

Objection Form for Personal 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 *Property Assessment Appeal Guide for Wisconsin Real 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> CSLPlasma				Agent name <i>(if applicable)</i> Victoria Cis			
Owner mailing address PO Box 460189				Agent mailing address PO Box 460189			
City Houston	State TX	Zip 77056		City Houston	State TX	Zip 77056	
Owner phone () -		Email		Agent phone () 2 -		Email	

Section 2: Assessment Information and Opinion of Value			
Property address 4000 Mormon Coulee Rd		Legal description or parcel no. <i>(on changed assessment notice)</i>	
City La Crosse	State WI	Zip 54601	
Assessment shown on notice – Total \$ 1,662,219		Your opinion of assessed value – Total \$ 215,056	
Assessment as shown on notice:		Your opinion of value as of January 1:	
Boats and other watercraft		Boats and other watercraft	
Machinery, tools and patterns		Machinery, tools and patterns	
Furniture, fixtures and equipment ...		Furniture, fixtures and equipment ...	
All other personal property		All other personal property	
Total		Total	

See Attached

Section 3: Reason for Objection and Basis of Estimate
Reason(s) for your objection and basis for your opinion of assessed value: <i>(attach additional sheets if needed)</i> The Leasehold improvements are being assessed at a 100% based on a permit. However, we have provided the break out of what makes up these leasehold improvements and what we believe is truly personal property.

Section 4: Other Property Information	
List all other personal property you own (in the same municipality) that you are not appealing:	
Description of Personal Property	Assessment
	\$
	\$
	\$
	\$
	\$

Section 5: BOR Hearing Information	
A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____ 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 _____ minutes.	
Property owner or Agent signature <i>Victoria Cis</i>	Date (mm-dd-yyyy) - -

A
Asset
50155

Description
La Cross Wisconsin Construction

B

G
Amount
1,725,821.55

ITEM NO.	COST CODE	DESCRIPTION OF WORK	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	PERSONAL PROPERTY	Real Property
1		General Requirements	100,852.00		
2		Overhead & Profit	85,136.00		
3		Site Work & Demolition	65,444.00		
4		Concrete	54,202.00		
5		Masonry	12,740.00		
6		Metals	63,837.00		
7		Woods & Plastics	96,890.00		
8		Thermal & Moisture Protection	6,878.00		
9		Roofing Allowance	20,000.00		
10		Aluminum Entrances & Storefronts	69,055.00		
11		Doors, Frames & Hardware	41,671.00		
12		Overhead Ceiling Door	8,534.00		
13		Resinous Flooring	44,605.00		
14		Resilient Flooring	74,342.00		
15		Drywall - ACT, FRP	148,883.00		
16		Painting & Coatings	28,737.00		
17		Specialties (FEC, TA/T, Lockers)	43,158.00		922,396.00
18		Wall & Door Protection	4,795.00		
19		Audio Video Package Allowance	10,000.00		
20		Residential Appliances	4,945.00		
21		Additional FF&E Installation Allowance	18,000.00	80,798.00	
22		Fire Protection	47,765.00		
23		Plumbing	83,107.00		
24		HVAC	124,661.00		
25		Electrical	247,360.00		
26		Alarms	24,736.00		
27		Low Voltage	37,104.00		
28		Exterior Emergency Lighting	5,000.00		
29		Site Improvements	5,000.00		574,733.00
30		Signage Allowance	22,000.00	22,000.00	
31		R-13 Insulation at exterior & Demising walls	13,195.00		13,195.00
Invoice - 1			1,613,122.00	102,798.00	1,510,324.00

Work Order Changes

32.1.1	Electrical Trenching	7,884.00		
32.2.1	Resinous Floor In Processing CO	1,063.00		
32.2.2	Tile Deletion in Processing	(600.00)		
32.3.1	Temp Power Co	13,312.00		
32.4.1	Expedite Framing	7,500.00		
32.5.1	Unforeseen Demolition	7,500.00		
32.6.1	Plumbing Delays GC Extension	20,000.00		
32.7.1	Plumbing Review Changes	8,800.00		
32.8.1	Upgrade FDC CO	1,427.80		
32.9.1	Temp Power to RTU's CO	2,905.00		
32.9.2	Fire Up RTU's TEMP CO	0.00		
32.10.1	Trash Pads	(2,750.00)	(2,750.00)	
32.10.2	Masonry Enclosure	(1,600.00)		(1,600.00)
32.11.1	Rectify Costs Locker Switch	1,281.00	1,281.00	
32.11.2	Rectify Costs Painter Switch	6,275.00		6,275.00
32.12.1	Sanitary Scope	(300.00)		
32.13.1	Riser Room Key CO	25.00		
32.13.2	Drinking Fountain	255.57	(19.43)	
32.14.1	Circuit for Riser Room	819.58		
32.14.2	Shipping fees for Gear	2,885.00		
32.14.3	GPO Breakers	1,324.00		
32.14.4	Blacktop Patching	1,630.00		
32.15.1	Front Ext. Sofit Rework	1,800.00		
32.15.2	Demo & Reframe Int Co	565.00		
32.16.1	Concrete Walk Patch Co	2,040.00		
32.17.1	Covid Barrier	8,050.00	8,050.00	11,073.58
32.18.1	Allowance Reconciliation	11,739.00		11,739.00
	Unreconciled Amount	8,858.60	8,858.60	
	Invoice - 1	112,699.55	15,420.17	97,279.38

Unreconciled Amount 0.00 6.85% 93.15%

2023 Statement of Personal Property Assessments

Account number 60221-280

Total number of assessments: 1

Assessments by Class			
Class	# of Accounts	Declared Value	Assessed Value
Furniture, fixtures and equipment	1	\$83,233	\$83,200
Other personal property	1	\$1,578,986	\$1,579,000
Totals for all classes:	1	\$1,662,219	\$1,662,200

Assessments by School District			
School District / Class	# of Accounts	Declared Value	Assessed Value
La Crosse School			
Furniture, fixtures and equipment	1	\$83,233	\$83,200
Other personal property	1	\$1,578,986	\$1,579,000
District subtotals:	1	\$1,662,219	\$1,662,200
Totals:	1	\$1,662,219	\$1,662,200

Assessments by Vtech School District			
Vtech School District / Class	# of Accounts	Declared Value	Assessed Value
Western Technical College			
Furniture, fixtures and equipment	1	\$83,233	\$83,200
Other personal property	1	\$1,578,986	\$1,579,000
District subtotals:	1	\$1,662,219	\$1,662,200
Totals:	1	\$1,662,219	\$1,662,200

Due date
March 1, 2023

Statement of Personal Property
Assessment date – January 1, 2023

2023

Filing Instructions – you must file this completed return with your local assessor on or before March 1, 2023. (sec. 70.35, Wis. Stats.) Report personal property not reported to the Wisconsin Department of Revenue's Manufacturing & Utility Bureau.

Confidentiality – under sec. 70.35(3), Wis. Stats., personal property returns filed with the local assessor are confidential records of the assessor's office.

Failure to File – if you do not file, your local assessor will estimate your property's value using the best information available. You will also be denied appeal rights with the Board of Review (BOR), under sec. 70.35(4), Wis. Stats.

Questions? – if you have questions on filing this form, contact your [local assessor](#).

For Office Use Only	
School district	TID no.
Assessor name	
Assessor address	

Property Owner and Property Information (agent, consignee or other representative)

Property address: _____
(if different from above) _____

Business type: _____

Owner is: (check box that applies) Sole Proprietorship Partnership Corporation LLC LLP

New owner information – complete this section if there was a change in ownership or the business is no longer in operation.

Type of change: (check box that applies)

Discontinued Sold Incorporated Moved

Date of change: - -

FEIN	Account no.
NAICS code	<input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> City
County	Municipality

New owner name _____
Property address _____
Mailing address _____
Phone no. () - _____
Email _____

Preparer and Owner Information/Signature

I, the undersigned declare under penalties of law that I have personally examined this return and its completed schedules. To the best of my knowledge and belief, this return is true, correct and complete.

Preparer		Owner	
Name (please print)		Name (please print)	
Address		Address	
Phone () -	Fax () -	Phone () -	Fax () -
Email		Email	
Signature	Date - -	Signature	Date - -

Schedule A – Personal Property Return (Assessment Summary as of January 1, 2023)

This schedule summarizes all taxable personal property from Schedules B through H. Line 10, Col. 3 is the total value of your taxable personal property within this municipality.

Col. 1 Property Type	Col. 2 Subtotal	Col. 3 Total	For Office Use Only	
			Class	Col. 4
1. Boats and watercraft (from Sch. B)			1	
2. Furniture, fixtures and equipment (from Sch. D)				
3. Multifunction fax machines, copiers, postage meters ... (from Sch. D2)				
4. Total of Lines 2, 3			3	
5. Building on leased land (from Sch. E)			4B	
6. Leased equipment (property in charge of but not owned) (from Sch. F)				
7. Supplies (from Sch. G)				
8. All other personal property (from Sch. H)				
9. Total of Lines 6, 7, 8			4A	
10. Total Assessable – add Lines 1, 4, 5, 9				

Schedule B – Boats and Watercraft **2023**

Report: All boats and watercraft subject to general property taxation. Review the *Composite Conversion Factors* and *Composite Useful Lives Table* on various equipment <https://www.revenue.wi.gov/Pages/Report/Home.aspx>.

Col. 1 Description of Boats and Watercraft	Col. 2 Acquisition Year	Col. 3 Original Cost	Col. 4 Conversion Factor	Col. 5 Declared Value January 1	Col. 6 For Office Use Only
Total Declared Value					

Note: Attach additional sheets if needed

Enter Col. 5 Total on Sch. A, Line 1, Col. 3

Schedule D – Furniture, Fixtures and Equipment **2023**

Report: All furniture, fixtures and equipment (e.g., office, store and professional furniture, fixtures and equipment, business and professional libraries, other assets related to the sales and administration of your business). Original Cost in Col. 4, should contain all costs of installation and freight, add-ons and sales tax.

Col. 1 Acquisition Year	Col. 2 Total Original Cost as of Jan. 1, 2022	Col. 3 Additions, Disposals, Transfers at Cost Since Jan. 1, 2022	Col. 4 Net Total Original Cost as of Jan. 1, 2023 <small>(Col. 2 +/- Col. 3)</small>	Col. 5 Conversion Factor (10-yr)	Col. 6 Indexed Net Value (Full Value) on Jan. 1, 2023 <small>(Col. 4 x Col. 5)</small>	Col. 7 For Office Use Only
2022				.925		
2021				.849		
2020				.735		
2019				.636		
2018				.560		
2017				.480		
2016				.412		
2015				.350		
2014				.302		
2013				.259		
All prior years				.155		
Total						

Enter Col. 6 Total on Sch. A, Line 2, Col. 2

Schedule D2 – Multifunction Faxes, Copiers, Postage Meters, Phone Systems, Computerized Equipment **2023**

Report: All multifunction faxes, copiers, postage meters, telephone systems (PBXs), equipment with embedded computerized components.

Col. 1 Acquisition Year	Col. 2 Total Original Cost as of Jan. 1, 2022	Col. 3 Additions, Disposals, Transfers at Cost Since Jan. 1, 2022	Col. 4 Net Total Original Cost as of Jan. 1, 2023 <small>(Col. 2 +/- Col. 3)</small>	Col. 5 Conversion Factor (6-yr)	Col. 6 Indexed Net Value (Full Value) on Jan. 1, 2023 <small>(Col. 4 x Col. 5)</small>	Col. 7 For Office Use Only
2022				.875		
2021				.708		
2020				.541		
2019				.413		
2018				.321		
2017				.243		
All prior years				.133		
Total						

Enter Col. 6 Total on Sch. A, Line 3, Col. 2

Schedule E – Buildings on Leased Land **2023**

Report: Buildings, structures and other improvements you own, but are located on land you do not own. They are valued in the same manner as improvements located on land owned by you. Enter your opinion of value in Col. 4.

Col. 1 Property Description	Col. 2 Acquisition Year	Col. 3 Original Cost	Col. 4 Opinion of Value January 1	Col. 5 For Office Use Only
Total Declared Value				

Enter Col. 4 Total on Sch. A, Line 5, Col. 3

Schedule F – Leased Equipment (Property in charge of but not owned) 2023

Report: All leased equipment (e.g., business furniture, fixtures, equipment, machines, postage meters, tools, advertising devices) and similar items loaned, leased, stored or otherwise held and not owned by you. These items may or may not be assessed to you. Often, leases state whether the owner or the lessee is responsible for the personal property taxes. Review the *Composite Conversion Factors* and *Composite Useful Lives* on various equipment <https://www.revenue.wi.gov/Pages/Report/Home.aspx>.

Col. 1 Name and Address of Leasing Company*	Col. 2 Equipment Type and Lease No.	Col. 3 Gross Annual Rent	Col. 4 Installation Year	Col. 5 Original Cost	Col. 6 Indexed Value Taxable Equipment	Col. 7 For Office Use Only

* Leasing Companies: To avoid duplication of assessment, provide the same information requested on this schedule including name and location of lessees.

Total Enter Col. 6 Total on Sch. A, Line 6, Col. 2

Schedule G – Supplies 2023

Report: Your supplies inventory. Report items in your possession on January 1 and are expensed, not subject to resale, but are necessary in the conduct of business and are consumed in the operations of providing customer services. **Supplies include:** Items used for selling and advertising, office, shipping, medical, dental, janitorial and cleaning.

Supplies inventory – January 1, 2023 \$ Enter amount on Sch. A, Line 7, Col. 2

Schedule H – All Other Personal Property, Leasehold Improvements, Signs, Billboards, Logs and Forest Products, Improvements on Exempt Land, Improvements on Forest Cropland or Managed Forest Land 2023

Report: All leasehold improvements and other personal property not previously reported on other schedules. Report improvements on exempt land and privately owned structures, billboards, cable television towers or special taxed land. Review the *Composite Conversion Factors* and *Composite Useful Lives Table* on various equipment <https://www.revenue.wi.gov/Pages/Report/Home.aspx>.

Leasehold improvements – any alterations, additions or improvements, adding value, made by a tenant to leased or rented premises. Enter the total improvement cost in Col. 3.

Include: Logs and other forest products belonging to persons whose principal activity is not related to the buying, selling or manufacturing that type of property.

Exclude: Merchant’s or manufacturing stock.

Col. 1 Acquisition Year	Col. 2 Property Description	Col. 3 Acquisition Cost	Col. 4 Conversion Factor	Col. 5 Declared Value January 1	Col. 6 For Office Use Only

Total

Lease or Asset Information Enter Col. 5 Total on Sch. A, Line 8, Col. 2
For each property you are leasing, provide the following: (attach additional sheets if necessary)

Property		Square footage – leased area	Annual base rent
Term	Start _____ End _____ (mm-yyyy) (mm-yyyy)	_____ Sq. Ft.	\$ _____

Sales/rent
If your sales are the basis for your rent, enter percentage of sales you pay as rent. _____ % Amount paid \$ _____

Rent includes: (check all that apply) Electric Heat Real estate taxes Parking Common area maintenance
 Other (describe)

La Crosse, WI
2023 Business Personal Property Tax Return - 17-60221-280

Taxpayer: CSL Plasma Inc.
FEIN: 74-2967974
Location ID: 10516
Account #: 17-60221-280

4000 Mormon Coulee Rd
 La Crosse, WI 54601

Taxable - Detail

Form: Schedule D - Furniture, Fixtures and Office Equip	Depreciation: 10 YR Sched D
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Date Acq	Age	Asset ID	Asset Description	Cost	Dep Value	Assd Value
05-31-2021	2	401487	10516?La Crosse, WI Furniture	98,036	77,841	65,409
Form Subtotal:			1 Asset	98,036	77,841	65,409

Totals for Form: Furniture, Fixtures and Office Equip	(Total of all assets subtotaled above in this form category)
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2021				98,036	77,841	65,409
Total				98,036	77,841	65,409

Form: Schedule G - Supplies	Depreciation: Not Depreciated
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Date Acq	Age	Asset ID	Asset Description	Cost	Dep Value	Assd Value
12-31-2022	1	10516-2021-Office Supplies	Office Supplies	9,992	9,992	8,396
Form Subtotal:			1 Asset	9,992	9,992	8,396

Totals for Form: Supplies	(Total of all assets subtotaled above in this form category)
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2022				9,992	9,992	8,396
Total				9,992	9,992	8,396

Form: Schedule H - Other PP	Depreciation: 10 YR Sched H
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Date Acq	Age	Asset ID	Asset Description	Cost	Dep Value	Assd Value
05-31-2021	2	501555	10516?La Crosse, WI Construction	160,232	127,224	106,907
Form Subtotal:			1 Asset	160,232	127,224	106,907

Totals for Form: Other PP	(Total of all assets subtotaled above in this form category)
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2021				160,232	127,224	106,907
Total				160,232	127,224	106,907

Totals for Taxable	
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				Original Cost	Dep Value	Assd Value
				268,260	215,056	180,712

* Percent Good is a composite of the percent good allowed and the trend factor if one is applicable

* Values may differ slightly from the return due to rounding issues