



OFFICE OF
THE CITY ASSESSOR
CITY HALL
400 LA CROSSE STREET
LA CROSSE WI 54601-3396
608-789-7525

MEMO

TO: Stephen Matty
City Attorney

FROM: Mark Schlafer
City Assessor

RE: Value estimate for City owned parcel
611 Park Plaza Dr
17-20246-60

DATE: October 4, 2016

DESCRIPTION

Size: 5,096 sf
Zoning: Planned Development
Flood zone: 500 year (medium risk)
Shape: Rectangular
Topography: Level
Other: Land locked, no street frontage

Per your request, I am providing an estimate of the most probable market value of the captioned property.

The subject is the site of a former sanitary lift station operated and owned by the City of La Crosse. It is completely surrounded by lands owned by a developer intending on building a residential development. My opinion is that as the subject has the same physical and legal components as the surrounding lands, its most probable market value is the same as the surrounding lands at \$5.26 per square foot. Estimated market value:

5,096 sf x \$5.26/sf = **\$26,805**