

# 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 <a href="#">authorization (Form PA-105)</a> 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				
<b>Assessment as shown on notice:</b>			<b>Your opinion of value as of January 1:</b>				
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 ..... 0				
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): _____ <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 Victoria Cis						Date (mm-dd-yyyy) - -	

A Asset 50155		B Description La Cross Wisconsin Construction		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	96,880.00		
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	8,334.00		
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		922,396.00
17		Specialties (FEC, TA/T, Lockers	43,158.00		
18		Wall & Door Protection	4,795.00		
19		Audio Video Package Allowance	10,000.00		
20		Residential Appliances	4,845.00		
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	124,861.00		
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	13,195.00
31		R-13 Insulation at exterior & Demising walls	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 Chanages	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	69,791.80
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	2,895.00	
32.14.3	GFO Breakers	1,324.00	
32.14.4	Blacktop Patching	1,630.00	
32.15.1	Front Ext. Softi 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
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
Unreconciled Amount		0.00	6.85%
			93.15%

City of La Crosse, La Crosse County  
**2023 Statement of Personal Property Assessments**  
 Account number 60221-280

**Total number of assessments: 1**

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

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

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

**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. <b>Total of Lines 2, 3</b>			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. <b>Total of Lines 6, 7, 8</b>			4A	
10. <b>Total Assessable – add Lines 1, 4, 5, 9</b>				

<b>Schedule B – Boats and Watercraft</b>	<b>2023</b>
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**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
<b>Total Declared Value</b>					

**Note:** Attach additional sheets if needed

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

<b>Schedule D – Furniture, Fixtures and Equipment</b>	<b>2023</b>
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**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 (Col. 2 +/- Col. 3)	Col. 5 Conversion Factor (10-yr)	Col. 6 Indexed Net Value (Full Value) on Jan. 1, 2023 (Col. 4 x Col. 5)	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

<b>Schedule D2 – Multifunction Faxes, Copiers, Postage Meters, Phone Systems, Computerized Equipment</b>	<b>2023</b>
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**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 (Col. 2 +/- Col. 3)	Col. 5 Conversion Factor (6-yr)	Col. 6 Indexed Net Value (Full Value) on Jan. 1, 2023 (Col. 4 x Col. 5)	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

<b>Schedule E – Buildings on Leased Land</b>	<b>2023</b>
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**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
<b>Total Declared Value</b>				

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

<b>Schedule F – Leased Equipment (Property in charge of but not owned)</b>	<b>2023</b>
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**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

<b>Schedule G – Supplies</b>	<b>2023</b>
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**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

<b>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</b>	<b>2023</b>
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**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**

Enter Col. 5 Total  
on Sch. A, Line 8, Col. 2

**Lease or Asset Information**

For each property you are leasing, provide the following: *(attach additional sheets if necessary)*

**Property**

<b>Term</b>	Start _____ (mm-yyyy)	End _____ (mm-yyyy)	<b>Square footage – leased area</b> _____ Sq. Ft.	<b>Annual base rent</b> \$ _____
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**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

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
<b>Form Subtotal:</b>			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)

<b>2021</b>	98,036	77,841	65,409
<b>Total</b>	98,036	77,841	65,409

**Form:** Schedule G - Supplies

**Depreciation:** Not Depreciated

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
<b>Form Subtotal:</b>			1 Asset	9,992	9,992	8,396

**Totals for Form:** Supplies

(Total of all assets subtotaled above in this form category)

<b>2022</b>	9,992	9,992	8,396
<b>Total</b>	9,992	9,992	8,396

**Form:** Schedule H - Other PP

**Depreciation:** 10 YR Sched H

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
<b>Form Subtotal:</b>			1 Asset	160,232	127,224	106,907

**Totals for Form:** Other PP

(Total of all assets subtotaled above in this form category)

<b>2021</b>	160,232	127,224	106,907
<b>Total</b>	160,232	127,224	106,907

**Totals for Taxable**

<b>Original Cost</b>	<b>Dep Value</b>	<b>Assd Value</b>
268,260	215,056	180,712