

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:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name <i>(on changed assessment notice)</i> 100 Harborview Partners, LLC				Agent name <i>(if applicable)</i> Reinhart Boerner Van Deuren s.c., including but not limited to, Don Millis, Sara Rapkin, Shawn Lovell and Olivia Schwartz			
Owner mailing address 509 2nd St. N, Suite 201				Agent mailing address 22 E. Mifflin Street, Suite 700			
City La Crosse	State WI	Zip 54603		City Madison	State WI	Zip 53703	
Owner phone () -	Email			Owner phone (608) 229 - 2200	Email dmillis@reinhartlaw.com		
Section 2: Assessment Information and Opinion of Value							
Property address 100 2nd Street N				Legal description or parcel no. <i>(on changed assessment notice)</i>			
City La Crosse	State WI	Zip		017-020001-010			
Assessment shown on notice – Total \$6,970,100				Your opinion of assessed value – Total \$5,916,300			

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	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: <i>(Attach additional sheets if needed)</i> Assessment exceeds fair market value.	Basis for your opinion of assessed value: <i>(Attach additional sheets if needed)</i> Previously provided.

Section 4: Other Property Information

- 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 All improvements are on file with the City.
 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. _____

Section 5: BOR Hearing Information

- A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): n/a
Note: 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 30 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 05 - 10 - 2023
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Complete all sections:

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Property owner name (on changed assessment notice) 100 Harborview Partners, LLC				Agent name (if applicable) Reinhart Boerner Van Deuren s.c., including but not limited to, Don Millis, Sara Rapkin, Shawn Lovell and Olivia Schwartz			
Owner mailing address 509 2nd St. N, Suite 201				Agent mailing address 22 E. Mifflin Street, Suite 700			
City La Crosse	State WI	Zip 54603	City Madison	State WI	Zip 53703		
Owner phone () -	Email	Owner phone (608) 229 - 2200		Email dmillis@reinhartlaw.com			
Section 2: Assessment Information and Opinion of Value							
Property address 100 2nd Street N				Legal description or parcel no. (on changed assessment notice) 017-020001-010			
City La Crosse	State WI	Zip					
Assessment shown on notice - Total \$6,970,100				Your opinion of assessed value - Total \$5,916,300			

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# of pasture acres	@	\$ acre use value	
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Class 7 "Other" total market value		market value	
Managed forest land acres	@	\$ acre @ 50% of market value	
Managed forest land acres	@	\$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) Assessment exceeds fair market value.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Previously provided.

Section 4: Other Property Information	
<p>A. Within the last 10 years, did you acquire the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide acquisition price \$ _____ Date - - - - (mm-dd-yyyy) <input type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance</p> <p>B. Within the last 10 years, did you change this property (ex: remodel, addition)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe All improvements are on file with the City. Date of changes - - - - (mm-dd-yyyy) Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>C. Within the last five years, was this property listed/offered for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, how long was the property listed (provide dates) - - - - (mm-dd-yyyy) to - - - - (mm-dd-yyyy) Asking price \$ _____ List all offers received _____</p> <p>D. Within the last five years, was this property appraised? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide: Date See attached - - - - (mm-dd-yyyy) Value On file with Village Purpose of appraisal Property Tax Challenge. If this property had more than one appraisal, provide the requested information for each appraisal.</p>	

Section 5: BOR Hearing Information	
A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): <u>n/a</u> Note: 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 <u>30</u> minutes.	
Property owner or Agent signature 	Date (mm-dd-yyyy) 05 - 08 - 2023

Agent Authorization

for Property Assessment Appeals

If an agent is representing the property owner or municipality, the property owner or municipality must provide prior written authorization for the agent to represent the company or municipality when contacting the reviewing authority.

Section 1: Property Owner and Property Information

Company/property owner name 100 Harborview Partners, LLC		Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City County Enter municipality → La Crosse La Crosse	
Mailing address 509 2nd Street N 201		Street address of property See attached.	
City La Crosse	State WI	Zip 54601	City La Crosse
Parcel number See attached.	Phone () -	Email	Fax () -

Section 2: Authorized Agent Information

Name / title Don Millis, Sara Rapkin, Shawn Lovell and Karla Nettleton		Company name Reinhart Boerner Van Deuren s.c.	
Mailing address 22 E. Mifflin Street, Suite 700		Phone (608) 229 - 2200	Fax (608) 229 -2100
City Madison	State WI	Zip 53703	Email

Section 3: Agent Authorization

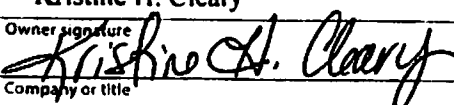
Agent Authorized for: (check all that apply) <input type="checkbox"/> Manufacturing property assessment appeals (BOA) <input type="checkbox"/> Access to manufacturing assessment system (MAS) <input type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals <input checked="" type="checkbox"/> Municipal Board of Review <input type="checkbox"/> Other _____	Enter Tax Years of Authorization _____ _____ 2022 and subsequent years until revoked in writing _____ Authorization expires: _____ (unless rescinded in writing prior to expiration) (mm - dd - yyyy)
Send notices and other written communications to: (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/> Property Owner	

Section 4: Agreement/Acceptance

I understand, agree and accept:

- The assessor's office may divulge to the agent any information it may have on file concerning this property
- My agent has the authority and my permission to accept a subpoena concerning this property on my behalf, but this grant of authority and permission does not cure or waive any defect in the subpoena or the manner in which it was served
- Signing this document does not relieve me of personal responsibility for timely reporting changed to my property and paying taxes, -- or penalties for failure to do so, as provided under Wisconsin tax law.
- A photocopy and/or faxes copy of this completed form has the same authority as a signed original.
- If signed by a corporate officer, partner, or fiduciary on behalf of the owner, I certify that I have the power to execute this Agent Authorization form.

Section 5: Owner Grants Authorization

Owner Sign Here ▶	Owner name (please print) Kristine H. Cleary	
	Owner signature 	
	Company or title Member, 100 Harborview Partners, LLC	Date (mm-dd-yyyy) 10/26/22

Attachment to Agent Authorization for 100 Harborview Partners, LLC

<u>Parcel</u>	<u>Address</u>
017-020001-010	100 2nd Street N
017-020007-010	100 2nd Street N
017-020008-040	129 State Street
017-020008-050	121 State Street
017-020008-060	229 2nd Street N
017-020025-110	Front Street S



Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
Suite 700
Madison, WI 53703

Telephone: 608-229-2200
Facsimile: 608-229-2100
reinhartlaw.com

May 8, 2023

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

SENT VIA E-MAIL (elsenn@cityoflacrosse.org)
AND FIRST-CLASS MAIL

Nikki Elsen, Clerk
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601-3396

Dear Ms. Elsen:

Re: 100 2nd Street N
Parcel No. 017-020001-010

Enclosed please find an Objection form for Real Property Assessment and Waiver requests from the Board of Review Hearing filed on behalf of 100 Harborview Partners, LLC to the 2023 property tax assessment for the above-referenced property. We request that you waive the hearing on the objection. However, should the Board of Review decide to hold a hearing on this matter, please provide me with 48 hours' notice of the time, date and place of the Board of Review hearing.

Thank you for your attention to this matter, please contact me if you have any questions.

Sincerely,

Don M. Millis

49419403