

**Trane, Andrea**

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**From:** Trane, Andrea  
**Sent:** Thursday, October 15, 2020 12:17 PM  
**To:** Trane, Andrea  
**Subject:** FW: Lot - 20 of Creekside Pl., La Crosse

**From:** Brandon Haugen - The Dan Stacey Team <brandon@danstaceyteam.com>  
**Sent:** Tuesday, October 13, 2020 1:21 PM  
**Subject:** Re: Lot - 20 of Creekside Pl., La Crosse

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Hello Andrea,

This is from Mr. Mazzola,

**A few points to share when considering the lot and its price:**

**It is my understanding that the city commonly bases assessments from the total square feet. They do not distinguish if the lot is buildable or has other factors relating to being a good home site.**

- 1. The lot is significantly smaller than the other two lots the city had for sale.**
- 2. The lot is in a pie shape which reduces some building options.**
- 3. The lot has extra setbacks created from the county road that reduces building options.**
- 4. The west side of the home will face a less desirable and poorly maintained mobile home park.**
- 5. The lot is not flat and hauling costs to remove the fill has been approximated as being around 20 loads at \$1,700-\$1,900**
- 6. City water and sewer are not stubbed in- who pays for this?**
- 7. Corner lot has higher traffic and louder noise than other homes.**

**These are the considerations factored into the offering price.**

**Thank you  
John Mazzola**

**Best,**

**Brandon Haugen** REALTOR®, Lic. WI & MN

**The Dan Stacey Team**

**RE/MAX Results**

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