J MOSLING :  
**Ph: Cell:**  
**Fax:**  
**Email:**

**LA Address:**  
**LO License #:** 833681-91  
**LA License #:**

**Selling Office:** Century 21 Affiliated 5045 Ph: 608-784-2121  
**URL:** <http://www.century21affiliated.com>  
**License #:** 833681-91

**Selling Agent:** DEBORAH J MOSLING Ph:  
**Email:**  
**License #:**

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2026 by Multiple Listing Service, Inc. See copyright notice.



# BUILDING PERMIT APPLICATION

Building and Inspections • Phone: (608) 789-7530 • Fax: (608) 789-7589

400 La Crosse St. La Crosse, WI 54601

http://www.cityoflacrosse.org

Inspection@cityoflacrosse.org

Application No: <b>88452</b>
Date: <b>10-4-13</b>
Parcel No.: <b>17010249120</b>

<b>OWNER</b>	Name: <b>Craig &amp; Jody/Lyon Joint Revocable Trust</b>			
	Address: <b>1220 Lauderdale Pl.</b>			
	City: <b>LaCrosse</b>	State: <b>WI</b>	Zip Code: <b>54603</b>	
	Phone: <b>783-1560</b>	Cell: <b>780-9263</b>	Fax:	Email:

<b>CONTRACTOR</b>	Name: <b>Bluske Custom Builders LLC</b>		Supervisor: <b>M.K.C.</b>	
	Address: <b>W19922 Arden Ln.</b>		WIS Cred/Qual: <b>946717</b>	
	City: <b>Galesville</b>	State: <b>WI</b>	Zip Code: <b>54600</b>	
	Phone: <b>783-3021</b>	Cell: <b>780-3023</b>	Fax: <b>582-4021</b>	Email: <b>bluske@centurytel.net</b>

**Project Address:**  
**1220 Lauderdale Pl. LaCrosse**

<b>PROJECT</b>	Building <input checked="" type="checkbox"/>	Addition <input type="checkbox"/>	Alteration/Remodel <input type="checkbox"/>	Cost of Project: \$ <b>20,000</b>
	Sign <input type="checkbox"/>	Demolition <input checked="" type="checkbox"/>	Intended Use of Land after demolition: <b>Single Family Residence</b>	
	Description of Work: <b>Demolition of existing residence and new construction of new residence.</b>			

<b>PROPERTY</b>	Zoning: <b>R7</b>	Flood Plain: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Partial</b>	<b>SEP 21 2013</b>
	Number of Dwelling Units: <b>1</b>	Fire Limits: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Property located in archaeological district: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	Tenant/Occupancy:	Former Tenant/Occupant:	
Architect/Engineer Name: <b>Debra Lees</b>		Architect/Engineer Phone: <b>519-0643</b>	

<b>INSPECTION USE ONLY</b>	OK TO ISSUE:	Inspector Initials:	<p>It is hereby agreed between the applicant, as owner, owner's agent or servant, and the City of La Crosse that for and in consideration for the premises and of the permit to construct, erect, alter, move, raze, or install and the occupancy of a building or property as above described, to be issued and granted by the Department of Building and Inspections of the City of La Crosse, that the work thereon will be done in accordance with the descriptions set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter, move, raze or install and occupy in strict compliance with the ordinances of the City of La Crosse, and to obey any and all lawful orders of the Department of Building and Inspections of the City of La Crosse and State of Wisconsin laws relating to the construction, alteration, repairs, removal and safety buildings and other structures and permanent building equipment.</p>
	Approval Date:		
	<b>Fees</b>		
	Copies:	\$ <b>—</b>	
	Plan Review:	\$ <b>—</b>	
	Permit Fee:	\$ <b>32.00</b>	
	Record Maintenance Fee:	\$ <b>20.00</b>	
	Other:	\$ <b>—</b>	
	<b>TOTAL</b>	\$ <b>52.00</b>	
	Received By:		
Check #:			

**PLEASE MAKE CHECKS PAYABLE TO: CITY OF LACROSSE TREASURER**

*[Signature]* **9-19-13**  
(SIGN) AGENT/CONTRACTOR NAME DATE

Michael Bluske **9-19-13**  
(PRINT) AGENT/CONTRACTOR NAME DATE

Jody Lyon **9-24-13**  
(PRINT) OWNER NAME DATE

*[Signature]* **9-24-13**  
(SIGN) OWNER NAME DATE

**DO NOT CONCEAL ANY WORK WITHOUT FIRST RECEIVING INSPECTOR APPROVAL.  
IT IS THE OWNER'S RESPONSIBILITY TO SEE THAT INSPECTION REQUESTS ARE CALL IN TO INSPECTOR.**

## LIVING AREAS

### BASEMENT

Space is provided to enter the square footage of the basement area of the dwelling. When a basement extends under an attachment such as an open or enclosed porch, this area should also be included. Enter the entire basement area, whether or not it is finished.

LIVING AREAS					
570		575		580	
BSMT	_____	ADD'L FLOOR	_____	ATTIC UNFIN	_____
FIN BSMT LIV	_____	ATTIC FIN	_____	½ STORY UNFIN	_____
FIRST FLOOR	_____	½ STORY FIN	_____	UNFIN ROOM	_____
SECOND FLOOR	_____				

### FIN BSMT LIV (Finished Basement Living Area)

Space is provided to enter the square footage of the basement area which is finished with a quality of materials and workmanship consistent with that of the main living area of the dwelling—such as the lower or grade level of Raised Ranch or Split Level dwellings. To be included, rooms must be fully finished with interior walls, ceilings, and floor coverings, as well as heating and electrical facilities in keeping with the rest of the dwelling. These rooms should also have larger than normal basement windows for good light and ventilation and should be intended for year-round occupancy.

LIVING AREAS					
570		575		580	
BSMT	_____	ADD'L FLOOR	_____	ATTIC UNFIN	_____
FIN BSMT LIV	_____	ATTIC FIN	_____	½ STORY UNFIN	_____
FIRST FLOOR	_____	½ STORY FIN	_____	UNFIN ROOM	_____
SECOND FLOOR	_____				

### FIRST FLOOR

Space is provided to enter the square footage of all living area on the first floor of the dwelling. This area should not include any area which would be considered an attachment, such as a garage or porch.

Note: A sunroom or enclosed porch should be included if and only if it has a finished interior, and is heated and intended for year-round occupancy.

LIVING AREAS					
570		575		580	
BSMT	_____	ADD'L FLOOR	_____	ATTIC UNFIN	_____
FIN BSMT LIV	_____	ATTIC FIN	_____	½ STORY UNFIN	_____
FIRST FLOOR LIV	_____	½ STORY FIN	_____	UNFIN ROOM	_____
SECOND FLOOR	_____				

**Comparable Homes: 2025 Assessed Values**

Address	Property	Assessment		Sq. Ft. House	Property Description	Total assessment	Price/sq ft
		Land	Improvements				
1220 Lauderdale Pl	0.55	378,800	1,218,900	4,128	Stucco, Executive Mansion (>4000)	1,597,700	295
1503 Nakomis	0.46	340,000	999,200	4,348	Alum/vinyl modern multi-story	1,339,200	230
1832 Nakomis	0.30	241,900	907,600	4,086	Stucco Contemporary	1,149,500	222
1926 Nakomis	0.38	348,900	1,406,000	4,911	Wood Modern Multi Story	1,754,900	286
1839 Cherokee	3.74	245,000	1,463,900	5,514	Wood, Executive Mansion (>4000)	1,708,900	265
1828 Nakomis Ave	0.38	286,300	933,800	4,035	Stucco Modern Multi Story	1,220,100	231
1608 Nakomis Ave	0.35	305,800	1,226,900	4,477	Stucco Modern Multi Story	1,532,700	274
1604 Nakomis Ave	0.36	308,900	1,058,300	4,110	Stucco Modern Multi Story	1,367,200	257
4127 Kammel Rd*	0.26	79,500	1,076,900	7,202	not available	n/a	150

\* We were unable to find the 2025 assessed value and description for this property. The values listed are the 2024 assessed value. The we excluded it from our average price/sq. ft.

Average price/sq ft 252  
 1220 Lauderdale Pl at average sq ft price 1,041,836

No Land Value  
 Improvement Value Only



# \$1,000,000 Residential Properties

	TaxKeyNumber	LastValidSaleDate	LastValidSalePrice	ComputedValueLand	ComputedValueImpts	TotalComputedValue	Neighborhood
1	50772-080	9/15/2025	1050000	85100	988000	1073100	20 - Waterford Valley
2	30173-100	7/14/2025	3150000	114500	2081400	2195900	11 - Weigent Hogan
3	30177-011	7/21/2023	1050000	106500	1140400	1246900	11 - Weigent Hogan
4	10675-370	6/22/2022	801000	340100	801200	1141300	1 - Waterfront North
5	10674-110	9/9/2020	750000	311800	792200	1104000	1 - Waterfront North
6	10689-110	7/15/2020	1050000	69000	1117700	1186700	3 - Oneota
7	20103-060	12/20/2019	930000	111400	958300	1069700	8 - Grandview Emerson
8	10250-090	6/20/2018	731225	276000	778600	1054600	1 - Waterfront North
9	20102-020	3/30/2017	750000	137900	898000	1035900	8 - Grandview Emerson
10	20102-025	2/9/2017	960000	135600	1511200	1646800	8 - Grandview Emerson
11	10250-120	8/18/2016	524000	263400	738900	1002300	1 - Waterfront North
12	20071-010	12/18/2015	592000	127100	955000	1082100	8 - Grandview Emerson
13	10674-080	12/6/2013	340000	303100	747000	1050100	1 - Waterfront North
14	10674-120	12/30/2012	245000	308900	1058300	1367200	1 - Waterfront North
15	10685-080	11/6/2012	610000	275700	992600	1268300	1 - Waterfront North
16	50771-170	7/18/2011	75000	93000	1410600	1503600	20 - Waterford Valley
17	10674-130	11/29/2010	280000	305800	1226900	1532700	1 - Waterfront North
18	10684-070	5/12/2010	615000	348900	1406100	1755000	1 - Waterfront North
19	20212-080	10/24/2006	250000	107000	900900	1007900	8 - Grandview Emerson
20	10676-480	7/24/2005	595000	291900	800800	1092700	1 - Waterfront North
21	20085-040	9/10/2004	500000	79600	963300	1042900	9 - Bluffside North
22	10249-120	6/30/2001	335000	378900	1020600	1399500	1 - Waterfront North
23	10251-070	5/31/1998	400000	272400	917600	1190000	1 - Waterfront North
24	10675-400		0	274500	740600	1015100	1 - Waterfront North
25	30048-040		0	52600	965200	1017800	10 - Washburn
26	30177-012		0	90600	939400	1030000	11 - Weigent Hogan
27	10672-080		0	354600	681500	1036100	1 - Waterfront North
28	10675-140		0	309800	761900	1071700	1 - Waterfront North
29	20104-010		0	143500	980400	1123900	8 - Grandview Emerson
30	10675-190		0	273500	900200	1173700	1 - Waterfront North
31	10405-011		0	160700	1051800	1212500	2 - Highway 16/County B
32	10676-470		0	286300	933800	1220100	1 - Waterfront North
33	10674-070		0	301000	924400	1225400	1 - Waterfront North
34	10673-050		0	298600	1026400	1325000	1 - Waterfront North
35	50770-020		0	298700	1048700	1347400	21 - Waterfront South
36	20400-060		0	69200	1352100	1421300	9 - Bluffside North
37	20242-086		0	368200	1180400	1548600	21 - Waterfront South
38	10268-600		0	252500	1463900	1716400	1 - Waterfront North
39	10676-410		0	293200	1795200	2088400	1 - Waterfront North
40	20085-010		0	115800	2285000	2400800	9 - Bluffside North
41	20102-030		0	132100	2817200	2949300	8 - Grandview Emerson

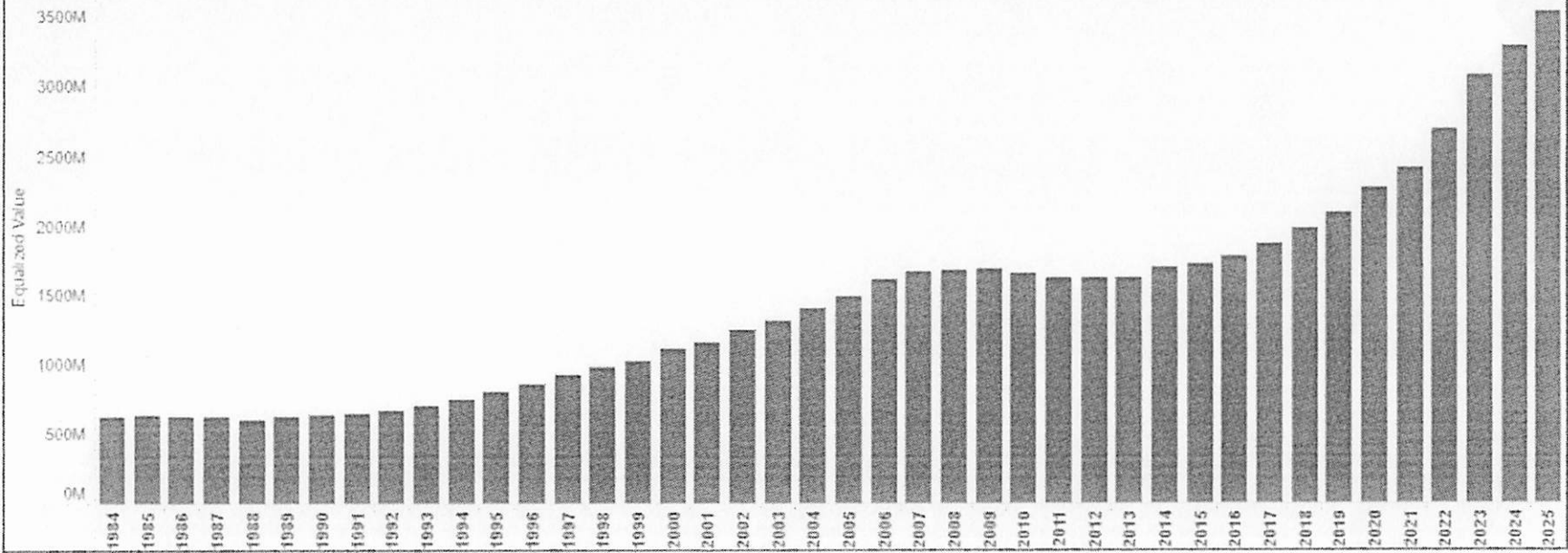
Select Year

2025

Select Property Class

Residential

### City of La Crosse - Residential Property



Productive Forest ...
  Agricultural
  Agricultural Forest
  Other
  Personal (exempt ...

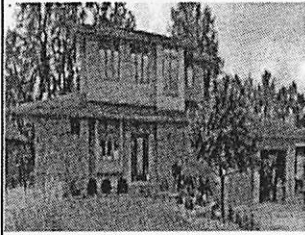



2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
3,121,160,900	3,103,160,000	3,211,853,600	3,328,324,600	3,456,944,100	3,758,699,500	3,877,255,400	4,022,713,300	4,331,406,700	4,672,574,900	5,131,278,800	5,461,333,600	5,638,471,900	5,970,494,100
1,626,260,500	1,631,335,100	1,705,881,900	1,723,600,100	1,779,480,900	1,876,136,200	1,987,849,800	2,096,669,400	2,275,528,400	2,421,902,000	2,695,665,600	3,076,036,400	3,281,935,100	3,533,672,400
1,174,543,700	1,183,753,600	1,192,737,900	1,256,770,300	1,318,552,000	1,502,396,800	1,537,545,600	1,543,865,400	1,654,653,400	1,835,956,100	2,015,822,800	1,943,100,700	2,094,758,600	2,160,667,200
200,779,600	166,638,300	195,892,100	210,984,900	213,634,200	219,706,000	183,163,600	184,437,700	195,144,600	206,869,900	192,676,800	199,580,800	0	0
119,501,200	121,358,600	117,267,800	136,890,600	145,193,200	160,373,100	168,607,900	197,666,800	205,963,100	207,762,000	227,030,600	242,531,900	261,661,200	276,008,400
32,700	32,100	32,100	32,100	34,800	37,500	43,400	44,500	44,100	44,900	42,100	47,300	49,500	65,600
24,000	24,000	24,000	24,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	19,900	24,700	58,500
19,000	18,300	17,800	22,600	23,000	23,900	19,100	3,500	27,100	14,000	14,900	16,600	18,500	19,700
0	0	0	0	0	0	0	0	0	0	0	0	4,300	2,300
0	0	0	0	0	0	0	0	0	0	0	0	0	0

	Investment			Market growth All Residential			Land			Market Growth		Assessment History			Fair Market Value		
	Land	Improvement	Total				Land	Improvement	Total	All Residential				Actual Assessed	Equalized Ratio	Actual Fair Market	
2006							2006					2006	\$134,800	\$194,500	\$329,300	0.9249	\$356,000
2007							2007					2007	\$134,800	\$194,500	\$329,300	0.9041	\$364,200
2008							2008					2008	\$134,800	\$194,500	\$329,300	0.9380	\$351,100
2009							2009					2009	\$134,800	\$194,500	\$329,300	0.9447	\$348,600
2010							2010					2010	\$134,800	\$198,900	\$333,700	0.9623	\$346,800
2011							2011					2011	\$134,800	\$198,900	\$333,700	0.9863	\$338,400
2012				1.0031			2012					2012	\$134,800	\$198,900	\$333,700	0.9861	\$338,400
2013				1.0457			2013					2013	\$134,800	\$198,900	\$333,700	0.9835	\$339,300
2014	\$355,000	\$400,000	\$755,000	1.0104	\$762,852	2014	\$134,800	\$449,700	\$584,500	1.0104	\$590,579	2014	\$134,800	\$85,100	\$219,900	0.9561	\$230,000
2015			\$762,852	1.0324	\$787,568	2015			\$590,579	1.0324	\$609,714	2015	\$134,800	\$449,700	\$584,500	0.9372	\$623,700
2016			\$787,568	1.0543	\$830,333	2016			\$609,714	1.0543	\$642,821	2016	\$134,800	\$449,700	\$584,500	0.9166	\$637,700
2017			\$830,333	1.0595	\$879,738	2017			\$642,821	1.0595	\$681,069	2017	\$134,800	\$449,700	\$584,500	0.8639	\$676,500
2018			\$879,738	1.0547	\$927,860	2018			\$681,069	1.0547	\$718,323	2018	\$134,800	\$449,700	\$584,500	0.8359	\$689,300
2019			\$927,860	1.0853	\$1,007,006	2019			\$718,323	1.0853	\$779,596	2019	\$177,800	\$647,100	\$824,900	0.9210	\$895,700
2020			\$1,007,006	1.0643	\$1,071,757	2020			\$779,596	1.0643	\$829,724	2020	\$177,800	\$647,100	\$824,900	0.8680	\$950,300
2021			\$1,071,757	1.1130	\$1,192,865	2021			\$829,724	1.1130	\$923,483	2021	\$177,800	\$647,100	\$824,900	0.8403	\$981,700
2022			\$1,192,865	1.1411	\$1,361,179	2022			\$923,483	1.1411	\$1,053,787	2022	\$247,300	\$765,100	\$1,012,400	0.9352	\$1,082,500
2023			\$1,361,179	1.0669	\$1,452,242	2023			\$1,053,787	1.0669	\$1,124,285	2023	\$247,300	\$765,100	\$1,012,400	0.8829	\$1,146,700
2024			\$1,452,242	1.0767	\$1,563,628	2024			\$1,124,285	1.0767	\$1,210,518	2024	\$247,300	\$765,100	\$1,012,400	0.8323	\$1,216,400
2025			\$1,563,628		\$0	2025			\$1,210,518		\$0	2025	\$378,700	\$680,600	\$1,059,300	0.9594	\$1,104,300
2026						2026			\$0		\$0	2026	\$378,700	\$1,020,600	\$1,399,400	TBD	

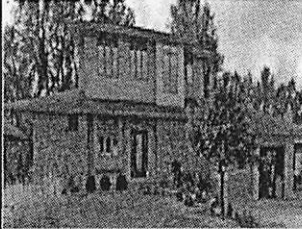


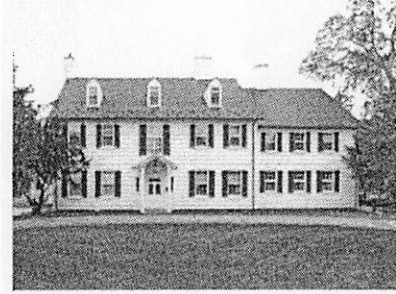
City of La Crosse, La Crosse County  
**2026 Sales Comparison**

Tax key number: 17-10249-120  
 Property address: 1220 Lauderdale Pl, City of La Crosse

Estimated fair market value: \$1,399,500 \*  
 Comparable market value: \$1,689,300 (+20.7%) \*

	Subject Property	Comparison 1	Comparison 2	Comparison 3
Tax key number Site address	10249-120 1220 Lauderdale Pl	40381-250 645 Pettibone Pointe Way	40381-350 605 Pettibone Pointe Way	40381-340 609 Pettibone Pointe Way
				
<b>Summary of Comparison</b>				
Sale date and price		Dec 2025 \$958,000	Aug 2024 \$905,000	Oct 2024 \$796,000
Net adjustments		\$573,100	\$900,600	\$984,300
Comparable value		\$1,531,100	\$1,805,600	\$1,780,300
Comparability rating		55	55	54
Gross adjustments		147%	172%	177%
Composite rating		29	23	21
<b>Adjustments to last valid sale</b>				
Sale price time adjustment			\$27,400	\$15,000
County	La Crosse	La Crosse	La Crosse	La Crosse
Neighborhood group	Josh Benrud	Condo's	Condo's	Condo's
Neighborhood	1 - Waterfront North	Pettibone Pointe	Pettibone Pointe	Pettibone Pointe
Flood plain	Yes	Yes	Yes	Yes
Traffic	Cul de sac	Cul de sac	Cul de sac	Cul de sac
Water	City water	City water	City water	City water
Sanitary	Sewer	Sewer	Sewer	Sewer
Land				
Residential	120 front feet (0.502 acres)	1 lot (9,801 SF) \$294,200	1 lot (9,801 SF) \$294,200	1 lot (9,801 SF) \$294,200
Swamp	0.05 acres	0.0 acres \$200	0.0 acres \$200	0.0 acres \$200
Buildings				
Single family		Condominium	Condominium	Condominium
Use	Single family	3,127 SF	3,053 SF	2,394 SF
Above grade area	4,128 SF	0 SF	0 SF	0 SF
Below grade area	2,712 SF			

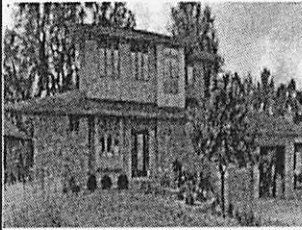





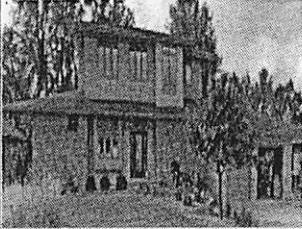



	Subject Property	Comparison 4	Comparison 5	Comparison 6
Tax key number	10249-120	30173-040	10689-110	30177-011
Site address	1220 Lauderdale Pl	1414 Cass St	5125 Grandwood Pl W	1304 Cass St
				
<b>Summary of Comparison</b>				
Sale date and price		Nov 2025	Jul 2020	Jul 2023
Net adjustments		\$1,075,000	\$1,050,000	\$1,050,000
Comparable value		\$821,000	\$1,432,500	\$690,900
Comparability rating		\$1,896,000	\$2,482,500	\$1,740,900
Gross adjustments		79	77	75
Composite rating		166%	243%	249%
		43	22	19
<b>Adjustments to last valid sale</b>				
Sale price time adjustment			\$499,100	\$109,700
County	La Crosse	La Crosse	La Crosse	La Crosse
Neighborhood group	Josh Benrud	Alyssa Britton	Dammon Kroll	Alyssa Britton
Neighborhood	1 - Waterfront North	11 - Weigent Hogan	Oneota Mesa/Ridge	11 - Weigent Hogan
Flood plain	Yes	No		No
Traffic	Cul de sac	Medium		Medium
Water	City water	City water	City water	City water
Sanitary	Sewer	Sewer	Sewer	Sewer
Land				
Residential	120 front feet (0.502 acres)	0.0 acres	0.0 acres	0.0 acres
Swamp	0.05 acres	\$378,700	\$378,700	\$378,700
Residential		0.0 acres	0.0 acres	0.0 acres
Residential		\$200	\$200	\$200
		108 front feet (0.372 acres)	29,427 SF (0.676 acres)	189 front feet (0.747 acres)
		-\$87,400	-\$47,900	-\$106,500
<b>Buildings</b>				
Single family				
Use	Single family	Single family	Single family	Single family
Above grade area	4,128 SF	4,998 SF	4,843 SF	7,436 SF
Below grade area	2,712 SF	1,836 SF	3,927 SF	2,534 SF
Style	Modern Multi-Story	Victorian	Executive Mansion(>4000sf)	Historic
Grade	A	B+	A	A
Yr built/Age/Eff age	2014 / 12 / 12	\$97,300	\$97,300	\$97,300
		1885 / 141 / 26	2009 / 17 / 13	1924 / 102 / 36
		\$106,500	\$9,600	\$234,700

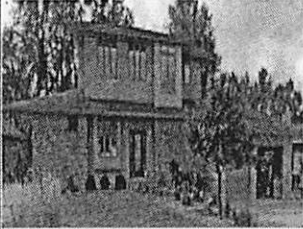

City of La Crosse, La Crosse County  
**2026 Sales Comparison**

Tax key number: 17-10249-120  
 Property address: 1220 Lauderdale Pl, City of La Crosse

Estimated fair market value: \$1,399,500 \*  
 Comparable market value: \$1,502,800 (+7.4%) \*

	Subject Property	Comparison 1	Comparison 2	Comparison 3			
Tax key number	10249-120	10672-010	10672-070	10250-140			
Site address	1220 Lauderdale Pl	1352 Nakomis Ave	1326 Nakomis Ave	3203 Lauderdale Ct			
							
<b>Summary of Comparison</b>							
Sale date and price		Oct 2025	\$920,000	Jun 2025	\$650,000	Oct 2024	\$661,500
Net adjustments			\$585,500		\$734,200		\$824,400
Comparable value			\$1,505,500		\$1,384,200		\$1,485,900
Comparability rating			93		81		81
Gross adjustments			94%		133%		168%
Composite rating			71		53		44
<b>Adjustments to last valid sale</b>							\$9,100
Sale price time adjustment							
County	La Crosse	La Crosse	La Crosse	La Crosse	La Crosse	La Crosse	La Crosse
Neighborhood group	Josh Benrud	Josh Benrud	Josh Benrud	Josh Benrud	Josh Benrud	Josh Benrud	Josh Benrud
Neighborhood	1 - Waterfront North	1 - Waterfront North	1 - Waterfront North	1 - Waterfront North	1 - Waterfront North	1 - Waterfront North	1 - Waterfront North
Flood plain	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Traffic	Cul de sac	Cul de sac	Cul de sac	Cul de sac	Cul de sac	Cul de sac	Cul de sac
Water	City water	City water	City water	City water	City water	City water	City water
Sanitary	Sewer	Sewer	Sewer	Sewer	Sewer	Sewer	Sewer
Land							
Residential	120 front feet (0.502 acres)	95 front feet (0.31 acres)	\$84,000	95 front feet (0.34 acres)	\$93,500	86 front feet (0.268 acres)	\$129,100
Swamp	0.05 acres	0.0 acres	\$200	0.0 acres	\$200	0.0 acres	\$200
Swamp		0.03 acres	-\$100			0.08 acres	-\$300
Buildings							
Single family							
Use	Single family	Single family	Single family	Single family	Single family	Single family	Single family
Above grade area	4,128 SF	2,532 SF	1,949 SF	1,764 SF	1,764 SF	1,764 SF	1,764 SF

	Subject Property	Comparison 4	Comparison 5	Comparison 6
Tax key number	10249-120	20243-020	40381-250	40381-350
Site address	1220 Lauderdale Pl	2590 7th St S	645 Pettibone Pointe Way	605 Pettibone Pointe Way
				
<b>Summary of Comparison</b>				
Sale date and price		Aug 2024	Dec 2025	Aug 2024
Net adjustments				
Comparable value		\$599,900	\$958,000	\$905,000
Comparability rating		\$704,000	\$573,100	\$900,600
Gross adjustments		\$1,303,900	\$1,531,100	\$1,805,600
Composite rating		75	55	55
		189%	147%	172%
		34	29	23
<b>Adjustments to last valid sale</b>				
Sale price time adjustment		\$16,400		\$27,400
County	La Crosse	La Crosse	La Crosse	La Crosse
Neighborhood group	Josh Benrud	Josh Benrud	Condo's	Condo's
Neighborhood	1 - Waterfront North	21 - Waterfront South	Pettibone Pointe	Pettibone Pointe
Flood plain	Yes	Yes	Yes	Yes
Traffic	Cul de sac	Medium	Cul de sac	Cul de sac
Water	City water	City water	City water	City water
Sanitary	Sewer	Sewer	Sewer	Sewer
Land				
Residential	120 front feet (0.502 acres)	75 front feet (0.272 acres)	1 lot (9,801 SF)	1 lot (9,801 SF)
Swamp	0.05 acres	0.0 acres	0.0 acres	0.0 acres
Swamp		\$98,800	\$294,200	\$294,200
		\$200	\$200	\$200
Buildings				
Single family				
Use	Single family	Single family	Condominium	Condominium
Above grade area	4,128 SF	2,663 SF	3,127 SF	3,053 SF
Below grade area	2,712 SF	1,469 SF	0 SF	0 SF
Style	Modern Multi-Story	Contemporary	Town house	Town house
Grade	A	C+	B+	B+
Yr built/Age/Eff age	2014 / 12 / 12	1950 / 76 / 36	2018 / 8 / 8	2023 / 3 / 3
Exterior wall	Stucco	Wood	Cement board+Masonry	Cement board
		\$150,000	\$117,300	\$98,700
		\$126,300	-\$37,300	-\$74,000
			-\$1,500	

	Subject Property	Comparison 7	Comparison 8	Comparison 9
Tax key number	10249-120	40381-340		
Site address	1220 Lauderdale Pl	609 Pettibone Pointe Way		
				
<b>Summary of Comparison</b>				
Sale date and price		Oct 2024	\$796,000	
Net adjustments			\$984,300	
Comparable value			\$1,780,300	
Comparability rating			54	
Gross adjustments			177%	
Composite rating			21	
<b>Adjustments to last valid sale</b>				
Sale price time adjustment			\$15,000	
County	La Crosse	La Crosse		
Neighborhood group	Josh Benrud	Condo's		
Neighborhood	1 - Waterfront North	Pettibone Pointe	\$111,000	
Flood plain	Yes	Yes		
Traffic	Cul de sac	Cul de sac		
Water	City water	City water		
Sanitary	Sewer	Sewer		
Land				
Residential	120 front feet (0.502 acres)	1 lot (9,801 SF)	\$294,200	
Swamp	0.05 acres	0.0 acres	\$200	
Buildings				
Single family				
Use	Single family	Condominium		
Above grade area	4,128 SF	2,394 SF		
Below grade area	2,712 SF	0 SF		
Style	Modern Multi-Story	Town house		
Grade	A	B+	\$83,500	
Yr built/Age/Eff age	2014 / 12 / 12	2023 / 3 / 3	-\$62,700	
Exterior wall	Stucco	Cement board		